

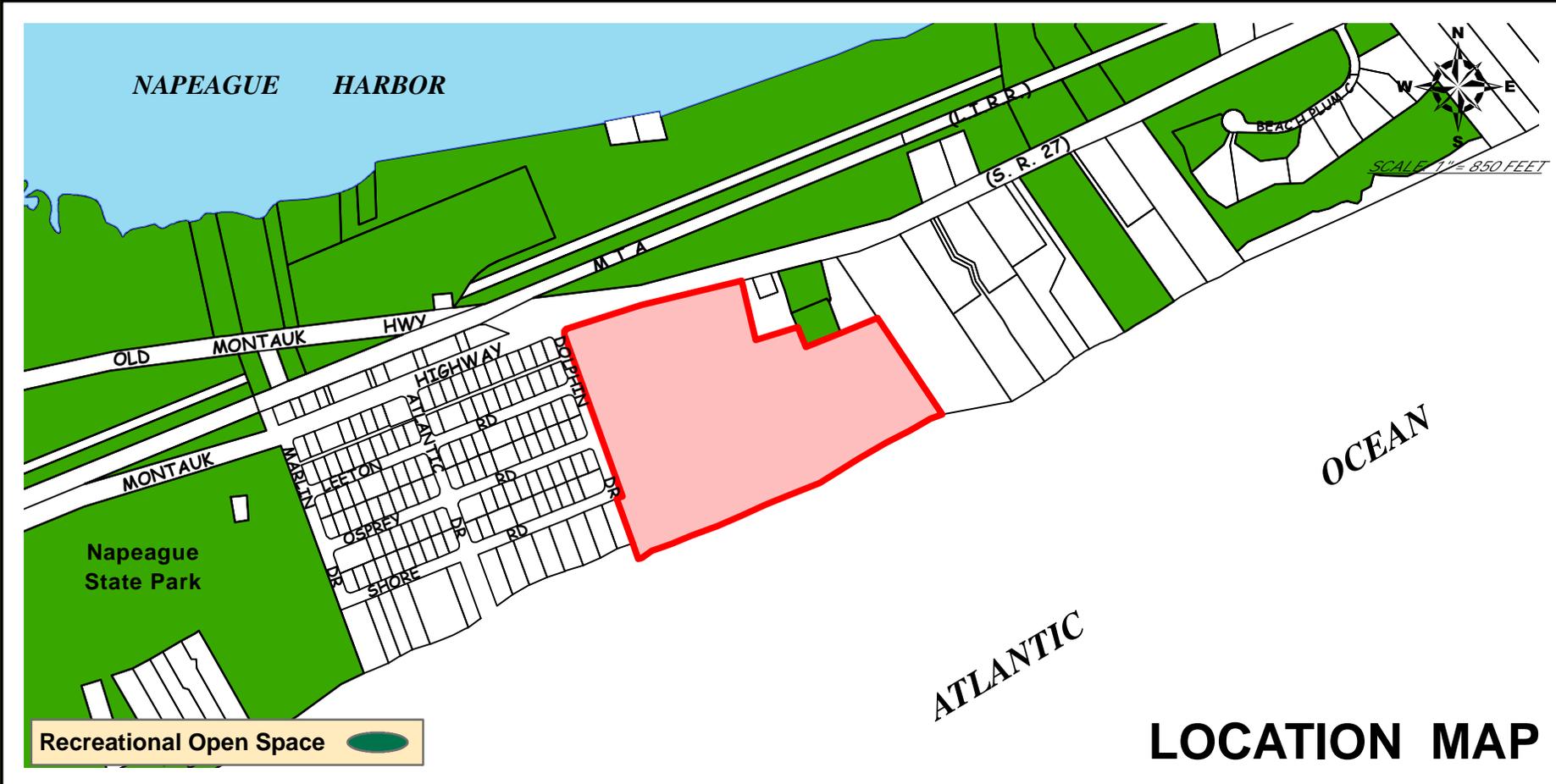
# **SOUTH FLORA LAND DEVELOPMENT CO.**

## **Baseline Documentation**



**Suffolk County Tax Map  
300-130-2-2.1  
(formerly 130-2-p/o 2)  
1966 Montauk Hwy (S.R. 27)  
Area 37.7 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.**



# 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 - 130.000 - 0002 - 002.001**  
**South Flora Land Development Property**  
**1966 Montauk Highway**  
**Amagansett School District**



(1476)AUTHORIZE ACQUISITION

**Property of South Flora Land Development Co., Montauk Highway,  
Napeague Beach  
SCTM #300-130-2-2**

The following resolution was offered by Supervisor Schneiderman, seconded by Councilman Potter, 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 **December 1, 2000** to consider the acquisition of approximately 40.9 acres of land located on the south side of the Montauk Highway (S.R. 27) on Napeague Beach, which land is identified on the Suffolk County Tax Map as SCTM #300-130-2-2; and

**WHEREAS**, the proposed purchase price for fee simple acquisition of the subject property is \$8,400,000.00, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, said property consists of oceanfront beach, pristine dunelands, freshwater wetlands, and shorebird habitat; and

**WHEREAS**, the purpose of said acquisition is preservation of ~~open space and possible public recreational use (ocean bathing beach)~~; 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, now or formerly **South Flora Land Development Co.**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$8,400,000.00**, 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 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 Community Preservation Fund Budget Account; and be it further

**RESOLVED**, that a copy of this resolution shall be forwarded to:

Town Attorney Eric Bregman;  
Deputy Town Attorney Richard E. Whalen;  
Planning Department;  
Mr. Robert Post, Jr., 16001 S.W. Market Street, Indiantown, FL 34956; and  
Mr. Christopher Griffiths, The Nature Conservancy P.O. Box 5125, East Hampton, NY  
11937.

**INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES/CPF PROPERTIES**

**Nature Preserve/CPF Property:**

Name: South Flora Date of Survey: 6/30/10  
 SCTM No. 130-2-21 Surveyed by: L.D. Andros  
 Size: 37.65

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine	X			X	X			
Garlic Mustard								
Japanese barberry								
Japanese Honeysuckle								
Japanese Knotweed								
Miscanthus								
Mugwort								
Multiflora Rose								
Norway Maple								
Oriental Bittersweet	X	X			X			corner of Dolphin + MTK Hwy + along MTK Hwy
Phragmites								
Poison Ivy	X	X			X	X		
Porcelain Berry								
Privet hedge								
Spotted Knapweed	X	X						has potential to be invasive in dunesland
Tartarian Honeysuckle	X	X						saw just one shrub on MTK Hwy
Tree of heaven								
Vinca								
Wisteria								
<b>Others:</b>								
Rose	X	X						not Multiflora; not rosa rugosa on Dolphin
Rabbits Foot clover	X	X						has potential to be invasive in dunesland.
Mustard	X	X						

**General description:**