

511 EQUITIES

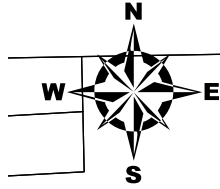
Baseline Documentation



Suffolk County Tax Map 300-28-1-34.3 & 35
“Massacre Valley”
21 Fort Pond Road & 9 Echo Terrace
Area 5.65 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.

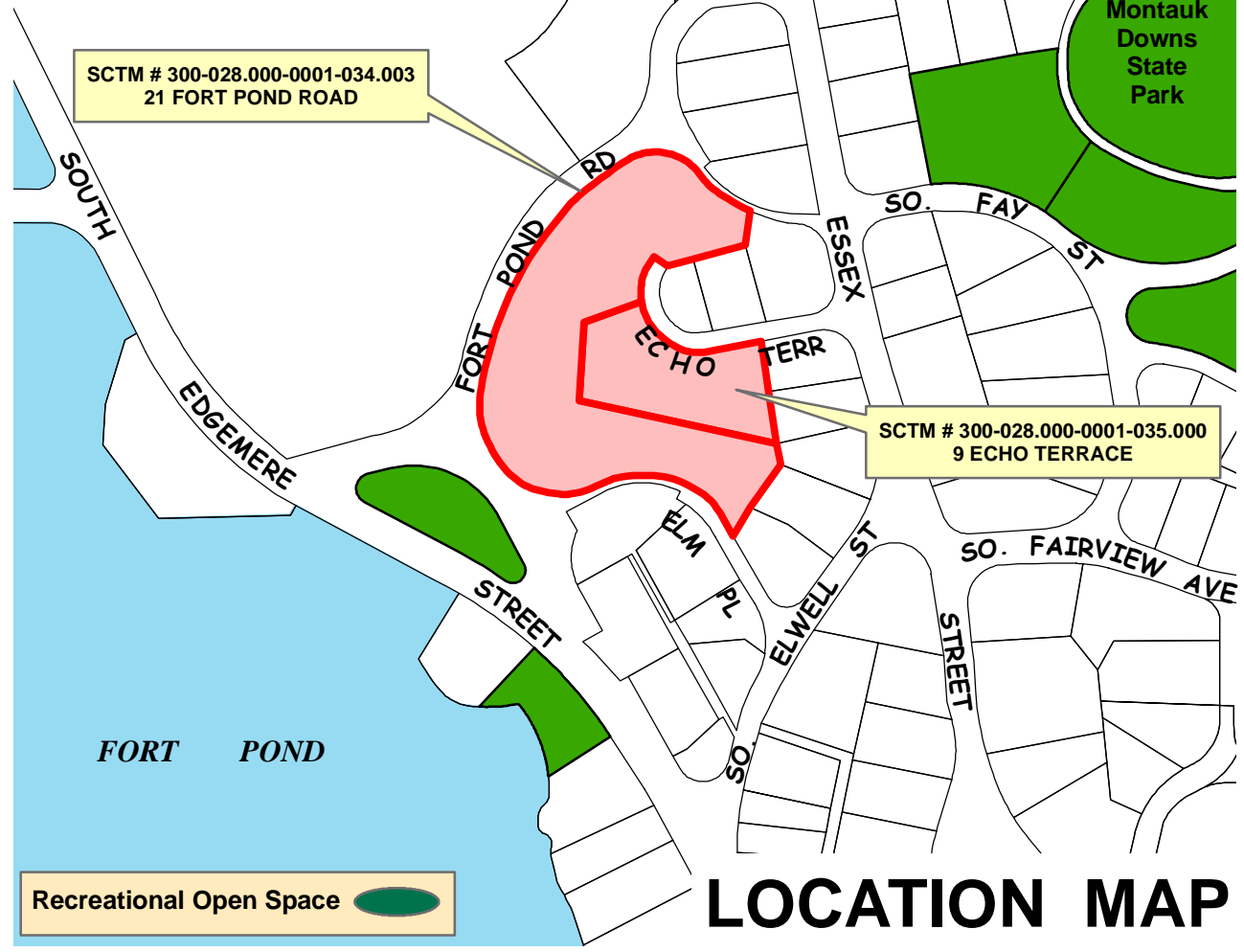
The East Hampton Town Code categorizes a Nature Preserve as any area of land or water owned by the Town which is formally dedicated to being maintained as nearly as possible in its natural condition. These lands are chosen for preservation based on the unique and valuable ecological assets situated within 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.



SCALE: 1" = 350 FEET

SCTM # 300-028.000-0001-034.003
21 FORT POND ROAD

SCTM # 300-028.000-0001-035.000
9 ECHO TERRACE



LOCATION MAP

CPF PROPERTY

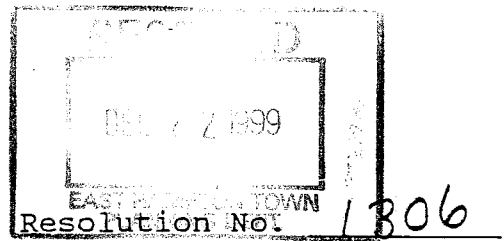
Suffolk County Real Property Tax Service
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Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



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

TOWN OF EAST HAMPTON
511 Equities Property
(Massacre Valley)
Montauk School District





Date December 17, 1999

AUTHORIZE ACQUISITION - PROPERTY OF 511 EQUITIES CORPORATION
SCTM #300-20-6-1 (Steppingstones Pond)
SCTM #300-28-1-34.3 and #300-28-1-35 (Massacre Valley)

The following resolution was offered by Supervisor C. Lester,
seconded by Councilman P. Hammerle, and adopted:

WHEREAS, pursuant to § 247 of the General Municipal Law, the Town Board held a public hearing on December 17, 1999 to consider the proposed acquisition of property at Steppingstones Pond, Montauk, consisting of approximately 29.4 acres of land situate on the southwest side of Old West Lake Drive, and property at Massacre Valley, Montauk, consisting of approximately 5.7 acres of land in two tax map parcels, situate on the northeast side of Edgemere Road; and

WHEREAS, said parcels are identified on the Suffolk County Tax Map as parcel #300-20-6-1 (Steppingstones Pond) and parcels #300-28-1-34.3 and 35 (Massacre Valley); and

WHEREAS, the first parcel described above contains the approximately 15-acre freshwater pond known as Steppingstones Pond, which has been a long-time priority acquisition for the Town under its open space program; and

WHEREAS, the latter two parcels described above lie southeast of Fort Hill and include much of Massacre Valley, the legendary site of a surprise attack upon the Montaukett Indians by Narragansetts under Ninigret, as well as a freshwater run known to the Montauketts as Wuchebehsuc; and

WHEREAS, the properties which are proposed for purchase have very high value to the Town for cultural, environmental, and general open space purposes; and

WHEREAS, the proposed purchase price for the subject properties is \$400,000.00, plus survey, title, tax, and recording charges; and

WHEREAS, the proposed acquisition of the subject property is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), and an Environmental Assessment Form has been prepared to analyze the environmental impact of this purchase; and

WHEREAS, upon review of the Environmental Assessment Form

the Town Board concludes that the preservation of the subject property by purchase will not have a significant adverse impact on the environment; and

WHEREAS, the Town Board also finds, pursuant to § 64-e (8) of the New York Town Law, that acquisition of the 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;

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owners of the premises described herein, for the purpose of acquiring said premises at a cost to the Town of East Hampton not to exceed \$400,000.00, plus reasonable survey, title, tax, and recording charges; and

BE IT FURTHER RESOLVED, that pursuant to contract the Supervisor is authorized and directed to execute any documents and to pay any and all reasonable survey, title, tax, and recording charges, as may be necessary to effect the transfer of title; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to the following parties:

Town Attorney Cynthia Ahlgren Shea;
Deputy Town Attorney Richard E. Whalen;
Ms. Lisa Liquori, Town Planning Director; and
Robert N. Cowen, Executive Vice President, 511 Equities Corporation, 511 Fifth Avenue, New York, New York 10017.

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(152) **ACQUISITION (CPF)- 511 EQUITIES**

SCTM #300-20-6-1 (Steppingstones Pond)

SCTM #300-28-1-34.3 and #300-28-1-35 (Massacre Valley)

The following resolution was offered by Councilman Potter, seconded by Councilwoman Weir, and adopted:

WHEREAS, by Resolution No. 1306 of 1999, adopted by the Town Board December 17, 1999, the Town Board authorized the acquisition of property at Steppingstones Pond, Montauk, consisting of approximately 29.4 acres of land situate on the southwest side of Old West Lake Drive (SCTM #300-20-6-1), and property at Massacre Valley, Montauk, consisting of approximately 5.7 acres of land in two tax map parcels situate on the northeast side of Edgemere Road (SCTM #300-28-1-34.3 & 35), said properties now or formerly owned by 511 Equities Corporation; and

WHEREAS, the amount authorized to be expended to purchase the foregoing parcels is not to exceed \$400,000.00, plus reasonable survey, title, tax, and recording charges; and

WHEREAS, said parcels are identified in the Community Preservation Fund Project Plan as lands for which Town monies may be expended for preservation;

NOW, THEREFORE, BE IT RESOLVED, that the monies to be expended for purchase of the foregoing parcels shall be drawn from the Town of East Hampton Community Preservation Fund, and the Town Budget Officer is hereby authorized and directed to draw the funds necessary for purchase of said parcels from Budget Account No. H1940.470; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to the following parties:

Town Budget Officer Len Bernard;
Town Attorney Eric Bregman; and
Deputy Town Attorney Richard E. Whalen.

(1469) **ADOPT LOCAL LAW:**
ADD PROPERTIES TO TOWN NATURE PRESERVE

The following resolution was offered by Councilwoman Diana Weir seconded by Councilman Job Potter and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **November 7, 2003** regarding a Local Law amending Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add additional lands to the register of properties dedicated to the Town Nature Preserve, all as more fully set forth in the text of the Local Law; and

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

WHEREAS, both the Town Nature Preserve Committee and the Town Planning Department have reviewed the properties proposed to be dedicated to the Town Nature Preserve, and both agencies recommend that the properties described in this Local Law be so dedicated; and

WHEREAS, the proposed dedication of the properties to the Nature Preserve is either not an action subject to review pursuant to SEQRA or, alternatively, is a Type II action pursuant to 6 NYCRR Part 617.5 (c) (20) and requires no further SEQRA review; and

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

LOCAL LAW NO 38 OF 2003
INTRODUCTORY NO 42 OF 2003

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 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 amends Chapter 182 of the Town Code to add additional properties to the Town Nature Preserve. The Register of Properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below. The parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels containing wetlands, woodlands and waterfront parcels acquired by the Town for the purpose of open space preservation.

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 and V of the Register of Properties, said amended tables to include the following parcels by School District:

[AMEND TABLE V – “PARCELS WITHIN MONTAUK SCHOOL DISTRICT” TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]

19-1-13	Finiey Place	0.7
	Wetlands	
19-1-14.1	Finiey Place	0.65
	Wetlands	
19-1-14.2	Finiey Place	0.48
	Wetlands	
19-1-16	Finiey Place	1.0
	Wetlands	
19-2-19	Gravesend Avenue	1.0
	Wetlands	
19-5-17	170 South Lake Drive	2.8
	Wetlands	
19-5-18	170 South Lake Drive	1.61
	Wetlands	
19-9-4.4	Fairview Avenue	1.8
	Wetlands	
28-1-34.3	Massacre Valley/Ft. Pond Road	4.3
	Wetlands	
28-1-35	Massacre Valley/Ft. Pond Road	1.4
	Wetlands	
28-2-9	Fairfield Drive	1.5
	Wetlands	
28-2-10.1	Fairfield Drive	1.3
	Wetlands	
28-5-6	Fairfield Drive	4.2
	Wetlands	
28-3-62.1	West Lake Drive	1.42
	Wetlands	
28-3-63.2	West Lake Drive	0.31
	Wetlands	
28-5-9	Falls Street	1.3
	Wetlands	
49-2-8	93 South Etna Avenue	0.8
	Wetlands	

49-2-9	93 South Etna Avenue Wetlands	1.8
9-1-8.47	Wills Point Road Reserved	1.0
12-5-18.1	Glenmore Avenue Wetlands	1.2
22-1-9	Cliff Drive Wetlands	1.0
22-1-10	Cliff Drive Wetlands	1.0
26-1-2	Navy Road Waterfront	240.7
26-1-3	Navy Road Waterfront	317.0
27-3-18	Ft. Pond Road Waterfront	1.0
32-2-9.9	So. Greenwich Street Wetlands	1.1
32-4-31.4	Montauk Point State Blvd. Wetlands	1.7
32-4-32	Montauk Point State Blvd. Wetlands	1.5
32-4-33	Montauk Point State Blvd. Wetlands	1.0
32-4-34	Montauk Point State Blvd. Wetlands	1.0
33-3-2.4	Deforest Road Waterfront	2.9
48-2-28	South Endicott Place Waterfront	1.0
48-8-36	Second House Road Waterfront	1.2
51-2-17.9	North Surfside Avenue Moorland	2.9
51-2-17.12	North Surfside Avenue Moorland	1.0
51-3-9	North Surfside Avenue Moorland	1.0
53-1-6.2	Montauk Point State Blvd. Wetlands	65.9

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.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

- Planning Director Marguerite Wolffsohn;
- Senior Planner Joanne Pahwul;
- Natural Resources Director Larry Penny;
- Town of East Hampton Nature Preserve Committee, George Larsen, Chair;

DATED: November 7, 2003

**BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON, NEW YORK
FRED L. OVERTON, TOWN CLERK**

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

SUPERVISOR JAY SCHNEIDERMAN	VOTE	AYE
COUNCILWOMAN DIANA WEIR	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: 511 Equities / Massacre Valley Date of Survey: 2/10/11
 SCTM No. 28-1-34.3, 35 Surveyed by: A. Gaites
 Size: 5.65 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine	X			X	X few			
Garlic Mustard								
Japanese barberry	X	X		X				
Japanese Honeysuckle	X	X		X				
Japanese Knotweed								
Miscanthus								
Mugwort								
Multiflora Rose	X	X		X		X		
Norway Maple								
Oriental Bittersweet	X	X		X		X		
Phragmites								
Poison Ivy								
Porcelain Berry								
Privet hedge	X			X	X			
Spotted Knapweed								
Tartarian Honeysuckle	X	X		X		X		
Tree of heaven								
Vinca								
Wisteria								
Others:								
Wineberry	X	X						
mile-A-minute	X						X	along stream on NW boundary

General description: