



Minutes of the WAC Easement Committee Meeting

February 1, 2023

Members Present:

Tom Hutson, *Committee Chair*
Dave Cammer
Paul Gallay, *via Zoom*
Wayland 'Bud' Gladstone
Fred Huneke
John Verhoeven, *via Zoom*
John Vickers, *NYC DEP Representative*

Members Absent:

None

Others Present:

Ryan Naatz, *Executive Director*
Serena Orleski, *Easement Program Manager*
Bill Martin, *Easement Program Acquisition Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Troy Bookhout, *Easement Program Conservation Planner*
Kayla Atanasoff, *Easement Program Executive Assistant*
Michael Vander Werff, *NYC DEP, via Zoom*
Lee Harris, *NYC DOI, via Zoom*
Alla Saint-Fleur, *NYC DOI, via Zoom*

Public Attendees:

Sean Leddy, *Delaware County Planning, via Zoom*



I. CALL TO ORDER

The meeting was called to order at 10:04 a.m.

II. APPROVAL OF MINUTES

**Motion to approve the Minutes of the January 4, 2023 public meeting of the Easement Committee.*

Motion: Fred Huneke

Second: John Vickers

****Motion Carried****

III. ADDITIONS/DELETIONS TO PUBLIC AGENDA

1. April Easement Committee Meeting

There was a scheduling conflict for the April meeting, and a brief discussion about alternative dates and/or times. The meeting was tentatively rescheduled for Wednesday, April 12th at 10:00 a.m.

IV. CHAIR'S REPORT/PROGRAM MOTIONS

1. Chair's Report

Tom reported that he'd recently met with the Delaware County 'Stream Team' to discuss potential stream work on his property. Mike attended the meeting, and would be working with Tom to put forth a formal stream work request to Committee.

V. DISCUSSION ITEMS

VI. STEWARDSHIP MOTIONS

1. (PID #6086): Agricultural Building Request Outside of the ADA Greater than 5,000 sq. ft. (Tabled on January 4, 2023)



Serena presented an update associated with this motion. She reported that since the motion was tabled last month, staff met with WAC legal counsel to review the request. She recommended that the motion remain on the table; an opinion letter from the attorney will be included in the March Committee packet.

****Motion to approve the request dated 12/19/22, from PID #6086 to construct a new Agricultural Building over 5,000 sqft. Located within the Agricultural Conservation Easement Area (ACEA) as presented and described in the Agricultural Building Request Outside of the ADA Greater Than 5,000 sqft. Memo dated 12/19/22.***

2. Emerald Isle, LLC (PID #6156): Offer for Just Compensation – Discussion in Executive Session

****Motion to approve the offer for just compensation, which amounts to 49% of NYSEG’s highest approved appraisal for the taking of WAC’s property interest at Emerald Isle, LLC (PID # 6156), as described in the staff memo and attached materials dated January 17, 2023.***

Motion: Dave Cammer

Second: Paul Gallay

*****Motion Carried*****

VII. STEWARDSHIP UPDATES

1. William Stevens (PID #6264): Forest Harvest Plan (FHP) – Staff Approval

Mike presented this update. He explained that staff approved a Forest Harvest Plan for the William Stevens Conservation Easement in late December. A harvest was previously approved in 2019, while the property was still in the contract phase of acquisition. Many of the same skid trails from the previous harvest will be utilized once again, but they will be harvesting different tree species on another portion of the forest. The WAC Forestry Program hasn’t identified any major water quality concerns, and they will continue to monitor throughout the duration of the work (approx. 3-4 months).

VIII. EXECUTIVE SESSION (IX-XI)

****Motion at 10:20 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.***



Motion: Dave Cammer
Second: Bud Gladstone

****Motion Carried****

**Motion at 11:37 a.m. to come out of Executive Session.*

Motion: John Vickers
Second: Fred Huneke

****Motion Carried****

IX. VIOLATIONS/LEGAL UPDATES

X. ACQUISITION PROJECT MOTIONS/UPDATES

ACE Project Motions

1. (PID #6308): Land Plan Approval & Appraisal Authorization

****Motion to approve the land plan for PID #6308 as presented and authorize appraisal of an easement under the following scenario:***

Zero (0) ADAs, with Zero (0) additional permitted residences and Zero (0) permitted additional tax parcels.

<u>Existing</u>		<u>Land Plan</u>		<u>Total</u>
Tax parcels: 2	+	Subdivision: 0	=	Tax parcels: 1
Residences: 0		Residences: 0	=	Residences: 0
		ADA: 0	=	ADA: 0

Motion: Bud Gladstone
Second: John Vickers



Yay Votes: Bud Gladstone, John Vickers, and Dave Cammer
Nay Votes: Paul Gallay, Fred Huneke, Tom Hutson, and John Verhoeven

****Motion Denied****

FCE Project Motions

1. (PID #6294): Land Plan Approval & Appraisal Authorization

****Motion to reauthorize the appraisal for PID #6294, based on the previously approved Land Planning Maps dated November 2020, revised January 10, 2023, as presented, under the following scenario:***

One (1) +/-10.33 acres ADA, One (1) +/-17.86 acres MUA, One (1) +/-77.71 acres FA, and Zero (0) additional tax parcels.

<u>Existing</u>		<u>Land Plan</u>		<u>Total</u>
Tax parcels: 1	+	Subdivision: 0	=	Tax parcels: 1
		ADA 1	=	ADA 1
		MUA 1	=	MUA 1

Motion: Dave Cammer
Second: John Vickers

****Motion Carried****

Updates

None

XI. DISCUSSION/OTHER BUSINESS

1. Emerald Isle, LLC (PID #6156): Offer for Just Compensation
2. Aerial Monitoring (Postponed on January 4, 2023)



3. 2022 Recap/Reflection (Postponed on January 4, 2023)

- (1) *What is something you are most proud of through your participation as an Easement Committee (“EC”) member?*
- (2) *What is something you’d like to see improved?*
- (3) *What is something you’d like the program to focus more on, in the next few years?*

XII. ADJOURNMENT

**Motion to adjourn the meeting.*

Motion: Bud Gladstone

Second: John Vickers

Meeting Adjourned at 11:43 a.m.

Next meeting date: **Wednesday, March 1, 2023 at 10:00 a.m., via Zoom**