

MONTAUK DeFOREST ASSOCIATES (KOLLEGER)

Baseline Documentation

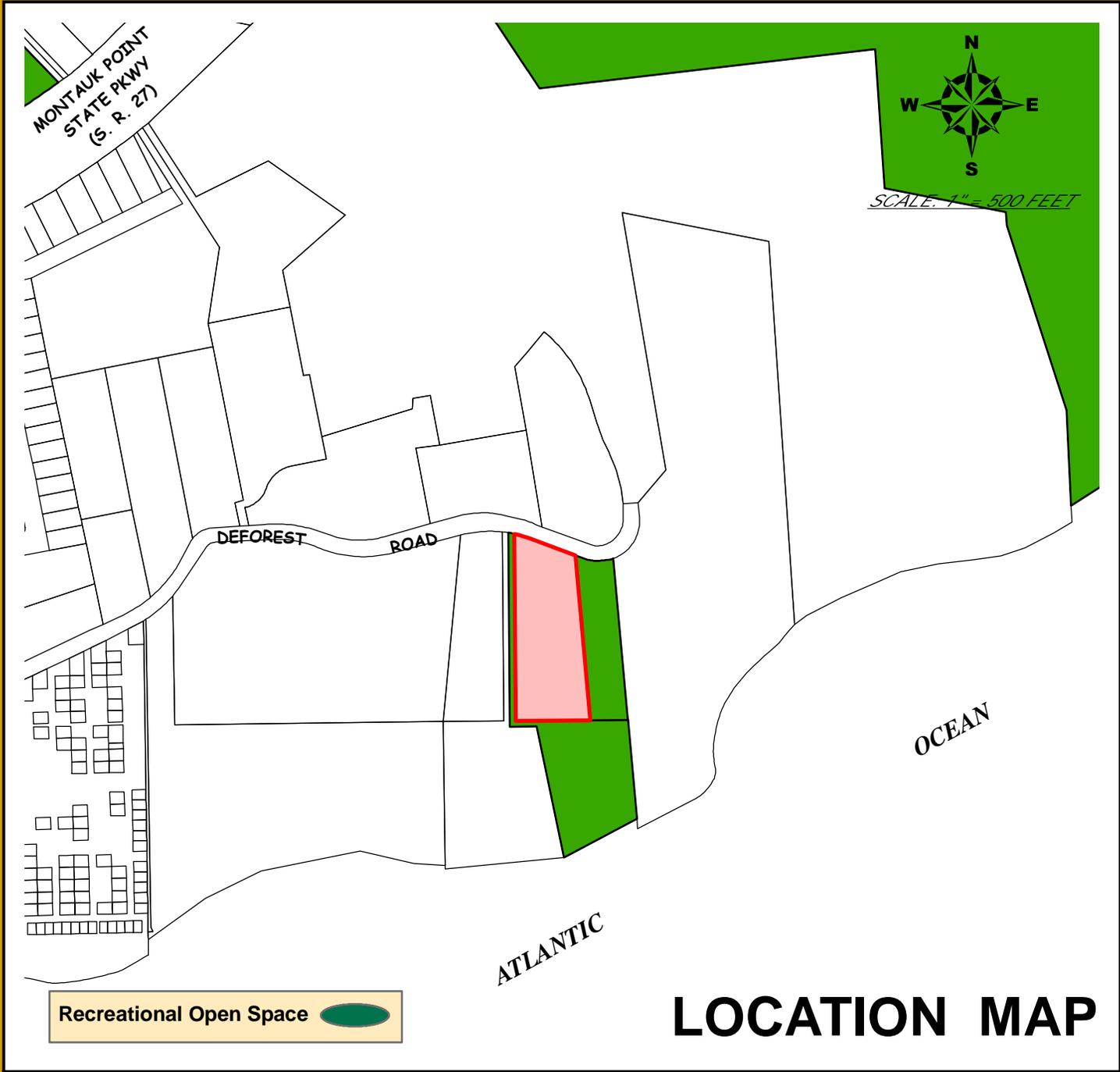


**Suffolk County Tax Map 300-33-3-2.6 (formerly 2.2)
166 DeForest Road -- Area 3.0794 Acres
Town of East Hampton, New York**

This parcel has been preserved thanks to the generosity of the neighboring property owners and The Nature Conservancy who donated monetarily towards the acquisition.

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.

The East Hampton Town Code categorizes a Nature Preserve as any area of land or water owned by the Town which is formally dedicated to being maintained as nearly as possible in its natural condition. These lands are chosen for preservation based on the unique and valuable ecological assets situated within their boundaries. They are protected not only as a means to preserve the land in its natural state, but to create a multi-use recreational resource to be enjoyed by all.



CPF PROPERTY

Suffolk County Real Property Tax Service
 COPYRIGHT 2008, 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.)



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

TOWN OF EAST HAMPTON
SCTM #300 - 033.000 - 0003 - 002.006
Montauk DeForest Associates LLC. Property
166 DeForest Road
Montauk School District



(783) **AUTHORIZE ACQUISITION**
Property of MONTAUK DeFOREST ASSOCIATES,
166 DeForest Road, Montauk
SCTM #300-33-3-2.2

The following resolution was offered by Councilman J. Potter seconded by Councilwoman P. Mansir and adopted:

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **June 4, 2004** to consider the acquisition of approximately **4.65** acres of land located on **166 DeForest Road, Montauk** which land is identified on the Suffolk County Tax Map as **SCTM #300-33-3-2.2**; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is **\$1,550,000.00**, less contributions from neighboring property owners and The Nature Conservancy totaling \$700,000.00, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is 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 that such acquisition would be in the best interests of the Town;

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 **MONTAUK DeFOREST ASSOCIATES LLC**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,550,000.00**, less contributions from neighboring property owners and The Nature Conservancy totaling \$700,000.00, 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 once contributions have been received by the Town totaling \$700,000; 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; and be it further

RESOLVED, that copies of this resolution shall be forwarded to:

Assistant Town Attorney Tiffany S. Scarlato;
Daniel G. Voorhees, Esq., Dayton and Voorhees, 95 Newtown Lane, East Hampton, New York 11937;
Planning Department; and
Mr. Chris Griffiths, The Nature Conservancy, P.O. Box 5125, East Hampton, New York 11937.

**2005-1448 AFTER HEARING - AMEND LOCAL LAW CHAPTER 182
("East Hampton Nature Preserves")**

WHEREAS, a public hearing was held on **October 20, 2005** by the Town Board of the Town of East Hampton on regarding the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add twelve (12) additional properties to the register of lands dedicated to the Town Nature Preserve; and

WHEREAS, the Town Board has determined that one parcel was incorrectly noticed and will not be accepted into the Nature Preserve at this time; and

WHEREAS, eleven (11) parcels, rather than the original twelve (12) parcels, will be dedicated to the Nature Preserve at this time; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, both as submitted in writing and as presented orally at the public hearing; and

WHEREAS, the adoption of this local law is an unlisted action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board has prepared and considered an Environmental Assessment Form which evaluates the potential environmental impacts of the proposed amendment; and

WHEREAS, the Board has determined that the adoption of this Local Law will not have a significant negative impact upon the environment;

NOW, THEREFORE, BE IT RESOLVED, that a negative declaration is hereby made pursuant to the State Environmental Quality Review Act (SEQRA); and

NOW, THEREFORE, BE IT RESOLVED, that the said Local Law is hereby enacted to read as follows:

**LOCAL LAW NO. 36 OF 2005
INTRODUCTORY NO. 31 OF 2005**

A Local Law providing for the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add eleven (11) additional properties to the register of lands dedicated to the Town Nature Preserve, as more fully set forth in the text of the Local Law, said Local Law to read as follows:

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

This local law proposed to amend Chapter 182 of the Town Code to add twelve (12) additional properties to the Town Nature Preserve. However, the Town Board has determined that one parcel was incorrectly noticed and will not be accepted into the Nature Preserve at this time. The Register of Properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below. The eleven (11) parcels that will be dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels acquired by the Town for the purpose of open space preservation.

The incorrectly noticed parcel, located at 75 Daniels Road, East Hampton, will be

separately noticed for public hearing at another time.

SECTION II. - TOWN CODE AMENDED:

Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code is hereby amended at Article IV, with respect to Table I, II, III, IV, V and VI of the Register of Properties, said tables to be replaced in their entirety by the following (all additions are in bold print):

**TABLE V
Town of East Hampton - Owned Lands
Parcels within Montauk School District**

SCTM#300-	Parcel Description/Montauk School District	Acreage
7-3-7.1	383 East Lake Drive	1.8
7-3-8	Reed Pond Dreen - Great Pond	1.0
7-3-10	Reed Pond Dreen - Great Pond	1.5
7-4-07	Prospect Hill RA - East Lake Drive	1.0
9-1-8.47	Wills Point Road Reserved	0.41
9-1-8.51	Culloden Point Preserve (Culloden Point RA)	174.1
9-1-9.18	East End Estates RA - Flamingo Avenue	0.70
10-1-5	Stephen's Pond Preserve - Cranberry Road	5.6
12-3-8	10 Gaffney Court	0.43
12-5-18.1	Glenmore Avenue Wetlands	1.0
12-5-18.3	North Fentwood Road - wetlands	1.4
13-2-1.19	Prospect Hill RA	2.4
13-2-1.20	Prospect Hill RA	3.6
13-2-1.22	Prospect Hill RA	1.4
13-2-1.23	Prospect Hill RA	0.77
13-2-1.24	Prospect Hill RA	1.4
13-2-1.27	Prospect Hill RA	0.16
15-1-13.11	Turtle Cove	17.4
16-2-17.4	Whaleback Hill RA - Ferndale Drive	2.9
16-3-30	East End Estates RA	2.7
16-3-31	East End Estates RA (North Neck Kettle Hole)	12.7
16-3-32	East End Estates RA	1.1
19-1-13	Finiey Place Wetlands	0.7
19-1-14.1	Finiey Place Wetlands	0.65
19-1-14.2	Finiey Place Wetlands	0.48
19-1-16	Finiey Place Wetlands	0.38
19-2-11	Fairview Avenue - wetlands	0.40 (c)
19-2-19	Gravesend Avenue Wetlands	0.43
19-2-60	Gravesend Ave.- unnamed Indian cemetery	0.50 (c)
19-5-17	170 South Lake Drive (Old West Lake Drive) wetlands	2.8
19-5-18	170 South Lake Drive (Old West Lake Drive) wetlands	1.61
19-7-44.12	65 Gilbert Road	0.55
19-7-44.27	265 Fairview Avenue	0.82
19-9-4.4	Fairview Avenue - wetlands	1.8
19-9-25	Fairview Avenue - wetlands	0.40 (c)

19-10-24.1	Fairview Avenue - wetlands	0.50 (c)
20-4-2	Osborne Island - Great Pond	1.8
20-6-1	Steppingstones Pond Preserve	29.3
20-6-3.8	Greenfield Drive - wetlands	0.50 (c)
20-6-3.10	Greenfield Drive - wetlands	0.40 (c)
20-6-8.2	South Fulton Drive - wetlands	0.50 (c)
20-6-8.3	South Fulton Drive - wetlands	0.30 (c)
20-6-10.1	Old West Lake Drive - wetlands	0.27 (c)
22-1-9	Cliff Drive Wetlands	0.32
22-1-10	Cliff Drive Wetlands	0.42
26-1-1.2	Hither Woods Preserve (North of LIRR) - Jointly owned with New York state & Suffolk County	240.7
26-1-3	Navy Road Waterfront	317.0
27-3-17.2	155 Edgemere Street	0.64
27-3-18	Ft. Pond Road Waterfront	0.79
28-1-34.3	Massacre Valley/Ft. Pond Road Wetlands	4.3
28-1-35	Massacre Valley/Ft. Pond Road Wetlands	1.4
28-2-9	Fairfield Drive Wetlands	1.5
28-2-10.1	Fairfield Drive Wetlands	1.3
28-2-12	24 Fairfield Drive	0.38
28-3-59	West Lake Drive - wetlands	0.40 (c)
28-3-62.1	West Lake Drive Wetlands	1.42
28-3-63.2	West Lake Drive Wetlands	0.31
28-5-6	Fairfield Drive Wetlands	4.2
28-5-9	Falls Street Wetlands	1.3
28-5-44	Essex Street - wetlands	0.30 (c)
28-8-11 & 12	South Front Street	0.99
28-8-52	S. Fairview Avenue - wetlands	0.60 (c)
28-9-10	6 South Forbes Street	0.46
29-1-16.1	N. Surfside Avenue - Surfside Estates RA wetlands	0.50 (c)
29-1-18.12	North Surfside Avenue - Wetlands	1.2
31-3-33	Otis Road - Ditch Plain wetlands	0.20 (c)
32-1-2.11	S. Genesee Court - wetlands	0.40 (c)
32-1-2.15	S. Genesee Court - wetlands	0.40 (c)
32-1-3.10	S. Greenfield Drive - wetlands	0.20 (c)
32-1-3.12	S. Greenfield Drive - wetlands	0.15 (c)
32-1-3.14	S. Greenfield Drive - wetlands	2.3
32-7-1 & 32-7-2	8 & 10 Seaside Avenue	0.946
32-2-9.4	S. Fulton Drive - wetlands	0.40 (c)
32-2-9.5	S. Fulton Drive - wetlands	0.4 (c)
32-2-9.6	S. Fulton Drive - wetlands	0.50 (c)
32-2-9.7	S. Fulton Drive - wetlands	0.50 (c)
32-2-9.8	S. Greenwich Street - wetlands	0.6
32-2-9.9	S Greenwich Street - wetlands	1.1
32-2-10.9	S. Fulton Drive - wetlands	1.1
32-2-26	S. Greenwich Street - wetlands	0.50 (c)
32-2-27	S. Goodridge Place - wetlands	0.8 (c)

32-2-36.3	S. Goodridge Place - wetlands	0.40 (c)
32-4-31.5	Montauk Point State Boulevard Wetlands	1.53
32-4-32	Montauk Point State Boulevard Wetlands	1.5
32-4-33	Montauk Point State Boulevard Wetlands	0.5
32-4-34	Montauk Point State Boulevard Wetlands	0.5
32-7-36	Rheinstein Park	0.40 (c)
32-7-37	Rheinstein Park	10.5
32-7-42	Ditch Plain dunelands	3.1
33-3-2.4	Deforest Road Waterfront	2.9
33-3-2.6	166 DeForest Road	3.1
48-2-28	South Endicott Place Waterfort	0.32
48-3-36	Second House Road Waterfront	1.2
49-2-8	93 South Etna Avenue Wetlands	0.8
49-2-9	93 South Etna Avenue Wetlands	1.8
51-1-7.1	Seaview Avenue - wetlands	0.40 (c)
51-1-7.2	Seaview Avenue - wetlands	0.55 (c)
51-2-17.9	North Surfside Avenue Moorland	2.9
51-2-17.11	Hopkins Avenue - wetlands	0.40 (c)
51-2-17.12	North Surfside Avenue Moorland	0.44
51-3-9	North surfside Avenue Moorland	0.66
53-1-6.2	Montauk Point State Boulevard Wetlands	65.9
70-2-24	Lincoln Road - wetlands	0.14 (c)
70-3-2	Washington Drive - wooded lot	0.14 (c)

Notes:

1. (c) means calculated figure.
2. RA means subdivision reserved area.
3. SCTM means Suffolk County Tax map parcel number.

SECTION III. - SEVERABILITY:

Should any part or provision of this Local Law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole nor any part thereof other than the part so decided to be unconstitutional or invalid.

SECTION IV. - EFFECTIVE DATE:

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

DATED: November 4, 2005

BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON, NEW YORK

FRED L. OVERTON, TOWN CLERK

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Montauk DeForest Assn. Date of Survey: 11/14/08
 SCTM No. 33-3-26 | 2.4 Surveyed by: LISA D'Andrea
 Size: 3.1a | 2.9a

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

General description:

DeForest Rd edge is a mess
 Driveway edge - some areas worse than others jup more very thick in spots

TOWN OF EAST HAMPTON
 NATURE PRESERVES
 1000 EAST HAMPTON RD
 EAST HAMPTON, NY 11937