

# SHAPIRO

## Baseline Documentation



**Suffolk County Tax Map  
300-64-1-3  
286 Gerard Drive  
Area 1.61 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 - 6/17



 Recreational Open Space



Suffolk County Real Property Tax Service  
COPYRIGHT 2017, COUNTY OF SUFFOLK, N. Y.  
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 - 64 - 1 - 3

Shapiro Property

286 Gerard Drive

1.61 Acres

Springs School District



**Town of East Hampton  
Long Island, NY  
Resolution  
RES-2016-1332**

**AUTHORIZE CPF ACQUISITION**  
**AMEND THE 2016 MANAGEMENT AND STEWARDSHIP PLAN**

**Purported Owner:** Sue A **Shapiro**  
**Location:** 286 Gerard Drive, Springs  
**SCTM #:** 300-64-1-3

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **November 3, 2016** to consider acquisition, **subject to the removal of existing structures**, of approximately **1.6 acres** of land located on **286 Gerard Drive, Springs** which lands are identified on the Suffolk County Tax Map as **300-64-1-3**, and to amend the **2016** Management and Stewardship Plan to add this property; 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 **\$1,975,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the purpose of said acquisition is the establishment of parks, nature preserves or recreation areas; 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

**WHEREAS**, on **January 7, 2016**, the Town Board adopted the 2016 Management & Stewardship Plan (M&S Plan) for CPF properties pursuant to Town Law 64-e (6) which requires a property to be included in this Plan in order to expense any management and stewardship costs to the Community Preservation Fund; and

**WHEREAS**, said M&S Plan shall be in effect for calendar year **2016** with updates permitted from time to time at the discretion of the Town Board after a public hearing; and

**WHEREAS**, this interest in real property may require management and stewardship activities; 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 **Sue A. Shapiro**, For the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,975,000.00**, 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 the **2016** Management and Stewardship Plan is amended to include the above referenced property; 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**.

## Financial Impact

\$1,975,000 plus closing costs from CPF budget account

# INVASIVE PLANT ASSESSMENT OF TOWN OF EAST HAMPTON PRESERVES

Preserve Name: SHAPIRO  
 SCTM #: 64-1-3  
 Size: 1.53 acres

Date of Survey: 6/7/2017  
 Surveyed by: A. DRAKE

Species	Present on site	On road edge	Along trails	Interior	Scattered	Dense	Confined area	Comments
Autumn olive <i>Elaeagnus umbellata</i>	+							
Bamboo <i>Bambusa</i> sp.								FOUND ONE LARGE TREE SETBACK FROM ROAD.
Black locust <i>Robinia pseudoacacia</i>								
Burning bush <i>Euonymus alatus</i>								
Bush honeysuckle <i>Lonicera</i> sp.								
Common mullein <i>Verbascum thapsus</i>								
Garlic mustard <i>Alliaria petiolata</i>								
Japanese angelica <i>Aralia elata</i>								
Japanese black pine <i>Pinus thunbergii</i>								
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>								
Mile-a-minute <i>Polygonum perfoliatum</i>								
<i>Miscanthus</i> sp.								
Mugwort <i>Artemisia</i> sp.								
Multiflora rose <i>Rosa multiflora</i>								
Norway maple <i>Acer platanoides</i>								
Oriental bittersweet <i>Celastrus orbiculatus</i>								
<i>Phragmites communis</i>	X							
Porcelain berry <i>Ampelopsis brevipedunculata</i>								
Privet <i>Ligustrum</i> sp.								
Spotted knapweed <i>Centaurea maculosa</i>								
Tree of heaven <i>Ailanthus altissima</i>								
<i>Vinca</i> sp.								
<i>Wisteria</i> sp.								
Wineberry <i>Rubus phoenicolasius</i>								

General Description:

## Guide for Active Property Management

Surveyor's Initials: AD

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

SALT MARSH, INTERIOR, ADJACENT AREA ...

Rare and/or endangered species:

NONE FOUND

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

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

VERY FEW INVASIVES FOUND OTHER THAN PHLEAK

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

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

REMOVE SILT FENCING, WIRE FENCING, ALLOW DEMO AREA TO GROW IN.  
UNSURE OF WHAT WILL COME REGARDING BOAT RAMP.

# Signature Page

## Picture point photos

Taken by: Andrew Drake

Date: 6/7/17

### Description of Property:

% Woodlands \_\_\_\_\_ % Wetlands \_\_\_\_\_

% Agriculture \_\_\_\_\_ % Water \_\_\_\_\_

% Buildings \_\_\_\_\_ % Other \_\_\_\_\_

Buildings & Structures on Property: Describe size, type, and condition of structures including houses, sheds, towers, docks, barns, man-made ponds, fences and roads, etc.

---

---

---

---

Condition of Land: Describe conditions and management status of farmland, health of wetlands or waterways, unusual features, rare species; note erosion, pollution, or other concerns such as possible encroachments, unauthorized cuttings, dumping, etc.

---

---

---

---

Photos of conditions noted attached:    N/A    Y    N (circle one)

Signed: \_\_\_\_\_

## Baseline Documentation

Compiled by: Dawn Donohue

Date: 7/18/17

Signed: \_\_\_\_\_