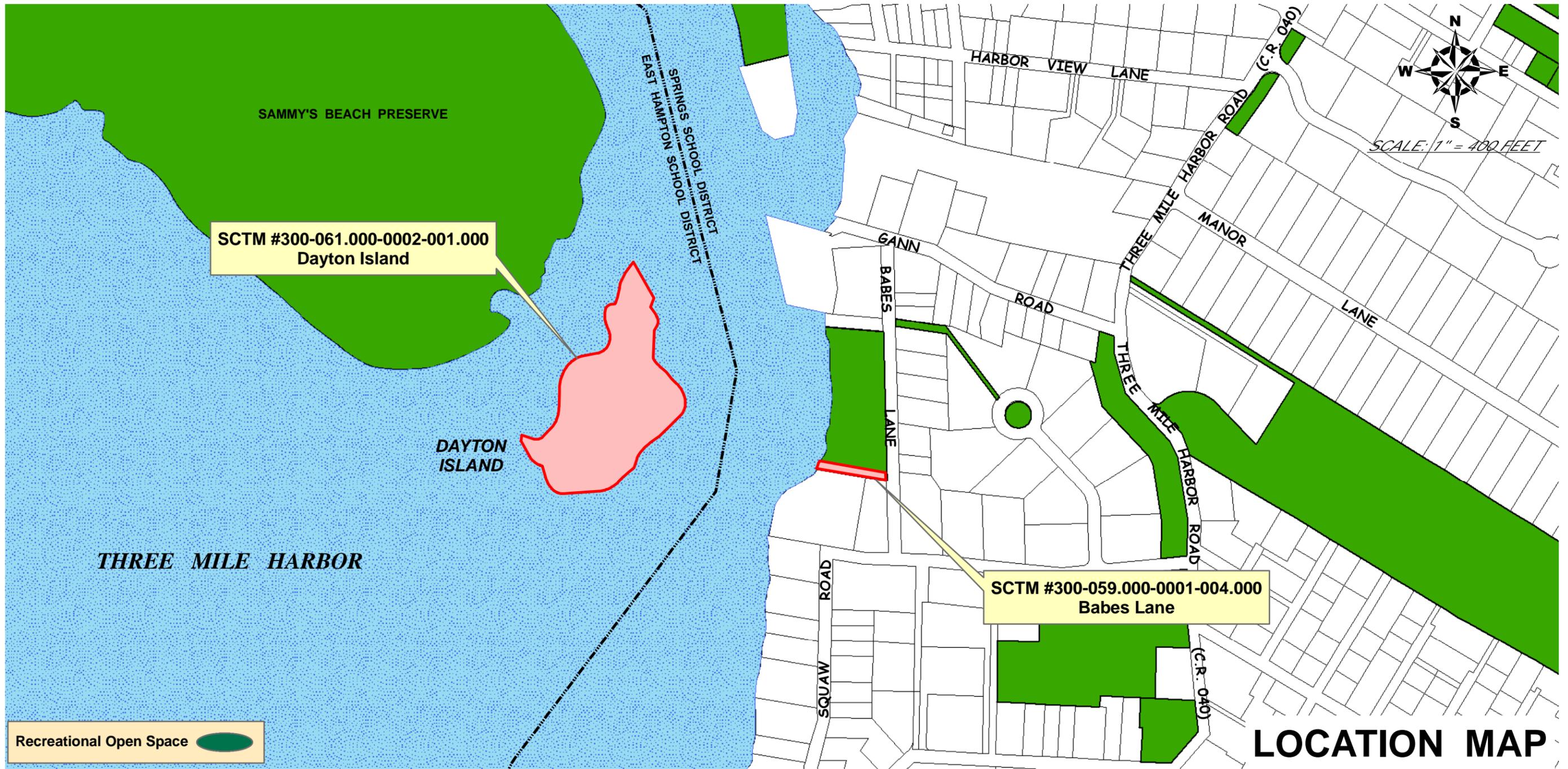


KEYES
Dayton Island
Baseline Documentation



Suffolk County Tax Map
300-61-2-1; 59-1-4
Dayton Island & Squaw Road access
Area 5.059 & .13 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

TOWN OF EAST HAMPTON
Keyes Property
East Hampton School District
and
Springs 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

59-1-4



61-2-1





INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Keyes (access strip) Date of Survey: 5/14/10
 SCTM No. 59-1-4 Surveyed by: A. Gaites
 Size: 0.17 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine								
Garlic Mustard	X							
Japanese barberry								
Japanese Honeysuckle	X							
Japanese Knotweed								
Miscanthus								
Mugwort	X							
Multiflora Rose								
Norway Maple								
Oriental Bittersweet	X							
Phragmites								
Poison Ivy	X							
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle	X							
Tree of heaven								
Vinca								
Wisteria								
Others:								
Black Locust	X							

General description:

Guide for Active Property Management

Surveyor's Initials: A.G.

Parcel characteristics (description of and habitats on, i.e. fresh water wetlands, beech tree forest, etc.):

Dirt road on dune/land.

Rare and/or endangered species:

Property characteristics that will be lost if no active management occurs (Estimate timeframe or rapidity that the active management must begin):

Property is mostly a cleared dirt access road.

Rate at which the invasive species may migrate onto adjoining lands:

Invasives have spread to adjoining Nature Preserve (Helm 59-1-3)

Is the parcel salvageable (weigh our resources against potential gains)?

Opinion/overall assessment/notes on the need and worth of a particular project:

This strip should be managed along with Helm 59-1-3.

(1018) **AUTHORIZE ACQUISITION**
Property of KEYES, W/S Squaw Road, Springs
SCTM #300-61-2-1 and 300-59-1-4

The following resolution was offered by SUPERVISOR WILLIAM E. MCGINTEE seconded by Councilperson Hammerle 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 July 15, 2004 to consider the acquisition of approximately 5.059 and 0.13 acres, respectively, of land located at W/S Squaw Road, which land is identified on the Suffolk County Tax Map as SCTM #300-61-2-1 and 300-59-1-4;
and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is **\$3,800,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is 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 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 owned by **CHARLES C. KEYES**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$3,800,000.00**, 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, that each of the two Keyes children, Jason and Austin, may hold one wedding each on the island at a future date, and the Keyes may have until May 15th, 2005 or 45 days from closing, to physically vacate the property; 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 copies of this resolution shall be forwarded to:

Assistant Town Attorney Elizabeth L. Baldwin;

Resolution No. 1017

Date: July 20, 2004

ADOPT LOCAL LAW:
COMMUNITY PRESERVATION PROJECT PLAN (REVISED)
Property of Charles C. Keyes

The following resolution was offered by SUPERVISOR WILLIAM E. MCGINTEE,
seconded by **Councilman P. Hammerle**, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **July 15, 2004**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to § 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 **Charles C. Keyes** and identified on the Suffolk County Tax Map as **SCTM #300-59-1-4**, 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

WHEREAS, the Town Board has prepared and considered Environmental Assessment Forms which evaluate the potential environmental impacts of the proposed Local Law; 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. 20 OF 2004

INTRODUCTORY NO. 28 OF 2004

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to § 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 Charles C. Keyes and identified on the Suffolk County Tax Map as SCTM #300-59-1-4, 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 §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 August 5, 2003 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 only change to the plan as most recently adopted August 5, 2003 is the addition of 0.13 acres of land reputedly owned by Charles C. Keyes located at W/S Squaw Road in Springs (SCTM #300-59-1-4).

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 0.13 acres of land in Springs, reputedly owned by Charles C. Keyes and identified as SCTM #300-59-1-4 to the list of Open Space Recommendations in the "Community Preservation Project Plan" prepared by the Town Planning Department and dated August 5, 2003, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by §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.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

Marguerite Wolffsohn, Planning Director;
Larry Penny, Natural Resources Director; and
Laura Molinari, Town Attorney;

AND BE IT FURTHER RESOLVED, that, as required by Town Law § 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 July 20, 2004 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: July 20, 2004

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

FRED L. OVERTON, TOWN CLERK

P:\Beth\Real Estate\Keyes\cpf.projectplan.AH keyes 7.15.04.doc
N:\July2004\cpf.projectplan.AH keyes 7.15.04.doc

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

SUPERVISOR WILLIAM MCGINTEE	VOTE	AYE
COUNCILWOMAN DEBRA FOSTER	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.