

# CHILES

## Baseline Documentation

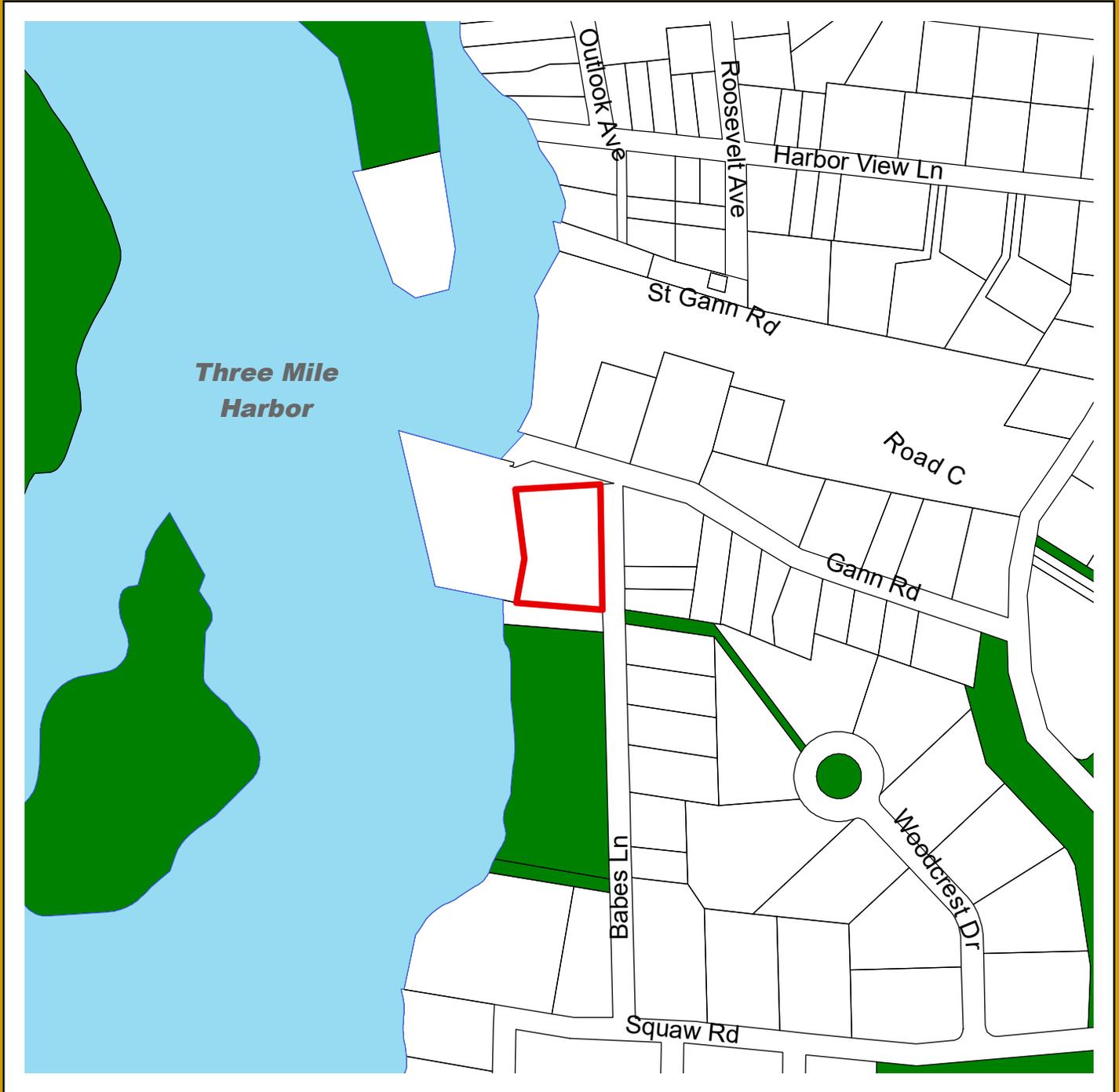


**Suffolk County Tax Map  
300-59-1- 2  
36 Gann Road  
Area 1.12. Acres  
Town of East Hampton, New York**

**The Community Preservation Fund Law was enacted to help protect and preserve open and undeveloped lands in the Town of East Hampton and the Incorporated Villages, including wetlands, woodlands, agricultural lands, shorelands and the other natural resources of the town; for the purposes of protecting historic places and properties within the town; and for the purpose of providing the town's visitors and residents with outdoor recreational opportunities.**

# CPF Properties

CARTOGRAPHY - BARNABY FRIEDMAN - 9/18



 Recreational Open Space

**TOWN OF EAST HAMPTON**

**SCTM #300 - 59 - 1 - 2**

**Chiles Property**

**36 Gann Rd.**

**1.1 Acres**

**Springs School District**



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

Suffolk County Real Property Tax Service  
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Real Property Taxmap parcel linework used with permission of  
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**Town of East Hampton  
Long Island, NY**

Adopted  
Aug 2, 2018 6:30 PM

**Resolution  
RES-2018-950**

**Chiles Authorize CPF Acquisition and Amend 2018 M&S Plan**

Information

<b>Department:</b>	Land Acquisition	<b>Sponsors:</b>	Councilman David Lys
<b>Category:</b>	Acquisitions	<b>Functions:</b>	Acquisitions

Financial Impact

\$2,100,000.00 (\$1,420,510 from Community Preservation Water Quality Funds, and \$679,490 from Capital expenditure/Bonding budget line) plus closing costs

Body

**Authorize CPF Acquisition and Amend 2018 M&S Plan**

**Purported Owner:** Bennie Chiles and Terri Austin  
**Location:** 36 Gann Rd., Springs  
**SCTM #:** 300-59-1-2

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **August 2, 2018** to consider acquisition of approximately **1.2 acres** of land located on **36 Gann Rd., Springs** which lands are identified on the Suffolk County Tax Map as **300-59-1-2**; and

**WHEREAS**, the purported owner has expressed a willingness to sell the above referenced property in fee simple to the Town for the proposed purchase price of **\$2,100,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the parcel contains a single family dwelling, a shed, a pool and associated structures; and

**WHEREAS**, the purpose of said acquisition is water quality; and

**WHEREAS**, in this instance water quality may include injections wells, rain gardens, bioswale, converting the exiting residence into an aquaculture educational center, combining the Town's shellfish hatchery and nursery sites, and therefore, the Board wishes to retain the residence; and

**WHEREAS**, the residence's use for aquaculture and educational center is a compatible use, however, it is considered a capital improvement and therefore the Town will pay the value of the residence from a fund other than CPF; and

**WHEREAS**, the appraised value of the residence is \$679,490; and

**WHEREAS**, funding for the residence will come from an appropriate capital expenditure line and/or bonding, and the balance \$1,420,510 will come from Community Preservation Water Quality funds; and

**WHEREAS**, the acquisition of the subject property is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, the Town Board finds, pursuant to § 64-e (8) of the New York Town Law, that acquisition of the subject property by purchase is the best alternative, of all reasonable alternatives available to the Town, for protection of the community character of the Town of East Hampton; and

**WHEREAS**, on **February 1, 2018** the Town Board adopted the 2018 Management & Stewardship Plan (M&S Plan) for CPF properties pursuant to Town Law 64-e (6) which requires a property to be included in this Plan in order to expense any management and stewardship costs to the Community Preservation Fund; and

**WHEREAS**, said M&S Plan shall be in effect for calendar year 2018 with updates permitted from time to time at the discretion of the Town Board after a public hearing; and

**WHEREAS**, this interest in real property may require management and stewardship activities; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, reputedly **Bennie Chiles and Terri Austin**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$2,100,000.00 (\$1,420,510 from Community Preservation Water Quality Funds, and \$679,490 from Capital Expenditure/Bonding budget line)**, plus reasonable survey, title, prorated tax, and recording charges; and be it further

**RESOLVED**, that pursuant to contract the Supervisor is authorized and directed to execute any documents and the Town Budget Officer is directed to pay the purchase price and any and all reasonable survey, title, prorated tax, and recording charges, as may be necessary to effect the transfer of title; and be it further

**RESOLVED**, that the **2018** Management and Stewardship Plan is amended to include the above referenced property; and be it further

**RESOLVED**, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton **Community Preservation Fund Budget Account and from a Capital Expenditure/Bonding budget line.**

## Meeting History

**Aug 2, 2018 6:30 PM Video** **East Hampton Town Board** **Regular Meeting**

 **Draft**

**RESULT:** **ADOPTED [UNANIMOUS]**  
**MOVER:** David Lys, Councilman  
**SECONDER:** Sylvia Overby, Councilwoman  
**AYES:** Kathee Burke-Gonzalez, David Lys, Sylvia Overby, Jeffrey Bragman, Peter Van Scoyoc

**INVASIVE PLANT ASSESSMENT OF TOWN OF EAST HAMPTON PRESERVES**

Preserve Name: Chiles

Date of Survey: 9/20/18

SCTM #: 59-1-2

Surveyed by: AG

Size: 1.1 a.

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

General Description: