

# **HUDDISH**

## **Baseline Documentation**



**Suffolk County Tax Map  
300-155-2-11.2  
500 Wainscott Northwest Road  
Area 4.46 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.**

# CPF Property

CARTOGRAPHY - BARNABY FRIEDMAN - 3/16



 Recreational Open Space

## TOWN OF EAST HAMPTON

SCTM #300 - 155 - 2 - 11.2

Huddish Property

500 Wainscott Northwest Rd.

4.46 Acres

Wainscott School District



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



1 inch = 1,000 feet



**East Hampton Town Board**  
159 Pantigo Road  
East Hampton, NY 11937

Meeting: 12/03/15 06:30 PM  
Department: Land Acquisition  
Category: Local Law  
Prepared By: Scott Wilson  
Initiator: Scott Wilson  
Sponsors: Councilwoman Sylvia Overby  
DOC ID: 16127 A

**ADOPTED**

RESOLUTION 2015-1326

**Huddish, CPF Project Plan Addition Authorizing Resolution**

**WHEREAS**, a public hearing was held by the Town Board of the Town of East Hampton on **December 3, 2015 at 6:30 p.m.**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to Section § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, to include lands reputedly owned by **Grant Huddish**, and identified on the Suffolk County Tax Map as **300-155-2-11.2**, 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 LOCAL LAW NO. 36 OF **2015**

INTRODUCTORY NO. 39 OF **2015**

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to Section § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, to include lands reputedly owned by **Grant Huddish**, and identified on the Suffolk County Tax Map as **300-155-2-11.2**, all 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 Section § 64-e of the New York Town Law. The revised plan supplants the Community Preservation Project Plan which was first adopted by the Town Board on August 4, 1998 and adopted as revised on July 7, 2011 and which continues to list all properties whose preservation is necessary to the preservation of the community character of the Town of East Hampton.

**The Town Board would like to amend the plan as most recently adopted on July 7, 2011 to add approximately 4.45 acres of land reputedly owned by Grant Huddish located on 500 Wainscott Northwest Rd., Wainscott and identified on the Suffolk County Tax Map as 300-155-2-11.2 for the following reasons:**

**The property is vacant woodland contiguous to significant Town Open Space. The property would be an excellent trail linkage providing an opportunity to re-route the Paumonak Path. The property is within the water recharge overlay district, a special groundwater protection area, groundwater Zone V, and a critical environmental area.**

**Acquisition would extend the existing greenbelt. This parcel meets the criteria set forth in Town Law 64-e (4) that establishes and helps define what the preservation of community character involves.**

**SECTION II. - COMMUNITY PRESERVATION PROJECT PLAN ADOPTED:**

For the reasons set forth in Section I hereof, the Town Board hereby approves and adopts the addition of **approximately 4.45 acres of land reputedly owned by Grant Huddish located on 500 Wainscott Northwest Rd., Wainscott and identified on the Suffolk County Tax Map as 300-155-2-11.2** to the list of Open Space Recommendations in the "Community Preservation Project Plan" prepared by the Town Planning Department and dated July 7, 2011, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by Section § 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.

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**AND BE IT FURTHER RESOLVED**, that, as required by Town Law Section § 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 **December 3, 2015** 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: **December 3, 2015** BY ORDER OF THE TOWN BOARD  
TOWN OF EAST HAMPTON, NEW YORK  
CAROLE BRENNAN, TOWN CLERK

**FINANCIAL IMPACT:**

No impact for adding property to the project plan

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Sylvia Overby, Councilwoman

**SECONDER:** Fred Overton, Councilman

**AYES:** Burke-Gonzalez, Van Scoyoc, Overby, Overton, Cantwell

# East Hampton Town Board

Department: Land Acquisition East Hampton,  
Category: Acquisitions Prepared By: Scott Wilson  
Initiator: Scott Wilson Sponsors: Councilwoman Sylvia Overby

## RESOLUTION 2015-1327

### AUTHORIZE CPF ACQUISITION

Purported Owner: Grant Huddish  
Location: 500 Wainscott Northwest Rd., Wainscott  
SCTM #: 300-155-2-11.2

WHEREAS, pursuant to ? 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on December 3, 2015 to consider the acquisition of approximately 4.45 acres of land, located on 500 Wainscott Northwest Rd., Wainscott which lands are identified on the Suffolk County Tax Map as SCTM #300-155-2-11.2; and

WHEREAS, the purported owner has expressed a willingness to sell the above referenced properties in fee simple to the Town for the proposed purchase price of \$760,000.00, 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

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 Grant Huddish, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed \$760,000.00, 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 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.

#### **FINANCIAL IMPACT:**

\$760,000 plus closing costs from CPF budget account

Resolution 2015-1327 Meeting of December 3, 2015

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

**MOVER:** Sylvia Overby, Councilwoman

**SECONDER:** Fred Overton, Councilman

**AYES:** Burke-Gonzalez, Van Scoyoc, Overby, Overton, Cantwell

**INVASIVE PLANT ASSESSMENT OF TOWN OF EAST HAMPTON PRESERVES**

Preserve Name: Huddish

Date of Survey: 1/20/16

SCTM #: 155-2-11.2

Surveyed by: AG

Size: 4.5 acres.

Species	Present on site	On road edge	Along trails	Interior	Scattered	Dense	Confined area	Comments
Autumn olive <i>Elaeagnus umbellata</i>								
Bamboo <i>Bambusa sp.</i>								
Black locust <i>Robinia pseudoacacia</i>								
Burning bush <i>Euonymus alatus</i>								
Bush honeysuckle <i>Lonicera sp.</i>								
Common mullein <i>Verbascum thapsus</i>								
Garlic mustard <i>Alliaria petiolata</i>								
Japanese black pine <i>Pinus thunbergii</i>								
Japanese barberry <i>Berberis thunbergii</i>								
Japanese holly <i>Ilex crenata</i>								
Japanese honeysuckle <i>Lonicera japonica</i>								
Japanese knotweed <i>Polygonum cuspidatum</i>								
Mile-a-minute <i>Polygonum perfoliatum</i>								
<i>Miscanthus sp.</i>								
Mugwort <i>Artemisia sp.</i>								
Multiflora rose <i>Rosa multiflora</i>								
Norway maple <i>Acer platanoides</i>								
Oriental bittersweet <i>Celastrus orbiculatus</i>								
<i>Phragmites communis</i>								
Porcelain berry <i>Ampelopsis brevipedunculata</i>								
Privet <i>Ligustrum sp.</i>								
Spotted knapweed <i>Centaurea maculosa</i>								
Tree of heaven <i>Ailanthus altissima</i>								
<i>Vinca sp.</i>								
<i>Wisteria sp.</i>								
Wineberry <i>Rubus phoenicolasius</i>								

General Description: None found