

**AMSTERDAM BEACH**  
**96 Meadow Lane, LLC and Cavett**  
**Baseline Documentation**

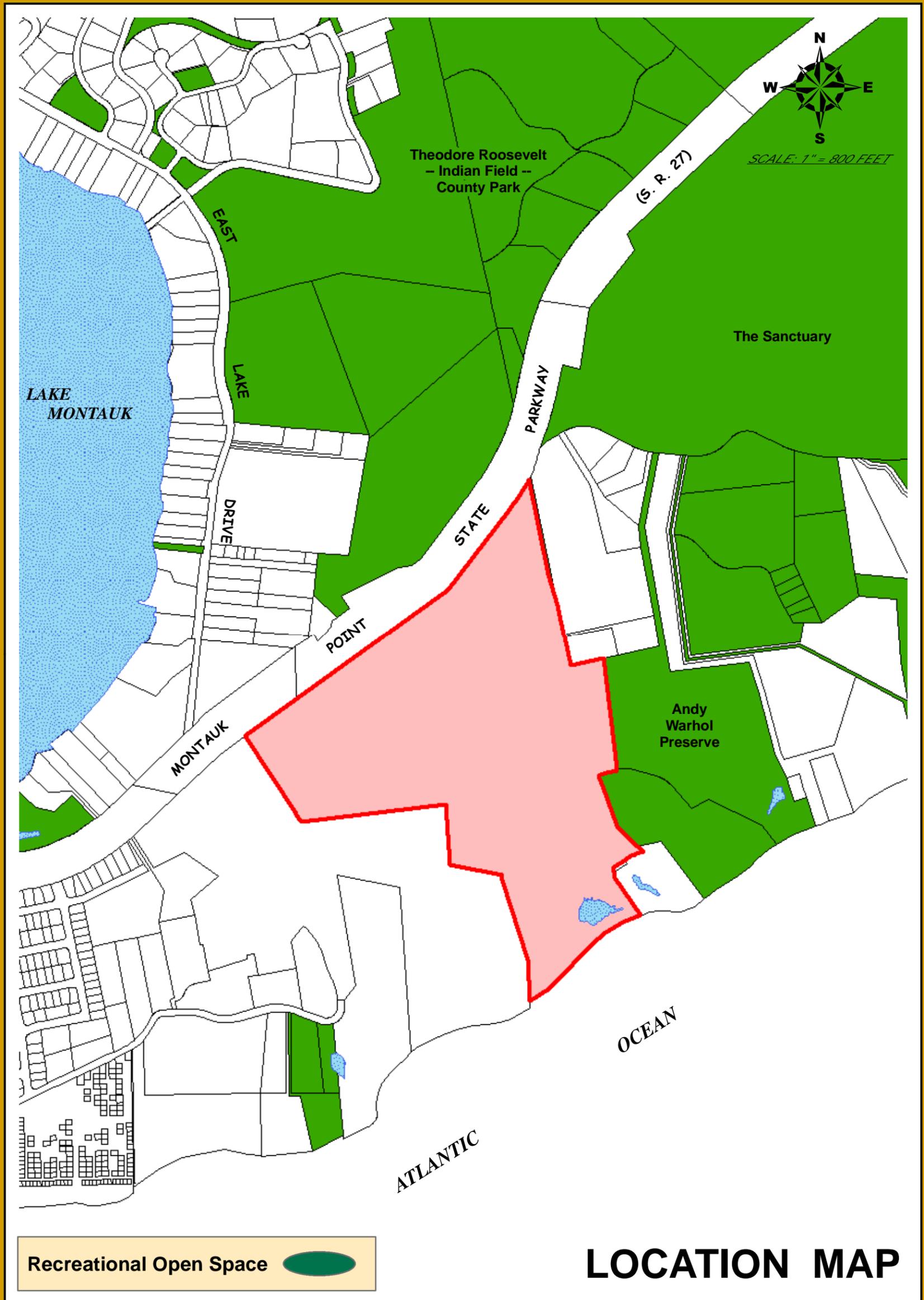


**Suffolk County Tax Map 300-21-2-24.17 (formerly p/o 24.15)**  
**1636 Montauk Highway, East Hampton, NY**  
**Area 121.9 Acres**

**Suffolk County Tax Map 300-32-6-1.2**  
**181 Deforest Road, East Hampton, NY**  
**Area 76.8 Acres**

**Purchased in partnership with the State of New York,  
The County of Suffolk and the Town of East Hampton**

**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.**



# LOCATION MAP

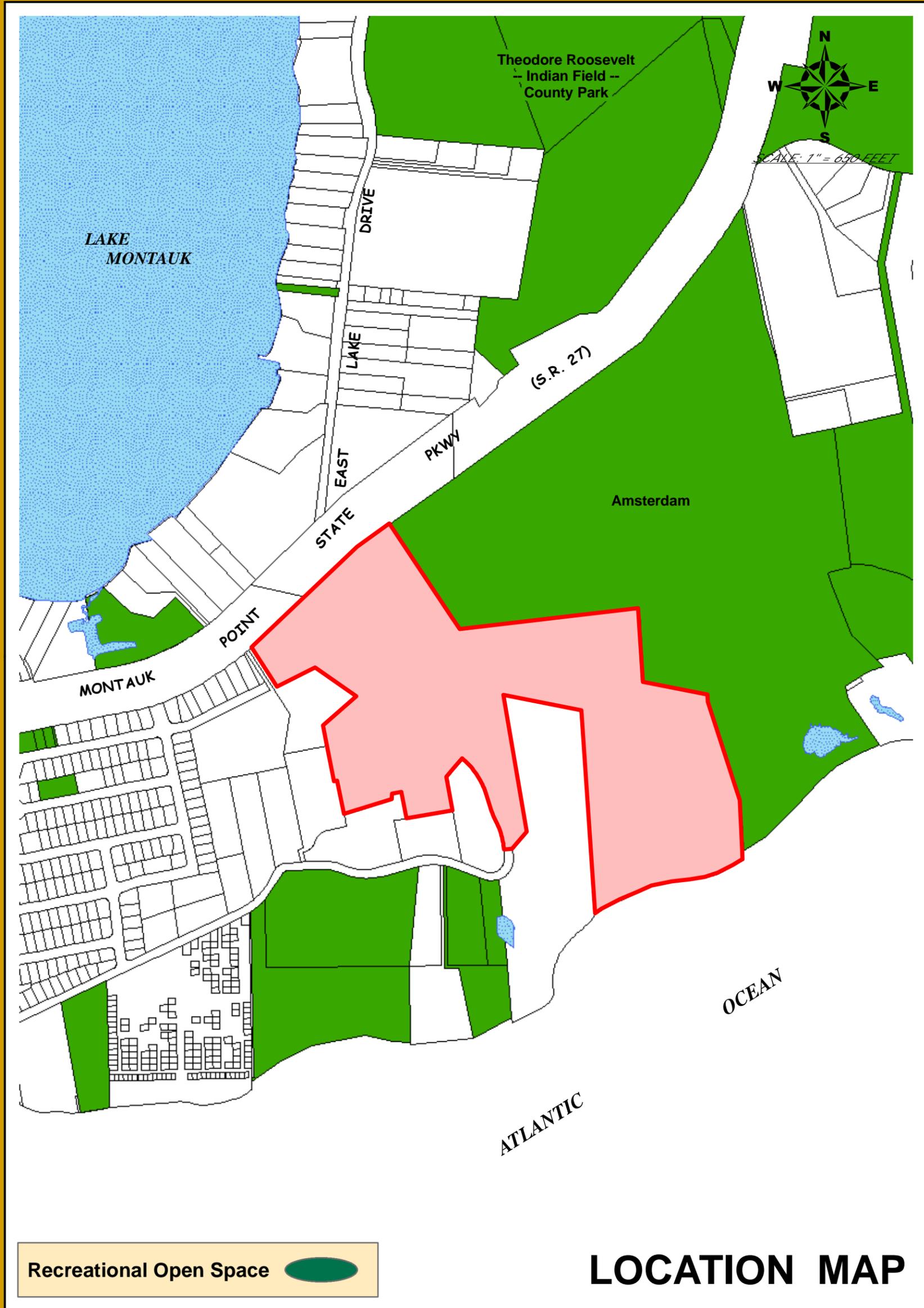
*Town Of East Hampton CPF, State Of New York and County Of Suffolk Property*

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

**TOWN OF EAST HAMPTON**  
**SCTM #300-021.000-0002-024.017**  
**Amsterdam Beach Property**  
**Montauk Point State Parkway**  
**Montauk School District**



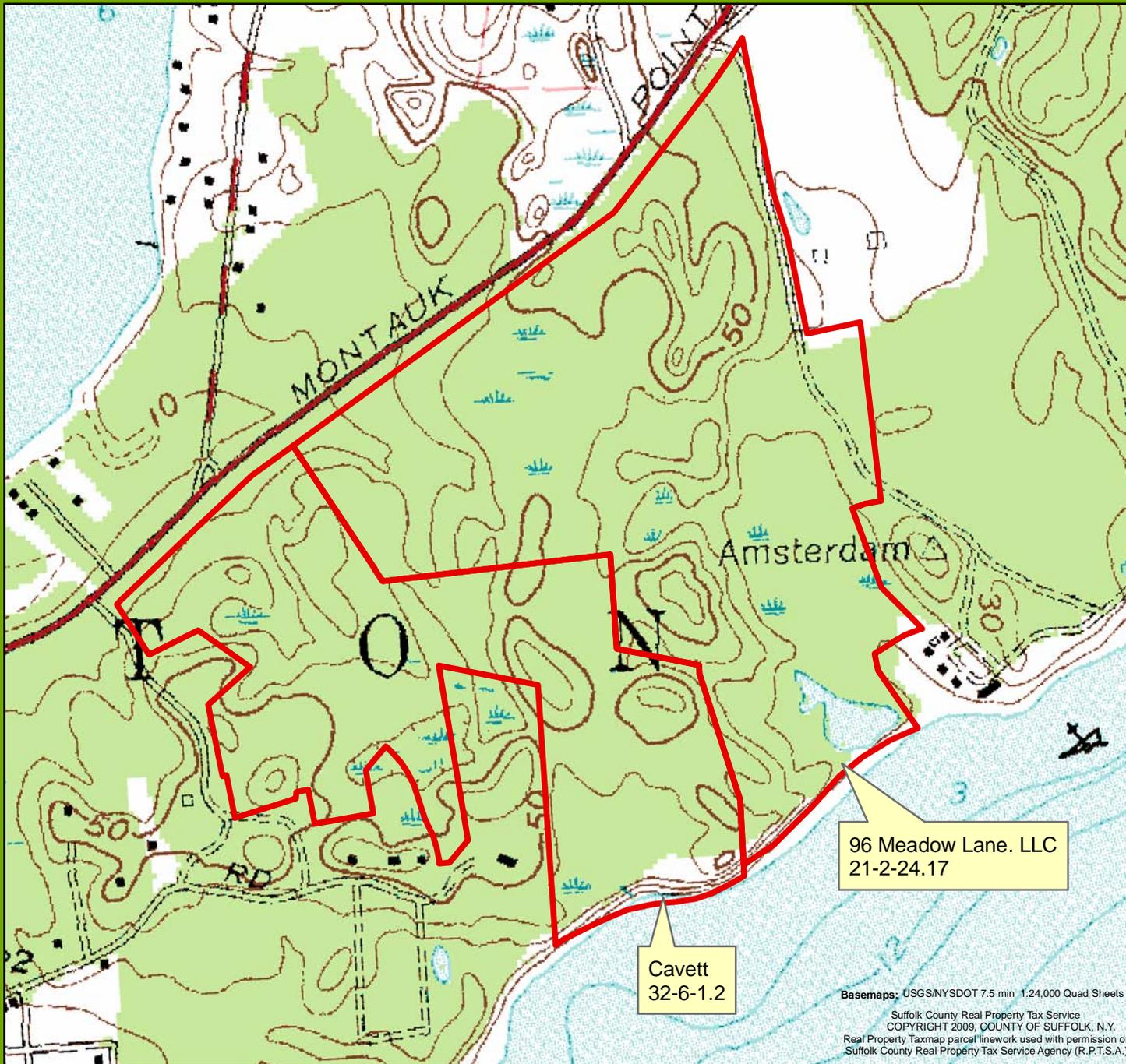
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Prepared by  
**THE TOWN OF EAST HAMPTON**  
Suffolk County, New York

**TOWN OF EAST HAMPTON**  
**SCTM #300-032.000-0006-001.002**  
**Cavett Property**  
**181 Deforest Road**  
**Montauk School District**



1" = 734.77 feet

Feet

0 330 660

**The Town of East Hampton  
The County of Suffolk and  
The State of New York**

**USGS QUAD SHEET**

**FOR  
SCTM# 300-32-6-1.2  
SCTM# 300-21-2-24.17**

**AMSTERDAM BEACH**

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

Date Prepared: February 23, 2010

Basemaps: USGS/NYS DOT 7.5 min 1:24,000 Quad Sheets

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## Amsterdam Beach After Hearing **944**

Resolution No. \_\_\_\_\_

Dated: July 1, 2005

### AUTHORIZE ACQUISITION

Property of 96 MEADOW LANE, LLC (Amsterdam Beach property)  
SCTM #300-21-2-24.15

The following resolution was offered by SUPERVISOR WILLIAM MCGINTEE,  
seconded by **Councilman P. Hammerle** and adopted:

WHEREAS, pursuant to Section 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on July 1, 2005 to consider the joint purchase with New York State and Suffolk County, of approximately 122.80 acres of land located at S/S Montauk Highway, which land is identified on the Suffolk County Tax Map as SCTM #300-21-2-24.15; and

WHEREAS, the proposed total purchase price is \$ 16,500,000.00, and is contingent on the partnership contributions of New York State, Suffolk County and East Hampton Town as follows: New York State contributing \$4,000,000.00 (24.25%), Suffolk County contributing \$5,500,000.00 (33.33%), and East Hampton Town contributing \$7,000,000.00 (42.42%) (Town's contribution includes a Federal Grant in the amount of \$989,477), plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is preservation of open space; and

WHEREAS, the partners have agreed to each contract directly with the owner and each partner will own an undivided interest to be pro-rated according to the above-mentioned contribution percentages; and

WHEREAS, the parcel will become a New York State Park, under a joint management agreement between the State, County and Town, and is to be managed solely by the State; and

WHEREAS, the Town Board finds, pursuant to Section 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 that such acquisition would be in the best interests of the Town;

WHEREAS, Suffolk County has prepared and considered Environmental Assessment Form which evaluates the potential environmental impacts of the proposed Local Law; and

WHEREAS, the Board has determined that the adoption of this Local Law will not have a significant negative impact upon the environment;

NOW, THEREFORE, BE IT RESOLVED, that a negative declaration is hereby made pursuant to the State Environmental Quality Review Act (SEQRA); and be it further

RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, reputedly 96 Meadow Lane, LLC, for the purpose of acquiring the Town's 42.42 % share said property at a cost to the Town of East Hampton not to exceed \$ 7,000,000.00 (this amount includes a Federal Grant in the amount of \$989,477), 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 agreed upon Town portion of 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 pursuant to Section 64-e of the New York Town Law, the acquisition of subject property also includes the acquisition of development rights and the right of the Town Board to transfer such rights at a future date; and be it further

RESOLVED, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton Community Preservation Fund Budget Account; and be it further

RESOLVED, that copies of this resolution shall be forwarded to:

Assistant Town Attorney Elizabeth L. Baldwin;  
Planning Department;  
Kerry Pogue, The Nature Conservancy, P.O. Box 5125, East Hampton, NY 11937;  
Christopher Kelley, Esq., P.O. Box 9398, Riverhead, NY 11901;  
Jim Sponable, New York Office of Parks, Recreation and Historic Preservation, Empire State Plaza, Agency Building #1, 13th Floor, Albany, NY 12238-0001; and  
Patricia B. Zielenski, Division Director, Suffolk County Department of Planning, Division of Real Estate, H. Lee Dennison Building, 2nd Floor, P.O. Box 6100, Hauppauge, NY 11788-0099.

### Financial Impact

No Financial Impact Description Provided.  
Budget is NOT affected by this Resolution.

Councilwoman D. Foster *absent*

Councilman J. Potter *absent*

**AUTHORIZE ACQUISITION**

**Property of:** Richard A. Cavett  
**Address:** 181 Deforest Road  
**SCTM #:** 300-32-6-1.2

*WHEREAS*, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **August 14, 2008** to consider the acquisition of a thirty three and a third percent (33.333%) undivided interest in approximately **77 acres** of land located at 181 Deforest Road, **Montauk**, which land is identified on the Suffolk County Tax Map as **SCTM #300-32-6-1.2** (**hereinafter the "Property"**); and

*WHEREAS*, the purpose of this acquisition is an equal three way partnership with the County of Suffolk and State of New York; and

*WHEREAS*, the proposed purchase price is **\$18,000,000**, 33.333% of which will be attributable to the Town, **\$6,000,000** plus 33.333% of survey, title, prorated tax, environmental site assessment, and recording charges; and

*WHEREAS*, the partners have agreed that the State will contract directly with the owner, and the County and Town will contract jointly with the owner, and further that each partner will own an undivided interest; and

*WHEREAS*, management of the property will be subject to a mutually agreed upon management agreement to be drafted and approved by all parties; and

*WHEREAS*, the purpose of said acquisition is the preservation of open space and community character; and

*WHEREAS*, the acquisition of the 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 a 33.333% undivided interest in the 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 that such acquisition would be in the best interests of the Town; and

***NOW, THEREFORE, BE IT RESOLVED***, that the Supervisor is hereby authorized and directed to enter into a contract of sale with Richard A. Cavett for the purpose of acquiring a 33.333% undivided interest in the Property at a cost to the Town not to exceed **\$6,000,000**, plus 1/3rd of reasonable survey, title, prorated tax, environmental site assessment 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 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.

### Cavett Authorize Acquisition

| Information        |                      | Vote             |           |         |
|--------------------|----------------------|------------------|-----------|---------|
| Legislative File # | RES-2008-1004        | Julia Prince     | Voter     | Absent  |
| Status             | Adopted              | Pete Hammerle    | Initiator | Yes/Aye |
| Department         | Land Acquisition     | Pat Mansir       | Secunder  | Yes/Aye |
| Meeting            | 8/14/2008 7:00:00 PM | Brad Loewen      | Voter     | Yes/Aye |
| Category           | Acquisitions         | William McGintee | Voter     | Absent  |

| Financial Impact     | History                     |
|----------------------|-----------------------------|
| \$6,000,000 from CPF | Adopted 08/14/2008 07:00 PM |

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

**Nature Preserve:**

Name: Amsterdam/Cavett Date of Survey: 2/3/10 + 2/9/10  
 SCTM No. 21-2-24-17 / 32-6-1.2 Surveyed by: A. Gaites  
 Size: 121.9 Acres / 76.9 Acres

| Plants present:             | Present | On road edge | Along trail(s) | Interior | Scattered | Dense | Confined area | Comments                 |
|-----------------------------|---------|--------------|----------------|----------|-----------|-------|---------------|--------------------------|
| Autumn Olive                |         |              |                |          |           |       |               |                          |
| Black Pine                  |         |              |                |          |           |       |               |                          |
| Garlic Mustard              |         |              |                |          |           |       |               |                          |
| Japanese barberry           |         |              |                |          |           |       |               |                          |
| Japanese Honeysuckle        | X       | X            | X              |          |           |       |               |                          |
| Japanese Knotweed           |         |              |                |          |           |       |               |                          |
| Miscanthus                  | X       |              |                |          |           |       |               | a single plant, interior |
| Mugwort                     |         |              |                |          |           |       |               |                          |
| Multiflora Rose             |         |              |                |          |           |       |               |                          |
| Norway Maple                |         |              |                |          |           |       |               |                          |
| Oriental Bittersweet        | X       |              | X              | X        | X         |       |               |                          |
| Phragmites                  | X       |              |                |          |           |       |               | near open water          |
| Poison Ivy                  | X       |              | X              | X        | X         |       |               |                          |
| Porcelain Berry             |         |              |                |          |           |       |               |                          |
| Privet hedge                |         |              |                |          |           |       |               |                          |
| Spotted Knapweed            |         |              |                |          |           |       |               |                          |
| Tartarian Honeysuckle       | X       | X            | X              |          |           |       |               |                          |
| Tree of heaven              |         |              |                |          |           |       |               |                          |
| Vinca                       |         |              |                |          |           |       |               |                          |
| Wisteria                    |         |              |                |          |           |       |               |                          |
| <b>Others:</b>              |         |              |                |          |           |       |               |                          |
| <i>Rubus phoenicolasius</i> | X       | X            |                |          |           |       |               |                          |
|                             |         |              |                |          |           |       |               |                          |
|                             |         |              |                |          |           |       |               |                          |
|                             |         |              |                |          |           |       |               |                          |
|                             |         |              |                |          |           |       |               |                          |

**General description:**