

NORTH BAY ASSOCIATES

Grace Estate Preserve

Baseline Documentation



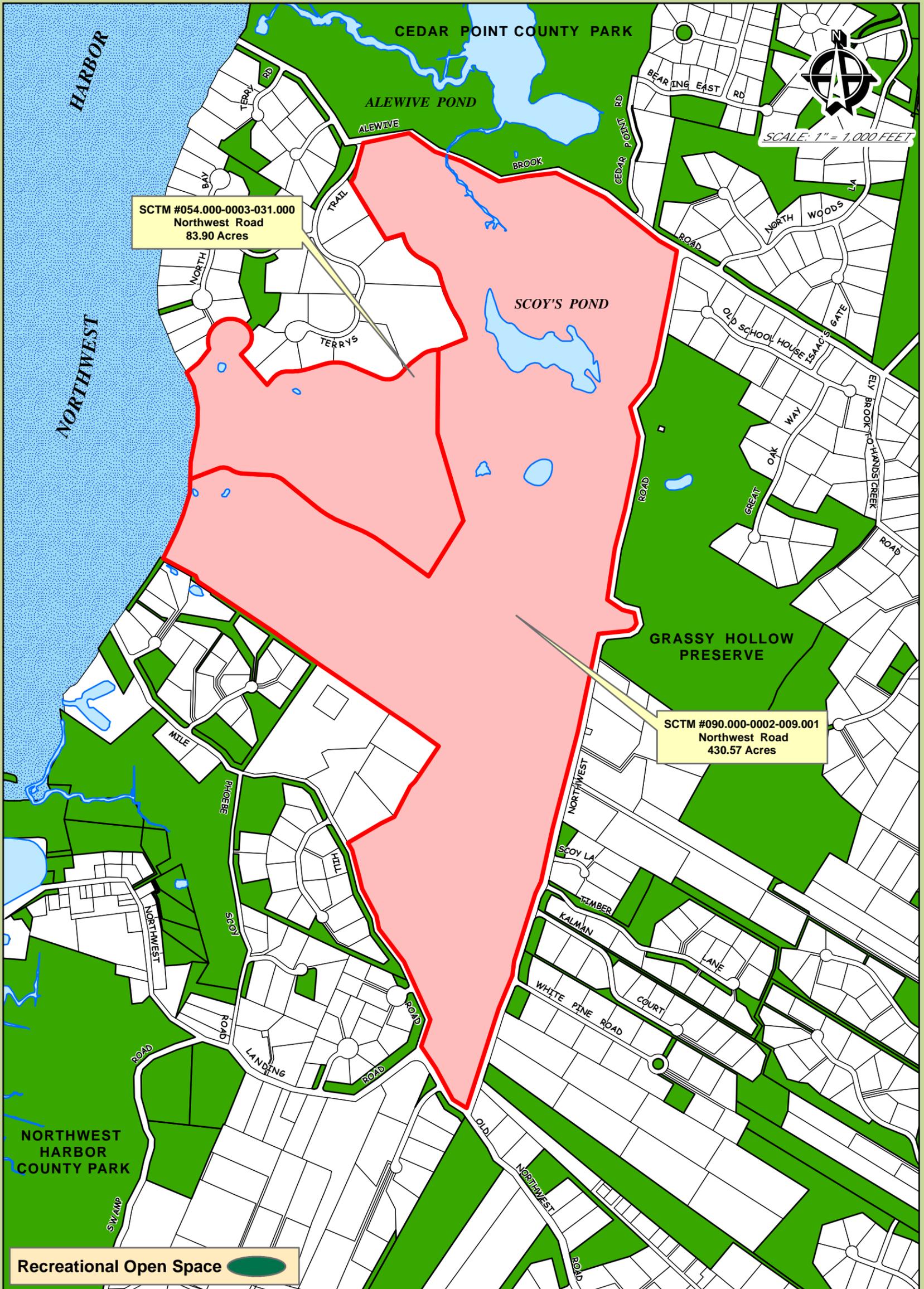
**Suffolk County Tax Map
300-90-2-9.1; 54-3-31
Northwest Road
Area 514.5 Acres
Town of East Hampton, New York**

**Purchase made possible through the cooperation of
The Nature Conservancy who is granted an easement**

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 - 01/14



"GRACE ESTATE"

Suffolk County Real Property Tax Service
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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
North Bay Associates Property
East Hampton School District





Town Board Meeting: March 19, 1985

(330) WHEREAS, the Planning Board has issued a negative declaration for the minor subdivision waiver of the Grace Estate, and the County Planning Commission and Department of Environmental Conservation have approved such subdivision, therefore be it

RESOLVED That, upon review of the information contained in the environmental assessment forms relating to the proposed acquisition of certain parcels of land in the "Grace Estate" area of the Town, which acquisition would preserve the natural setting thereof and protect wetlands therein, the Town Board hereby finds and determines that such acquisition will not have a significant adverse effect on the environment (negative declaration) and hereby authorizes the Supervisor to execute the appropriate assessment forms and to file notice of the negative declaration as provided by law.

The following resolution was offered by Councilman Parsons, seconded by Councilman Finazzo, and adopted:

(331) RESOLVED, that the Supervisor is hereby authorized to execute in the name of the town of East Hampton a contract for the purchase of certain described parcels of land in the "Grace Estate" area of the Town from North Bay Associates, which contract shall be that contract submitted this date by North Bay Associates to the Town Board, as modified this date by counsel regarding language in Paragraph 32b thereof (deletion of "exactly"; explanation of "substantial"); provided:

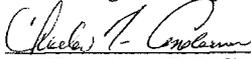
A. Said contract is further modified on terms to be found acceptable to the Town Board regarding the following:

- 1) Paragraph 32b - extend deadline for preliminary approval.
- 2) Exhibits D and E - to be revised to comply with provisions of Chapter 153 regarding subdivisions in Water Recharge Overlay District.
- 3) Paragraph 30 - Restrictive Covenants to be modified to guarantee rights of all citizens of the Town to use the affected properties while still achieving goals of the seller.
- 4) Paragraph 32b (iii) - add "if needed" language.

- 5) Paragraph 32d - add language to clarify that any failure to meet these conditions shall not constitute a default or breach of the contract by the Purchaser.

B. Upon completion of A. above, a bond resolution shall have been adopted by this Board in the manner prescribed by law.

There being no further business, the meeting was adjourned at 3:57 P.M.


 CHARLES T. ANDERSON
 Town Clerk

SPECIAL MEETING OF THE EAST HAMPTON TOWN BOARD HELD MARCH 25, 1985 - 10:06 A.M.

Special Meeting of the East Hampton Town Board of the Town of East Hampton, New York was held in the Supervisor's Office, 159 Pantigo Road, Village and Town of East Hampton, on March 25, 1985.

Those present were: Supervisor Judith Hope, Councilman Randall Parsons, Councilman Michael Finazzo, Councilman Tony Bullock, and Councilman Hugh King.

Also present were: Town Attorney Russell Stein, Town Clerk Charles T. Anderson, Town Board Stenographer Jan Tilley, Fred Thiele, Esq., Uri Berlinger, and one other interested person.

Waiver was presented in accordance with Section 62 of the Town Law.

The following resolution was offered by Councilman Parsons, seconded by Councilman Finazzo, and adopted:

- (332) RESOLVED, that Resolution No. 331 of this Board adopted March 19, 1985 is hereby amended to add at the end thereof the following language:

"C. A public hearing shall have been held on the proposed acquisition pursuant to the provisions of Section 247 of the General Municipal Law."

and be it

FURTHER RESOLVED, that the Clerk is hereby directed to publish the attached Notice of such hearing in the East Hampton STAR; said hearing to be held on April 5, 1985.

The following resolution was offered by Councilman Parsons, seconded by Councilman Finazzo, and adopted with a roll call vote:

- (333) BOND AND CAPITAL NOTE RESOLUTION, DATED MARCH 25, 1985, AUTHORIZING THE ISSUANCE OF \$5,985,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS AND \$315,000 AGGREGATE PRINCIPAL AMOUNT CAPITAL NOTES OF THE TOWN OF EAST HAMPTON, NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE ACQUISITION OF LAND IN THE TOWN OF EAST HAMPTON.

WHEREAS, the Town Board of the Town of East Hampton (the "Town"), desires to provide for the acquisition of certain parcels of land in the area of the Town known commonly as the "Grace Estate" from North Bay Associates, a New York limited partnership, in order to preserve the natural setting of such land and to protect wetlands areas therein, and has determined and hereby determines that said purpose is in the public interest of the Town; and

WHEREAS, prior to the issuance of obligations authorized hereunder, the Town Board shall undertake all applicable proceedings, if any, under the Town Law to authorize the acquisition of such land and the expenditure of Town funds therefor.

WHEREAS, the Town Board of the Town hereby determines that it is in the public interest of the Town to acquire such land at a total estimated cost of \$6,300,000, including preliminary costs, and such Town Board now desires to provide financing for the acquisition of such land in the aggregate principal amount of \$6,300,000 and authorizing the issuance of the Town's serial bonds in the aggregate principal amount of \$5,985,000, and authorizing the issuance of the Town's capital notes in the aggregate principal amount of \$315,000, and by providing for the authorization of bond anticipation notes in the aggregate principal amount of \$5,985,000 to be issued in anticipation of the issuance of serial bonds authorized by this resolution, all in accordance with the applicable provisions of the Local Finance Law;

NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of East Hampton, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Town of East Hampton in the aggregate principal amount of \$5,985,000 and capital notes in the aggregate principal amount of \$315,000 pursuant to the Local Finance Law, in order to finance the specific object or purpose hereinafter described.

Section 2. The specific object or purpose to be financed by the issuance of such serial bonds is the acquisition of certain parcels of land in the "Grace Estate" area of the Town, designated as lots 2 and 3 as shown on the map of proposed subdivision waiver of the Grace Estate prepared November 30, 1984 by J.J. Raynor, for the preservation of the natural setting thereof and protection of wetlands areas therein, and preliminary costs relating thereto (the "purpose").

Section 3. The Town Board of the Town has ascertained and hereby states that (a) the estimated maximum cost of the purpose of \$6,300,000, (b) no money has heretofore been authorized to be applied to the payment of the costs of the purpose, (c) the Town Board of the Town plans to finance the costs of the Project from the proceeds of the capital notes and bonds or bond anticipation notes authorized herein for the purpose, and (d) obligations authorized under this resolution will mature in excess of five (5) years. Such capital notes shall be issued prior to the issuance of bond anticipation notes authorized herein.

Section 4. It is hereby determined that the project referred to in Section 2 hereof is one of the specific objects or purposes described in subdivision 21(a) of paragraph a of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of such purpose is thirty (30) years. The serial bonds in the principal amount of \$5,985,000 authorized herein shall have a maximum maturity not to exceed thirty (30) years computed from the earlier of (a) the date of such serial bonds, or (b) the date of the first bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 5. Subject to the terms and conditions of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00, 56.00 and 60.00, inclusive, of the Local Finance Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewal of such bond anticipation notes and the power to prescribe the terms, form and contents of such capital notes, serial bonds and such bond anticipation notes authorized by this resolution, and the power to issue, sell and deliver such capital notes, serial bonds and bond anticipation notes are hereby delegated to the Supervisor, as the chief fiscal officer of the Town. The Town Supervisor is hereby authorized to execute on behalf of the Town all serial bonds issued pursuant to this resolution and all capital notes and bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Town Clerk is hereby authorized to affix the seal of the Town to all such serial bonds and all such capital notes and bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the facsimile signature of the Supervisor.

Section 6. The faith and credit of the Town is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this resolution as the same shall become due.

Section 7. When this resolution takes effect, the Town Clerk shall cause the same to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in the East Hampton Star, a newspaper having a general circulation in the Town. The validity of the capital notes and serial bonds authorized by this resolution and of bond anticipation notes issued in anticipation of the sale of such serial bonds may be contested only if such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or the provisions of law which should be complied with as of the date of the publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or if such obligations are authorized in violation of the provisions of the Constitution of the State.

Section 8. Prior to the issuance of obligations authorized by this resolution the Town Board of the Town shall comply with all relevant provisions prescribed in Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the New York State Department of Environmental Conservation, if any, relating to the Project.

Section 9. The Supervisor of the Town is hereby authorized to pay \$50,000 from available general funds of the Town to the seller of the land referred to in Section 2 above pursuant to a contract of sale relating to the acquisition by the Town of such land as a down payment on the purchase price of such land, provided that such \$50,000 shall be reimbursed to the Town from the proceeds of obligations authorized under this resolution when issued.

Section 10. This resolution is subject to a permissive referendum and will take effect upon the expiration of the period prescribed in the Town Law during which petitions for a permissive referendum may be submitted and filed with the Town Clerk.

ROLL CALL VOTE: Councilman Parsons.....aye
Councilman Finazzo.....aye
Councilman King.....aye
Councilman Bullock.....aye
Supervisor Hope.....aye

Resolution # 454
Date: April 16, 1993

The following resolution was offered by Supervisor Bullock,
seconded by Councilwoman C. Lester , and adopted:

WHEREAS, pursuant to Chapter 103.11.D of the East Hampton Town Code, the Town Board held a public hearing on July 17, 1992, to consider the dedication of certain Town-owned properties to the Town Nature Preserve pursuant to Chapter 103, "Nature Preserve," of the Town Code; and

WHEREAS, Attachment A hereto sets forth a list which describes the Town-owned properties which were the subject of such public hearing held on July 17, 1992 and which the Town now desires to dedicate to the Nature Preserve; and

WHEREAS, review pursuant to the State Environmental Quality Review Act ("Environmental Quality Review") of the East Hampton Town Code has shown that the proposed dedication of the Town-owned properties set forth in Attachment A is a "Type I" action, and

WHEREAS, the Town has prepared a full Environmental Assessment Form, has reviewed the criteria contained in Section 617.11 of the SEQRA Rules and Regulations, and has thoroughly analyzed and identified relevant area of environmental concern to determine if the proposed action of dedicating certain Town-owned properties to the Town Nature Preserve may have a significant effect on the environment; and

WHEREAS, the Town has made a determination that the proposed action of dedicating certain Town-owned properties to the Town Nature Preserve will not have a detrimental impact on the environment; now therefore be it

RESOLVED, that the Town Board hereby dedicates to the Nature Preserve each of the Town-owned properties set forth in Attachment A hereto; and be it

FURTHER RESOLVED, that the Town Board as lead agency hereby issues a negative declaration for this Type I action based upon the following:

1. This negative declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.

2. This negative declaration sets forth the following information as required by Section 617.10(a)(2) of the SEQRA regulations:

- (a) Name of Lead Agency: East Hampton Town Board
Address: 159 Pantigo Road
East Hampton, New York 11937
- (b) Contact Person: Tony Bullock
Supervisor
(516) 324-4140
- (c) Location of Action: Townwide

3. Pursuant to the requirements of Section 617.6(g)(2), the Town Board as lead agency has had the Environmental Assessment Form prepared, and has reviewed the contents thereof. Similarly, the Town Board has compared the impacts which may be reasonably expected to result from the proposed action with the criteria in Section 617.11. Based upon this information the Town Board has determined that the dedication of the Town-owned properties set forth in Attachment A hereto to the Town Nature Preserve will not have a significant impact on the environment; and be it

FURTHER RESOLVED, that the properties to be dedicated to the Town Nature Preserve are hereby declared to be held in trust for the benefit of the people of the Town of present and future generations and shall be subject to all of the protections and requirements set forth in Chapter 103 ("Nature Preserve") of the East Hampton Town Code; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send by Certified Mail/Return Receipt Requested, a certified copy of this resolution setting forth a negative declaration to the following entities:

- (1) Environmental Notice Bulletin
c/o Thomas Jorling, Commissioner
Department of Environmental Conservation
50 Wolf Road
Albany, New York 12233-0001
- (2) New York State DEC - Region 1
SUNY
Building 40
Stony Brook, New York 11790-2354
- (3) Tony Bullock, Supervisor
Town of East Hampton
159 Pantigo Rd.
East Hampton, New York 11937

(4) Arthur Kunz, Commissioner
Suffolk County Planning Commission
H. Lee Dennison Building
Veterans Memorial Highway
Hauppauge, New York 11788

(5) Suffolk County Pine Barrens Review Commission
H. Lee Dennison Building
Veteran's Memorial Highway
Hauppauge, New York 11788

and, be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send a copy of this resolution to the Town Planning Director, Kevin McDonald, Vice President, Group for the South Fork, P.O. Box 569, Bridgehampton, New York 11932 and to Sarah Davidson, Director Nature Conservancy, P.O. Box 2694, Sag Harbor, New York 11963; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to provide for public notice by posting this resolution on the Town Clerk's notice board.

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

COUNCILWOMAN NANCY MCCAFFREY	VOTE	AYE
COUNCILWOMAN CATHERINE LESTER	VOTE	AYE
COUNCILMAN ROBERT D. COOPER	VOTE	AYE
COUNCILWOMAN JOBETTE EDWARDS	VOTE	AYE
SUPERVISOR TONY BULLOCK	VOTE	AYE

The resolution was declared duly adopted.

Revised March 24, 1993

1

**TOWN-OWNED LANDS
EAST HAMPTON NATURE PRESERVES**

	Taxmapno.	<u>East Hampton Nature Preserves</u> Description	Acreage
EH 1	035-01-01.15	Landfall SD - access Gardiners Bay	.3 (c)
EH 2	054-03-31	Grace Estate SD	83.5
EH 3	055-01-29	W. Gardner Park - Old House Landing Road	39.9
EH 4	055-04-27	W. Gardner Park - Old House Landing Road	16.2
EH 5	056-02-47	North side Three Mile Harbor - Sammy's Beach Road, dunes and wetlands	1.0
EH 6	056-02-50	North side Three Mile Harbor - Sammy's Beach Road, dunes and wetlands	.9 (c)
EH 7	056-02-53.1	Sammy's Beach	116.2
EH 8	072-01-01	Adjacent Northwest Harbor - Mile Hill Road	2.0
EH 9	074-02-32.3	Water access - Hands Creek Road	.67
EH 10	074-05-01	Hands Creek Town Park	10.0
EH 11	074-05-20	Hands Creek Harbor SD - Clamshell Ave., wetlands, west side Hands Creek	.64 (c)
EH 12	074-05-21	Hands Creek Harbor SD - Clamshell Ave., wetlands, west side Hands Creek	.62 (c)

Note: c-area calculated by Town of East Hampton, Planning Department
SD-Subdivision Reserved Area

	Taxmapno.	<u>East Hampton Nature Preserves</u> Description	Acreage
EH 13	074-05-22	Hands Creek Harbor SD - Clamshell Ave., wetlands, west side Hands Creek	.37 (c)
EH 14	090-01-23.3	Northwest Harbor wetlands - Northwest Landing Road	2.2
EH 15	090-01-23.4	Northwest Harbor wetlands - Northwest Landing Road	1.7
EH 16	090-01-23.5	Northwest Harbor wetlands - Northwest Landing Road	1.9
EH 17	090-01-23.6	Northwest Harbor wetlands - Northwest Landing Road	2.0
EH 18	090-02-09.1	Grace Estate	431.0
EH 19	090-03-04	Northwest Creek wetlands - Northwest Landing Road	.5 (c)
EH 20	092-03-13	Treescape SD - Springy Banks Road	.75
EH 21	092-05-35	Hampton Waters SD - Oyster Pond Lane	.20 (c)
EH 22	092-05-36	Hampton Waters SD - Oyster Pond Lane	.20 (c)
EH 23	092-08-01	Hampton Waters SD - Oyster Pond Lane, Pederstian ROW	.45
EH 24	092-10-01	Treescape SD	3.7
EH 25	092-10-02	Treescape SD - Middle Highway	0.92
EH 26	092-10-17	Treescape SD - Springy Banks Road	1.1
EH 27	112-01-09	Swamp Road, 100'wide road buffer	.32

Note: c-area calculated by Town of East Hampton, Planning Department
SD-Subdivision Reserved Area

East Hampton's Own Ghost Town

A 3 mile self-guided tour through the abandoned Northwest Settlement

by Lee Dion

written for

The East Hampton Trails Preservation Society

Webster defines a, "ghost town" as: "a once flourishing town deserted as a result of the exhaustion of some natural resource."

Historic Overview

Four years after the first settlers arrived in East Hampton, the East Hampton Town records of 1653 speak of , "A cartway to ye Northwest meddow." The people of East Hampton went to gather salt hay and seaweed that was used for insulation, fertilizer, and cattle bedding. Northwest's special importance came from the fact that it was East Hampton's earliest "landing-place" or port.

In 1665, the ketch *Triall*, out of Boston became the first merchant ship to land in this port. It did so without paying duty on its cargo. Two years later, recognizing what was to become a significant source of revenue, the Town of East Hampton appointed Thomas Chatfield "Collector of Port" and established tax rates for all goods landed in Town ports.

During the seventeenth century travel and trade were conducted strictly by watercraft. Commerce was carried on with New England and the West Indies. Whale oil, bone, local furs, tools, horses, sheep, cattle, and cordwood were shipped out, while rum, molasses, cocoa, indigo, spices, and mahogany were just a few of the items brought in.

It is hard to believe that in the 1700's there were fifteen very large farms, a mill, wharves, warehouses, a pest house (a shelter for those with contagious diseases), a fish factory, a sawmill and, according to the trustee journals, a shipbuilding enterprise. A public school operated in the Northwest from 1792 until 1885.

As a port, Northwest Harbor flourished from 1653 until 1761. As a settlement it lasted 150 years, from 1730 until 1885. What happened to the Northwest community is the subject of this self-guided walk.

Start: The starting place is .2 of a mile west of Alewife Brook Road on Northwest Road. After parking, cross the road to the marker that dedicates the purchase by public referendum of the Grace Estate and placed into permanent parkland in 1985.

As you walk along the trail, look for the white blazes on the tree trunks. They indicate that you are walking on a portion of the Paumanok Path, a trail winding more than 100 miles from Rocky Pont to the Montauk Point Light.

Stop 1: Stop here and look carefully to the left and right. You will see a stream flowing under the trail south to north into Scoy's Pond in the distance. This stream is fed by springs and a small pond to the south called Little Scoy's Pond. This is significant as the first settlers in this area needed fresh water for themselves and their livestock. Much of the early settlements in East Hampton occurred around bodies of water.

As you walk farther along, notice the forest about you; it is made up of predominantly white and black oak with a small mixture of dogwood, sassafras and gray birch. The forest is not very old, less than 100 years; 150 years ago this area was all pasture land.

Stop 2: You will come to a side trail which leads to the very lovely Scoy's Pond. If you have time, take this ¼ mile side trip to view the lilies and wildfowl. The early settlers needed this freshwater pond to cut ice in winter and water their livestock in summer.

Stop 3: At the next trail intersection, the Paumanok Path veers left and another trail swings right. If you have time, take the trail to the right around to the far side of Scoy's Pond. Bear right and you will come to a small bridge across a fairly fast moving stream. This is the outlet of Scoy's Pond, which flows into Alewife Brook. In the spring alewives, a herring-type fish, will come all the way up this stream to spawn in Scoy's Pond.

Scoy's Pond is a true pond as opposed to a kettlehole, which is a somewhat circular glacial depression with no inlet or outlet. It gets its water by reaching down into the aquifer or by catching runoff. Retrace your steps back to the #3 marker and continue straight ahead on the original trail.

Stop 4: Here is scientific evidence to help prove that pastures existed here. Look about and you will see a large number of cedar trees interspersed among the oaks. The theory of ecological succession applies here. The principle is that one species will first colonize an area. It is then succeeded by another species until the first species is completely eliminated. This proceeds until a climax species dominates, which you begin to see here. The cedar is one of the first wood species to colonize a fallow open pasture. It thrives in open space and sun. In this area cedars have not yet been completely crowded out by hardwood oaks.

Stop 5: Here is a good stand of locust trees. These trees were particularly beneficial to the earliest settlers as excellent fencing material. Locust, once peeled of its bark resists rot and insect infestation. At the next trail intersection bear right and stay right.

Stop 6: Follow the small deer trail to the right for about 150 feet. You will come upon, "Cow Pond". It is filled with much detritus, which is part of the life cycle of a kettlehole. It will eventually fill in and become a swamp, then a bog, then dry land-- another example of ecological succession.

Stop 7: Here is Kirk's Place, with its ornamental linden trees, which are not native to the Northwest. You are standing in Josiah Kirk's front yard. He bought the place in the mid 1860's and owned 391 acres. Kirk was a fairly wealthy but obstinate Irishman who sued the town over seaweed rights. He tried to prevent people from carting seaweed from "his" beach as they had been doing from the early 1650's. He even erected water fences at each end of his property. The case was tried many times, appealed and re-appealed over 21 years of litigation. He eventually won his suit but spent \$40,000, his entire fortune (a vast sum for those times) in doing so. His property fell into decay and was sold off to cover court costs. He died destitute in an almshouse in Yaphank.

Across Northwest Harbor to the north you will see the Cedar Point Lighthouse. In 1836 this lighthouse was erected on what was then Cedar Island and the main channel to Northwest Harbor was to the east of the light. A fish factory that processed menhaden into oil once stood here. The spit of land now connecting the island to the mainland was formed by the hurricane of 1938.

Retrace your steps to the first turn off to the right and take this to the next stop. As you go along parallel to the water, note that you are still walking in Kirk's front yard.

Stop 8: Walk out to the beach. Here you can get a feel for how large the Northwest area is. It runs from Sag Harbor, which can be seen in the distance, encompasses all of Russell's Neck (Barcelona Neck) to the immediate left, and beyond, all of Northwest Creek. It includes the area you are standing on, and continues all the way to Cedar Point to your right. It continues to your right as far as Hedges Banks and all of the western side of Three Mile Harbor, which from this point is out of sight. Once, this whole area was a busy port, attracting vessels from all over the world.

But as time went on Sag Harbor succeeded Northwest Harbor as the major port of call. In 1770, the Long Wharf was built near a deep water channel that could better accommodate the larger vessels then being built. By the 1780's all significant commerce by water occurred at Sag Harbor (which was settled in 1730). Experts claim that as much as six feet of silt has accumulated at the bottom of Northwest Harbor over the last two hundred years. If not for the silting of Northwest Harbor, Herman Melville might have mentioned it instead of Sag Harbor in his novel, *Moby Dick*.

Turn around and continue straight up the trail.

Stop 9: At this point, turn around and face Northwest Harbor. Ask yourself if this was a good place to settle. Here are some clues: There was an abundance of fish, clams, crabs, oysters and scallops in front of you. There is a lovely fresh water hole to your left. Now full of phragmites, an invasive species, it was at one time a terrific watering spot for livestock.

Still facing the harbor, walk 150 feet to your right and you will find the foundation of the Bennett homestead. It sat on this lovely rise with an unobstructed view of all the Northwest Harbor. It was surrounded by many acres of pasture, field, and garden. Notice the cedar trees.

Stop 10: Observe the wheel ruts and examine the condition of the road bed. These tell not only how old this road is but it also provides evidence of how thin the topsoil is. Notice the stones, sand and cobbles. Because all of the Northwest area is a glacial moraine, the soil is poor, whereas regions south of here--the Long Lane area, Wainscott, Sagaponack and Bridgehampton—are in the outwash plain, where fine silt clay washed out of the glacier and formed the beautiful and very fertile Bridgehampton loam which supports the East End’s many farms and vineyards.

Stop 11: You are at the five corners, in the heart of the Grace Estate Preserve. W. R. Grace Jr., the son of the famous shipping magnate, bought 626 acres here in 1925 for \$30 an acre. There never was a manor house or an estate as we know it, just abandoned pastures and woodland. The land remained in the Grace family until Ben Heller, a real estate developer, bought it from the estate in 1985. Heller developed about 110 acres, and the Town of East Hampton purchased the remaining 516 acres by public referendum for \$6.3 million in the same year.

The Grace Estate Management Committee was formed to look after this wonderful preserve. Some of the members wished to change the name to the Northwest Preserve (a good name), but they were overruled and the original name was retained. It took a great deal of “faith,” “hope,” and “charity” to save this land for the enjoyment of future generations.

Be careful here at the five corners: Avoid the intersecting trails and continue straight ahead. Cross over the paved Northwest Road and look for the trail at a slight diagonal to the right. Walk in from the road for only 275 feet and look for a sharp turn left. Take this trail up the hill, following white and red blazes on trees. Keep to this trail until you reach the next intersection. Take a left turn.

Stop 12: Off to the right is the Van Scoy house foundation with the well just beyond it. In 1757 at the age of 25 Isaac Van Scoy married Mercy Edwards. He took his bride into the Northwest woods and cleared land for a farm. Mercy bore Isaac fifteen children, ten of whom survived to adulthood. Isaac provided for his family by raising livestock, growing produce and harvesting shellfish from nearby Northwest Harbor. By 1771 he had built a large two-story house, the remains of which are to be found here.

A favorite story about Van Scoy happened during the Revolutionary War, when the British fleet lay in Gardiner’s Bay. Raids were often made on the Van Scoy farm, so Isaac kept a two-tined hayfork by his bed. When some raiders entered his house one night, he fought them off with the pitchfork, killing one and wounding two more. He was arrested and imprisoned on a British warship at Sag Harbor to await trial, but with the help of friends he escaped. He managed to remain hidden in Northwest Woods until the end of the war.

When Isaac Van Scoy’s first child was born in 1758, he planted in his dooryard an oak tree which was five feet high. In 1934 the tree was 98 feet high and measured 17 feet 5 inches in circumference one foot above the ground. It blew down in the 1938 hurricane, but bits of it still lie on the ground here. The last Van Scoy abandoned the homestead in 1883 and moved to Bridgehampton.

Stop 13: This little cemetery contains the graves of Isaac and Mercy Van Scoy and other early settlers. Isaac lived to be 84 years old.

Stop 14: Directly across from the cemetery is the site of the Northwest's second Schoolhouse. The Northwest had its own school dating to 1792. The original school was located near the entrance to what is now Cedar Point County Park. In 1827 the Town of East Hampton established six school districts and at the cost of \$250, relocated and built a schoolhouse here on Van Scoy land. The school was abandoned in 1885.

Stop 15: As you approach your vehicle, look for another fresh water hole just to the right of the parking area. Once a likely watering hole for Van Scoy livestock it is now another example of ecological succession.

So what have we learned? After 119 years the abandonment of the Northwest Settlement was caused by poor soil and the lack of a deep water harbor. As a result, the abandoned settlement is East Hampton's own true Ghost Town.

Abandoned Settlement Guide

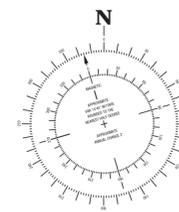
A 3 mile self-guided tour through the abandoned Northwest Settlement *by Lee Dion*



Tour Markers and Legend

- | | | |
|--------------------------|----------------------|------------------------|
| 1. The Rill | 6. Cow Pond | 11. Five Corners |
| 2. Scoy's Pond Access | 7. Kirk's Place | 12. Van Scoy Homestead |
| 3. Trail to "The Sluice" | 8. Northwest Harbor | 13. Van Scoy Cemetery |
| 4. The Cedars | 9. Bennett Homestead | 14. 1827 Schoolhouse |
| 5. Locust Trees | 10. Rutted Roadbed | 15. Freshwater Hole |

- | | |
|---|---|
|  Guided Tour & Markers |  Scenic View |
|  Northwest Trail |  Parking |
|  Northwest Trail & Paumanok Path |  Wetland |
|  Fosters Trail & Paumanok Path |  Depression |



The complete tour guide can be obtained online at ehtps.org



Special thanks to the East Hampton Trails Preservation Society
Artwork and Design by Charles Whalen

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve: Grace Estate NP's

Name: _____ Date of Survey: 10/7/08

SCTM No. 90-2-9.1 Surveyed by: LISA D'Andrea

Size: 43

Plants present:	Yes	No	On road edge	Along trail(s)	Dense	Scattered	Confined area	Throughout	Comments
Japanese Knotweed									
Oriental Bittersweet	X								
Porcelain Berry									
Tartarian Honeysuckle	X								
Japanese Honeysuckle	X								
Multiflora Rose	X								
Autumn Olive									
Spotted Knapweed									
Garlic Mustard	X		X	X					
Mugwort									
Phragmites	X								
Norway Maple									
Black Pine									
Poison Ivy	X					X			
Other									
Jap barberry	X					X		X	

General description: - Along Alewife Rd very few invasives except for Phragmites dense at Alewife etc
 - trail from Alewife Rd to Scoy Pond - non-invasives to speak of.
 - most of interior has no infestations
 - The part of NP bordering NW Harbor along coast + trails has major infestations of honeysuckle, garlic mustard, bittersweet
 - The trail going past Scoy pond + bordered by houses on the NW - garlic mustard is big problem

OVER →

NP along NW Rd. - pretty good - some biters w. on Rd edge, some garlic mustard
NP along Old NW Rd - good
NP along mile Hill - good -

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: THE GRACE ESTATE

Date of Survey: 12/27/13

SCTM No. 54-3-31 / 90-2-9-1

Surveyed by: A. DRAKE

Size: 514.5 ACRES

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine								
Garlic Mustard	X	X			X			FOUND THROUGHOUT
Japanese barberry								
Japanese Honeysuckle								
Japanese Knotweed								
Miscanthus	X	X	X			X		BIG PILE DUMPED NEAR PHOTO PT. 14. ALSO A BIG SECTION OF NW RD.
Mugwort	X	X				X		GOOD AMOUNT MARK BOUNDARY BETWEEN PHOTO POINTS 3 AND 4.
Multiflora Rose								
Norway Maple								
Oriental Bittersweet	X	X	X			X		DENSE ALONG NW RD. THE BEACH + TRAILS.
Phragmites	X	X				X		FOUND MOST SUBSTANTIAL AMOUNTS ON ALLOWIVE BROOK RD NEAR
Poison Ivy	X				X			TRAIL FROM ALLOWIVE POND. AND EAST SIDE OF
Porcelain Berry								SCON'S POND ON NW RD.
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle								
Tree of heaven	X	X						FOUND A FEW AT KINGS PLACE AND ONE TRAIL ON
Vinca								ALLOWIVE BROOK.
Wisteria								
Others:								
JAP. WINEBERRY	X					X		GOOD AMOUNT B/W BOUNDARY PHOTO PTS 3 + 4.
MULLEIN	X	X			X			ALONG NORTHWEST RD. AND THE BEACH.
BAMBOO								

General description: