

# **BIXWELL INC.**

## **Baseline Documentation**

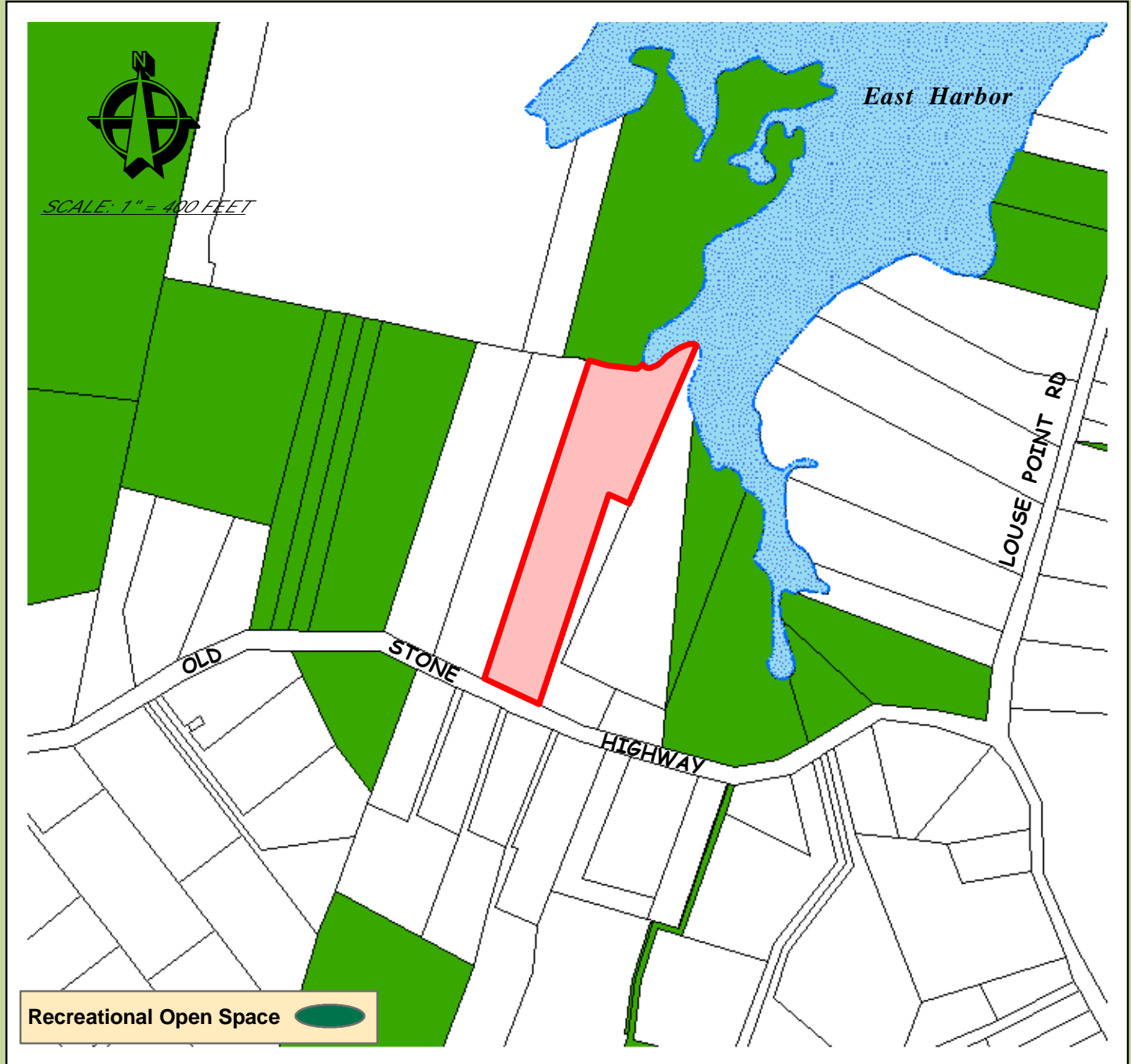


**Suffolk County Tax Map  
300-83-2-17  
271 Old Stone Highway  
Area 4.1 Acres  
Town of East Hampton, New York**

**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.**

# NATURE PRESERVE

CARTOGRAPHY - RONN PIRRELLI - 03/10



Suffolk County Real Property Tax Service  
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Real Property Taxmap parcel linework used with permission of  
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Prepared by  
**THE TOWN OF EAST HAMPTON**  
Suffolk County, New York

**TOWN OF EAST HAMPTON**  
**SCTM # 300-083.000-0002-017.000**

**Bixwell, Inc. Property**  
**271 Old Stone Highway**  
**4.07 Acres**  
**Springs School District**



SPECIAL MEETING OF THE TOWN BOARD - OCTOBER 13, 1992 - 12:20 P.M.

The Town Board of the Town of East Hampton held a meeting at the Town Hall Conference Room, Town Hall, East Hampton, New York, on October 13, 1992 beginning at 12:20 p.m. and adjourning at 12:25 p.m.

Those present were: Supervisor Tony Bullock, Councilwoman Nancy McCaffrey, Councilman Robert D. Cooper, and Councilwoman Jobette Edwards.

Also present were: Town Clerk Frederick W. Yardley, Deputy Town Attorney John C. Jilnicki, David Mulbaum of the East Hampton Star, Tim Gannon of the Suffolk Life, and Carol Morrison.

The following resolutions were heard:

(823) [Authorize Acquisition - SCTM 0300-83-2-17]

The following resolution was offered by Supervisor Bullock, seconded by Councilwoman N. McCaffrey, and adopted:

WHEREAS, the Town of East Hampton, with the assistance of the Nature Conservancy, has negotiated the purchase of property known as SCTM #0300-83-2-17 for inclusion in the Town's Open Space Program, and

WHEREAS, the subject premises consists of approximately 4 acres of environmentally sensitive open space, and

WHEREAS, the parties have agreed upon the sum of \$125,000.00 as a fair and reasonable value for the subject premises; now, therefore, be it

RESOLVED, that the Supervisor is hereby authorized to enter into a contract to purchase premises known as SCTM #0300-83-2-17 from the record owner thereof for the sum of \$125,000.00, from Budget Item #H1940.4300 and to pay all title, recording, and other costs related to said acquisition, and be it further

RESOLVED, that the Town Clerk shall forward a copy of this resolution to Robert C. Osborne, Esq. P.O. Box 5011, East Hampton, N.Y. 11937

(A waiver has been signed by all Town Board members and placed on file in the Town Clerk's office with the original resolutions.)

*Frederick W. Yardley*  
 \_\_\_\_\_  
 Frederick W. Yardley  
 Town Clerk



Resolution No. 1344

Date: November 2, 2001

**ADOPT LOCAL LAW:  
ADD PROPERTIES TO TOWN NATURE PRESERVE**

The following resolution was offered by Councilwoman D. Weir

seconded by Councilman J. Potter, and adopted:

*WHEREAS*, a public hearing was held by the Town Board of the Town of East Hampton on February 15, 2001 regarding a Local Law amending Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add additional properties to the table of lands dedicated to the Town Nature Preserve, all as more fully set forth in the text of the Local; 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 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. <sup>25</sup> OF 2001

INTRODUCTORY NO. 4 OF 2001

A Local Law providing for the amendment of Chapter 255 ("Zoning") of the East Hampton Town Code in order to add additional properties to the table 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 table of properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below.<sup>1</sup>

**SECTION II. - TOWN CODE AMENDED:**

Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code is hereby amended to add thereto an Article IV, said article to read as follows:

**ARTICLE IV  
East Hampton Town Nature Preserve - Register of Properties**

[TABLES I through V Annexed Hereto and Made Part Hereof.]

**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:

Assistant Planning Director Marguerite Wolffsohn;  
Senior Planner Joanne Pahwul;  
Natural Resources Director Larry Penny;  
Assistant Natural Resources Director James Cavanagh;  
Town of East Hampton Nature Preserve Committee, Andrew Sabin, Chair;  
Town Attorney Eric Bregman; and  
Deputy Town Attorney Richard E. Whalen.

DATED: November 2, 2001

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

FRED L. OVERTON, TOWN CLERK

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<sup>1</sup> Newly added properties are shown in "Boldface" in the table.

### TABLE III

## TOWN OF EAST HAMPTON – OWNED LANDS PARCELS WITHIN SPRINGS SCHOOL DISTRICT

64-1-29	Accabonac Harbor Inlet – Gerard Drive	0.91 (c)
64-1-30	Accabonac Harbor wetlands - Gerard Drive	0.29 (c)
64-2-3	Caroline Gerard Park – Gerard Drive	6.3
64-2-25.1	Cape Gardiner dunelands – Gerard Drive	3.6
75-1-28.4	Duck Creek wetlands	3.6
80-1-5.1	Pussy's Pond Park	14.6
80-2-13	Accabonac Harbor wetlands – Landing Lane	1.8
80-4-3.5	Accabonac Harbor woods – Landing Lane	1.7
80-4-6	Accabonac Harbor wetlands – Old Stone Highway	1.8
83-2-14	Accabonac Harbor Great Meadow wetlands – Old Stone Highway	4.4
83-2-17	Accabonac Harbor Great Meadow wetlands – Old Stone Highway	4.1
83-3-1	Louse Point Park	15.4
83-3-19	East Harbor wetlands (Comber Park) – Louse Point Road	2.0
83-3-20.2	East Harbor wetlands – Springs-Amagansett Road	0.74 (c)
83-6-12	Mud Hole wetlands, East Side – Harbor Hill Lane	2.7
93-1-1	Three Mile Harbor wetlands - Marina Lane	17.6
93-1-2	Marina Lane water access	0.34 (c)
103-7-9	Barnes Hole Road - wetlands	0.50 (c)
103-8-30.12	East Side at Springs RA – Neck Path	3.4
103-8-30.13	East Side at Springs RA – Red Dirt Road	17.6
103-9-15	Glenway, drainage	0.14 (c)
121-1-19	Hampton Terrace RA – Summit Ave.	0.13 (c)

Notes:

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

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: Bixwell, Inc  
 Name: \_\_\_\_\_ Date of Survey: 10/1/08  
 SCTM No. 83-2-14, 17, 19, 20.2 Surveyed by: L. D'Andrea  
 Size: (4.4) (4.1) (2)

Plants present:	Yes	No	On road edge	Along trail(s)	Dense	Scattered	Confined area	Throughout	Comments
Japanese Knotweed									
Oriental Bittersweet	X		X						
Porcelain Berry									
Tartarian Honeysuckle									
Japanese Honeysuckle									
Multiflora Rose	X		X						
Autumn Olive									
Spotted Knapweed									
Garlic Mustard	X		X						
Mugwort									
Phragmites	X				X				in marsh
Norway Maple									
Black Pine									
Poison Ivy									
Other									
<u>flex</u>	X								
<u>hedge</u>									

**General description:**  
 14 -> minimal amt of bittersw - most vines are catbriar  
 17 - much more bittersw/ multiflora rose  
 19 + 20.2 - Highway cuts - but there is multiflora rose, autumnolive, + Phrag.