MINUTES OF THE EASEMENT COMMITTEE MEETING

April 1, 2026

MEMBERS PRESENT:
Tom Hutson, *Committee Chair*
Paul Gallay, via Teams
Jennifer Grossman, via Teams
Fred Huneke
Michael Vander Werff, *NYC DEP*, via Teams

MEMBERS ABSENT:
Wayland 'Bud' Gladstone

OTHERS PRESENT:
Serena Orleski, *Easement Program Manager*
Rebecca Morgan, *Land Protection Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Dennis Heinz, *Land Conservation Systems Specialist*
Matt Schaefer, *Land Conservation Stewardship Specialist*
Troy Bookhout, *Easement Program Conservation Planner*
Kayla Atanasoff, *Easement Program Executive Assistant*
Ryan Naatz, *Executive Director*, via Teams
Amy Faulkner, *Director of Operations*, via Teams
Carol Bishop, *Director of Finance*, via Teams
Connor Young, *Agricultural Program Manager*, via Teams
Kristan Morley, *Economic Viability Program Manager*, via Teams
Heather Magnan, *Communications Manager*, via Teams
Patrick Palmer, *NYS DOH*, via Teams
Morgan Tarbell, *NYS DOH*, via Teams

PUBLIC ATTENDEES:
None

I. CALL TO ORDER

The meeting was called to order at 10:01 a.m.

II. APPROVAL OF MINUTES

Motion to approve the Minutes of the March 4, 2026 public meeting of the Easement Committee.
Motion: Fred Huneke
Second: Jennifer Grossman
Motion Carried

The Council is funded by the NYC DEP, USDA, U.S. Forest Service and other sources. EOE/EOP

III. ADDITIONS/DELETIONS TO AGENDA

A. Land Trust Alliance Conferences (*added as a discussion item*)

IV. CHAIR'S REPORT/PROGRAM MOTIONS

A. Chair's Report

Tom took a moment to acknowledge the positive reception to the recent Easement Roundtable.

Serena added that there were a few members of local town planning boards in attendance, which made for a good educational opportunity for community members in addition to interested farm and forest landowners. If the program is successful in securing a grant opportunity with The Nature Conservancy (TNC), it would give staff the opportunity for education and outreach in the eastern portion of the West of Hudson watershed. Serena concluded by encouraging Committee members to reach out if they have suggestions for Roundtable topics for the future.

Subsequent discussions ensued.

V. DISCUSSION ITEMS

A. Land Trust Alliance Conferences

Serena wanted to highlight the regional and national conferences with the Land Trust Alliance, which include educational opportunities for Board members. The state conference is hosted in Glens Falls, so travel is more attainable than the national conference. There is money available in the administrative budget for Board member travel & training for those interested in attending.

VI. STEWARDSHIP MOTIONS

None

VII. STEWARDSHIP UPDATES

A. Boville Farms, LLC (PID 6197): Forest Harvest Plan – Staff Level Approval

Mike presented this update. He started by explaining that, unlike most harvest plans that are presented, this harvest plan is not for a commercial timber harvest but rather a clear cut to create pasture for cattle. Even though the landowner is not harvesting for merchantable timber, the harvest would exceed the annual volume threshold and prior approval was required. WAC Watershed Forester, Andrew Krutz, reviewed the Forest Harvest Plan and determined that there would be minimal impacts to water quality.

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B. Gary Tymeson (PID 6090): Bluestone Mining Plan Extension - Staff Level Approval

Matt presented this update. He explained that the landowner was approved for an additional two-year extension of his original Bluestone Mining Plan. Not much has changed since the last extension; the landowner will continue to utilize the existing quarry, will not create any new rubble, and will ship the materials offsite. The new deadline is set for February 20, 2028.

Subsequent discussions ensued regarding the number of current active bluestone mines on WAC eased properties.

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 10:18 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.
Motion: Paul Gallay
Second: Jennifer Grossman
Motion Carried

Motion at 11:11 a.m. to come out of Executive Session.
Motion: Paul Gallay
Second: Fred Huneke
Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

None

X. ACQUISITION PROJECT MOTIONS/UPDATES (*MOTIONS IN PUBLIC MEETING*)

ACE Project Motions

A. (PID 6320): Request for Extension to Contract for Purchase & Sale

Motion to extend the Contract for Purchase and Sale for conservation easement project property #6320 for a period of six (6) months, with a new expiration date of October 28, 2026.
Motion: Fred Huneke
Second: Jennifer Grossman
Motion Carried

B. (PID 6315): Request for Extension to Contract for Purchase & Sale

Motion to extend the Contract for Purchase and Sale for conservation easement project property #6315 for a period of three (3) months, with a new expiration date of August 26, 2026.
Motion: Fred Huneke

Second: Jennifer Grossman
Motion Carried

FCE Project Motions

A. (PID 6327): Appraisal Approval, Offer Authorization and Purchase & Sale Contract Execution

Motion to approve appraisal, authorize offer, and execute contract for the purchase and sale of a Forest Conservation Easement for PID #6327, encompassing +/- 232.99 acres, at the full easement value of $1,610 per acre.
Motion: Michael Vander Werff
Second: Paul Gallay
Motion Carried

Updates

A. (PID 6331): Participant Status

XI. DISCUSSION/OTHER BUSINESS

None

XII. ADJOURNMENT

The meeting adjourned at 11:14 a.m.

The next meeting will be held on **Wednesday, May 6, 2026 at 10:00 a.m., via Teams**