

Watershed Agricultural Council

Agriculture ♦ Forestry ♦ Conservation Easements ♦ Economic Viability

33195 State Highway 10, Walton, New York 13856

phone: 607-865-7790

fax: 607-865-4932

nycwatershed.org



Minutes of the WAC Easement Committee Meeting

October 5, 2022

Members Present:

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

Members Absent:

None

Others Present:

Ryan Naatz, *Executive Director*
Serena Orleski, *Easement Program Director*
Mike Morales, *Easement Program Stewardship Coordinator*
Dennis Heinz, *Land Conservation Stewardship Specialist*
Brent McKeon, *Land Conservation Stewardship Specialist*
Troy Bookhout, *Easement Program Conservation Planner*
Kayla Atanasoff, *Easement Program Executive Assistant*
Lee Harris, *NYC DOI, via Zoom*

Public Attendees:

Nick Carbone, *Delaware County Planning, via Zoom*
Paul Kacmarczyk, *NYS DOH, via Zoom*
Morgan Zyzik-Tarbell, *NYS DOH, via Zoom*

I. CALL TO ORDER

Meeting called to order at 10:01 a.m.

II. APPROVAL OF MINUTES

****Motion to approve the Minutes of the September 7, 2022 public meeting of the Easement Committee.***

Motion: Bud Gladstone

Second: Fred Huneke

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

III. ADDITIONS/DELETIONS TO PUBLIC AGENDA

IV. CHAIR'S REPORT/PROGRAM MOTIONS

1. Chair's Report

Tom took a moment to introduce and welcome Paul Gallay to the Easement Committee. Everyone in the meeting introduced themselves, and Paul discussed his background and experience prior to joining the Board. The Easement Program's newest Stewardship Specialist, Brent McKeon, also took a moment to introduce himself and discuss his education and experience to Committee members.

Tom asked Nick Carbone to give a brief synopsis of the recent *Stream Tour*. Nick explained that staff from NYC DEP, NYS DOH, NYS DEC, DCSWCD, CCE of Delaware County, Delaware County Planning, and WAC were invited to tour stream projects around the Town of Hamden. The tour was meant to bring together implementors and policymakers of stream work programs to better inform how they operate on the ground and on paper.

2. Draft Guideline Revisions (Tabled on June 15, 2022)

Serena asked that the motion remain on the table until the Easement Program receives the final determination on materiality from the Watershed Inspector General (WIG). She updated Committee that she had been in conversations with the WIG a couple of times since last month's meeting. She explained that he reached out by email with specific questions related to our request, and she anticipates the determination very soon.

****Motion to advance the DRAFT "Rural Enterprises and Commercial Recreation" and "Locating Septic Systems Outside Acceptable Development Areas (ADA)" guidelines, as amended, to WAC legal counsel for review.***

V. DISCUSSION ITEMS

1. LTA Rally Synopsis

Serena presented this discussion item. She attended the Land Trust Alliance Rally on September 16th and 17th; it was their first in-person conference since the pandemic began. She attended six workshops altogether, including one pertaining to records and documentation. She noted that she also attended workshops for sound solar siting and on ‘*Option to Purchase at Agricultural Value*’ (OPAV); she received some good information and those topics could be points of discussion for future Committee meetings.

Serena also mentioned that the Land Trust Alliance hosts a New York State Conference every May. She was looking for staff and possibly Committee member attendance in 2023 as it is only a one-day event, typically held in Saratoga Springs, NY.

VI. STEWARDSHIP MOTIONS

VII. STEWARDSHIP UPDATES

1. Richard Giles (PID #6014): Stream Work Request – Staff Approval

Troy presented this update. The Watershed Agricultural Program reached out about a design proposal for a stream work request on Richard Giles’ farm. He explained that in reviewing the proposal, it was determined that the stream is not a blue-line stream on the resource mapper, but the request was approved through the guidelines as it was a Whole Farm Plan (WFP) Best Management Practice (BMP); specifically, a culvert pipe.

VIII. EXECUTIVE SESSION

****Motion at 10:19 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Program Motions/Updates, and Other Business.***

Motion: John Verhoeven

Second: Bud Gladstone

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

****Motion at 10:50 a.m. to go out of Executive Session.***

Motion: John Vickers
Second: Dave Cammer

****Motion Carried****

IX. VIOLATIONS/LEGAL UPDATES

1. (PID #6600): 2022 “Outdoor Concerts” Violation

X. ACQUISITION PROGRAM MOTIONS/UPDATES

ACE Project Motions

1. (PID #6243): Appraisal Authorization

**Motion to authorize an updated appraisal of an easement for PID #6243, based on the Land Planning Map dated March 19, 2019 and revised September 13, 2022, as presented, under the following scenario:*

Zero (0) additional residences and Zero (0) additional tax parcels. An Agricultural Conservation Easement of +/- 99 acres with two (2) ADA’s (approx. 9 acres total) and +/- 25 acres of RPA.

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

Motion: Fred Huneke
Second: John Verhoeven

****Motion Carried****

FCE Project Motions

Updates

XI. DISCUSSION/OTHER BUSINESS

1. Q3 Dashboard and Successes & Challenges Report

XII. ADJOURNMENT

Meeting adjourned at 10:52 a.m.

Next meeting date: **Wednesday, November 2, 2022 at 10:00 a.m., via Zoom**