

L UPO

Baseline Documentation



**Suffolk County Tax Map
300-38-3-16
2 Harbor Boulevard
Area .12 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 Properties

CARTOGRAPHY - BARNABY FRIEDMAN - 5/16



 Recreational Open Space



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 - 38 - 3 - 16

Lupo Property

2 Harbor Blvd.

.121 Acres

Springs School District





Town of East Hampton Long Island, NY

Resolution RES-2016-228

AUTHORIZE CPF ACQUISITION

Purported Owner: Gaetano and Allison Lupo
Location: 2 Harbor Blvd., Springs
SCTM #: 300-38-3-16

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **December 17, 2015** to consider the acquisition of approximately .15 acres of land, located on **2 Harbor Blvd., Springs** which lands are identified on the Suffolk County Tax Map as **SCTM #300-38-3-16**; and

WHEREAS, the purported owner has expressed a willingness to sell the above referenced property in fee simple to the Town for the proposed purchase price of **\$735,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, The property contains two multi family dwellings and other structures: as is the Town's stated policy, we will only go into contract on non historic improved parcels with the provision that the structures be removed at the sellers expense, returning the parcel back to a natural state prior to acquisition; 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 **Gaetano and Allison Lupo**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$735,000.00**, 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**.

Feb 4, 2016 6:30 PM

East Hampton Town Board

Regular Meeting

RESULT: ADOPTED [4 TO 0]

MOVER: Sylvia Overby, Councilwoman

SECONDER: Peter Van Scoyoc, Councilman

AYES: Kathee Burke-Gonzalez, Peter Van Scoyoc, Sylvia Overby, Larry Cantwell

ABSTAIN: Fred Overton

INVASIVE PLANT ASSESSMENT OF TOWN OF EAST HAMPTON PRESERVES

Preserve Name: Lupo

Date of Survey: 5/17/16

SCTM #: 38-3-16

Surveyed by: AG/AO

Size: 0.12 acres

Species	Present on site	On road edge	Along trails	Interior	Scattered	Dense	Confined area	Comments
Autumn olive <i>Elaeagnus umbellata</i>								adjacent
Bamboo <i>Bambusa sp.</i>	X							
Black locust <i>Robinia pseudoacacia</i>	X							
Burning bush <i>Euonymus alatus</i>								
Bush honeysuckle <i>Lonicera sp.</i>								
Common mullein <i>Verbascum thapsus</i>								
Garlic mustard <i>Alliaria petiolata</i>	X							
Japanese angelica <i>Aralia elata</i>								
Japanese black pine <i>Pinus thunbergii</i>	X							few
Japanese barberry <i>Berberis thunbergii</i>								
Japanese holly <i>Ilex crenata</i>								
Japanese honeysuckle <i>Lonicera japonica</i>								
Japanese stilt grass <i>Microstegium vimineum</i>								
Japanese knotweed <i>Polygonum cuspidatum</i>	X							few
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>	X							
Oriental bittersweet <i>Celastrus orbiculatus</i>	X							
<i>Phragmites communis</i>								
Porcelain berry <i>Ampelopsis brevipedunculata</i>								
Privet <i>Ligustrum sp.</i>	X							few
Spotted knapweed <i>Centaurea maculosa</i>								
Tree of heaven <i>Ailanthus altissima</i>	X							
<i>Vinca sp.</i>								
<i>Wisteria sp.</i>	X							few
Wineberry <i>Rubus phoenicolasius</i>								
SYCAMORE MAPLE	X							

General Description: