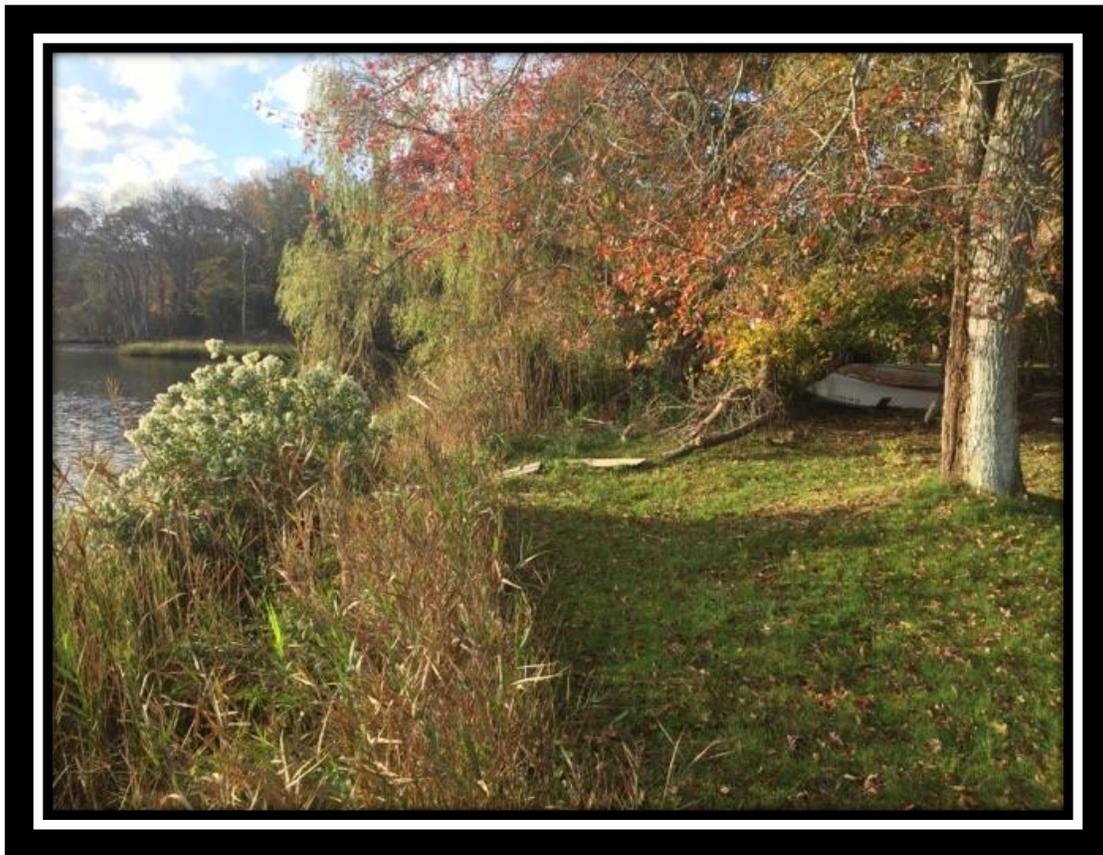




# Mansarovar-Liss Preserve

Management Plan Final as of 06/20/18



Suffolk County Tax Map# 300-118-1-47 & 48  
20 & 18 Oyster Shores Road  
East Hampton  
1.28 acres  
Town of East Hampton

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## **I. Foreword**

This Management Plan covers the former Mansarovar property located at 20 Oyster Shores Road and the former Liss & Ohayon property located at 18 Oyster Shores Road (Suffolk County Tax Map # 300-118-1-47 & 48) in the East Hampton School District of the Town of East Hampton.

## **II. History**

The acquisition of the former Mansarovar property, consisting of approximately 0.63 acres, was authorized by resolution #2016-1154 for the purpose of preservation of open space. The property was purchased for \$1,500,000 using the Community Preservation Fund.

The acquisition of the former Liss & Ohayon property, consisting of approximately 0.65 acres, was authorized by resolution #2016-1083 for the purpose of preservation of open space. The property was purchased for \$1,400,000 using the Community Preservation Fund.

The Hampton Waters subdivision dates to 1957 when the famous Grove Press publisher, Barney Rosset, aspired to create a community for artists and writers. Owners, renters, and guests who have stayed in the community include Arthur Miller and Marilyn Monroe, the rock band "The Lovin' Spoonful," David Selznick, Alan Manson, and Rod Steiger.

Prior to the Town purchases, each lot had a residence on it. These were removed, at the sellers' expense, along with all surrounding manmade debris and associated structures. Both houses were demolished early in 2017 prior to the Town purchase closing.

## **III. Location & Description of Property**

The properties, which are adjacent to one another, are in the Town's Harbor Protection Overlay District and are located on the east side of Oyster Shores Road in East Hampton. They have a total of approximately 375 feet of shoreline along a southern cove of Three Mile Harbor. The property is bounded by privately owned land to the south and a small parcel owned by a property owners' association to the northeast. At the time of acquisition, the properties' habitat type consisted largely of disturbed (regraded and seeded) soil where the structures once stood and a fringe of native and ornamental vegetation at the perimeter of each lot. Despite serious degradation resulting from the former residential development and an overpopulation of deer, the parcel contains many remnants of the mesic deciduous forest that is the native landscape for this area of Three Mile Harbor. A strip of woodland between the two parcels remains and several tall oak trees, tupelo trees and landscaped trees also remain. Close to the harbor, the habitat consists of tidal wetland vegetation. After the houses were demolished and removed from the property, the disturbed areas were seeded with native grasses with the hope of restoring a native grassland.

#### **IV. Access & Parking**

The property shall be open to the public 365 days a year, from sunrise to sunset, except that individuals legally engaged in fishing may be permitted to do so at such hours as may be permitted under applicable state and/or county laws, rules or regulations.

Access to the property exists via Oyster Shores Road (and South Pond Road). Roadside parking is available without restriction at this time. The Town reserves the right to create a parking area for up to 2 vehicles within the preserve if necessary in the future.

#### **V. Management Goals & Issues**

The property was acquired with a small dock that is in disrepair. It is recommended that the Town remove this structure so it does not become a hazard or an ongoing maintenance project.

Prevention of road run-off and other pollution from entering the cove is a primary management goal. The entirety of the properties, including the grassland areas and perimeter plantings, should be managed to achieve this goal. While respecting the goal of preventing pollution from entering the cove, two other management goals are to maintain the existing shoreline view, and to provide access to the cove [see photos in Appendix B].

At the time of the Town's purchase, the open sites where the houses once stood had been seeded with approved native grasses. To maintain a meadow habitat, these areas should typically be mowed once annually. The Town should allow a naturally vegetated buffer along the shore of at least 25 feet in width which will be kept low enough to preserve views of the water. A trail or two to access the shore from the road edge may be maintained on a regular basis by the Department of Land Acquisition & Management throughout the year and may bisect the vegetation buffer. To prevent the trail from becoming a conduit for water run-off, the camber and direction of the trail should direct any water on the trail to flow via gravity into the meadow grasses, woodland, or shoreline buffer.

It is recommended that some of the non-native shrubbery and landscaped plants be removed. Some full-grown non-natives, such as the large rhododendrons, which do not have invasive habits can remain as they provide soil stabilization and water filtration. The few planted olives and other highly invasive plants should be removed as soon as possible. Existing native flora should be preserved. The regrowth of native trees, shrubs, and other plants should be encouraged wherever it does not conflict with other management goals.

Phragmites reeds have been removed by the prior owners from sections of the preserve. The existing areas that are free of phragmites reeds should be maintained and further phragmites removal with restoration of native wetland vegetation should be considered. These previously cleared areas can also provide sites to launch kayaks and small watercraft, though the primary watercraft access to the cove should be from the Cathy Lester Preserve.

Small, low, deer exclosures may be installed on the property to protect low-growing and young native plants, such as orchids.

## **VI. Restrictions**

- (1) Unauthorized digging and artifact recovery
- (2) Unauthorized wood cutting or removal of vegetation
- (3) Abandonment of pets and other domesticated animals
- (4) Littering and Storage or Abandonment of Personal Property and Boats
  - (a) No person shall throw or deposit litter, as defined in Town Code, or store/abandon boats or personal property
  - (b) A lack of eyewitness testimony shall not bar prosecution under the provisions of § 182-16 (D) (4) (a) of the Town Code, and it shall be presumptive evidence, rebuttable by competent evidence, that the identity of the person accused of a violation of these provisions may be established if litter, stored or abandoned boats or abandoned personal property found deposited in violation of these provisions contains substantial evidence of that person's identity.
- (5) Fires or burning of any kind
- (6) Vehicular access
- (7) Hunting
- (8) Camping
- (9) No Commercial activities
- (10) Target shooting/clay shooting
- (11) Placement of memorials, plaques, benches, art installations, etc. except by Town Board resolution

## **VII. Permitted Uses**

- (1) Foraging (nuts, fruits, berries, leaves, shoots, mushrooms) for personal consumption
- (2) Fishing in accordance with applicable state and local regulations
- (3) Picnicking
- (4) Carry-in/carry-out of kayaks and small craft
- (5) Geocaching/placement of geocaches
- (6) Activities permitted by the Town's Adopt-A-Preserve program, if applicable
- (7) Trail and meadow maintenance by Town-approved organizations or businesses

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APPENDIX A

**Mansarovar-Liss Flora List**

A. Gaites/A. Drake March 2017

Arborvitae	<i>Thuja occidentalis</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
Azalea	<i>Rhododendron sp.</i>
Bamboo	<i>Bambusa sp.</i>
Blackberry	<i>Rubus sp.</i>
Black Cherry	<i>Prunus serotina</i>
Black Huckleberry	<i>Gaylussacia baccata</i>
Black Oak	<i>Quercus velutina</i>
Bush Honeysuckle	<i>Lonicera sp.</i>
Butterflybush	<i>Buddleja davidii</i>
Catbrier	<i>Smilax sp.</i>
Cinquefoil	<i>Potentilla sp.</i>
Common Mullein	<i>Verbascum thapsus</i>
Common Periwinkle	<i>Vinca minor</i>
Common Reed	<i>Phragmites communis</i>
Daffodil	<i>Narcissus sp.</i>
Dandelion	<i>Taraxacum sp.</i>
Dock	<i>Rumex sp.</i>
Eastern Redcedar	<i>Juniperus virginiana</i>
Eastern White Pine	<i>Pinus strobus</i>
Elm	<i>Salix sp.</i>
English Ivy	<i>Hedera helix</i>
<i>Forsythia sp.</i>	
Garlic Mustard	<i>Alliaria petiolata</i>
Grape	<i>Vitis sp.</i>
Groundsel	<i>Baccharis halimifolia</i>
Hickory	<i>Carya sp.</i>
Highbush blueberry	<i>Vaccinium corymbosm</i>
High Tide Bush	<i>Iva frutescens</i>
Holly	<i>Ilex sp.</i>
Indian Mock-strawberry	<i>Duchesnea indica</i>
Japanese Holly	<i>Ilex crenata</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Juniper	<i>Juniperus sp.</i>
Leyland Cypress	<i>Hesperotropsis leylandii</i>
London Plane	<i>Platanus x acerifolia</i>
Lowbush blueberry	<i>Vaccinium angustifolium</i>
<i>Lyonia sp.</i>	
Moss	multiple genera
Multiflora Rose	<i>Rosa multiflora</i>

Northern Bayberry  
Old Man's Beard Lichen  
Oriental Bittersweet  
Poison Ivy  
Privet  
Red Maple  
Rhododendron  
River Birch  
Saltmeadow Cordgrass  
Sassafras  
Sumac  
Spruce  
Spotted Knapweed  
Tupelo  
White Oak  
Wineberry  
Yew

*Morella pensylvanica*  
*Usnea sp.*  
*Celastrus orbiculatus*  
*Toxicodendron radicans*  
*Ligustrum sp.*  
*Acer rubrum*  
*Rhododendron sp.*  
*Betula nigra*  
*Spartina patens*  
*Sassafras albidum*  
*Rhus sp.*  
*Picea sp.*  
*Centaurea stoebe*  
*Nyssa sylvatica*  
*Quercus alba*  
*Rubus phoenicolasius*  
*Taxus sp.*

### **Mansarovar-Liss Fauna List**

American Black Duck  
American Crow  
American Robin  
Baltimore Oriole  
Belted Kingfisher  
Big Brown Bat  
Black-capped Chickadee  
Black-crowned Night Heron  
*nycticorax* Black Duck  
Black Racer  
Blue Jay  
Canada Goose  
Carolina Wren  
Chimney Swift  
Common Flicker  
Common Loon  
Common Mole  
Common Snapping Turtle  
Diamondback Terrapin  
*terrapin*  
Downy Woodpecker  
Eastern Box Turtle  
Eastern Chipmunk  
Eastern Cottontail  
Eastern Garter Snake  
Eastern Hognose Snake  
Eastern Kingbird

*Anas rubripes*  
*Corvus brachyrhynchos*  
*Turdus migratorius*  
*Icterus galbula*  
*Megasceryle alcyon*  
*Eptesicus fuscus*  
*Poecile atricapillus*  
*Nycticorax*  
*Anas rubripes*  
*Coluber constrictor*  
*Cyanocitta cristata*  
*Branta canadensis*  
*Thryothorus ludovicianus*  
*Chaetura pelagica*  
*Colaptes auratus*  
*Gavia immer*  
*Scalopus aquaticus*  
*Chelydra serpentina*  
*Malaclemys*  
  
*Picoides pubescens*  
*Terrapene carolina*  
*Tamias striatus*  
*Sylvilagus floridanus*  
*Thamnophis sirtalis*  
*Heterodon platirhinos*  
*Tyrannus tyrannus*

Eastern Milk Snake	<i>Lampropeltis triangulum</i>
Eastern Mole	<i>Scalopus aquaticus</i>
Eastern Screech-Owl	<i>Megascops asio</i>
Eastern Towhee	<i>Pipilo erythrophthalmus</i>
Eastern Wood-Peevee	<i>Contopus virens</i>
Field Mouse	<i>Microtus pennsylvanicus</i>
Fish Crow	<i>Corvus ossifragus</i>
Gray Catbird	<i>Dumetella carolinensis</i>
Great Black-backed Gull	<i>Larus marinus</i>
Great Blue Heron	<i>Ardea herodias</i>
Greater Yellowlegs	<i>Tringa melanoleuca</i>
Great-horned Owl	<i>Bubo virginianus</i>
Grey Squirrel	<i>Sciurus carolinensis</i>
Hairy Woodpecker	<i>Picoides villosus</i>
Herring Gull	<i>Larus argentatus</i>
Hoary Bat	<i>Lasiurus cinereus</i>
House Finch	<i>Haemorhous mexicanus</i>
House Mouse	<i>Mus musculus</i>
Mallard	<i>Anas platyrhynchos</i>
Masked Shrew	<i>Sorex cinereus</i>
Milk Snake	<i>Lampropeltis sp.</i>
Mourning Dove	<i>Zenaida macroura</i>
Northern Bobwhite	<i>Colinus virginianus</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Northern Harrier	<i>Circus cyaneus</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
Northern Ring-necked Snake	<i>Diadophis punctatus edwardsii</i>
Northern Short-tailed Shrew	<i>Blarina brevicauda</i>
Norway Rat	<i>Rattus norvegicus</i>
Opossum	<i>Didelphis virginiana</i>
Ovenbird	<i>Seiurus aurocapilla</i>
Prairie Warbler	<i>Setophaga discolor</i>
Raccoon	<i>Procyon lotor</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Red-breasted Merganser	<i>Mergus serrator</i>
Red-eyed Vireo	<i>Vireo olivaceus</i>
Red Fox	<i>Vulpes vulpes</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Red-winged Blackbird	<i>Agelaius phoeniceus</i>
Ring-billed Gull	<i>Larus delawarensis</i>
Scarlet Tanager	<i>Piranga olivacea</i>
Seaside Sparrow	<i>Ammodramus maritimus</i>
Sharp-shinned Hawk	<i>Accipiter striatus</i>
Tree Swallow	<i>Tachycineta bicolor</i>
Tufted Titmouse	<i>Baeolophus bicolor</i>
Vole	<i>Microtus spp.</i>
Whimbrel	<i>Numenius phaeopus</i>

White-breasted Nuthatch  
White-footed Mouse  
White-tailed Deer  
Willet  
Wood Thrush  
Yellow-rumped Warbler

*Sitta carolinensis*  
*Peromyscus leucopus*  
*Odocoileus virginianus*  
*Tringa semipalmata*  
*Hylocichla mustelina*  
*Dendroica coronata*

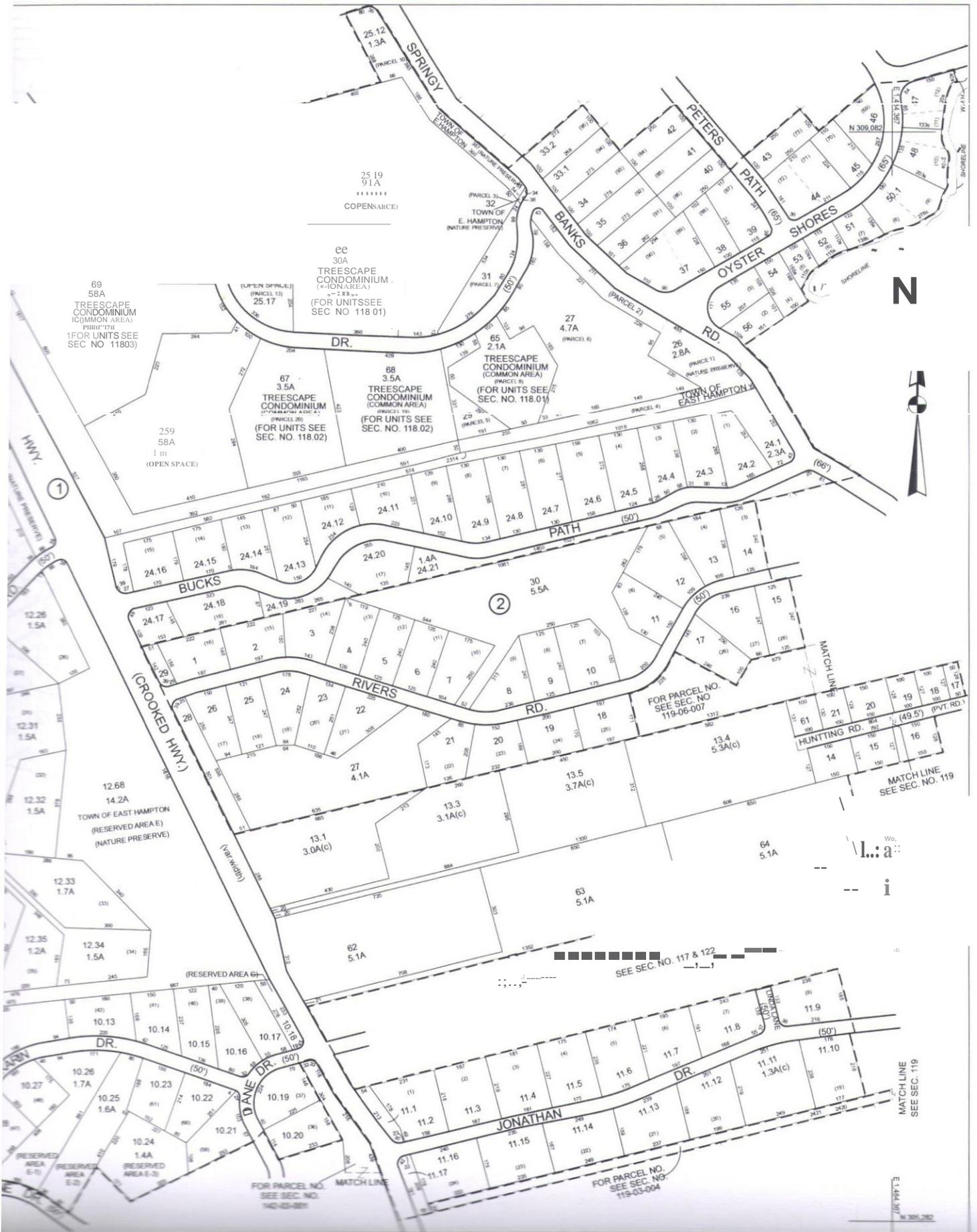
APPENDIX B Photos











N



SEE SEC. NO. 117 & 122

FOR PARCEL NO. SEE SEC. NO. 119-03-004

FOR PARCEL NO. SEE SEC. NO. 140-03-001

FOR PARCEL NO. SEE SEC. NO. 119-06-007

MATCH LINE SEE SEC. NO. 119

MATCH LINE SEE SEC. 119

69  
58A  
TREESCAPE CONDOMINIUM (COMMON AREA) PHASE 17B 1 FOR UNITS SEE SEC NO 11803)

cc  
30A  
TREESCAPE CONDOMINIUM (COMMON AREA) (FOR UNITS SEE SEC NO 118 01)

67  
3.5A  
TREESCAPE CONDOMINIUM (COMMON AREA) (FOR UNITS SEE SEC. NO. 118.02)

68  
3.5A  
TREESCAPE CONDOMINIUM (COMMON AREA) (FOR UNITS SEE SEC. NO. 118.02)

65  
2.1A  
TREESCAPE CONDOMINIUM (COMMON AREA) (FOR UNITS SEE SEC. NO. 118.01)

12.68  
14.2A  
TOWN OF EAST HAMPTON (RESERVED AREA E) (NATURE PRESERVE)

(RESERVED AREA G)

(RESERVED AREA E-1)  
(RESERVED AREA E-2)  
(RESERVED AREA E-3)

W.O. L...a  
i

E. 14th St

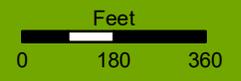
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Basemaps: 2013 NYS Digital Ortho Photography  
 Suffolk County Real Property Tax Service  
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 Real Property Taxmap parcel linework used with permission of  
 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



1" = 375 feet



**THE TOWN  
 OF  
 EAST HAMPTON  
 MANSAROVAR  
 &  
 LISS  
 PROPERTY  
 LOCATION MAP  
 GREEN=PRESERVED  
 TOWN LAND**

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.

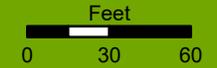
WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE CURRENT AND ACCURATE INFORMATION, THE TOWN OF EAST HAMPTON MAKES NO REPRESENTATIONS AS TO ACCURACY, COMPLETENESS, CURRENTNESS, SUITABILITY, OR VALIDITY OF ANY INFORMATION ON THIS DOCUMENT AND WILL NOT BE LIABLE FOR ANY ERRORS, OMISSIONS, OR DELAYS IN THIS INFORMATION OR ANY LOSSES, INJURIES, OR DAMAGES ARISING FROM ITS DISPLAY OR USE. ALL INFORMATION IS PROVIDED ON AN AS-IS BASIS.



Prepared by  
 THE TOWN OF EAST HAMPTON  
 Suffolk County, New York  
 Dept. of Information Technology  
**A. Gaites/Land Acquisition & Management Dept.**  
 March 29, 2017



1" = 70 feet



**THE TOWN  
OF  
EAST HAMPTON  
MANSAROVAR  
&  
LISS  
PROPERTY**

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.

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

Dept. of Information Technology  
**A. Gaites/Land Acquisition & Management Dept.**  
March 29, 2017

Basemaps: 2013 NYS Digital Ortho Photography  
Suffolk County Real Property Tax Service  
COPYRIGHT 2016, COUNTY OF SUFFOLK, N.Y.  
Real Property Taxmap parcel linework used with permission of  
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

THE AREA OF THIS PROPERTY IS 27,840 S.F. OR 0.639 ACRES

**CLEARING CALCULATIONS**

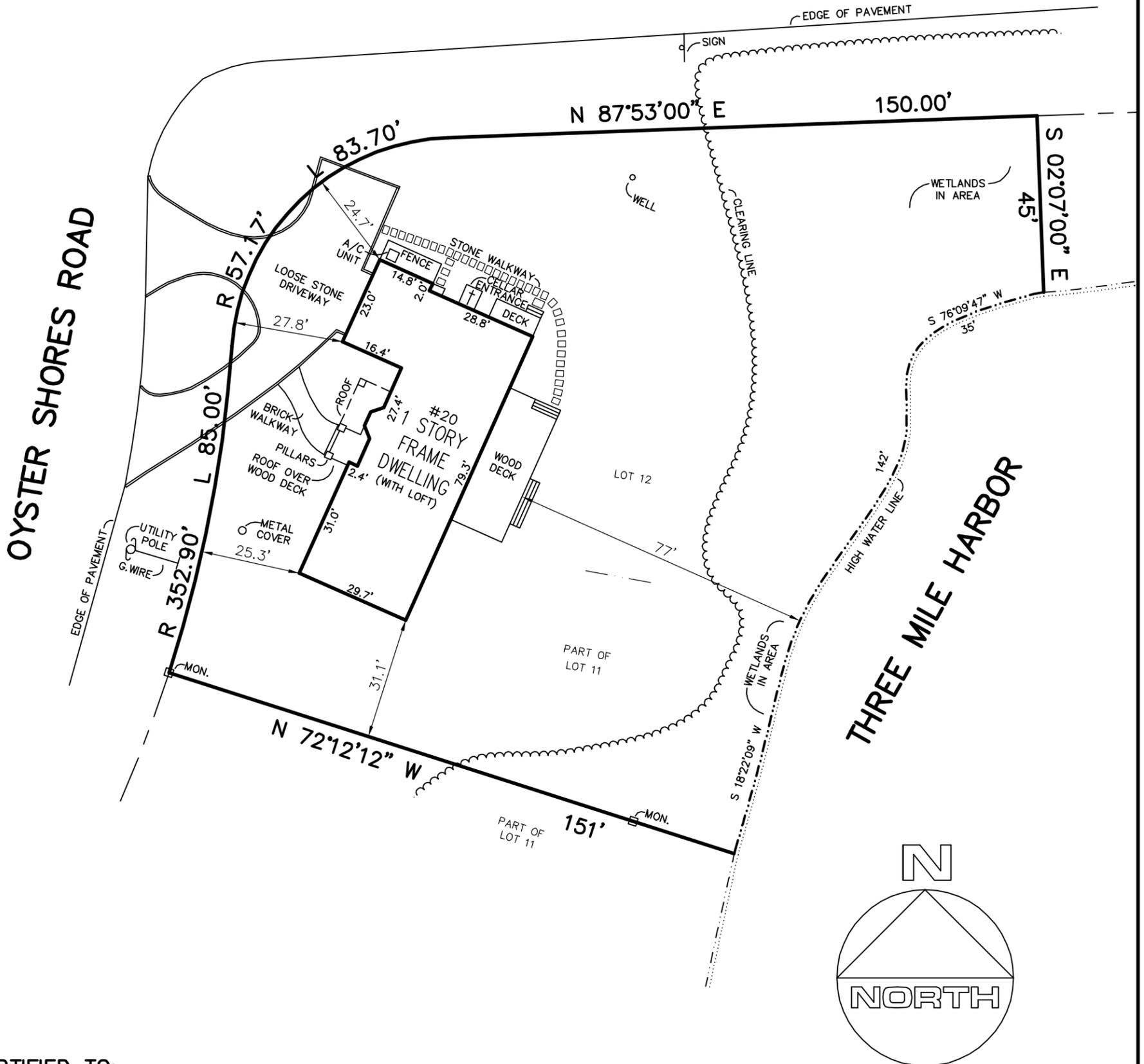
10,000 S.F. OR 35%, WHICHEVER IS GREATER  
10,000 S.F. OR [27,840 S.F. x 35%]  
10,000 S.F. > 9,744 S.F.  
10,000 S.F.

ALLOWABLE CLEARING BY CODE IS 10,000 S.F. (35.9%) \*  
EXISTING CLEARING OF LOT IS 19,396 S.F. (69.7%)  
\* SUBJECT TO NATURAL RESOURCES PERMIT

**COVERAGE CALCULATIONS**

ALLOWABLE BUILDING COVERAGE IS 5,568 S.F. (20%) \*  
BUILDING COVERAGE IS 2,778 S.F. (10.0%)  
ALLOWABLE TOTAL LOT COVERAGE IS 13,920 S.F. (50%) \*  
TOTAL LOT COVERAGE IS 3,573 S.F. (12.8%)  
\* SUBJECT TO NATURAL RESOURCES DETERMINATION

**SOUTH POND ROAD**



**CERTIFIED TO:**

Town of East Hampton  
Bridge Abstract

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

S.C.T.M. NO. 300 - 118 - 6 - 47

SURVEY OF: LOT No. 12 & PART OF 11  
MAP OF HAMPTON WATERS, SECTION 1  
FILED FEB. 25, 1958 - AS No. 2799

SITUATED IN: THREE MILE HARBOR TOWN OF: EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK

DATE: 10/3/2016 JOB NO. G16-2427 SCALE: 1" = 30'

**GARY BENZ, L.S.**

Surveying and Land Planning  
12 Win Place  
Lake Grove, N.Y. 11755  
GaryBenzLS@yahoo.com / (631) 648-9348

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.



**Town of East Hampton  
Long Island, NY**

**Resolution  
RES-2016-1083**

**AUTHORIZE CPF ACQUISITION  
AMEND THE 2016 MANAGEMENT AND STEWARDSHIP PLAN**

**Purported Owner:** Emily **Liss** & Josephine Ohayon  
**Location:** 18 Oyster Shores Rd., East Hampton  
**SCTM #:** 300-118-1-48

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **September 1, 2016** to consider the acquisition of approximately **.6 Acres** of land, located on **18 Oyster Shores Rd., East Hampton** which lands are identified on the Suffolk County Tax Map as **SCTM #300-118-1-48**, and to amend the **2016** 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 **\$1,400,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the parcels contains a single family residence and associated structures, as is the Town's stated policy, we will only go into contract on non historic improved parcels with the provision that the structures be removed at the sellers expense, returning the parcel back to a natural state prior to acquisition; 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 **January 7, 2016**, the Town Board adopted the 2016 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 **2016** 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 **Emily Liss & Josephine Ohayon** , for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,400,000.00**, 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 **2016** 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**.

Sep 1, 2016 6:30 PM

East Hampton Town Board

Regular Meeting

**RESULT:**        **ADOPTED [UNANIMOUS]**

**MOVER:**         Sylvia Overby, Councilwoman

**SECONDER:**    Peter Van Scoyoc, Councilman

**AYES:**          Kathee Burke-Gonzalez, Peter Van Scoyoc, Sylvia Overby, Larry Cantwell

**ABSENT:**        Fred Overton

**Town of East Hampton, Long Island, NY  
RES-2016-1154**

**AUTHORIZE CPF ACQUISITION**  
**AMEND THE 2016 MANAGEMENT AND STEWARDSHIP PLAN**

**Purported Owner:**           **Mansarovar LLC**  
**Location:**                   **20 Oyster Shores Rd., East Hampton**  
**SCTM #:**                      **300-118-1-47**

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **September 15, 2016** to consider the acquisition of approximately **.62 acres** of land, located on **20 Oyster Shores Rd., East Hampton** which lands are identified on the Suffolk County Tax Map as **SCTM #300-118-1-47**, and to amend the **2016** 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 **\$1,500,000.00**, 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 **January 7, 2016**, the Town Board adopted the 2016 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 **2016** 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 **Mansarovar LLC**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,500,000.00**, 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 **2016** 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**.

Sep 15, 2016 6:30 PM

East Hampton Town Board

Regular Meeting

**RESULT:**       **ADOPTED [UNANIMOUS]**

**MOVER:**       Peter Van Scoyoc, Councilman

**SECONDER:**   Fred Overton, Councilman

**AYES:**        Kathee Burke-Gonzalez, Peter Van Scoyoc, Fred Overton, Larry Cantwell

**ABSENT:**      Sylvia Overby



S. Pond Rd  
Cyster-Shores Rd

	Meadow/Grassland
	Wetland Area (intertidal marsh)
	Viewshed, Phragmites Management Area
	Buffer line (minimum 25' from WA)
	Maintained footpath