

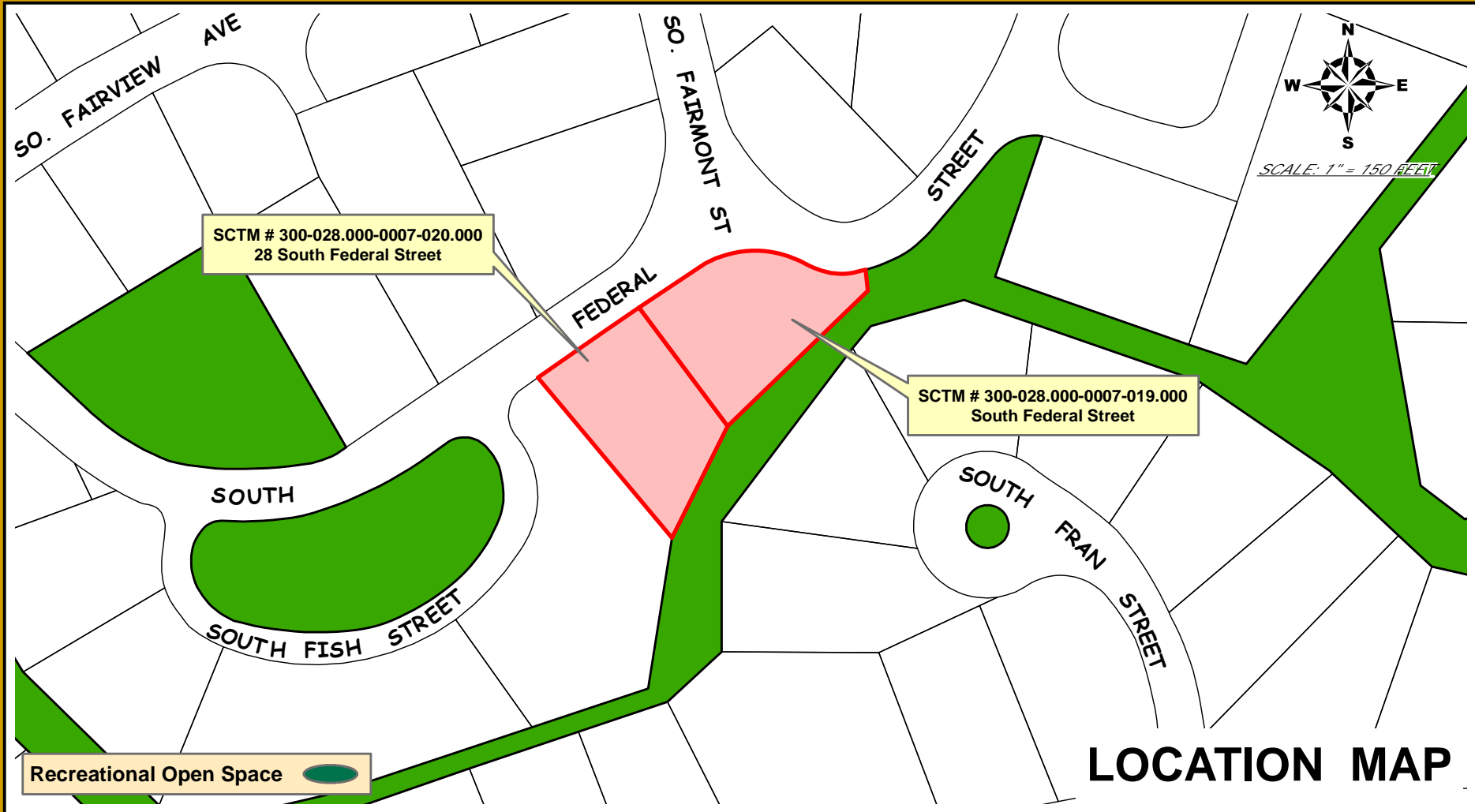
BITONDO

Baseline Documentation



**Suffolk County Tax Map
300-28-7-19 & 20
28 S. Federal Street
Area .95 Acres
Town of East Hampton, New York**

The Community Preservation Fund Law was enacted to help protect and preserve open and undeveloped lands in the Town of East Hampton and the Incorporated Villages, including wetlands, woodlands, agricultural lands, shorelands and the other natural resources of the town; for the purposes of protecting historic places and properties within the town; and for the purpose of providing the town's visitors and residents with outdoor recreational opportunities.



Recreational Open Space

LOCATION MAP

CPF PROPERTY

Suffolk County Real Property Tax Service
COPYRIGHT 2014, COUNTY OF SUFFOLK, N. Y.
Real Property Taxmap parcel line work used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York

TOWN OF EAST HAMPTON

Bitondo Property

Montauk School District



RESOLUTION 2014-888

AUTHORIZE CPF ACQUISITION
AMEND THE 2014 MANAGEMENT AND STEWARDSHIP PLAN

Purported Owner: Steven **Bitondo**
Location: 28 S Federal St., Montauk
SCTM #: 300-28-7-19 & 20

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **July 3, 2014** to consider the acquisition of approximately **.95** Acres of land located on **28 S Federal St., Montauk**, Which land is identified on the Suffolk County Tax Map as SCTM #**300-28-7-19 & 20**, and to amend the **2014** Management and Stewardship Plan to add this property; and

WHEREAS, the purported owner has expressed a willingness to sell the above referenced property in fee simple to the Town for the proposed purchase price of **\$325,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is the preservation of Open Space; and

WHEREAS, the acquisition of the subject property is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board finds, pursuant to § 64-e (8) of the New York Town Law, that acquisition of the subject property by purchase is the best alternative, of all reasonable alternatives available to the Town, for protection of the community character of the Town of East Hampton; and

WHEREAS, on **February 6, 2014**, the Town Board adopted the 2014 Management & Stewardship Plan (M&S Plan) for CPF properties pursuant to Town Law 64-e (6) which requires a property to be included in this Plan in order to expense any management and stewardship costs to the Community Preservation Fund; and

WHEREAS, said M&S Plan shall be in effect for calendar year 2014 with updates permitted from time to time at the discretion of the Town Board after a public hearing; and

WHEREAS, this interest in real property may require management and stewardship activities; and

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, reputedly **Steven Bitondo**, For the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$325,000.00**, plus reasonable survey, title, prorated tax, and recording charges; and be it further

RESOLVED, that pursuant to contract the Supervisor is authorized and directed to execute any documents and the Town Budget Officer is directed to pay the purchase price and any and all reasonable survey, title, prorated tax, and recording charges, as may be necessary to effect the transfer of title; and be it further

RESOLVED, that the **2014** Management and Stewardship Plan is amended to include the above referenced property; and be it further

RESOLVED, that pursuant to § 64-e of the New York Town Law, the acquisition of subject property also includes the acquisition of development rights and the right of the Town Board to transfer such rights at a future date; and be it further

RESOLVED, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton **Community Preservation Fund Budget Account**.

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Bitondo Date of Survey: 9/18/14
 SCTM No. 28-7-19, 20 Surveyed by: A. Gaiter
 Size: 0.95 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive	X	X						
Black Pine								
Garlic Mustard								
Japanese barberry								
Japanese Honeysuckle	X	X		X				
Japanese Knotweed								
Miscanthus								
Mugwort								
Multiflora Rose	X	X		X				
Norway Maple								
Oriental Bittersweet	X	X		X				
Phragmites								
Poison Ivy	X	X		X				
Porcelain Berry								
Privet hedge	X	X						
Spotted Knapweed								
Tartarian Honeysuckle	X	X		X				
Tree of heaven								
Vinca								
Wisteria								
Others:								
Mint	X	X						
Azalea?	X	X						

General description: