

PILIERO

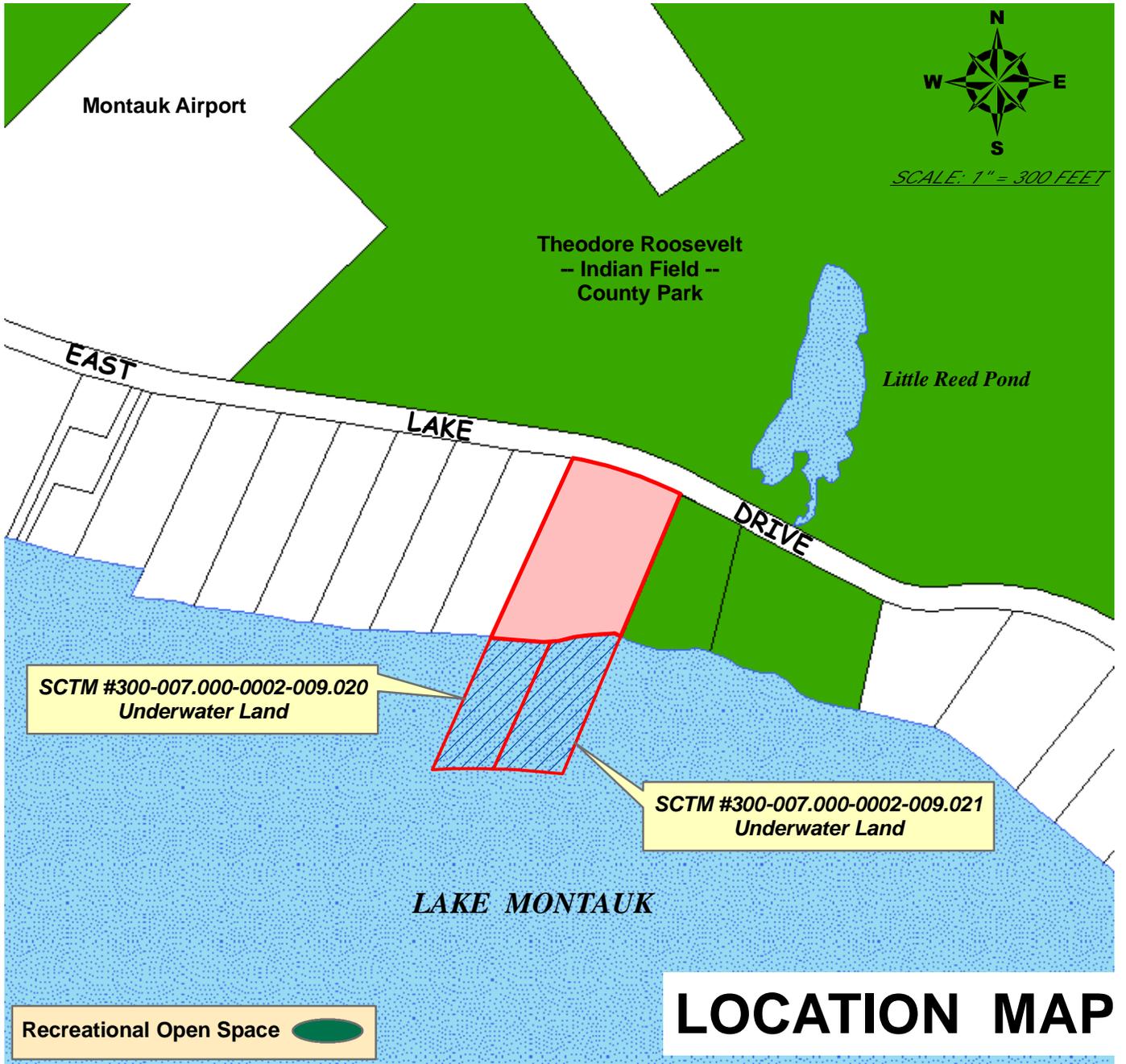
Baseline Documentation



**Suffolk County Tax Map
300-7-3-7.1 & underwater 7-3-9.20 & 9.21
383 East Lake Drive
Area .1.91 upland acres & 1.64 underwater 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.

The East Hampton Town Code categorizes a Nature Preserve as any area of land or water owned by the Town which is formally dedicated to being maintained as nearly as possible in its natural condition. These lands are chosen for preservation based on the unique and valuable ecological assets situated within their boundaries. They are protected not only as a means to preserve the land in its natural state, but to create a multi-use recreational resource to be enjoyed by all.



CPF PROPERTY

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

TOWN OF EAST HAMPTON
SCTM #300 - 007.000 - 0003 - 007.001
Piliero Property
383 East Lake Drive
Montauk School District



(696) **AUTHORIZE ACQUISITION**

**Property of DANIEL & LENORE PILIERO, 383 East Lake Drive, Montauk
SCTM #300-7-3-7.1 (upland) and SCTM #300-7-2-9.20 & 9.21 (underwater land)**

The following resolution was offered by Councilman J. Potter, seconded by Councilwoman D. Weir and adopted:

WHEREAS, pursuant to § 247 of the General Municipal Law and § 64-e (8) of the Town Law of the State of New York, the Town Board held a public hearing on **May 15, 2003** to consider the acquisition of approximately 1.8 acres of upland and approximately 1.64 acres of underwater land located north of Reed Pond Dreen, on the east side of Great Pond, at 383 East Lake Drive, Montauk, which land is identified on the Suffolk County Tax Map as SCTM #300-7-3-7.1 (upland) and SCTM #300-7-2-9.20 & 9.21 (underwater land); and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is \$ **725,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, said property consists of upland beach and shrubland, north of Reed Pond Dreen and adjacent to other open space owned by the Town, as well as bottomland in Great Pond (Lake Montauk) which adjoins other underwater lands owned by the Town; and

WHEREAS, the purpose of said acquisition is preservation of open space; 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 that such acquisition would be in the best interests of the Town;

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 **Daniel & Lenore Piliero**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed \$ **725,000.00**, plus reasonable survey, title, prorated tax, and recording charges; and be it further

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

RESOLVED, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton General Land Acquisitions Budget Account, but may be drawn from the Town of East Hampton Community Preservation Fund Budget Account if the subject property is added to the Community Preservation Project Plan prior to closing; and be it further

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

Assistant Town Attorney Richard E. Whalen;
Town Budget Officer Len Bernard;
Planning Department;
Mr. Christopher Griffiths, The Nature Conservancy, P.O. Box 5125, East Hampton,
New York 11937; and
Daniel & Lenore Piliero, 47 LaFayette Place, Apartment 6F, Greenwich,
Connecticut 06830.

Carole A. Brennan, Deputy

(816) ADOPT LOCAL LAW:
COMMUNITY PRESERVATION PROJECT PLAN (REVISED)
Property of West Lake Tennis Club & Property of Piliero

The following resolution was offered by Supervisor J. Schneiderman, seconded by Councilwoman P. Mansir and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **June 6, 2003**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, and which includes lands reputedly owned by West Lake Tennis Club, Inc. (identified on the Suffolk County Tax Map as SCTM #300-32-1-8.2) and lands reputedly owned by Daniel & Lenore Piliero (identified on the Suffolk County Tax Map as SCTM #300-7-3-7.1 (upland) and SCTM #300-7-2-9.20 & 9.21 (underwater land)), all as more fully set forth in the text of the Local Law; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, both as submitted in writing and as presented orally at the public hearing; and

WHEREAS, the Town Board has prepared and considered Environmental Assessment Forms which evaluate 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 said Local Law is hereby enacted to read as follows:

LOCAL LAW NO 14 OF 2003
INTRODUCTORY NO 16 OF 2003

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, and which includes lands reputedly owned by West Lake Tennis Club, Inc. (identified on the Suffolk County Tax Map as SCTM #300-32-1-8.2) and lands reputedly owned by Daniel & Lenore Piliero (identified on the Suffolk County Tax Map as SCTM #300-7-3-7.1 (upland) and SCTM #300-7-2-9.20 & 9.21 (underwater land)), as more fully set forth in the text of the Local Law, said Local Law to read as follows:

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

This local law adopts a revised "Community Preservation Project Plan" pursuant to §64-e of the New York Town Law. The revised plan supplants the Community Preservation Project Plan which was first adopted by the Town Board on August 4, 1998 and adopted as revised on April 4, 2003 (Helm property added), and which continues to list all properties whose preservation is necessary to the preservation of the community character of the Town of East Hampton.

The only changes to the plan as most recently adopted April 4, 2003 are the additions of a 4.7-acre parcel reputedly owned by West Lake Tennis Club, Inc. d/b/a Montauk Racquet Club, which is located on the south side of S. Fulton Drive, off West Lake Drive, Montauk (SCTM #300-32-1-8.2), an upland 1.8-acre parcel reputedly owned by Daniel & Lenore Piliero, which is located on the west side of East Lake Drive, Montauk (SCTM #300-7-3-7.1), and two bottomland parcels of approximately 1.64 total acres reputedly owned by Daniel & Lenore Piliero, which are located underwater in Great Pond (Lake Montauk), Montauk (SCTM #300-7-2-9.20 & 9.21).

SECTION II. – COMMUNITY PRESERVATION PROJECT PLAN ADOPTED:

For the reasons set forth in Section I hereof, the Town Board hereby approves and adopts the "Community Preservation Project Plan" prepared by the Town Planning Department and dated May 15, 2003, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by §64-e of the New York Town Law and Article I ("Community Preservation Fund") of the East Hampton Town Code.

SECTION III. - SEVERABILITY:

Should any part or provision of this Local Law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole nor any part thereof other than the part so decided to be unconstitutional or invalid.

SECTION IV. - EFFECTIVE DATE:

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

Marguerite Wolffsohn, Planning Director;
Larry Penny, Natural Resources Director; and
Theresa K. Quigley, Town Attorney;

AND BE IT FURTHER RESOLVED, that, as required by Town Law § 64-e (6), the Town Clerk is directed to forward copies of this resolution together with copies of the revised Community Preservation Project Plan dated May 15, 2003 to the following State agencies:

Commissioner, New York State Office of Parks, Recreation, and Historic Preservation,
20th Floor, Agency Bldg. #1, Empire State Plaza, Albany, New York 12238;

Commissioner, New York State Department of Environmental Conservation,
625 Broadway, Albany, New York 12233-1010; and

Commissioner, New York State Department of Agriculture and Markets,
1 Winner's Circle, Albany, New York 12235

DATED: June 6, 2003

**BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON, NEW YORK
FRED L. OVERTON, TOWN CLERK**

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

SUPERVISOR JAY SCHNEIDERMAN	VOTE	AYE
COUNCILWOMAN DIANA WEIR	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	Absent from vote
COUNCILMAN PETE HAMMERLE	VOTE	Abstain
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.

The following resolution was offered by Supervisor McGintee, seconded by Councilman Hammerle, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on December 16, 2004 regarding the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add four (4) additional properties to the register of lands dedicated to the Town Nature Preserve and correct errors found throughout the tables, all as more fully set forth in the text of the Local Law; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, both as submitted in writing and as presented orally at the public hearing; and

WHEREAS, the adoption of this local law is an unlisted action pursuant to the State Environmental Quality State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board has prepared and considered an Environmental Assessment Form which evaluates the potential environmental impacts of the proposed amendment; 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

NOW, THEREFORE, BE IT RESOLVED, that the said Local Law is hereby enacted to read as follows:

LOCAL LAW NO. 38 OF 2004

INTRODUCTORY NO. 52 OF 2004

A Local Law providing for the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add four (4) additional properties to the register of lands dedicated to the Town Nature Preserve and correct errors found throughout the tables, as more fully set forth in the text of the Local Law, said Local Law to read as follows:

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

This local law amends Chapter 182 of the Town Code to add four (4) additional properties to the Town Nature Preserve and to correct all of the errors that have been discovered in the existing tables. The corrections include correcting acreages and tax map designations, removing parcels that are privately owned and were mistakenly named on the nature preserve list, adding clearer road designations and moving parcels that were incorrectly listed in the wrong school district table. The Register of Properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below. The four (4) parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels acquired by the Town for the purpose of open space preservation.

SECTION II. - TOWN CODE AMENDED:

Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code is hereby amended at Article IV, with respect to Table I, II, III, IV and V of the Register of Properties, said tables to be replaced in their entirety by the following (all changes are in bold print):

**TABLE V
Town of East Hampton – Owned Lands
Parcels within Montauk School District**

SCTM#300-	Parcel Description/Montauk School District	Acreage
7-3-7.1	383 East Lake Drive	1.8
7-3-8	Reed Pond Dreen – Great Pond	1.0
7-3-10	Reed Pond Dreen – Great Pond	1.5
7-4-07	Prospect Hill RA – East Lake Drive	1.0
9-1-8.47	Wills Point Road Reserved	1.0 0.41
9-1-8.51	Culloden Point Preserve (Culloden Point RA)	174.1
9-1-9.18	East End Estates RA – Flamingo Avenue	0.70
10-1-5	Stephen's Pond Preserve – Cranberry Road	5.6
12-3-8	10 Gaffney Court	0.43
12-5-18.1	Glenmore Avenue Wetlands	1.2 1.0
12-5-18.3	North Fentwood Road – wetlands	1.4
13-2-1.19	Prospect Hill RA	2.4
13-2-1.20	Prospect Hill RA	3.6
13-2-1.22	Prospect Hill RA	1.4
13-2-1.23	Prospect Hill RA	0.77
13-2-1.24	Prospect Hill RA	1.4
13-2-1.27	Prospect Hill RA	0.16
15-1-13.11	Turtle Cove	17.4
16-2-17.4	Whaleback Hill RA – Ferndale Drive	2.9
16-3-30	East End Estates RA	2.7
16-3-31	East End Estates RA (North Neck Kettle Hole)	12.7
16-3-32	East End Estates RA	1.1
19-1-13	Finiey Place Wetlands	0.7
19-1-14.1	Finiey Place Wetlands	0.65
19-1-14.2	Finiey Place Wetlands	0.48
19-1-16	Finiey Place Wetlands	1.0 0.38
19-2-11	Fairview Avenue – wetlands	0.40 (c)
19-2-19	Gravesend Avenue Wetlands	1.0 +/- 0.43
19-2-60	Gravesend Ave.- unnamed Indian cemetery	0.50 (c)
19-5-17	170 South Lake Drive (Old West Lake Drive) wetlands	2.8
19-5-18	170 South Lake Drive (Old West Lake Drive) wetlands	1.61
19-9-4.4	Fairview Avenue – wetlands	1.8
19-9-25	Fairview Avenue – wetlands	0.40 (c)
19-10-24.1	Fairview Avenue – wetlands	0.50 (c)
20-4-2	Osborne Island – Great Pond	1.8
20-6-1	Steppingstones Pond Preserve	29.3
20-6-3.8	Greenfield Drive – wetlands	0.50 (c)
20-6-3.10	Greenfield Drive - wetlands	0.40 (c)
20-6-8.2	South Fulton Drive - wetlands	0.50 (c)

20-6-8.3	South Fulton Drive - wetlands	0.30 (c)
20-6-10.1	Old West Lake Drive – wetlands	0.27 (c)
22-1-9	Cliff Drive Wetlands	1.0 0.32
22-1-10	Cliff Drive Wetlands	1.0 0.42
26-1-1.2	Hither Woods Preserve (North of LIRR) – Jointly owned with New York state & Suffolk County	240.7
26-1-1.3	Hither Woods Preserve (North of LIRR) – Jointly owned with New York state & Suffolk County	317.0
26-1-3	Navy Road Waterfront	317.0
27-3-18	Ft. Pond Road Waterfront	1.0 0.79
28-1-34.3	Massacre Valley/Ft. Pond Road Wetlands	4.3
28-1-35	Massacre Valley/Ft. Pond Road Wetlands	1.4
28-2-9	Fairfield Drive Wetlands	1.5
28-2-10.1	Fairfield Drive Wetlands	1.3
28-2-12	24 Fairfield Drive	0.38
28-3-59	West Lake Drive – wetlands	0.40 (c)
28-3-62.1	West Lake Drive Wetlands	1.42
28-3-63.2	West Lake Drive Wetlands	0.31
28-5-6	Fairfield Drive Wetlands	4.2
28-5-9	Falls Street Wetlands	1.3
28-5-44	Essex Street – wetlands	0.30 (c)
28-8-11 & 12	South Front Street	1.0 0.99
28-8-52	S. Fairview Avenue - wetlands	0.60 (c)
28-9-10	6 South Forbes Street	0.46
29-1-16.1	N. Surfside Avenue - Surfside Estates RA wetlands	0.50 (c)
29-1-18.12	North Surfside Avenue – Wetlands	1.2
31-3-33	Otis Road - Ditch Plain wetlands	0.20 (c)
32-1-2.11	S. Genesee Court – wetlands	0.40 (c)
32-1-2.15	S. Genesee Court – wetlands	0.40 (c)
32-1-3.10	S. Greenfield Drive - wetlands	0.20 (c)
32-1-3.12	S. Greenfield Drive – wetlands	0.15 (c)
32-1-3.14	S. Greenfield Drive – wetlands	2.3
32-2-9.4	S. Fulton Drive – wetlands	0.40 (c)
32-2-9.5	S. Fulton Drive – wetlands	0.4 (c)
32-2-9.6	S. Fulton Drive – wetlands	0.50 (c)
32-2-9.7	S. Fulton Drive – wetlands	0.50 (c)
32-2-9.8	S. Greenwich Street – wetlands	0.6
32-2-9.9	S Greenwich Street - wetlands	1.1
32-2-10.9	S. Fulton Drive – wetlands	1.1
32-2-26	S. Greenwich Street – wetlands	0.50 (c)
32-2-27	S. Goodridge Place – wetlands	0.8 (c)
32-2-36.3	S. Goodridge Place – wetlands	0.40 (c)
32-4- 31.4 31.5	Montauk Point State Boulevard Wetlands	1.7 1.53
32-4-32	Montauk Point State Boulevard Wetlands	1.5
32-4-33	Montauk Point State Boulevard Wetlands	1.0 0.5
32-4-34	Montauk Point State Boulevard Wetlands	1.0 0.5
32-7-36	Rheinstein Park	0.40 (c)
32-7-37	Rheinstein Park	10.5
32-7-42	Ditch Plain dunelands	3.1
33-3-2.4	Deforest Road Waterfront	2.9

48-2-28	South Endicott Place Waterfornt	1.0 0.32
48-8-36 48-3-36	Second House Road Waterfront	1.2
49-2-8	93 South Etna Avenue Wetlands	0.8
49-2-9	93 South Etna Avenue Wetlands	1.8
51-1-7.1	Seaview Avenue – wetlands	0.40 (c)
51-1-7.2	Seaview Avenue – wetlands	0.55 (c)
51-2-17.9	North Surfside Avenue Moorland	2.9
51-2-17.11	Hopkins Avenue – wetlands	0.40 (c)
51-2-17.12	North Surfside Avenue Moorland	1.0 0.44
51-3-9	North surfside Avenue Moorland	1.0 0.66
53-1-6.2	Montauk Point State Boulevard Wetlands	65.9
70-2-24	Lincoln Road – wetlands	0.14 (c)
70-3-2	Washington Drive - wooded lot	0.14 (c)

Notes:

1. (c) means calculated figure.
2. RA means subdivision reserved area.
3. SCTM means Suffolk County Tax map parcel number.

SECTION III. – SEVERABILITY:

Should any part or provision of this Local Law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole nor any part thereof other than the part so decided to be unconstitutional or invalid.

SECTION IV. – EFFECTIVE DATE:

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

Town Attorney, Laura Molinari;
Nature Preserve Committee; and
Larry Penny, Director of Natural Resources.

DATED: December 16, 2004

BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON, NEW YORK
FRED L. OVERTON, TOWN CLERK

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

SUPERVISOR WILLIAM McGINTEE	VOTE	AYE
COUNCILWOMAN DEBRA FOSTER	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	Absent
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.