

GRASSY HOLLOW PRESERVE

Melville Ridge, LLC & American Real Estate Holdings

Baseline Documentation

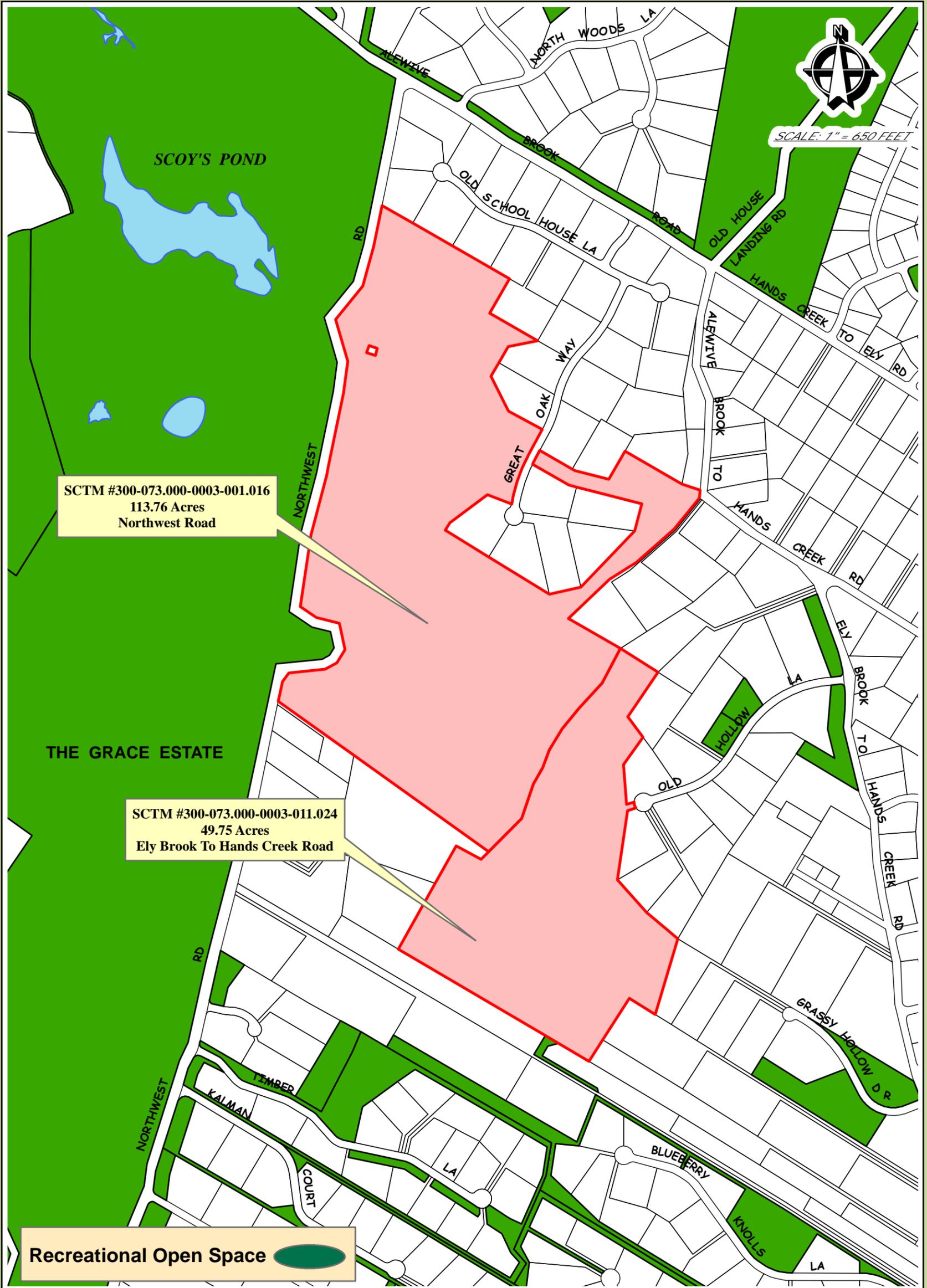


**Suffolk County Tax Map
300-73-3-1.16 & 300-73-3-11.24
Northwest Road & Ely Brook to Hands Creek Road
Area 163.51 Acres
Town of East Hampton, New York**

The East Hampton Town Code categorizes a Nature Preserve as any area of land or water owned by the Town which is formally dedicated to being maintained as nearly as possible in its natural condition. These lands are chosen for preservation based on the unique and valuable ecological assets situated within their boundaries. They are protected not only as a means to preserve the land in its natural state, but to create a multi-use recreational resource to be enjoyed by all.

NATURE PRESERVE

CARTOGRAPHY - RONN PIRRELLI - 10/13



SCTM #300-073.000-0003-001.016
113.76 Acres
Northwest Road

SCTM #300-073.000-0003-011.024
49.75 Acres
Ely Brook To Hands Creek Road

Recreational Open Space 

"GRASSY HOLLOW PRESERVE"

Suffolk County Real Property Tax Service
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Real Property Taxmap parcel linework used with permission of
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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York

TOWN OF EAST HAMPTON
Mellville Ridge, LLC Property
and
American Real Estate Holdings Property
East Hampton School District



Number 1997-1151

Sponsors Pete Hammerle, Nancy H. McCaffrey

Status Adopted

Meeting 12/18/1997

(1151)Acceptance of Deeds of Dedication

The following resolution was offered by Councilman Pete Hammerle, seconded by Councilwoman Nancy McCaffrey, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on December 18, 1997, on a proposed deed of dedication conveying land to the Town of East Hampton for park or open space preservation purposes pursuant to 247 of the General Municipal Law; and

WHEREAS, acceptance of the deed of dedication as submitted and heard is hereby found to be in the best interest of the Town; now, therefore, be it

RESOLVED, that the Town Board hereby accepts the deed of dedication listed below and authorizes the Supervisor to execute same on behalf of the Town; and be it

FURTHER RESOLVED, that the Town Clerk is directed to return said deeds of dedication to the Planning Board for recording by the Grantor; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send a copy of this resolution to the Planning Board and to Melville Ridge, LLC, 1029 William Floyd Parkway, Shirley, New York 11967.

<u>GRANTOR</u>	<u>MAP NAME/#</u>	<u>LOCATION</u>	<u>DEED</u>
Melville Ridge, LLC	Map of Northwest Estates	Northwest Road Northwest	11/11/97

(785)Acceptance of Reserved Areas

The following resolution was offered by Councilman Pete Hammerle, seconded by Councilwoman Nancy McCaffrey, and adopted:

WHEREAS, in connection with certain subdivisions of property approved by the Planning Board, portions of the property so subdivided may be set aside in their natural state as reserved areas; and

WHEREAS, the owners of the reserved areas in the subdivision known as "**Map of Grassy Hollow Estates,**" wish to convey title to the reserved areas in the said map to the Town; and

WHEREAS, the Planning Board has permitted dedication of the reserved areas in the said map to the Town, and has recommended that the Town Board accept a deed to the same; and

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on August 1, 1997 on proposed dedication of reserved areas; now, therefore, be it

RESOLVED, that the Town Board hereby accepts the deed to the Reserved Areas "A," "B," "C," and "D" in the "Map of Grassy Hollow Estates," and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send a copy of this resolution to the Planning Board and to Thomas J. Osborne, Esq., 135 Main Street, P.O. Box 5011, East Hampton, New York 11937, and be it

FURTHER RESOLVED, that the Town Clerk is directed to return the deed of dedication to the Planning Board for recording by the grantors simultaneously with the filing of the subdivision map.

<u>GRANTORS</u>	<u>MAP NAME/#</u>	<u>LOCATION</u>	<u>DEED DATE</u>
American Real Estate Holdings Limited Partnership	Grassy Hollow Estates	Alewive Brook-Hands Creek Rd. Reserved Areas "A," "B," "C," "D"	7/17/97

Adopted Aug. 1, 1997

Resolution No. 1344

Date: November 2, 2001

**ADOPT LOCAL LAW:
ADD PROPERTIES TO TOWN NATURE PRESERVE**

The following resolution was offered by Councilwoman D. Weir

seconded by Councilman J. Potter, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on February 15, 2001 regarding a Local Law amending Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add additional properties to the table of lands dedicated to the Town Nature Preserve, all as more fully set forth in the text of the Local; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, either as submitted in writing or as presented orally at the public hearing; and

WHEREAS, both the Town Nature Preserve Committee and the Town Planning Department have reviewed the properties proposed to be dedicated to the Town Nature Preserve, and both agencies recommend that the properties described in this Local Law be so dedicated; and

WHEREAS, the Town Board has prepared and considered Environmental Assessment Forms which evaluate the potential environmental impacts of the proposed amendment; 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. ²⁵ OF 2001

INTRODUCTORY NO. 4 OF 2001

A Local Law providing for the amendment of Chapter 255 ("Zoning") of the East Hampton Town Code in order to add additional properties to the table of lands dedicated to the Town Nature Preserve, 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 amends Chapter 182 of the Town Code to add additional properties to the Town Nature Preserve. The table of properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below.¹

SECTION II. - TOWN CODE AMENDED:

Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code is hereby amended to add thereto an Article IV, said article to read as follows:

ARTICLE IV

East Hampton Town Nature Preserve - Register of Properties

[TABLES I through V Annexed Hereto and Made Part Hereof.]

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:

Assistant Planning Director Marguerite Wolffsohn;
Senior Planner Joanne Pahwul;
Natural Resources Director Larry Penny;
Assistant Natural Resources Director James Cavanagh;
Town of East Hampton Nature Preserve Committee, Andrew Sabin, Chair;
Town Attorney Eric Bregman; and
Deputy Town Attorney Richard E. Whalen.

DATED: November 2, 2001

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

FRED L. OVERTON, TOWN CLERK

P:\GROUPS\TWNLA\WRICK\Chapter 182- Nature Preserve\naturepreserve.aft-h.11.02.2001.rtf

¹ Newly added properties are shown in "Boldface" in the table.

TABLE II**EAST HAMPTON NATURE PRESERVE
PARCELS WITHIN EAST HAMPTON SCHOOL DISTRICT**

SCTM#300-	Parcel Description/East Hampton School District	Acreage
35-1-1.15	Hedges Banks bluff access, Landfall RA – Hedges Banks Drive	0.30 (c)
54-3-31	Grace Estate Preserve	83.5
55-1-29	W. Gardner Park (Camp Norwesca) - Old House Landing Road	39.9
55-4-27	W. Gardner Park (Camp Norwesca) - Old House Landing Road	16.2
56-2-32	Sammis Beach Road	0.2 (c)
56-2-33.1	Sammis Beach Road wetlands	0.2 (c)
56-2-33.2	Sammis Beach Road wetlands	0.2 (c)
56-2-47	Three Mile Harbor Wetlands, Lucy's Point - Sammis Beach Road	1.0
56-2-50	Three Mile Harbor Wetlands, Lucy's Point - Sammis Beach Road	0.9 (c)
56-2-53.1	Sammis Beach Preserve	116.2
72-1-1	Northwest Harbor waterfront - Mile Hill Road	2.0
73-3-1.16	Grassy Hollow Preserve, Northwest Estates RA	113.8
73-3-11.24	Grassy Hollow Preserve, Grassy Hollow Estates RA	49.8
74-2-32.3	Three Mile Harbor waterfront, Peter's Reel – Hand's Creek Road	0.67
74-5-1	Hands Creek Preserve	11.1
74-5-20	Hands Creek Preserve, Hands Creek Harbor RA - Clamshell Avenue	0.64 (c)
74-5-21	Hands Creek Preserve, Hands Creek Harbor RA - Clamshell Avenue	0.62 (c)
74-5-22	Hands Creek Preserve, Hands Creek Harbor RA - Clamshell Avenue	0.37 (c)
90-1-23.3	Northwest Swamp Preserve - off Northwest Landing Road	2.2
90-1-23.4	Northwest Swamp Preserve - off Northwest Landing Road	1.7
90-1-23.5	Northwest Swamp Preserve - off Northwest Landing Road	1.9
90-1-23.6	Northwest Swamp Preserve - off Northwest Landing Road	2.0
90-2-9.1	Grace Estate Preserve	431.0
90-3-4	Northwest Creek wetlands - Northwest Landing Road	0.50 (c)
91-1-16.41	Trail corridor, Cordwood Hollow Section II RA	0.41
91-1-16.42	Trail corridor, Cordwood Hollow Section II RA	0.61
91-1-16.43	Trail corridor, Cordwood Hollow Section II RA	8.50
92-3-13	Treescape RA - Springy Banks Road, drainage	0.75
92-5-35	Hampton Waters RA - Oyster Pond Lane, drainage	0.20 (c)
92-5-36	Hampton Waters RA - Oyster Pond Lane, drainage	0.20 (c)
92-8-1	Hampton Waters RA - Oyster Pond Lane, pedestrian R.O.W.	0.45
92-10-1	Wooded parcel, Treescape RA	3.7
92-10-2	Treescape RA - Middle Highway	0.92
92-10-17	Treescape RA - Springy Banks Road	1.1
112-1-9	Swamp Road RA, road buffer	0.32
112-1-25.3	Chatfield's Hole Preserve	46.3
112-2-13.3	Trail corridor, Cloder/Peters Subwaiver RA – Bull Path	0.36
113-4-1	Northwest Pines RA - Old Northwest Road	0.17
113-4-9	Northwest Pines RA – Marion Lane	0.20

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

SUPERVISOR JAY SCHNEIDERMAN	VOTE	AYE
COUNCILWOMAN DIANA WEIR	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

REVISITED 10/25/13 ADRAKA

Nature Preserve: Grassy Hollow

Name: Melville Ridge LLC Date of Survey: 10/31/08

SCTM No. 73-3-1.16 11.24 Surveyed by: L. D'Andrea

Size: 11.3a 49.8

} American Real Estate Holdings

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine								
Garlic Mustard	X		X					
Japanese barberry	X		X					
Japanese Honeysuckle	X		X					
Japanese Knotweed								
Miscanthus								
Mugwort								
Multiflora Rose								
Norway Maple								
Oriental Bittersweet	X			X				NEAR PHOTO POINT (28) IN CEDAR GROVE at Great Oak Hwy rd end in a hollow, END of OLD HOLLOW
Phragmites	X			X				
Poison Ivy								
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle								
Tree of heaven								
Vinca								
Wisteria								
Others:								
<u>mullein</u>	X				X			

General description:

73-3-1.16 NW Rd Edge is fine
 - path by cemetery becomes infested w/ j-barberry, j-honeys, garlic to point that it is understory
 >50' on either side of trail; invasives do peter out once trail goes off to right

11.24 - woods great at Great Oak Hwy edge - except for sm patch of phrag in a depression - also a

AD