

HELM

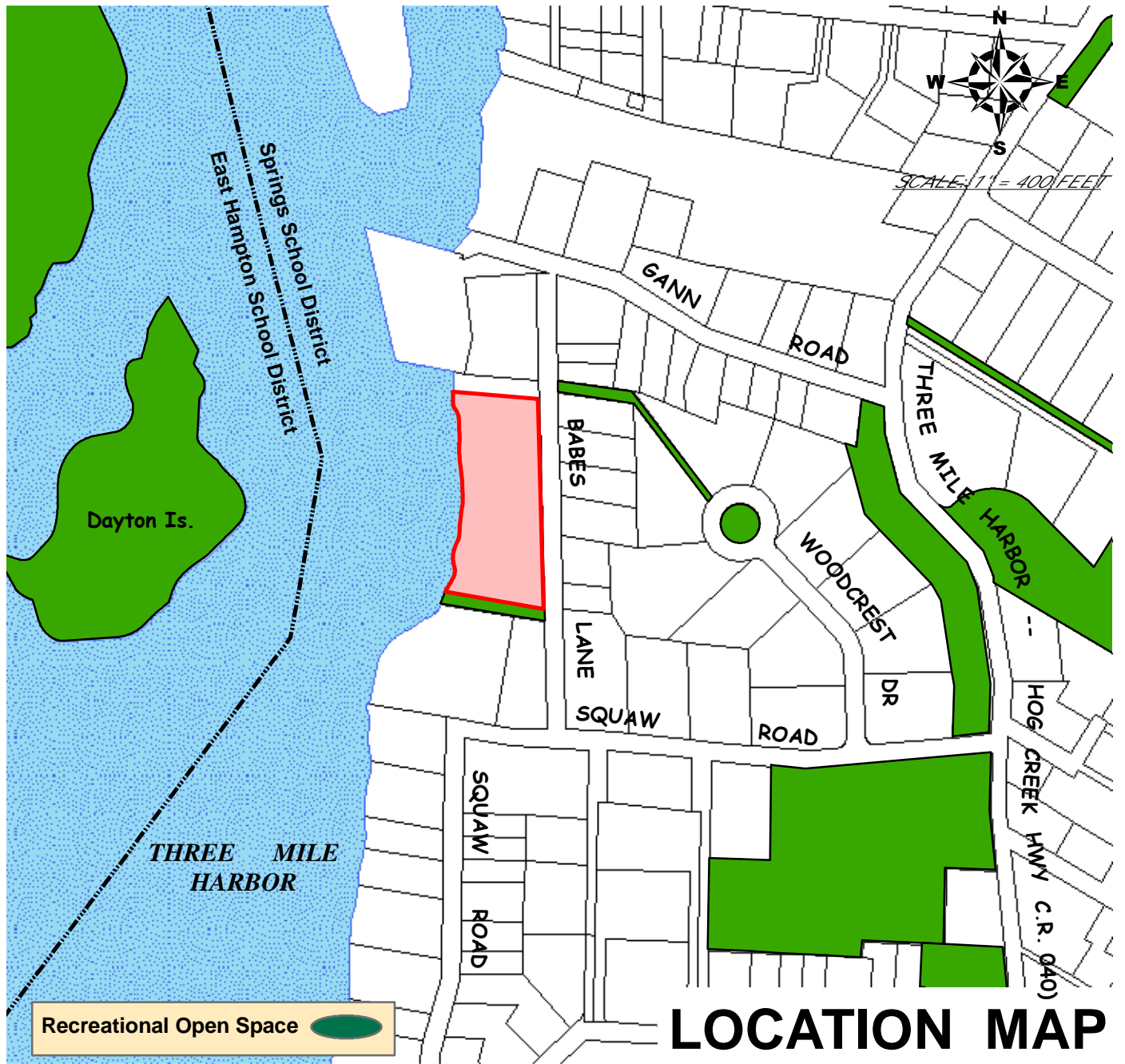
Baseline Documentation



**Suffolk County Tax Map 300-59-1-3
15 Babes Lane
Area 1.99 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.



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
SCTM #300 - 059.000 - 0001 - 003.000
Helm Property
15 Babes Lane
Springs School District



(338) AUTHORIZE ACQUISITION

Property of MICHAEL HELM, 15 Babe's Lane (Squaw Road), The Springs
SCTM #300-59-1-3

The following resolution was offered by Councilman J. Potter, seconded by Councilwoman D. Weir, 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 March 7, 2003 to consider the acquisition of approximately 2.38 acres of land located on Squaw Cove, Three Mile Harbor, at 15 Babe's Lane, The Springs, which land is identified on the Suffolk County Tax Map as SCTM #300-59-1-3; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is \$ **750,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, said property consists of harborfront land at Squaw Cove, with approximately 525 feet of waterfrontage and scenic views of Three Mile Harbor; 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 **Michael Helm**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed \$ **750,000.00**, 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 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, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton General Land Acquisitions Budget Account; and be it further

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

Town Attorney Theresa K. Quigley;
Assistant Town Attorney Richard E. Whalen;
Planning Department;
Mr. Christopher Griffiths, The Nature Conservancy, P.O. Box 5125, East Hampton, New York 11937; and
Steve Latham, Esq., Twomey, Latham, Shea & Kelley, P.O. Box 398, Riverhead, New York 11901.

Adopted February 7, 2003

(470) **AMEND ACQUISITION FUNDING SOURCE** –

**Property of MICHAEL HELM, 15 Babe's Lane (Squaw Road), The Springs
SCTM #300-59-1-3**

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

WHEREAS, by Resolution No. 338 of 2003, adopted February 7, 2003, the Town Board authorized the acquisition of approximately 2.38 acres of land located on Squaw Cove, Three Mile Harbor, at 15 Babe's Lane, The Springs, which land is identified on the Suffolk County Tax Map as SCTM #300-59-1-3, at a purchase price of \$750,000.00; and

WHEREAS, the purpose of said acquisition is preservation of open space; and

WHEREAS, the aforesaid resolution specified that funding for this land acquisition would come from the Town's General Land Acquisitions Budget Account; and

WHEREAS, by resolution on this date the Town Board has adopted a Local Law amending the Community Preservation Fund (CPF) Project Plan to include the subject property in the Plan, thus making its purchase eligible for CPF funding;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby amends the authorized funding source for purchase of the above-described property, and for payment of any and all reasonable survey, title, prorated tax, and recording charges as may be necessary to effect the transfer of title to the property, so that all such monies 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 Richard E. Whalen
Town Budget Officer Len Bernard
Mr. Christopher Griffiths, The Nature Conservancy, P.O. Box 5125, East Hampton,
New York 11937; and
Steve Latham, Esq., Twomey, Latham, Shea & Kelley, P.O. Box 398, Riverhead,
New York 11901.

Adopted April 4, 2003

(486) **ADOPT LOCAL LAW:**
COMMUNITY PRESERVATION PROJECT PLAN (REVISED) – HELM PROPERTY

The following resolution was offered by Councilman J. Potter, seconded by Councilwoman D. Weir, and adopted

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **April 4, 2003**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to § 64-e of the New York Town Law, which provides for the preservation of open space and historic places within the Town of East Hampton, including the incorporated villages therein, and which includes lands reputedly owned by Michael Helm and identified on the Suffolk County Tax Map as SCTM #300-59-1-3, 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, both as submitted in writing and as presented orally at the public hearing; and

WHEREAS, the Town Board has prepared and considered Environmental Assessment Forms which evaluate 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

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

LOCAL LAW NO 5 OF 2003
INTRODUCTORY NO 10 OF 2003

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to § 64-e of the New York Town Law, which provides for the preservation of open space and historic places within the Town of East Hampton, including the incorporated villages therein, and which includes lands reputedly owned by Michael Helm and identified on the Suffolk County Tax Map as SCTM #300-59-1-3, 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 adopts a revised "Community Preservation Project Plan" pursuant to §64-e of the New York Town Law. The revised plan supplants the Community Preservation Project Plan which was adopted by the Town Board on August 4, 1998, and continues to list all properties whose preservation is necessary to the preservation of the community character of the Town of East Hampton. The only change to the plan as adopted August 4, 1998 is the addition of a 2.53-acre parcel reputedly owned by Michael Helm, which is located on the east shore of Three Mile Harbor at Squaw Cove, and on the west side of Babe's Lane, a private road north of Squaw Road. This property is identified on the Suffolk County Tax Map as SCTM #300-59-1-3.

SECTION II. – COMMUNITY PRESERVATION PROJECT PLAN ADOPTED:

For the reasons set forth in Section I hereof, the Town Board hereby approves and adopts the "Community Preservation Project Plan" prepared by the Town Planning Department and dated March 18, 2003, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by §64-e of the New York Town Law and Article I ("Community Preservation Fund") of the East Hampton Town Code.

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:

Marguerite Wolffsohn, Planning Director;
Larry Penny, Natural Resources Director; and
Richard E. Whalen, Assistant Town Attorney;

AND BE IT FURTHER RESOLVED, that, as required by Town Law § 64-e (6), the Town Clerk is directed to forward copies of this resolution together with copies of the revised Community Preservation Project Plan dated March 18, 2003 to the following State agencies:

Commissioner, New York State Office of Parks, Recreation, and Historic Preservation,
20th Floor, Agency Bldg. #1, Empire State Plaza, Albany, New York 12238;

Commissioner, New York State Department of Environmental Conservation,
625 Broadway, Albany, New York 12233-1010; and

Commissioner, New York State Department of Agriculture and Markets
1 Winner's Circle, Albany, New York 12235

DATED: April 4, 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.

**(1016) ADOPT LOCAL LAW:
ADD PROPERTIES TO TOWN NATURE PRESERVE**

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

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **July 15, 2004** 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 NO19 OF 2003
INTRODUCTORY NO 27 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 I – “WAINSCOTT NATURE PRESERVE” TO ADD THE FOLLOWING PROPERTIES IN SEQUENTIAL FASHION]

<u>SCTM # 300-</u>	<u>PARCEL DESCRIPTION</u>	<u>ACRES</u>
133-1-3	183 Six Pole Highway	8.77
181-1-2.1	30 Middle Highway	4.98

[AMEND TABLE II “PARCELS WITHIN EAST HAMPTON SCHOOL DISTRICT” TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]

91-1-16.41	Timber Lane	0.41
91-1-16.42	Timber Lane	0.61

91-1-16.43	Timber Lane	8.46
111-1-3.1	Swamp Road	3.24
126-1-12.4 & 13	69 Red Dirt Road	7.6
132-1-5	Town Line Road	15.06
133-2-2.1	767 Route 114	+/-3.0

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

59-1-3	15 Babes Lane	2.53
103-1-5	99 Neck Path	13.0
39-15-37	35 Cedar Drive	0.26

[AMEND TABLE IV - “PARCELS WITHIN AMAGANSETT SCHOOL DISTRICT” TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]

110-2-10	53 Napeague Harbor Road	3.7
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[AMEND TABLE V – “PARCELS WITHIN MONTAUK SCHOOL DISTRICT” TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]

28-2-12	24 Fairfield Drive	0.38
28-8-11 & 12	5 South Front Street	1.0
28-9-10	6 South Forbes Street	0.46

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: July 15, 2004

**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 WILLIAM McGINTEE	VOTE	AYE
COUNCILWOMAN DEBRA FOSTER	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.