



Final Draft
July 15, 2010



BOYS & GIRLS HARBOR

Management Plan



Suffolk County Tax Map 300-92-1-11.1 & 74-5-30.2
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

Prepared by the Town of East Hampton, Department of Land Acquisition and
Management

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Introduction

The Town of East Hampton (Town), in partnership with Suffolk County (County), is currently in contract to acquire the Boys & Girls Harbor property located at 180 Springy Banks Road. This acquisition has been postponed due to an Article 78 brought by neighboring land owners. The judge hearing this motion granted an injunction to bar the acquisition citing an improper State Environmental Quality Review Act (SEQRA) determination. In an effort to lift this injunction, Suffolk County has requested that the Town create a management plan describing the potential uses, restrictions, and both general and specific management considerations for this property.

In an effort to expedite a closing on this property, the Town has drafted this management plan. This plan will direct future management, stewardship and uses on site. We have conducted an overall assessment consisting of a visual inspection of the premises by all Town Board members, the Parks and Recreation Directors, the Building Inspector, the Town Highway Superintendent, the Director of Land Acquisition and Management, as well as other Town staff. We have conducted interviews with the former owner/operator of Boys & Girls Harbor and their property representatives regarding past and present conditions on the property. We have researched the historical uses of the property and surrounding lands. We have visually inspected the interior and exterior of the existing structures on site and further assessed two structures in particular, the New building (Retreat House) and Memorial Hall (Mess Hall) to determine specific costs associated with repurposing said buildings. These last inspections took place on July 14, 2010, prior inspections took place on March 5th and February 23, 2010 and included (Parks and Building Maintenance Dept., Anthony Littman, Richard Webb et al; Recreation Dept., John Rooney; Building Dept. Tom Preiato; Land Acquisition and Management, Scott Wilson).

Due to its contiguity to other Town and County preserved lands, this acquisition will expand protected wildlife habitat, hiking trails and parking area for current users. The addition of this property represents added value and utility to the local community as well as all visiting Suffolk County residents.

Background

History of the Property:

In 1937, Anthony Drexel Duke started the original summer camp for underprivileged immigrant boys from Manhattan, believing in empowering the lives of inner-city young people, helping them overcome adversity as they achieve their creative, intellectual and economic dreams. Called "Duck Island", the camp was on Jessup's Neck overlooking Peconic Bay. In 1946 the camp relocated to Westport, Connecticut, and then moved in 1952 to Kingston, New York where the first group of girls attended.

In 1954, the camp moved to East Hampton onto a 26-acre parcel of land south of Hands Creek on Three Mile Harbor. Lonnie Williams was 19 years old when he first began driving Jersey City and New York City boys out to Long Island for summer camp; Lonnie eventually served as the camp's Executive Director from 1969 until his death in 1995. Three Mile Harbor local, Paul Bianco, designed and helped build the first campsite, and Bill Pickens of Sag Harbor joined the summer staff. Tony Duke credits Florence and Steve Palmer, George Rosen, Charlie and Eunice Juckett, Jim and Steve Marley, Charlie and Patty Osborne—all of East Hampton—with being among the first to welcome Boys Harbor into the community. Countless other Suffolk County residents joined the ranks of supporters in various ways.

Each summer 300 young people, 150 in July and 150 in August, would attend. In 1957-58 a year-round building was added so that long weekend retreats for at-risk youths could be held. In its 52 years of operation, the camp provided educational and recreational services to approximately 12,000 inner city youths.

Typical camp activities included baseball, touch football, boxing, fishing, sailing and swimming. Academics were an important part of the program and campers were tutored in Math, Science and English. In the 90's a certified ropes course was added, providing a unique opportunity for the young people to challenge themselves, increasing both their physical fitness and self-esteem.

Over the years Boys & Girls Harbor has had many celebrity supporters. John Lindsay, an early counselor, went on to become Mayor of New York City; another Mayor, Robert Wagner, paid many encouraging visits and gave freely of his time to the camp. Mrs. Robert F. Wagner served one year as Chairman of the Spring Party. One of the camp's original counselors, Claiborne Pell, later served as a United States senator. George Plimpton joined the Board of Directors and helped organize the first annual fireworks fund-raiser and hosted the event every year until his death in 2003.

Boys & Girls Harbor's Three Mile Harbor camp alumni include teachers, stockbrokers, doctors and nurses, politicians and a State Supreme Court Justice. The East Hampton camp continued its mission until its close in 2006, although Boys & Girls Harbor still maintains five day care sites, behavioral health services and the Harbor Literacy Center in Manhattan.

Reason for Acquisition:

On July 19, 2007, the Town of East Hampton held a public hearing to consider the acquisition of the property. Resolution 1098 was passed authorizing the Town to enter into a 50/50 partnership with the County of Suffolk for the acquisition. The resolution stipulates the establishment of a park, nature preserve or recreation area as the best alternative for the protection of our community character. The overall concept of this joint County/Town acquisition is to create an environment for all Suffolk County residents to enjoy while maintaining the peace and tranquility of the surrounding neighborhood and protecting the property's natural and historic resources. As discussed with the County of Suffolk, the Town and County will enter into a municipal cooperative agreement for the management of this acquisition. The Town will have sole management rights to this property, and therefore be solely responsible for any expenses related to programs, activities, stewardship, maintenance, restoration, trail creation, access creation, employee salaries, etc. The Town will however be responsible to follow all appropriate County procedures and guidelines as they pertain to permitting, usage, and practices. The Town of East Hampton's share of the purchase price (\$7,349,125.00 @ 50% = \$3,674,562.50) is to be drawn from the Community Preservation Fund.

Community Preservation Fund:

The Community Preservation Fund (CPF) (Peconic Bay Region 2% Transfer Tax) was adopted in 1998 by a voter approved referendum, and began collecting revenue in 1999 for the specific purpose of preserving the East End's Community Character. The Community Preservation Fund Law was enacted to help protect and preserve community character through the acquisition of interests or rights in real property within the Town and Villages. With regard to this law, community character shall involve one or more of the following: (a) establishment of parks, nature preserves, or recreation areas; (b) preservation of open space, including agricultural lands; (c) preservation of lands of exceptional scenic value; (d) preservation of fresh and saltwater marshes or other wetlands; (e) preservation of aquifer recharge areas; (f) preservation of undeveloped beach lands or shoreline; (g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species; (h) preservation of pine barrens consisting of such biota as pitch pine,

and scrub oak; (i) preservation of unique or threatened ecological areas; (j) preservation of rivers and river areas in a natural, free-flowing condition; (k) preservation of forested land; (l) preservation of public access to lands for public use including stream rights and waterways; (m) preservation of historic places and properties listed on the New York state register of historic places and/or protected under a municipal historic preservation ordinance or law; and (n) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

As it relates to the management and stewardship (M&S) of this property, we must look to section 9 of the CPF Law which outlines the purposes of M&S, as well as those projects that are eligible for funding pursuant to this section.

Section 9 states:

Lands acquired pursuant to this section shall be administered and managed in a manner which (a) allows public use and enjoyment in a manner compatible with the natural, scenic, historic and open space character of such lands; (b) preserves the native biological diversity of such lands; (c) with regard to open spaces, limits improvements to enhancing access for passive use of such lands such as nature trails, boardwalks, bicycle paths, and peripheral parking areas, provided that such improvements do not degrade the ecological value of the land or threaten essential wildlife habitat; and (d) preserves cultural property consistent with accepted standards for historic preservation.

Projected expenses will be governed by sections 9-A through 9-E found below:

Section 9-A states:

Except for interests or rights in real property acquired for historic preservation purposes, management and stewardship projects shall be only expended for (1) projects which promote the protection or enhancement of the natural, scenic, and open space character for which the interests or rights in real property were acquired, or (2) accessory uses related to the purpose for which the interest or rights in real property were acquired consistent with subdivision 9 of this section, or (3) restoration of acquired real property to its natural state including the demolition of existing buildings and structures.

Section 9-B states:

In the case of interests or rights in real property acquired for historic preservation purposes, funds may be expended only for the restoration and rehabilitation of buildings and structures consistent with accepted standards for historic preservation.

Section 9-C states:

Expenses related to the customary operation and maintenance of acquired interests or rights in real property shall not be permitted from the fund.

Section 9-D states:

Any project funded pursuant to this subdivision must have a useful life of five years or more under section 11.00 of the local finance law.

Section 9-E states:

Any expenditure from the fund for a purpose other than that permitted, herein, shall be deemed to be prohibited.

Description of Property and Site Characteristics

Property Description:

(Please see attached location map and Protected Lands map in the appendix, pages II & III)

The subject property, Boys & Girls Harbor Inc., is located at 180 Springy Banks Road, in the Town of East Hampton, County of Suffolk, State of New York, SCTM# 300-92-1-11.1 & 74-5-30.2. The property is zoned A-3 Residential, with a property class of 581 Camps, and a property type of Commercial.

To the North of the subject property there are wooded lands, residential structures and Three Mile Harbor. To the East is residential development. To the South of the property is Springy Banks Road and residential development. To the West of the property is other protected wooded lands owned by the Town and County.

In 2003, the adjacent 57 acres to the West of the subject property were purchased in partnership by the Town of East Hampton and the County of Suffolk. This parcel, with the exception of some old woods roads that now act as trails, is in an undisturbed pristine condition. Preserving the adjacent Boys Harbor property enhances the access and utility for both parcels.

Additional parcels bordering Hands Creek are owned and protected by the Nature Conservancy and the Town of East Hampton.

Topography:

(Please see attached topography/USGS map in the appendix, page IV)

The topography is generally level, with approximately 2-3 acres of grassland, while the balance of the property is woodland vegetation. Because of the relatively flat landscape and small area of impervious surface, there will be no issue retaining storm water on site. There are some existing roads on site. There is one road that continues off site onto the adjacent property, but this

connection will be removed. This will also help prevent run off from leaving the site.

Wetlands:

As per Town inspection, there are no fresh or salt water wetlands on this site.

Archeology:

Prehistoric sites in the vicinity of the project site are numerous, and therefore, the Native American sensitivity in the area mandates archeology review before any disturbance of land takes place. While demolition, as contemplated later, will not require an archeological survey, the creation of an access road will. Prior to locating the new access road, a stage 1 archeological assessment/survey will be undertaken. With over 600 feet of frontage on Springy Banks Road, there will be sufficient room to relocate or curve the proposed access road around any archeological sites that are revealed by the survey.

Soils:

(Please see attached soils map in the appendix, page V)

The attached soil survey from the SSURGO database for Suffolk County created by the USDA Natural Resources Conservation Service shows there are two primary soil types on site. The primary type is Carver and Plymouth sands, (CpC, CpA and CpE). These soils consist of deep excessively drained coarse textured soils. The other soil type is Plymouth loamy sand, (PIA). These soils consist of deep excessively drained coarse textured soils and are suitable for crops. The soil legend below relates to the attached soil survey map.

Soil Legend:

Bc	Beaches
CpA	Carver and Plymouth sands, 0 to 3 percent slopes
CpC	Carver and Plymouth sands, 3 to 15 percent slopes
CpE	Carver and Plymouth sands, 15 to 35 percent slopes
MnB	Montauk loamy sand, sandy variant, 3 to 8 percent slopes
PIA	Plymouth loamy sand, 0 to 3 percent slopes
Tm	Tidal Marsh

Site Details:

(Please see ground site photos in appendix, pages VI-XIII)

There are two parcels of property subject to this management plan consisting of 27.815 acres. The parcel's Suffolk County Tax Map #s are 300-92-1-11.1 and 300-74-5-30.2. There are a number of structures on site, approximately 18 buildings, some sheds and a climbing wall and ropes course.

Buildings and Usage:

- 1) Memorial Hall (Mess Hall)- Was the camp mess hall and meeting area. This structure will be retained.
- 2) New Building- This building was used for year round retreats- to be demolished.
- 3) Chlorine/Pool filter building (Mechanical Building) - This building was the mechanical room for the New Building and on site pool- building and pool to be demolished.
- 4) Boat House- Primarily used for boat and equipment storage- to be demolished.
- 5) Hayward Building- Was used for a computer lab- to be demolished.
- 6) House Building- Was staff residence- to be demolished.
- 7) Recreation Building- Was used for recreational purposes- to be demolished.
- 8) Roush Building- Was used for storage- to be demolished.
- 9) Phillips Building- Cabin- to be demolished.
- 10) Wheat Building- Cabin- to be demolished.
- 11) Nichols Building- Cabin- to be demolished.
- 12) Hollyman Building- Cabin- to be demolished.
- 13) Leeds Building- Cabin- to be demolished.
- 14) Becker Building- Cabin- to be demolished.
- 15) Ohara Building- Cabin- to be demolished.
- 16) Conant Building- Cabin- to be demolished.
- 17) Moore Building- Cabin- to be demolished.
- 18) McVeigh Building- Cabin- to be demolished.
- 19) Tishman Building- Was used for Arts and Crafts- to be demolished.
- 20) Stage or Deck- Was used for plays or shows- to be demolished.
- 21) There are some other small sheds that will also be demolished.
- 22) Climbing wall and ropes course- The climbing wall shall be removed; however, the ropes course may be retained without the ropes. The ropes course primarily consists of large telephone poles connected by guy wires that are approximately 20 feet or more off the ground. Without the accompanying ropes, these do not pose an attractive nuisance or a public safety hazard.

The buildings listed above are constructed on concrete slabs and/or concrete block foundations. Most of the buildings are constructed of wood framing and

siding with asphalt shingled roofs. Other construction materials consist of concrete block and metal sheathing.

The demolition plans for all of the buildings proposed to be removed also include the removal of associated concrete slabs and/or block foundations, septic, utility lines, fuel storage containers, driveways, fencing, etc. Prior to demolition of the New Building, we will conduct a formal asbestos survey to comply with all Federal, State and local regulations. In addition, if buildings were constructed prior to 1978, a survey and analysis for lead paint and the need for lead paint abatement may be required. According to the Phase I Environmental Site Assessment completed for this property on January 10, 2008 by Advanced Cleanup Technologies, Inc., there appears to be no evidence for the need of environmental remediation.

Note: Regarding Demolition, the Town or its representatives, will be solely responsible for obtaining appropriate permits, the RFP (request for proposal) bid process, monitoring the demolition and removal process, and paying any associated costs.

Flora and Fauna Assessment/Inventory

The majority (nearly 85%) of the property is wooded, consisting of primarily native hardwoods. Besides the small clearings around the +-18 structures on the property, the only other sizable vegetative community consists of a 2.5-acre field and basketball court near the south end of the parcel. This field is comprised of a mixture of native and non-native grasses. Although there are a number of different non-native species that are considered invasive on the property, they are fortunately in relatively small numbers. The majority of the invasive bittersweet vines, Japanese black pines, barberry, and porcelain berry can be found on or near the boundary line between the two parcels. The invasive wisteria is limited to the clearing around the house and the garlic mustard was found only at the northwestern end of the Mess Hall. Autumn olives can be found around the property on the edges of roads and cleared areas and a handful of these olives surround the large field. If left unmaintained, the olives are likely to spread throughout this field and other open areas on the property in a short period of time.

Both the field and woodland habitats are conducive to many species of wildlife. White-tailed deer and wild turkeys frequent this property and the adjacent "Duke Property/Three Mile Harbor County Park". Dozens of species of birds feed, rest, nest and live in the surrounding woodlands, which contributes to the protected 57 acre forest block to the west that adjoins Hands Creek and

Three Mile Harbor. Since many of the structures have apparently been abandoned, some animals are taking cover within them. One is likely to find evidence of mice, squirrels, chipmunks, rats and possibly raccoons living inside structures.

Flora List: (Observed or likely to be found in this habitat, prepared by A. Gaites October 2009)

N.=Native

A.=Alien

U.=Undetermined

N.	American Holly	<i>Ilex opaca</i>
N.	American Sycamore	<i>Platanus occidentalis</i>
A.	Autumn Olive	<i>Elaeagnus umbellata</i>
N.	Beach Plum	<i>Prunus maritima</i>
N.	Bigtooth Aspen	<i>Populus grandidentata</i>
N.	Black Cherry	<i>Prunus serotina</i>
N.	Black Huckleberry	<i>Gaylussacia baccata</i>
N.	Black Locust	<i>Robinia pseudoacacia</i>
N.	Black Oak	<i>Quercus velutina</i>
N.	Broom Sedge	<i>Carex scoparia</i>
A.	Butter and Eggs	<i>Linaria vulgaris</i>
N.	Chicken of the Woods	<i>Laetiporus sulphureus</i>
N.	Cinnamon Fern	<i>Osmunda cinnamomea</i>
N.	Clover	<i>Trifolium sp.</i>
A.	Common Mullein	<i>Verbascum Thapsus</i>
U.	Dandelion	<i>Taraxacum sp.</i>
N.	Deer Tongue	<i>Dichantherium clandestinum</i>
N.	Eastern Redcedar	<i>Juniperus virginiana</i>
N.	Eastern White Pine	<i>Pinus strobus</i>
U.	Foxtail Grass	undetermined
A.	Garlic Mustard	<i>Alliaria petiolata</i>
N.	Goldenrod	<i>Solidago sp.</i>
N.	Joe Pye Weed	<i>Eupatorium sp.</i>
A.	Japanese Barberry	<i>Berberis thunbergii</i>
A.	Japanese Black Pine	<i>Pinus Thunbergii</i>
U.	Linden	<i>Tilia sp.</i>
N.	Lowbush Blueberry	<i>Vaccinium angustifolium</i>
N.	Maryland Golden Aster	<i>Chrysopsis mariana</i>
N.	Mockernut Hickory	<i>Carya alba</i>
U.	Moss	multiple genera
U.	Mushroom	multiple genera
N.	Northern Bayberry	<i>Myrica pensylvanica</i>
N.	Northern Catalpa	<i>Catalpa speciosa</i>

A.	Oriental Bittersweet	<i>Celastrus orbiculatus</i>
N.	Paper Birch	<i>Betula papyrifera</i>
N.	Pennsylvania Smartweed	<i>Polygonum pennsylvanicum</i>
N.	Pignut Hickory	<i>Carya glabra</i>
N.	Pitch Pine	<i>Pinus rigida</i>
N.	Poison Ivy	<i>Toxicodendron radicans</i>
A.	Porcelain Berry	<i>Ampelopsis brevipedunculata</i>
N.	Post Oak	<i>Quercus stellata</i>
N.	Purple Lovegrass	<i>Eragrostis spectabilis</i>
U.	Rhododendron	<i>Rhododendron sp.</i>
N.	Sassafras	<i>Sassafras albidum</i>
N.	Scarlet Oak	<i>Quercus coccinea</i>
N.	Spotted Wintergreen	<i>Chimaphila maculata</i>
U.	Spruce	<i>Picea sp.</i>
N.	Sweet Everlasting	<i>Pseudognaphalium obtusifolium</i>
N.	Sweet Fern	<i>Comptonia peregrina</i>
A.	Tree of Heaven	<i>Ailanthus altissima</i>
N.	White Oak	<i>Quercus alba</i>
U.	Viburnum	<i>Viburnum sp.</i>
N.	Virginia Creeper	<i>Parthenocissus quinquefolia</i>
A.	Wild Carrot	<i>Daucus carota</i>
N.	Wild Grape	<i>Vitis sp.</i>
A.	Wineberry	<i>Rubus phoenicolasius</i>
A.	Wisteria	<i>Wisteria sp.</i>
N.	Woodland Strawberry	<i>Fragaria vesca</i>

Fauna List: (Observed or likely to be found in this habitat, prepared by A. Gaites October 2009)

American Crow	<i>Corvus brachyrhynchos</i>
American Goldfinch	<i>Carduelis tristis</i>
American Redstart	<i>Setophaga ruticilla</i>
American Robin	<i>Turdus migatorius</i>
Baltimore Oriole	<i>Icterus galbula</i>
Big Brown Bat	<i>Eptesicus fuscus</i>
Black-and-white Warbler	<i>Mniotilta varia</i>
Black-capped Chickadee	<i>Parus atricapillus</i>
Blue Jay	<i>Cyanocitta cristata</i>
Brown-headed Cowbird	<i>Molothrus ater</i>
Carolina Wren	<i>Thryothorus ludovicianus</i>
Cedar Waxwing	<i>Bombycilla cedrorum</i>
Chipping Sparrow	<i>Spizella passerina</i>
Common Grackle	<i>Quiscalus quiscula</i>
Common Yellowthroat	<i>Geothlypis trichas</i>
Dark-eyed Junco	<i>Junco hyemalis</i>

Downy Woodpecker	<i>Picoides pubescens</i>
Eastern Chipmunk	<i>Tamias striatus</i>
Eastern Garter Snake	<i>Thamnophis sirtalis</i>
Eastern Milk Snake	<i>Lampropeltis triangulum</i>
Eastern Mole	<i>Scalopus aquaticus</i>
Eastern Pewee	<i>Contopus virens</i>
Eastern Screech Owl	<i>Megascopes asio</i>
Eastern Towhee	<i>Pipilo erythrophthalmus</i>
European Starling	<i>Sturnus vulgaris</i>
Field Sparrow	<i>Spizella pusilla</i>
Fish Crow	<i>Corvus ossifragus</i>
Gray Catbird	<i>Dumetella carolinensis</i>
Great Crested Flycatcher	<i>Myiarchus crinitus</i>
Great-horned Owl	<i>Bubo virginianus</i>
Grey Squirrel	<i>Sciurus carolinensis</i>
Hairy Woodpecker	<i>Picoides villosus</i>
Hoary Bat	<i>Lasiurus cinereus</i>
House Finch	<i>Carpodacus mexicanus</i>
House Mouse	<i>Mus musculus</i>
House Sparrow	<i>Passer domesticus</i>
Mourning Dove	<i>Zenaida macroura</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Northern Flicker	<i>Colaptes auratus</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
Northern Ring-necked Snake	<i>Diadophis punctatus edwardsii</i>
Norway Rat	<i>Rattus norvegicus</i>
Opossum	<i>Diadelphis virginiana</i>
Raccoon	<i>Procyon lotor</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Red-eyed Vireo	<i>Vireo olivaceus</i>
Red Fox	<i>Vulpes vulpes</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Red-winged Blackbird	<i>Agelaius phoeniceus</i>
Sharp-shinned Hawk	<i>Accipiter striatus</i>
Song Sparrow	<i>Melospiza melodia</i>
Tufted Titmouse	<i>Parus bicolor</i>
Vole	<i>Microtus spp.</i>
White-breasted Nuthatch	<i>Sitta carolinensis</i>
White-footed Mouse	<i>Peromyscus leucopus</i>
White-tailed Deer	<i>Odocoileus virginianus</i>
White-throated Sparrow	<i>Zonotrichia albicollis</i>
Wild Turkey	<i>Meleagris gallopavo</i>
Wood Thrush	<i>Hylocichla mustelina</i>
Yellow-rumped Warbler	<i>Dendroica coronata</i>

Management Goals and Objectives

Objectives for Preservation:

(Please see attached Trails Map [Appendix XIV](#))

First and foremost among our goals, given its importance to the ecology of Three Mile Harbor, is the preservation of this property as open space. In 2003, the adjacent 57 acres were purchased in partnership by the Town of East Hampton and the County of Suffolk. Additional parcels bordering Hands Creek are owned and protected by the Nature Conservancy and the Town of East Hampton. Combined, these spaces will comprise the most pristine watershed area on the Harbor. Furthermore, the property's woodlands contribute to the protected area of a large forest block. Such blocks are recognized as being extremely valuable for the continued existence of "forest interior" birds within East Hampton Town.

Secondly, in developing the uses for this property, it is our goal that the mission of Boys & Girls Harbor to encourage good physical, intellectual and social development be interwoven with the existing overall character of the neighboring residential community, while protecting the site's natural resources. Therefore, uses of the property shall be limited to only those recreational activities, habitat protection/restoration and educational purposes set forth herein. It is only the historic use of the property, the existence of buildings and trails that allows for such limited activities, which in part may not otherwise be appropriate on undeveloped land. However, peace and tranquility of the surrounding neighborhood and the site's important natural and historic resources shall be given equal consideration. Such limited activities will be governed by the East Hampton Town Code. The park and all its activities will be open to all Suffolk County residents and their guests.

Note: Compared to the historic uses on this site, the removal of buildings (with the exception of Memorial Hall) and their utilities such as associated oil tanks, electric, septic, etc. will entail an overall less intensive use of this site.

Note: All references relating to bicycling or biking indicate non-motorized vehicles.

Note: All references to non-profit will be defined as without financial benefit, as opposed to not-for-profit 501c-3 organizations.

Please review the following Town Code sections:

91-21 (Beaches and Parks)

General regulations - all Town parklands

The following guidelines apply to all town-owned parklands. Additional guidelines, regulations and restrictions for specific properties may be set forth elsewhere in this chapter.

A. Permitted activities. East Hampton Town Parklands shall be open for recreational use 365 days a year, from sunrise to sunset, unless rules and regulations posted at a particular property specify otherwise, except that individuals engaged in small game hunting or fishing may be permitted to do so at such hours as may be permitted under applicable state and/or county laws, rules or regulations. Recreational use shall be deemed to include, but shall not be limited to, hiking, biking, horseback riding, foraging, hunting and fishing (in accordance with applicable state and local regulations), picnicking and nature photography. All uses shall be subject to such restrictions as may be hereinafter set forth.

220 -1.04, (Subdivision of Land)

Definitions and word usage

TRAIL

A path, walk or way for hiking, walking, bicycling, skiing or similar recreational pursuit, or an unimproved road or path enumerated on the trail inventory or map which is adopted by the Planning Board as part of the Comprehensive Plan.

193-4-2 A. (Open Space Preservation)

(Uses which may be approved by the Planning Board)

Permitted uses of open space. The Planning Board may approve certain limited uses of open space shown on a subdivision map approved pursuant to this chapter. These uses shall be limited to one or more of the following:

- (1) Conservational uses such as the preservation of woodland, fields, wetlands, dunes, beaches or other natural features and resources in their natural state, subject only to environmental management deemed necessary by the Planning Board to protect and enhance the ecological value of these features and resources.
- (2) Environmental research and education uses, such as nature study, so long as these do not involve substantial alteration or improvement of the open space.
- (3) Traditional low-intensity recreational uses of preserved natural features and resources, such as hiking, horseback riding, bicycling, skiing, hunting, beach access and similar activities which are directly related to the natural qualities of the preserved open space.

Educational and Passive Uses:

All educational activities will be open to all Suffolk County residents. In addition, all activities shall be non-profit in nature. Fees, (equal fees for Town and/or County residents) required to participate in an activity or class shall be

to cover the cost of specific materials necessary, not salaries of instructors, etc. For example, if there were to be an art class, only the cost of the necessary supplies needed for that class (paint, canvases, brushes, clay, etc.), divided by the expected number of participants, shall be applied to a fee charged for said class.

Note: At this time, the Town has not budgeted to institute these types of on-site programs. Community Preservation Funds are not being proposed for the funding of such activities.

Note: While the park closes at dusk, this plan proposes to allow some limited use in the evenings with prior Board approval. The **park** will have appropriate signage that stipulates the specific hours of operation.

Bicycling (non-motorized):

This property in conjunction with the adjacent Duke Property, offers wide trails isolated from other trail systems, providing a special opportunity where bicycling can be taught and practiced without interfering with other trail users. Bicycle skills instruction and bicycle training are compatible uses consistent with the Town code and the objectives for preservation. We already have a volunteer organization called “Spokespeople” who volunteered to help reclaim trails and assist with their future maintenance.

Art/Educational classes:

The structure proposed to be retained may be used by a non-profit individual, group or organization for art or educational purposes. While there are no such current programmatic activities designated, the option to create said programs will remain open to the Town Board in conjunction with Suffolk County. At that time, costs and funding shall be considered.

Species identification trail:

A species identification trail is one that places small signs or plaques at the base of trees or shrubs in an effort to educate those that use a particular trail what plant species surround them. The sign or plaque will be on posts in front of various species describing their name, both scientific and common with a description of leaf, bark and interesting characteristics. We may include a photo of the species in bloom or without foliage so the information can be useful year round.

Astronomical Observation:

In the interest of promoting educational opportunities, the property may be open in the evenings for astronomical observation with prior approval of the Town Board.

Note: All trails, no matter what purpose they serve, shall not be improved with paving, bricks, stone, etc. Their base will remain dirt, mulch or some other natural and permeable material.

Structure Use:

Any retained structure, shall be open to all Suffolk County residents. Any individual, group or organization wishing to hold educational classes shall comply with applicable County and Town codes and/or guidelines and shall be responsible for the proper clean-up following such use.

Town codes and the Fire Prevention Department will determine the maximum occupancy for any retained building. The Town Code, as it relates to permitting, shall also apply to such uses.

If in the future, the Town Board finds that keeping and maintaining the retained structure: (1) ceases to be in the best interest of the Town; or (2) no longer fulfills the purpose for which it was retained; or (3) is no longer cost effective; then the structure can be demolished with Community Preservation Funds.

Project adventure, ropes course:

Telephone poles and guy wires make up the ropes course that already exists on site. Since there are no ropes currently attached, the telephone poles and guy wires themselves do not pose an attractive nuisance, or a threat to health and safety, and they shall be retained for possible future use.

Access:

The property does not currently possess a driveway access to Springy Banks Road. The traditional access to the former camp was over a right of way that will not be transferred with the sale of this property. As such, a new access is proposed to be cut, and will be the sole responsibility and expense of the Town. The proposed access has been walked and measured with the Town Superintendent of Highways to determine the scope of work, necessary

materials, and approximate cost of road creation. It has been determined that a 20 foot wide permeable access road would be sufficient for accessing the interior of the property and the associated building that is proposed to remain. Since the land is relatively level and the access will be permeable, there is no drainage proposed at this time. The access would connect to the existing basketball court which shall be dismantled and converted to and used for off-street parking for up to a maximum of 20 cars (including at least 2 handicapped spaces). The existing basketball court is in good shape and will only need some minor repair, i.e. sealing of cracks, etc. in order to provide a satisfactory parking area. The distance from Springy Banks Road to the parking area is approximately 240 feet through a wooded area. The proposed road will continue from the parking area another +/- 550 feet to the existing roads on site. The overall project is the creation of approximately 800 feet of roadway, +/- 400 feet of which is wooded. The wooded area consists of Oak/Hickory forest with an understory of low bush blueberry and huckleberry. Clearing will consist of removing approximately 70 trees with diameters of 3 to 5 inches as well as the understory. There is no other clearing proposed for this site. The cost to clear, remove stumps, put in a road base, and top dress with ¾ inch stone will be approximately \$25,000 dollars.

Note: Since this is an archeologically sensitive area, a stage 1 assessment/survey will need to be completed and reviewed by the Planning Department for final determination of the location of the access road.

Additional Parking at Building:

Memorial Hall: There is currently an additional parking area with dimensions of 85' X 35'. While the area is a not a standard size, there is a wide neck leading in from the access road to the parking area that would allow up to 8 cars (at least one of which will be a handicapped space).

Note: Prior to creating said access road, the neighbors of adjoining lots will be contacted to determine if screening trees will be desired. Screening will however block the existing view to the grassland area on site. The price of screening, if required, will be included in the overall driveway calculations.

Maintenance:

General maintenance, upkeep and any improvements to the site will be the sole responsibility of the Town and will comply with both Town and Suffolk County Codes and permitting processes as necessary. All of the structures shall be demolished, with the exception of Memorial Hall and the ropes course. General

upkeep and maintenance of the preserved structure will be the responsibility of the Town Buildings and Grounds Department. In addition, this Department will empty all trash cans on the property on a weekly basis, and will be responsible for mowing, as set forth herein. Regular mowing of the grounds associated with the retained building and or ropes course may be necessary according to proposed use or lack thereof. Annual mowing for the 2.5-acre field shall be done once a year in late Fall unless otherwise specified by the Town Board. Overall maintenance and any associated costs will be directly driven by the level of use on site. If, for example, the building is not utilized upon the acquisition of this parcel, there will be little need for regular mowing or trash removal at this location.

There are currently at least two access trails from the Boys & Girls Harbor property that link into the trails system on the adjacent property. This adjacent property is known as the “Duke Estate” or “Three Mile Harbor County Park” and is also co-owned by the County of Suffolk and the Town of East Hampton. The maintenance of these access trails may be coordinated by the Town with the East Hampton Trails Preservation Society or other volunteers approved by the Town and/or County.

Implementation and Protection

Protection:

The Town Department of Land Acquisition and Management will post the property on its boundaries with 12”x12” signs. These signs, which have been designed specifically for properties co-owned by the County of Suffolk and the Town of East Hampton, will be posted approximately every 500 feet. The signs list general restricted uses and include a contact telephone number for both the County of Suffolk and the Town of East Hampton. In case of emergency, dial 911. With regard to an ongoing infraction of any of the restrictions and/or prohibitions under this Plan, contact the East Hampton Town Police at (631) 537-7575. The Land Acquisition and Management Department will also regularly monitor the property for encroachment, litter, vandalism and other maintenance needs.

Note: There will be additional signs posted in appropriate locations alerting users that while the park closes at dusk, this plan proposes to allow some limited use in the evenings. The Park will have appropriate signage that stipulates the specific hours and restrictions on site.

The Town Parks and Recreation Department will also help manage the property. They will be in charge of buildings and grounds maintenance and work collaboratively with the Department of Land Acquisition and Management.

Surveillance, Vehicle Control, Visitor Management and Stewardship, and Management costs will all be directly related to the overall usage of the property and associated building. If, for example, after demolition, the remaining building is not immediately utilized, then there will be less on site management costs. The same will be true if we have limited programs or activities. The goal is to minimize the Town's management costs.

Special Management Considerations

All but Memorial Hall and the ropes course shall be demolished. When the County and Town had these parcels appraised, the appraiser took into consideration the cost of demolition. If we retain Memorial Hall, the cost of demolition will be reduced. The appraisers discounted the value of the property by \$300,000 to account for these costs.

We have visually inspected the interior and exterior of the structure to determine specific costs associated with repurposing. These last inspections took place on July 14, 2010, prior inspections took place on March 5th and February 23, 2010 and included (Parks and Building Maintenance Dept., Anthony Littman, Richard Webb et al; Recreation Dept., John Rooney; Building Dept. Tom Preiato; Land Acquisition and Management, Scott Wilson). Regardless of future use, the structure needs a new roof, repair of small sections of rot, paint, removal of kitchen and a full inspection of plumbing pipes and electric. Overall the building is in good shape, and all of the above inspectors agreed that the building should be retained at this time. In order to make the building clean and usable, the above costs will be between \$40,000 and \$52,000. To keep the initial costs down on the building, painting and interior clean up could be postponed. The balance of the work should be completed in an effort to keep the structure from additional deterioration.

While this structure does have gas heat, we do not know the condition of its heaters. The building is not insulated; therefore the proposed uses would be seasonal only.

Restrictions

This property will be open to all Suffolk County residents and their guests. The park will be open from dawn to dusk, at which time the park will be closed (with the exception of approved evening activities). Parking will be restricted to the marked spaces only, by Town parking permit, or Suffolk County Green Key Card (Suffolk County Department of Parks, Recreation & Conservation Green Key Card gives access to County Parks).

This property has a number of restrictions that will be governed by this document, the East Hampton Town Code “Regulations for Town Owned Lands” and the Laws of Suffolk County “Administrative Local Laws”. Any violations will result in fines. Please see guideline section of the Town Code below:

91-21 (Beaches and Parks)

General regulations - all Town parklands

The following guidelines apply to all town-owned parklands. Additional guidelines, regulations and restrictions for specific properties may be set forth elsewhere in this chapter.

B. Prohibited conduct. No person shall upon any Town parklands:

- (1) Throw, break, cast, lay or deposit any garbage, refuse, glass or any injurious substance of any kind or nature upon any Town lands unless the same is deposited into receptacle properly designated and intended to receive the same.
- (2) Willfully destroy, injure, deface, damage, remove or displace any town-owned property.
- (3) Be under the influence of intoxicating liquor or illegal drugs.
- (4) Maintain a camp, trailer or other structure without the express written authorization of the Town Board.
- (5) Conduct any business, solicitation or advertising except licensed concessionaires or others granted permission by the Town Board.
- (6) Build or set fires except in receptacles designed for the same (such as barbecues) in areas designated for such purposes.
- (7) Engage in indecent or disorderly conduct or disturb or interfere with other persons occupying any area under authority of a permit.
- (8) Possess or discharge any fireworks, except with the express permission of the Town Board and any other agency having jurisdiction.

General Prohibitions (including, without limitation):

- Digging and artifact recovery
- Unauthorized woodcutting
- Unauthorized removal of vegetation
- Abandonment of pets or other domesticated animals
- Dumping
- No fires
- Unauthorized vehicles

- Hunting
- League games
- Alcohol
- Camping and/or mobile homes
- Franchises or other sources of food service from trucks, vans, or any retained Building, etc.
- Bleacher seating
- Irrigation system
- The establishment of concessions for the purpose of selling food or other items
- The establishment of basketball courts, volleyball courts and soccer, football or baseball facilities
- There shall be no lighting other than the minimal required for the interior of any retained building and parking safety. Such lighting, which shall meet all requirements of the Town dark sky legislation, shall be illuminated only when activities on the property require such lighting to be made available.
- Amplified sound equipment. With the exception of (i) personal listening devices, and (ii) that electronic teaching aids may be used when required in the interior of any retained building. Both (i) and (ii) shall be subject to the limitations on decibel levels as defined by the Town Code.

Appendix

I)	Suffolk County Tax Map
II)	Location Map
III)	Aerial Photo/Protected Lands Map
IV)	Topographic Map
V)	Soil Survey Map
VI-XIII)	Ground Site Photos
XIV)	Trails Map
XV)	Deed (to be added when property closes)
XVI)	Town Resolutions
XVII)	County Resolutions
XVIII)	Survey

For additional information regarding this property please refer to the parcels Baseline Documentation found at the East Hampton Town Department of Land Acquisition and Management.

THREE MILE HARBOR

SEE SEC. NO. 204



TOWN OF EAST HAMPTON
COUNTY OF SUFFOLK

FOR PARCEL NO. SEE
SEC. NO. 092-01-011.1

BOYS HARBOR INC.
11.1
26.7A

BOYS HARBOR INC.
30.2
1.2A

30.3
55.9A

30.4
2.5A

30.5
8.2A

30.6
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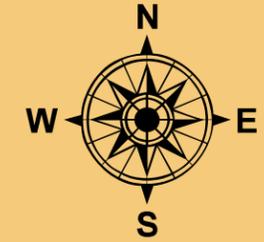
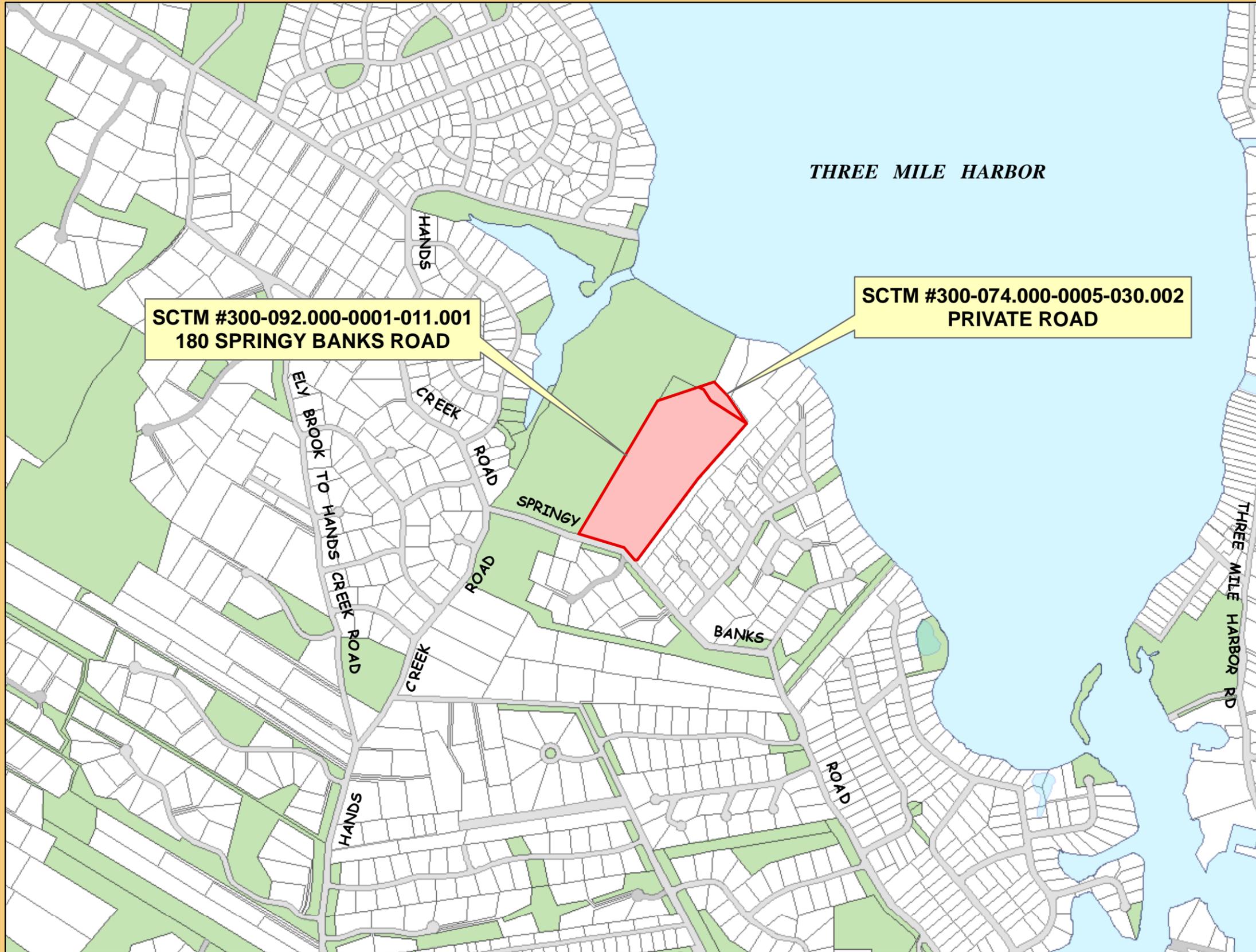
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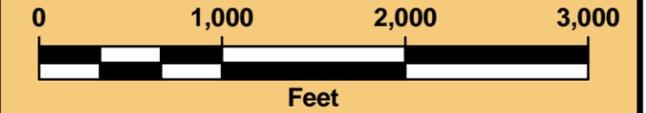
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SCALE: 1" = 1000 Feet



THE TOWN of EAST HAMPTON



Town Of East Hampton / Suffolk County

**BOYS HARBOR
MANAGEMENT PLAN**

**SCTM #300-074.000-0005-030.002
and
SCTM #300-092.000-0001-011.001**

Situated In
East Hampton School District

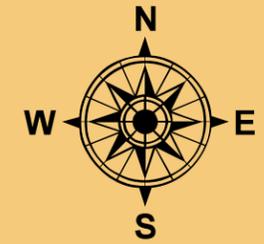
 EXISTING OPEN SPACE

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.



Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York

Location Map



SCALE: 1" = 200 Feet



THE TOWN of EAST HAMPTON



Town Of East Hampton / Suffolk County

BOYS HARBOR MANAGEMENT PLAN

SCTM #300-074.000-0005-030.002
and
SCTM #300-092.000-0001-011.001

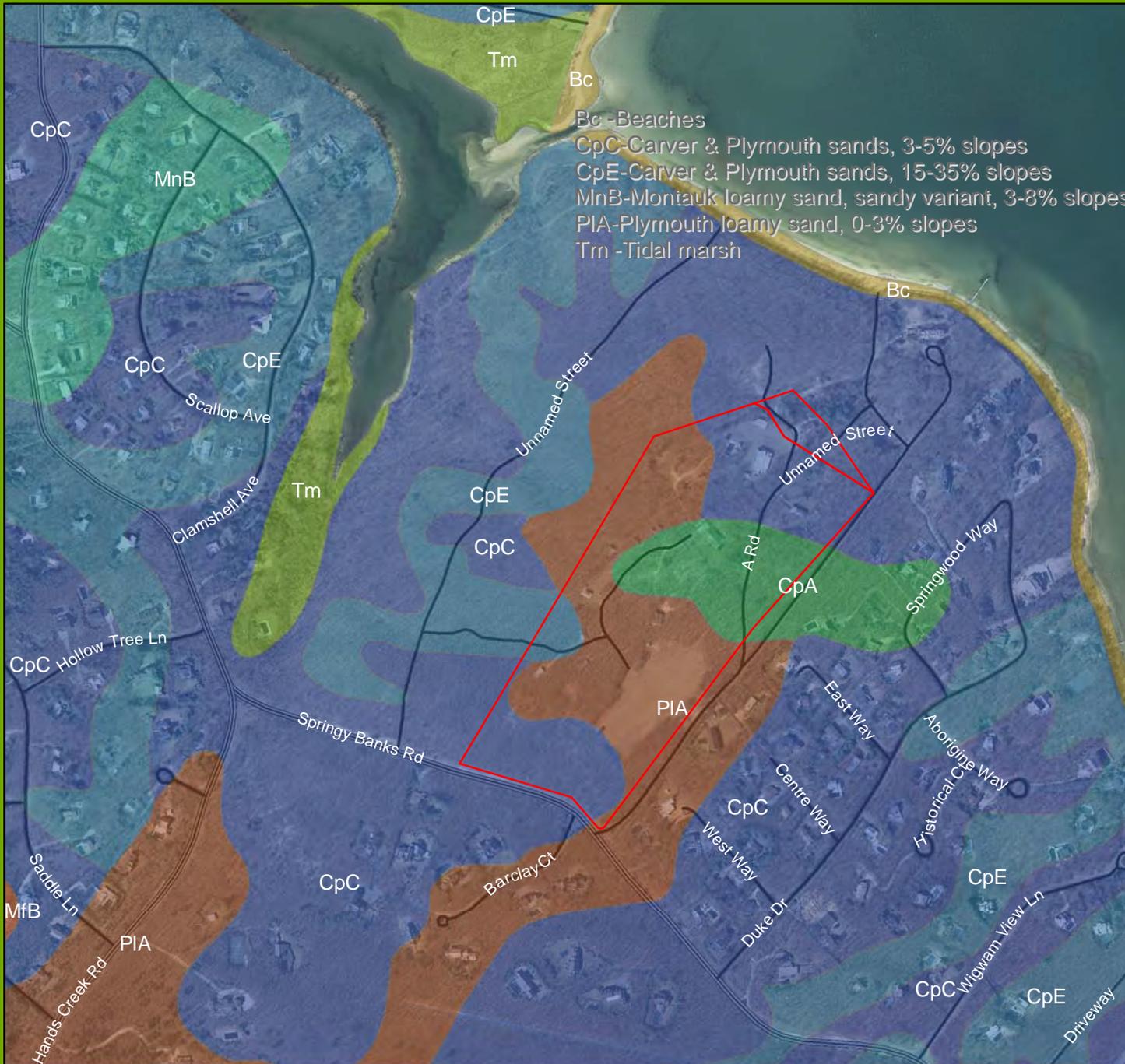
Situated In
East Hampton School District

 EXISTING OPEN SPACE

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.



Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York



Bc - Beaches
 CpC - Carver & Plymouth sands, 3-5% slopes
 CpE - Carver & Plymouth sands, 15-35% slopes
 MnB - Montauk loamy sand, sandy variant, 3-8% slopes
 PIA - Plymouth loamy sand, 0-3% slopes
 Tm - Tidal marsh



1" = 576.41 feet



**TOWN
 OF
 EAST HAMPTON
 &
 COUNTY OF SUFFOLK**

**BOYS & GIRLS HARBOR
 SOILS**

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON. WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE CURRENT AND ACCURATE INFORMATION, THE COMPLETENESS, ACCURACY OR TIMELINESS OF INFORMATION CONTAINED IN THIS DOCUMENT IS NOT GUARANTEED.



Prepared by
THE TOWN OF EAST HAMPTON
 Suffolk County, New York
 Dept. of Information Technology

Date Prepared: October 14, 2009

Basemaps: 2007 NYS Digital Ortho Photography
 Suffolk County Real Property Tax Service
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 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



Glacial Erratics



Glacial Erratics



Climbing Wall



Ropes Course



Ropes Course



Basketball Court - Proposed Parking Area



Swimming Pool



Stage



Cabin



Cabin



Cabin



Cabin



Cabin



Cabin



Front of Memorial Hall (Mess Hall)



Cabin



Rear of Memorial Hall (Mess Hall)



House Building



House Building



New Building (Retreat House) and Chlorine Building (on left)



New Building (Retreat House)



Boat House



Boat House



Shed



Mowed Meadow Area



Existing Trails
Interpreted from
2007 Aerial Photograph



1" = 400 feet



**TOWN OF
EAST HAMPTON &
COUNTY OF SUFFOLK**

**BOYS & GIRLS
HARBOR &
DUKE PROPERTIES**

EXISTING TRAILS

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.

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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York

Dept. of Information Technology
A. Gaites/Land Acquisition & Management
April 2, 2010

Basemaps: 2007 NYS Digital Ortho Photography
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Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



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

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 Towns 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

SITE PLAN FOR BOYS HARBOR SITUATE NORTHWEST

Town of East Hampton, Suffolk Co., N.Y.
Scale: 1"=100'
Zone: A3 - Residential
Fire District: East Hampton
School District: East Hampton
Flood Zone: X
Area = 1,211,626 Sq. Ft. or 27.815 Acres

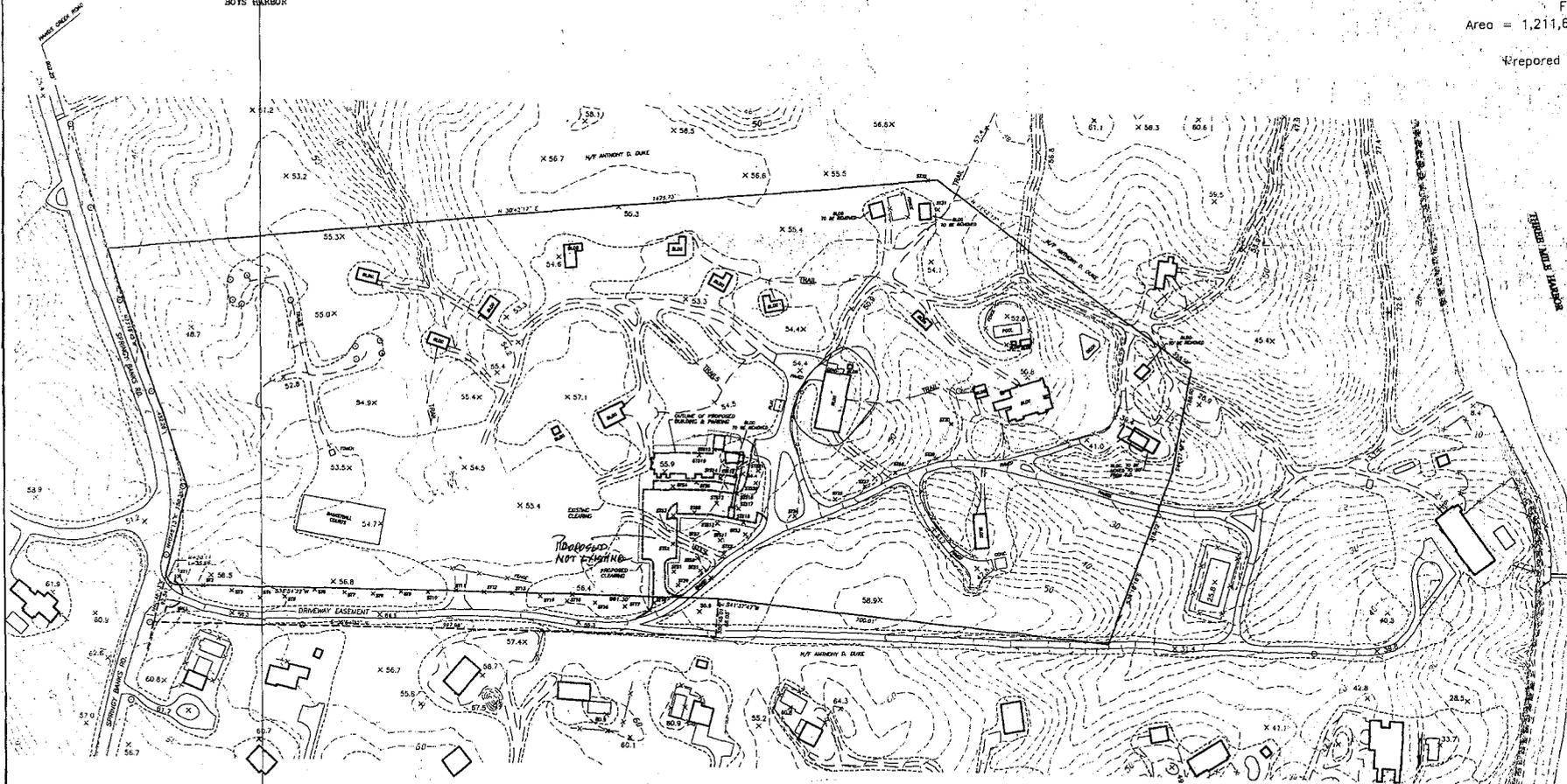
Prepared For: Boys Harbor, Inc.

PHOTOGRAMMETRY BY:



361 Condit Avenue, Southampton, N.Y. 11974
Tel: (516) 887-4100 Fax: (516) 887-4101

Scale 1 inch = 100 feet
Contour Interval: 2'
Photo Date: February 20, 1999
BOYS HARBOR



COVERAGE
ALLOWED - 96,530 SF. OR 6.0%
EXISTING - 32,818 SF. OR 1.9%
PROPOSED - 23,077 SF. OR 1.5%
TOTAL COVERAGE
ALLOWED - 129,348 SF. OR 3.3%
EXISTING - 32,818 SF. OR 1.9%
PROPOSED - 96,530 SF. OR 7.4%
CLEARING - 451,513 SF.
PROPOSED - 463,762 SF.

NOTE:
CLEARING AND TOTAL COVERAGE AREAS AS SCALED FROM
DEMOS PHOTO DATED 1/23/99. COVERAGE BASED ON
BUILDINGS LOCATED BY DWS.

KEY

- EDGE OF CLEARING PER DEMOS PHOTO OF 1/23/99
- UNIMPROVED DIRT TRAILS
- PROPOSED STRUCTURES
- PROPOSED CLEARING
- X STBI FLAGS

NOTE

- 1) Indemnify, defend or hold harmless the surveyor in a lawsuit arising from the survey of this property.
- 2) Only copies from the original of this survey map bearing the original seal of the surveyor's state seal or signature shall be considered to be a valid copy.
- 3) Certifications and/or statements made by the surveyor in connection with this survey are subject to the provisions of the Surveyors' Code of Ethics and the laws of the State of New York. The surveyor does not warrant the accuracy of the survey or the results of the survey. The surveyor is not responsible for any errors or omissions in the survey or for any consequences arising therefrom. The surveyor is not responsible for any damages, losses, or expenses, including reasonable attorneys' fees, incurred by any party as a result of the survey or the use of the survey. The surveyor is not responsible for any damages, losses, or expenses, including reasonable attorneys' fees, incurred by any party as a result of the survey or the use of the survey.

Datum U.S.C.G.S.
S.C.T.M. 0300-71-05-30.2
S.C.T.M. 0300-01-11.1

chk'd dow - 5/17/02

Revised: May 15, 2002 - Cov, Tcov, Clear, Prop, Blot, Remove
Revised: Feb 5, 2002 - Loc, Lotn S11-S13 & S15-S18 & Drive Eas.
Add Drive Eas. & outline of Prop. Blot. & Parking
Map Prepared: July 20, 2001
Surveyed: May 25, 1995

GEORGE WALBRIDGE SURVEYORS, P.C.
Land Surveyors & Land Planners
300 Pantigo Place - Suite 116
East Hampton, Long Island, N.Y. 11937
Phone: (631) 324-0412 Fax: (631) 324-9849
E-mail: gwsurveyor@aol.com

Adoption of Boys & Girls Harbor Management Plan After Hearing

Information		Vote		
Legislative File #	RES-2010-687	Pete Hammerle	Voter	Yes/Aye
Status	Adopted	Theresa Quigley	Secunder	Yes/Aye
Department	Land Acquisition	Julia Prince	Voter	Absent
Meeting	7/15/2010 7:00 PM	Dominick Stanzione	Initiator	Yes/Aye
Category	Approvals	William Wilkinson	Voter	Yes/Aye

Financial Impact

The plan contemplates some expenses, but the Board has not yet determined what if any action will be taken at this time

History

Adopted 07/15/2010 07:00 PM

WHEREAS, the Town Board held a public hearing on May 20, 2010, to consider a proposed Management Plan for Boys and Girls Harbor Inc., SCTM #300-92-1-11.1 & 300-74-5-30.2; and

WHEREAS, the Boys & Girls Harbor Management Plan was made available to the public for review in the Town Clerk's office and on the Department of Land Acquisition's web site; and

WHEREAS, at the time of the hearing certain amendments to the management plan were requested to modify some provisions and clarify various other aspects of the plan; and

WHEREAS, the hearing was held open for a ten (10) day written comment period which has subsequently expired; and

WHEREAS, no additional written comments were received; and

WHEREAS, as a result of the public comments, the Town Board requested that the management plan be amended to satisfy the concerns of the speakers; and

WHEREAS, as requested, said amendments were made and reviewed at a Town Board meeting; and

WHEREAS, the Town of East Hampton is partnering with Suffolk County for the acquisition of this property; and

WHEREAS, Suffolk County is the lead agency pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, Suffolk County has requested that the Town adopt its management plan so that its provisions may be included in their environmental review of the acquisition under SEQRA; and

WHEREAS, the Town in adopting the management plan, adopts the same subject to review by the County as lead agency under SEQRA and subject to its determination; and

WHEREAS, upon completion of review by Suffolk County under SEQRA, the Town will further act to affirm the plan or amend it accordingly to reflect the lead agents findings; now therefore be it

RESOLVED, the following Management Plan is hereby adopted as written, subject to the above terms and conditions:

Boys & Girls Harbor Management Plan
Dated July 15, 2010