

BOYS & GIRLS HARBOR

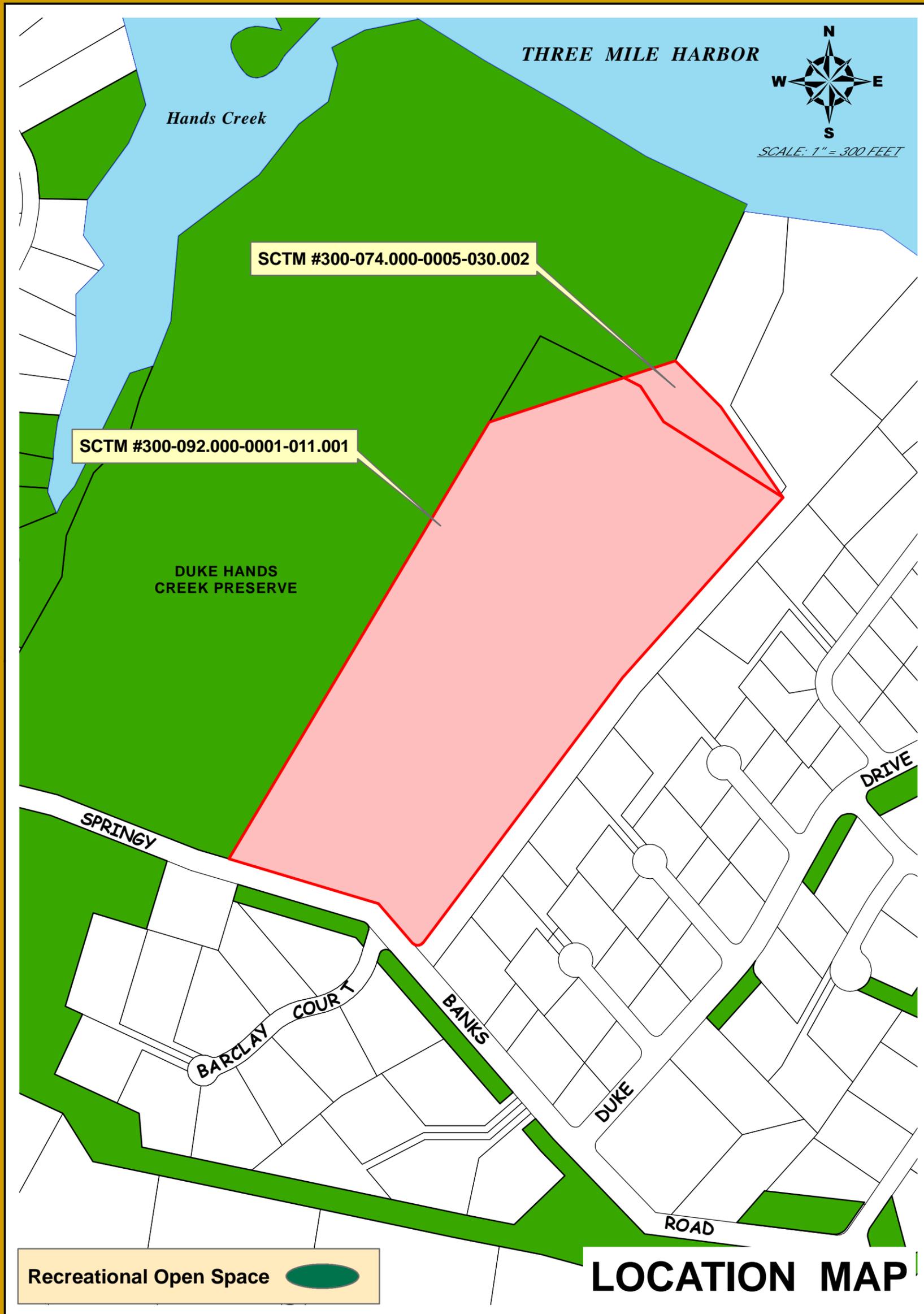
Baseline Documentation



**Suffolk County Tax Map
300-74-5-30.2 & 300-92-1-11.1
180 Springy Banks Road
Area 28 Acres
Town of East Hampton, New York**

**Purchased in partnership by the County of Suffolk
and the Town of East Hampton**

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.



Town Of East Hampton CPF and County Of Suffolk Property

Suffolk County Real Property Tax Service
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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York

TOWN OF EAST HAMPTON
Boys & Girls Harbor Property
180 Springs Banks Road
East Hampton School District





2007-1098

AUTHORIZE ACQUISITION

Property of: Boys Harbor Inc.

Address: Springy Banks Rd.

SCTM #: 300-92-1-11.1 & 74-5-30.2

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on July 19, **2007** to consider the acquisition of approximately **28 acres** of land located at **Springy Banks Rd., Springs**, which land is identified on the Suffolk County Tax Map as **SCTM #300-92-1-11.1 & 74-5-30.2**; and

WHEREAS, the Town will be participating in a 50/50 partnership with the County of Suffolk for the acquisition for said lands; and

WHEREAS, the proposed purchase price is **\$7,349,125.00**, 50% of which will be attributable to the Town, **\$3,674,562.50** plus 50% of survey, title, prorated tax, and recording charges; and

WHEREAS, the County of Suffolk will grant to the Town of East Hampton sole management rights to the aforementioned property; and

WHEREAS, the purpose of said acquisition is the preservation of its community character by the establishment of a park, nature preserve or recreation area; and

WHEREAS, use of the subject premises will be open to all Suffolk County residents for the purpose of recreational activities such as, but not limited to, picnicking, softball, horse shoes, climbing wall, ropes course, walking trails and jogging trails; and

WHEREAS, there are existing buildings on the subject property that were used by the pre-existing camp; and

WHEREAS, the Town plans to retain at least two existing buildings on site for additional activities that will be open to the Suffolk County residents that may include, but are not limited to, art classes and or exhibits, other recreational, educational or environmental activities or events; and

WHEREAS, any existing building that will not be utilized by the Town for park or recreational purposes described above will be removed from the property at the sole expense of the Town of East Hampton.

WHEREAS, it is the understanding of both the Town of East Hampton and County of Suffolk that the Town will be responsible for all maintenance, compliance with any applicable County codes and/or guidelines, stewardship, and fees associated with the subject property and structures; and

WHEREAS, it is further the understanding of both the Town of East Hampton and County of Suffolk that any employees necessary to monitor, enforce, steward, maintain the property, the associated activities, and structures and/or buildings will be employees of the Town of East Hampton or its agents; and

WHEREAS, the property does not currently have an access drive, and therefore, the Town of East Hampton, at its sole expense, will create an access road to connect Springy Banks Road to the existing roadways on site for ingress and egress for all Suffolk County residents; 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 **Boys Harbor Inc.**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$3,674,562.50**, plus 50% of 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, 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.

AUTHORIZE ACQUISITION

Property of: Boys Harbor Inc.
Address: Springy Banks Rd.
SCTM #: 300-92-1-11.1 & 74-5-30.2

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **February 15, 2008** to consider the acquisition of approximately **28 acres** of land located at **Springy Banks Rd., East Hampton**, which land is identified on the Suffolk County Tax Map as **SCTM #300-92-1-11.1 & 74-5-30.2**; and

WHEREAS, the Town will be participating in a 50/50 partnership with the County of Suffolk for the acquisition for said lands; and

WHEREAS, the proposed purchase price is **\$7,349,125.00**, 50% of which will be attributable to the Town, **\$3,674,562.50** plus 50% of survey, title, prorated tax, and recording charges; and

WHEREAS, the County of Suffolk will grant to the Town of East Hampton sole management rights, as per a management agreement created and agreed upon by both agencies, with respect to the aforementioned property; and

WHEREAS, the purpose of said acquisition is the preservation of its community character by the establishment of a park, nature preserve or recreation area; and

WHEREAS, use of the subject premises will be open to all Suffolk County residents for the purpose of recreational activities such as, **but not limited to**, picnicking, softball, horse shoes, climbing wall, ropes course, walking trails and jogging trails; and

WHEREAS, there are existing buildings on the subject property that were used by the pre-existing camp; and

WHEREAS, the Town plans to retain several existing buildings on site for additional activities that will be open to the Suffolk County residents that may include, **but are not limited to**, art classes and or exhibits, other recreational, educational or environmental activities or events; and

WHEREAS, any existing building that will not be utilized by the Town for park or recreational purposes described above will be removed from the property at the sole expense of the Town of East Hampton; and

WHEREAS, it is the understanding of both the Town of East Hampton and County of Suffolk, that the Town will be responsible for all maintenance, compliance with any applicable County codes and/or guidelines, stewardship, and fees associated with the subject property and its structures; and

WHEREAS, it is further the understanding of both the Town of East Hampton and County of Suffolk, that any employees necessary to monitor, enforce, steward, maintain the property, the associated activities, and structures and/or buildings will be employees of the Town of East Hampton or its agents; and

WHEREAS, the property does not currently have an access drive, and therefore, the Town of East Hampton, at its sole expense, will create an access road to connect Springy Banks Road to the existing roadways on site for ingress and egress for all Suffolk County residents; and

WHEREAS, the Town of East Hampton has granted Lead Agent status to the County of Suffolk by letterdated.....to satisfy New York State Environmental Quality Review Act (SEQRA) and Chapter 128 (Environmental Quality Review) of the East Hampton Town Code; and

WHEREAS, Suffolk County, by resolution # 1129-2007, has determined that the acquisition of said land constitutes a Type I Action pursuant to the provisions of Title 6 NYCRR, Part 617.4; and

WHEREAS, that the project will not have a significant effect on the environment for the following reasons:

1) the proposed action will not exceed any of the criteria in 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form; and

2) the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code; and

3) the parcels do not appear to suffer from any severe environmental development constraints (no limiting soils properties, no high groundwater, and no unmanageable slopes); and

4) the proposed use of the subject parcel(s) will be for park purposes as stated in the 8th RESOLVED clause above; and

5) if not acquired, the property will most likely be developed for residential purposes, incurring far greater environmental impact than the proposed acquisition and preservation of the site would have; and

WHEREAS, due to the Suffolk County Legislature's negative declaration as it relates to the New York State Environmental Quality Review Act (SEQRA), 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

WHEREAS, as a result of public comment regarding this acquisition, the Board has determined that the use of the property shall be limited in certain respects to benefit the community and the Town of East Hampton as a whole;

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 **Boys Harbor Inc.**, for the purpose of acquiring said property at a cost to the Town of East Hampton of approximately **\$3,674,562.50**, which may be subject to change upon final survey, plus 50% of reasonable survey, title, prorated tax, and recording charges; and be it further

RESOLVED, the Town Board authorizes the purchase of the property, subject to the following conditions:

1. The park will open no earlier than 9:00 a.m.;
2. The park will close at dusk;
3. Franchises or other sources of food service from trucks, vans, etc. will be prohibited at the park site;
4. No bleacher seating shall be installed at the park site;
5. No irrigation system shall be installed at the park site;
6. **There shall be no access to the beach nor shall there be lifeguard protection;**
7. **There shall be no boat rental at or from the site nor shall there be any launching of boats from the site into the water;**
8. The establishment of concessions for the purpose of selling food or other items shall be prohibited;
9. Alcohol shall be prohibited from the park site;
10. Open fires shall be prohibited at the park site;
11. Hunting shall be prohibited at the park site;
12. The establishment of basketball courts, volleyball courts and soccer facilities shall be prohibited;
13. There shall be no league games permitted at the park site;
14. Tents shall be prohibited from the park site;
15. Mobile homes are prohibited from the park site; and
16. There shall be no lighting for the park; and be it further

RESOLVED, that the foregoing conditions shall be incorporated into the management agreement which shall be promulgated and approved by the Town of East Hampton and the County of Suffolk; 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 affect 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;



East Hampton Town Board

159 Pantigo Road
East Hampton, NY 11937

Fred Overton

Town Clerk
(631) 324-4142

www.town.east-hampton.ny.us

ADOPTED

Meeting: 07/17/08 07:00 PM

RESOLUTION 2008-898

DOC ID: 5281

Boys Harbor Authorize Acquisition Re-Hearing 2

AUTHORIZE ACQUISITION

Property of: Boys Harbor Inc.

Address: Springy Banks Rd.

SCTM #: 300-92-1-11.1 & 74-5-30.2

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **February 15, 2008** to consider the acquisition of approximately **28 acres** of land located at **Springy Banks Rd., East Hampton**, which land is identified on the Suffolk County Tax Map as **SCTM #300-92-1-11.1 & 74-5-30.2**; and

WHEREAS, the Town will be participating in a 50/50 partnership with the County of Suffolk for the acquisition for said lands; and

WHEREAS, the proposed purchase price is **\$7,349,125.00**, 50% of which will be attributable to the Town, **\$3,674,562.50** plus 50% of survey, title, prorated tax, and recording charges; and

WHEREAS, with respect to the aforementioned property, the County of Suffolk will grant to the Town of East Hampton sole management rights, as per a management agreement created and agreed upon by both agencies; and

WHEREAS, the purpose of said acquisition is the preservation of Open Space and Community Character through the establishment of a park; and

WHEREAS, use of the subject premises will be open to all Suffolk County residents for the purpose of recreational activities such as picnicking, softball, horse shoes, walking and jogging trails; and

WHEREAS, there are existing buildings on the subject property that were used by the pre-existing camp; and

WHEREAS, the Town plans to retain three existing buildings on site for activities that will be open to Suffolk County residents that may include recreational, educational or environmental activities or events; and

WHEREAS, the Town reserves the right to construct an additional open air structure (i.e. gazebo/pavilion) for shade and shelter; and

WHEREAS, all other existing buildings will be removed from the property at the sole expense of the Town of East Hampton; and

WHEREAS, it is the understanding of both the Town of East Hampton and County of Suffolk, that the Town will be responsible for all maintenance, compliance with any applicable County codes and/or guidelines, stewardship, and fees associated with the subject property and its structures; and

WHEREAS, it is further the understanding of both the Town of East Hampton and County of Suffolk, that any employees necessary to monitor, enforce, steward, maintain the property, the associated activities, and structures and/or buildings will be employees of the Town of East Hampton or its agents; and

WHEREAS, the property does not currently have an access drive, and therefore, the Town of East Hampton, at its sole expense, will create an access road to connect Springy Banks Road to the existing roadways on site for ingress and egress for all Suffolk County residents; and

WHEREAS, the Town of East Hampton has granted Lead Agent status to the County of Suffolk by letter to Thomas Isles, Director of Suffolk County Planning Department dated October 5, 2007 to satisfy New York State Environmental Quality Review Act (SEQRA) and Chapter 128 (Environmental Quality Review) of the East Hampton Town Code; and

WHEREAS, Suffolk County, by resolution # 1129-2007, has determined that the acquisition of said land constitutes a Type I Action pursuant to the provisions of Title 6 NYCRR, Part 617.4; and

WHEREAS, that the project will not have a significant effect on the environment for the following reasons:

1) the proposed action will not exceed any of the criteria in 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effects on the environment, as demonstrated in the Environmental Assessment Form; and

2) the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code; and

3) the parcels do not appear to suffer from any severe environmental development constraints (no limiting soils properties, no high groundwater, and no unmanageable slopes); and

4) the proposed use of the subject parcel(s) will be for park purposes as stated in the 5th WHEREAS clause above; and

5) if not acquired, the property will most likely be developed for residential purposes, incurring far greater environmental impact than the proposed acquisition and preservation of the site would have; and

WHEREAS, due to the Suffolk County Legislature's negative declaration as it relates to the New York State Environmental Quality Review Act (SEQRA), 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

WHEREAS, as a result of public comment regarding this acquisition, the Board has determined that the use of the property shall be limited in certain respects to benefit the County and the Town of East Hampton as a whole;

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 **Boys Harbor Inc.**, for the purpose of acquiring said property at a cost to the Town of East Hampton of approximately **\$3,674,562.50**, which may be subject to change upon final survey, plus 50% of reasonable survey, title, prorated tax, and recording charges; and be it further

RESOLVED, the Town Board authorizes the purchase of the property, subject to the following conditions:

1. The park will open no earlier than 9:00 a.m.;
2. The park will close at dusk but closing will not preclude educational events within structures after dusk;
3. Franchises or other sources of food service from trucks, vans, etc. will be prohibited at the park site;
4. No bleacher seating shall be installed at the park site;
5. No irrigation system shall be installed at the park site;
6. The establishment of concessions for the purpose of selling food or other items shall be prohibited;
7. Alcohol shall be prohibited from the park site;
8. Open fires shall be prohibited at the park site;
9. Hunting shall be prohibited at the park site;
10. The establishment of basketball courts, volleyball courts and soccer facilities shall be prohibited;
11. There shall be no league games permitted at the park site;
12. Camping shall be prohibited from the park site;
13. Mobile homes are prohibited from the park site; and
14. There shall be no lighting other than for security reasons for the park; and be it further

RESOLVED, that the foregoing conditions shall be incorporated into the management agreement which shall be promulgated and approved by the Town of East Hampton and the County of Suffolk; 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 affect 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;

FISCAL IMPACT:

\$3,674,562.5 from CPF

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William McGintee, Supervisor
SECONDER:	Pete Hammerle, Councilman
AYES:	Prince, Hammerle, Mansir, Loewen, McGintee



East Hampton Town Board

159 Pantigo Road
East Hampton, NY 11937

Fred Overton

Town Clerk
(631) 324-4142

www.town.east-hampton.ny.us

ADOPTED

Meeting: 04/07/11 07:00 PM

RESOLUTION 2011-288

DOC ID: 9467

Boys & Girls Harbor Authorize Acquisition Amendment

AUTHORIZE ACQUISITION AMENDMENT

Property of: Boys & Girls Harbor Inc.
Address: Springy Banks Rd.
SCTM #: 300-92-1-11.1 & 74-5-30.2

RESOLUTION NO. -2011 AMENDING RESOLUTION 2008-898 IN CONNECTION WITH THE ACQUISITION OF THE BOYS & GIRLS HARBOR INC. PROPERTY IN PARTNERSHIP WITH SUFFOLK COUNTY, (SCTM# 300-92-1-11.1 & 300-74-5-30.2)

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **February 15, 2008** to consider the acquisition of approximately **28 acres** of land located at **Springy Banks Rd., East Hampton**, which land is identified on the Suffolk County Tax Map as **SCTM #300-92-1-11.1 & 74-5-30.2**; and

WHEREAS, subsequent to that public hearing, the Town Board passed resolution # 2008-898 authorizing the acquisition of such lands known as Boys & Girls Harbor Inc.; and

WHEREAS, subsequent to the approval of Resolution No. 2008-898, the Supreme Court of the State of New York, County of Suffolk issued an order requiring additional SEQRA review; and

WHEREAS, pursuant to said order, a management plan was approved by the Town of East Hampton for the Boys and Girls Harbor, Inc. property on July 15, 2010 by East Hampton Town Board Resolution No. 2010-687, and such management plan was submitted to the Suffolk County Council on Environmental Quality for their recommendations; and

WHEREAS, said management plan was reviewed and recommendations were made by the Suffolk County Council on Environmental Quality on October 20, 2010; and

WHEREAS, this resolution now amends the parkland uses for the property and related matters, and is presented for approval with the following amendments; and

WHEREAS, use of the subject premises will be open to all Suffolk County residents as per the adopted Management Plan adopted by the East Hampton Town Board, resolution # 2010-687; and

WHEREAS, there are existing buildings on the subject property that were used by the pre-existing camp; and

WHEREAS, the Town plans to retain 1 of the existing buildings on site for activities that will be open to Suffolk County residents that may include educational activities as per the

adopted management plan; and

WHEREAS, all other existing buildings will be removed from the property at the sole expense of the Town of East Hampton; and

WHEREAS, it is the understanding of both the Town of East Hampton and County of Suffolk, that the Town will be responsible for all maintenance, compliance with any applicable County codes and/or guidelines, stewardship, and fees associated with the subject property and its structures; and

WHEREAS, it is further the understanding of both the Town of East Hampton and County of Suffolk, that any employees necessary to monitor, enforce, steward, maintain the property, the associated activities, and structures and/or buildings will be employees of the Town of East Hampton or its agents; and

WHEREAS, the property does not currently have an access drive, and therefore, the Town of East Hampton, at its sole expense, will create an access road to connect Springy Banks Road to the existing roadways on site for ingress and egress for all Suffolk County residents; and

WHEREAS, the Town of East Hampton has granted Lead Agent status to the County of Suffolk by letter to Thomas Isles, Director of Suffolk County Planning Department dated October 5, 2007 to satisfy New York State Environmental Quality Review Act (SEQRA) and Chapter 128 (Environmental Quality Review) of the East Hampton Town Code; and

WHEREAS, Suffolk County, by resolution # 1129-2007, and amended by resolution # 1056-2011 has determined that the acquisition of said land constitutes a Type I Action pursuant to the provisions of Title 6 NYCRR, Part 617.4; and

WHEREAS, Suffolk County, as lead agency, has determined that the project will not have a significant adverse impact on the environment for the following reasons:

1) the proposed action will not exceed any of the criteria in 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effects on the environment, as demonstrated in the Environmental Assessment Form; and

2) the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code; and

3) the parcels do not appear to suffer from any severe environmental development constraints (no limiting soils properties, no high groundwater, and no unmanageable slopes); and

4) the proposed use of the subject parcel(s) will be for park purposes as stated in the 7th WHEREAS clause above, and is primarily passive recreation with a limited active parkland component, as described in the Boys and Girls Harbor management Plan, dated July 15, 2010; and

5) if not acquired, the property will most likely be developed for residential purposes, incurring far greater environmental impact than the proposed acquisition and preservation of the site would have; and

WHEREAS, as a result of such findings Suffolk County issued a Negative Declaration under SEQRA, and therefore, 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 **Boys Harbor Inc.**, for the purpose of acquiring said property at a cost to the Town of East Hampton of approximately **\$3,674,562.50**, which may be subject to change upon final survey, plus 50% of 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 affect 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;

FISCAL IMPACT:

No impact from this amendment, we are already in contract to acquire

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dominick Stanzione, Councilman
SECONDER:	Julia Prince, Councilwoman
AYES:	Hammerle, Quigley, Prince, Stanzione, Wilkinson

Intro. Res. No. 2051-2007

Laid on Table 10/16/2007

Introduced by Presiding Officer, on request of the County Executive and Legislator Schneiderman

RESOLUTION NO. 1129 -2007, APPROPRIATING FUNDS IN CONNECTION WITH THE SUFFOLK COUNTY MULTIFACETED LAND PRESERVATION PROGRAM AND AUTHORIZING ACQUISITION UNDER THE SUFFOLK COUNTY MULTIFACETED LAND PRESERVATION PROGRAM - PARKLAND PURPOSES - FOR THE BOYS AND GIRLS HARBOR, INC., PROPERTY TOWN OF EAST HAMPTON -(SCTM NOS. 0300-092.00-01.00-011.001 & 0300-074.00-05.00-030.002)

WHEREAS, the 5th RESOLVED clause of Resolution No. 459-2001 established the Suffolk County Multifaceted Land Preservation Program for acquisitions to be consummated pursuant to Resolution No. 751-1997; pursuant to the traditional Suffolk County Open Space Program; pursuant to Chapter 8 of the SUFFOLK COUNTY CODE; for parkland purposes; for environmentally sensitive land acquisition; for watershed and/or estuary protection; for drinking water protection purposes; or in accordance with the programmatic criteria set forth in Resolution No. 602-2001 designated as the Suffolk County Active Parklands Stage II Acquisition Program; and

WHEREAS, Resolution No. 277-2007 appropriated \$11,833,000.00 for acquisitions under the Suffolk County Multifaceted Land Preservation Program; and

WHEREAS, Resolution No. 541-2007 amended the 2007 Capital Budget and Program by allocating an additional authorization in the amount of \$17,000,000.00 in the Suffolk County Multifaceted Land Preservation Program for the acquisition of environmentally sensitive land; and

WHEREAS, Resolution No. 47-2006, authorized planning steps for acquisition of the subject property; and

WHEREAS, the Town of East Hampton ("Town") has approved Resolution No. 2007-1098 on July 23, 2007 and Resolution No. 2007-1520 on November 2, 2007, authorizing the acquisition of the subject property in partnership with the County of Suffolk; and

WHEREAS, this acquisition is subject to the recommendations, if any, of the Commissioner of the Department of Parks, Recreation and Conservation and the Suffolk County Board of Trustees of the Department of Parks, Recreation and Conservation pursuant to Suffolk County Charter Article XXVIII; and

WHEREAS, the Environmental Trust Review Board has reviewed the appraisals and the report of the Internal Appraisal Review Board and has approved the purchase price and authorized the Director of the Division of Real Property Acquisition and Management to negotiate the acquisition; and

WHEREAS, Resolution No. 471-1994 as revised by Resolution No. 461-2006 established the use of a priority ranking system, implemented in the Adopted 2007 Capital Budget, as the basis for funding capital projects such as this project; and

WHEREAS, the County Legislature by even date herewith has authorized

the issuance of \$3,674,562.50± in Suffolk County Serial Bonds to cover the cost of said acquisition under Suffolk County Multifaceted Land Preservation Program; now, therefore be it

1st RESOLVED, that the County of Suffolk hereby approves the acquisition of the subject property set forth below under the Suffolk County Multifaceted Land Preservation Program for parkland purposes, for a total purchase price of Seven Million Three Hundred Forty Nine Thousand One Hundred Twenty Five Dollars (\$7,349,125.00±), at \$275,000.00 per acre for 27.815 acres, less \$300,000.00 for demolition costs, which cost is to be shared by the County of Suffolk and the Town, with the County of Suffolk's share, totaling Three Million Six Hundred Seventy Four Thousand Five Hundred Sixty Two Dollars and 50/100 (\$3,674,562.50±), for a fifty percent (50%) undivided interest; and the Town's share, totaling Three Million Six Hundred Seventy Four Thousand Five Hundred Sixty Dollars and 50/100 (\$3,674,562.50±), for a fifty percent (50%) undivided interest, as tenants-in-common, subject to a final survey, and hereby authorizes additional expenses, which shall include, but not be limited to, the cost of surveys, appraisals, environmental audits, title reports and insurance, and tax adjustments:

<u>PARCEL:</u>	<u>SUFFOLK COUNTY TAX MAP NUMBER:</u>	<u>ACRES:</u>	<u>REPUTED OWNER AND ADDRESS:</u>
No. 1	District 0300	27.815±	Boys and Girls Harbor, Inc.
	Section 092.00		a New York Not-for-Profit
Corporation	Block 01.00		P.O. Box 102
	Lot 011.001		Bridgehampton, NY 11932
No. 2	District 0300		
	Section 074.00		
	Block 05.00		
	Lot 030.002		

and be it further

2nd RESOLVED, that the Director of the Division of Real Property Acquisition and Management and/or his designee, is hereby authorized, empowered, and directed, pursuant to Section C42-2(C)(3)(d) of the SUFFOLK COUNTY CHARTER, to acquire the parcel(s) listed herein above from the reputed owner, the funding for which shall be provided under the Suffolk County Multifaceted Land Preservation Program, for a purchase price of Seven Million Three Hundred Forty Nine Thousand One Hundred Twenty Five Dollars (\$7,349,125.00±), at \$275,000.00 per acre for 27.815± acres, less Three Hundred Thousand Dollars (\$300,000.00) in demolition costs, of which the County contribution will be Three Million Six Hundred Seventy Four Thousand Five Hundred Sixty Two Dollars and 50/100 (\$3,674,562.50±), subject to a final survey; and be it further

3rd RESOLVED, that it is hereby determined that this project, with a priority ranking of fifty-four (54) is eligible for approval in accordance with the provisions of Resolution No. 471-1994 as revised by Resolution No. 461-2006; and be it further

4th RESOLVED, that the proceeds of \$3,674,562.50± in Suffolk County Serial Bonds be and are hereby appropriated as follows:

<u>Project No.</u>	<u>Project Title</u>	<u>Amount</u>
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525-CAP-7177.230
(Fund 001-Debt Service)

Suffolk County Multifaceted
Land Preservation Program

\$3,674,562.50±

and be it further

5th RESOLVED, that the County Comptroller and County Treasurer are hereby authorized to reserve and to pay \$3,674,562.50±, subject to a final survey, from the Suffolk County Multifaceted Land Preservation Program, for this acquisition; and be it further

6th RESOLVED, that the title to the acquisition shall be held by the County of Suffolk and the Town, as tenants-in-common, with the County of Suffolk owning fifty percent (50%) undivided interest and the Town owning fifty percent (50%) undivided interest; and be it further

7th RESOLVED, that the Director of the Division of Real Property Acquisition and Management and/or his designee; the County Planning Department; and the County Department of Public Works are hereby authorized, empowered, and directed to take such other actions and to pay such additional expenses as may be necessary and appropriate to consummate such acquisition, including, but not limited to, securing appraisals, title insurance and title reports, obtaining surveys, engineering reports, and environmental audits, making tax adjustments, and executing such other documents as are required to acquire such County interest in said lands; and be it further

8th RESOLVED, that the parcel(s) shall be transferred to the Department of Parks, Recreation and Conservation primarily for passive recreational uses including the creation and maintenance of an entrance road (approx. 326 feet in length) and walking/jogging trails with the addition of certain, limited active recreational uses including: picnic areas with nearby restroom facilities; the continued use of an existing ball field; horseshoes; climbing wall; ropes course, and the use of 7 or 8 existing buildings for park activities, park staff and maintenance needs with adequate parking provided for these intended uses; and be it further

9th RESOLVED, if desired, the County of Suffolk, through its Department of Parks, Recreation and Conservation, is hereby authorized to negotiate and enter into a municipal cooperative agreement with the Town for the management of this acquisition, consistent with this program, and the terms and conditions thereof shall be approved by the Suffolk County Attorney in consultation with the respective Commissioner of the County Department of Parks, Recreation and Conservation, who is charged with the management and operation of said property; and be it further

10th RESOLVED, that the Suffolk County Legislature, being lead agency, determines the above activity is a Type I action pursuant to the provisions of Title 6 NYCRR, Part 617.4; and be it further

11th RESOLVED, that the project will not have a significant effect on the environment for the following reasons:

- 1.) the proposed action will not exceed any of the criteria in 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form; and

- 2.) the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code; and
- 3.) the parcels do not appear to suffer from any severe environmental development constraints (no limiting soils properties, no high groundwater, and no unmanageable slopes); and
- 4.) the proposed use of the subject parcel(s) will be for park purposes as stated in the 8th RESOLVED clause above; and
- 5.) if not acquired, the property will most likely be developed for residential purposes, incurring far greater environmental impact than the proposed acquisition and preservation of the site would have; and be it further

12th RESOLVED, that in accordance with Section 279-5 (C)(4) of the SUFFOLK COUNTY CODE, the Suffolk County Council on Environmental Quality is hereby directed to prepare and circulate any appropriate notices or determinations in accordance with this resolution.

DATED: November 20, 2007

APPROVED BY:

/s/ Jim Morgo
Chief Deputy County Executive of Suffolk County

Date: November 23, 2007

Intro. Res. No. 1031-2008
1/2/2008

Laid on Table

Introduced by Presiding Officer, on request of the County Executive

**RESOLUTION NO. 22 -2008, AUTHORIZING CERTAIN
TECHNICAL CORRECTION TO ADOPTED RESOLUTION
NO. 1129-2007**

WHEREAS, the County Legislature has adopted and the County Executive has signed Resolution No. 1129-2007; and

WHEREAS, this resolution when adopted contained a technical errors; and

WHEREAS, the County Executive desires technical corrections to this resolution; now, therefore be it

RESOLVED, that the Clerk of the Legislature shall make the following

technical correction:

Resolution No. 1129-2007

In the 9th WHEREAS paragraph delete the ± Sign and change amount:

FROM:

\$3,674,562.50~~±~~

TO:

\$3,674,563.00

In the 4th RESOLVED paragraph delete the ± Sign and change amount:

FROM:

\$3,674,562.50~~±~~

TO:

\$3,674,563.00

DATED: February 5, 2008

APPROVED BY:

/s/ Steve Levy
County Executive of Suffolk County

Date: February 19, 2008

Intro. Res. No. 1695-2008
8/5/2008

Laid on Table

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. 904 -2008 AUTHORIZING CERTAIN TECHNICAL CORRECTIONS TO ADOPTED RESOLUTION NO. 1129-2007 AUTHORIZING ACQUISITION OF LAND UNDER THE SUFFOLK COUNTY MULTIFACETED LAND PRESERVATION PROGRAM – OPEN SPACE – FOR THE BOYS AND GIRLS HARBOR, INC. PROPERTY – TOWN OF EAST HAMPTON – (SCTM NOS. 0300-092.00-01.00-011.001 and 0300-074.00-05.00-030.002)

WHEREAS, Resolution No. 1129-2007, when adopted, contained a technical error; and

WHEREAS, it is the desire of the County to Amend Resolution No. 1129-2007 to correct these errors; now, therefore be it

1st **RESOLVED**, that the 5th **WHEREAS** clause of Resolution No. 1129-2007 is hereby amended as follows:

WHEREAS, the Town of East Hampton (“Town”) has approved Resolution No. 2008-898 [2007-1098 and 2007-1520] on July 17, 2008 [July 23, 2007 and November 2, 2007], authorizing the acquisition of the subject property in partnership with the County of Suffolk; and be it further

and be it further

2nd **RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this resolution constitutes a Type II action pursuant to 6 NYCRR Section 617.5(c)(20) and (27) of the New York Code of Rules and Regulations since such actions are simply legislative decisions administering and implementing the acquisition of property for passive park purposes which will mainly result in a beneficial impact and for which SEQRA determination of non-significance has already been issued in Suffolk County Resolution No. 1083-2007.

[] Brackets denote deletion of existing language
___ Underlining denotes addition of new language

DATED: November 18, 2008

APPROVED BY:

/s/ Steve Levy
County Executive of Suffolk County

Date: November 26, 2008

Intro. Res. No. 1056-2011

Laid on Table 2/1/2011

Introduced by Presiding Officer, on request of the County Executive and Legislator Schneiderman

RESOLUTION NO. 89 -2011, AMENDING RESOLUTION 1129-2007 IN CONNECTION WITH THE SUFFOLK COUNTY MULTIFACETED LAND PRESERVATION PROGRAM AND AUTHORIZING ACQUISITION UNDER THE SUFFOLK COUNTY MULTIFACETED LAND PRESERVATION PROGRAM - PARKLAND PURPOSES - FOR THE BOYS & GIRLS HARBOR, INC. PROPERTY - TOWN OF EAST HAMPTON (SCTM NOS. 0300-092.00-01.00-011.001 AND 0300-074.00-05.00-030.002)

WHEREAS, Resolution No. 1129-2007, as amended by Resolution No. 22-2008, approved the acquisition of such lands known as the Boys and Girls Harbor, Inc. property; and

WHEREAS, subsequent to the approval of Resolution No. 1129-2007 the Supreme Court of the State of New York, County of Suffolk issued an order requiring additional SEQRA review; and

WHEREAS, pursuant to said order, a management plan was approved by the Town of East Hampton for the Boys and Girls Harbor, Inc. property on July 15, 2010 by East Hampton Town Board Resolution No. 2010-687, and such management plan was submitted to the Suffolk County Council on Environmental Quality for their recommendations; and

WHEREAS, said management plan was reviewed and recommendations were made by the Suffolk County Council on Environmental Quality on October 20, 2010; and

WHEREAS, this resolution now amends the parkland uses for the property and related matters, and is presented for approval with the following amendments; now, therefore be it

1st RESOLVED, that the 8th Resolved clause of Resolution No. 1129-2007 shall be amended to read as follows:

8th RESOLVED, that the parcel(s) shall be transferred to the Department of Parks, Recreation and Conservation primarily for passive recreational uses including the creation and maintenance of an entrance road (approx. 326 feet in length), [and walking/jogging] hiking trails, and non-motorized biking trails with the addition of certain limited, active recreational uses including but not limited to: [picnic areas with nearby restroom facilities; the continued use of the existing ball field; horseshoes; climbing wall;] the use of 1 existing building for educational activities, and an existing ropes course, [and the use of 7 or 8 existing buildings for park activities, park staff and maintenance needs,] with adequate parking spaces provided for these intended uses, as described in the Boys and Girls Harbor Management Plan, dated July 15, 2010; and, be it further

2nd **RESOLVED**, that the 11th Resolved clause of Resolution No. 1129-2007 shall be amended to read as follows:

11th RESOLVED, that the project will not have a significant [effect] adverse impact on the environment for the following reasons:

- 1.) the proposed action will not exceed any of the criteria in 6 NYCRR, Section 617.7; which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form; and
- 2.) the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code; and
- 3.) the parcels do not appear to suffer from any severe environmental development constraints (no limiting soil properties, no high groundwater, and no unmanageable slopes); and
- 4.) the proposed use of the subject parcel(s) [will be for park purposes as stated in the 8th RESOLVED clause above; and] is primarily passive recreation with a limited active parkland component, as described in the Boys and Girls Harbor management plan, dated July 15, 2010; and
- 5.) if not acquired, the property will most likely be developed for residential purposes, incurring far greater environmental impact than the proposed acquisition and preservation of the site would have;

and, be it further

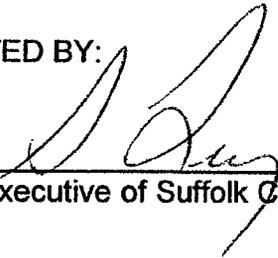
3rd **RESOLVED**, that in all other respects the Resolved clauses set forth in Resolution No. 1129-2007 shall remain unchanged and in full force and effect, and the Director of the Division of Real Property Acquisition and Management and/or her designee; the County Planning Department; the County Department of Parks, Recreation and Conservation; the County Department of Public Works; the County Comptroller; and the County Treasurer are hereby authorized, empowered, and directed to take such actions and procedures necessary to implement the directives of Resolution No. 1129-2007 and which are required to acquire such County interest in said lands; and, be it further

4th **RESOLVED**, that in accordance with Section 279-5 (C)(4) of the SUFFOLK COUNTY CODE, the Suffolk County Council on Environmental Quality is hereby directed to prepare and circulate any appropriate notices or determinations in accordance with this resolution.

[] Brackets denote deletion of existing language.
___ Underlining denotes addition of new language.

DATED: **MAR 08 2011**

APPROVED BY:



County Executive of Suffolk County

Date:

MAR 23 2011

SUFFOLK COUNTY
County Legislature
RIVERHEAD, NY



This is to Certify That I, TIM LAUBE, Clerk of the County Legislature of the County of Suffolk, have compared the foregoing copy of resolution with the original resolution now on file in this office, and which was duly adopted by the County Legislature of said County on

March 8, 2011 and that the same is a true and correct transcript of said resolution and of the whole thereof.

In Witness Whereof, I have hereunto set my hand and the official seal of the County Legislature of the County of Suffolk.

Tim Laube

Clerk of the Legislature

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Boys Harbor Date of Survey: Oct 2009 / 10/21/11
 SCTM No. 92-1-11.1, 74-5-30.2 Surveyed by: A-Gaites
 Size: 27.8 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive	X	X			X			around field as well
Black Pine	X						X	mostly on 74-5-30.2
Garlic Mustard	X			X			X	Northwestern end of mess Hall / near ropes course
Japanese barberry	X						X	mostly on 74-5-30.2
Japanese Honeysuckle								
Japanese Knotweed								
Miscanthus								
Mugwort								
Multiflora Rose								
Norway Maple	X						X	only one on 74-5-30.2
Oriental Bittersweet	X						X	mostly on 74-5-30.2
Phragmites								
Poison Ivy								
Porcelain Berry	X						X	mostly on 74-5-30.2
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle								
Tree of heaven	X							
Vinca								
Wisteria	X						X	Caretaker House area
Others:								
Butter and Eggs	X				X			
Common Mullen	X				X			
Wild Carrot	X				X			
Wine berry	X				X			

General description: