

Culloden Point Preserve

511 Equities Corp.

Baseline Documentation

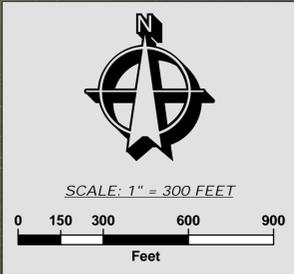


Suffolk County Tax Map
300-9-1-8.51 (formerly 9-1-8.48)
Flamingo Ave
Area 174.12 Acres
Town of East Hampton, New York

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

NATURE PRESERVE

CARTOGRAPHY - RONN PIRRELLI - 05/14



BLOCK ISLAND SOUND

CULLODEN POINT



2013 AERIAL PHOTO

PDF OF ORIGINAL 24" X 36" MAP

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 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



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

"CULLODEN POINT PRESERVE"

TOWN OF EAST HAMPTON
SCTM # 300-009.000-0001-008.051
Culloden Point Preserve Property
Flamingo Avenue
174.12 Acres
Montauk School District



(1995-1066) Acceptance of Deed to Reserved Areas (Map of Culloden Point)

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

WHEREAS, in connection with the subdivision of certain property on Montauk known as the "Map of Culloden Point," which subdivision has been approved by the Town Planning Board, the developer of the said subdivision has offered to the Town a deed conveying to the Town title to three parcels of reserved area in the said Map, at the direction of the Planning Board; and

WHEREAS, the three parcels of reserved area consist of 0.406 acre of land (Reserved Area "A"), 0.081 acre of land (Reserved Area "C"), and 173.965 acres of land (Reserved Area "B"), and contain bayfront beach and bluff, extensive freshwater wetlands, mature forest, significant wildlife habitat, trails, and many other features which make them worthy of protection and public ownership; and

WHEREAS, the Town Board finds that Town ownership of these lands will serve a significant public purpose, and that the Town should accept title to these lands; and

WHEREAS, the deed to these lands has been reviewed and approved by counsel to this Board; now, therefore, be it

RESOLVED, that the Town Board hereby accepts the deed of conveyance to the lands described below, subject to the reservations stated therein, and directs the Town Clerk either to record the deed with the County Clerk or to provide for recording of the same by the Developers/Grantors; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send copies of this resolution to Eric Bregman, Esq., Sive, Paget & Riesel, 460 Park Avenue, New York, New York 10022 and to the Planning Board.

DEVELOPER/MAP DEED

<u>GRANTOR NAME</u>	<u>LOCATION</u>	<u>DATE</u>
511 Equities Corp.	Culloden Point Map of Culloden Point, Flamingo Avenue & Fort Pond Bay, Montauk	12/18/95

(387) ADOPT LOCAL LAW:
ADD PROPERTIES TO TOWN NATURE PRESERVE

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

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on March 7, 2003 regarding a Local Law amending Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add additional lands to the register of properties dedicated to the Town Nature Preserve, 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, either as submitted in writing or as presented orally at the public hearing; and

WHEREAS, both the Town Nature Preserve Committee and the Town Planning Department have reviewed the properties proposed to be dedicated to the Town Nature Preserve, and both agencies recommend that the properties described in this Local Law be so dedicated; and

WHEREAS, the Town Board has prepared and considered Environmental Assessment Forms which evaluate 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

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

LOCAL LAW NO. 3 OF 2003
INTRODUCTORY NO. 4 OF 2003

A Local Law providing for the amendment of Chapter 182 Nature Preserve of the East Hampton Town Code in order to add additional lands to the register of properties dedicated to the Town Nature Preserve, 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 additional properties to the Town Nature Preserve. The Register of Properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below.¹

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 Tables II, III, and V of the Register of Properties, said amended tables to read as follows:

ARTICLE IV

EAST HAMPTON TOWN NATURE PRESERVE – REGISTER OF PROPERTIES

TABLE V

TOWN OF EAST HAMPTON – OWNED LANDS
PARCELS WITHIN MONTAUK SCHOOL DISTRICT

SCTM #300	Parcel Description/Montauk	Acreage
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
9-1-8.51	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
12-5-18.3	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
19-2-60	Gravesend Ave.- unnamed Indian cemetery	0.50 (c)
19-2-11	Fairview Avenue – wetlands	0.40 (c)
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)
26-1-1.2	Hither Woods Preserve (North of LIRR) – jointly owned with New York State & Suffolk County	240.7
26-1-3	Hither Woods Preserve (South of LIRR) – jointly owned with New York State & Suffolk County	317.0

28-3-59	West Lake Drive – wetlands	0.40 (c)
28-5-44	Essex Street – wetlands	0.30 (c)
28-8-52	S. Fairview Avenue - wetlands	0.60 (c)
29-1-16.1	N. Surfside Avenue - Surfside Estates RA wetlands	0.50 (c)
29-1-18.12	N. 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
32-2-10.9	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)
32-7-36	Rheinstein Park	0.40 (c)
32-7-37	Rheinstein Park	10.5
32-7-42	Ditch Plain dunelands	3.1
51-1-7.1	Seaview Avenue – wetlands	0.40 (c)
51-1-7.2	Seaview Avenue – wetlands	0.55 (c)
51-2-17.11	Hopkins Avenue - wetlands	0.40 (c)
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:

Planning Director Marguerite Wolffsohn;
Senior Planner Joanne Pahwul;
Natural Resources Director Larry Penny;
Town of East Hampton Nature Preserve Committee, George Larsen, Chair;
Assistant Town Attorney Richard A. Hammer; and
Assistant Town Attorney Richard E. Whalen.

DATED: March 20, 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	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.

March 20, 2003

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: SUEQ / CUMODEN PANT PRES. Date of Survey: 5/16/2014

SCTM No. 9-1-8.51 Surveyed by: A. DRAXLER, A. GAITHERS

Size: 174.1 ACRES

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive	X					X		DENSE ALONG BLACKBERRY.
Black Pine	X							
Garlic Mustard	X	X	X		X			
Japanese barberry	X							
Japanese Honeysuckle	X					X		
Japanese Knotweed	X			X			X	
Miscanthus	X							
Mugwort	X							FOUND LARGE AMOUNT JUMPED ALONG BLACKBERRY.
Multiflora Rose	X					X		
Norway Maple	X							DENSE ON MOST EDGES
Oriental Bittersweet	X							
Phragmites	X							
Poison Ivy								
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle	X					X		
Tree of heaven								DENSE ON ALL EDGES
Vinca								
Wisteria	X					X		N. NECK!
Others:								
MULLEIN								
WINEBERRY								
POE								
SYCAMORE MAPLE								

General description:

N. NECK RD. - WISTERIA VERY DENSE SOUTH SIDE OF TRAIL, OUTCOMPETED MOST. WHILE TO NORTH - ROSE, PART. JAP HONEYSUCKLE DOMINANT. PHRAGM CLOSE TO WATER. 1 NOR. MAPLE, GARLIC MUSTARD ALONG TRAIL & ROAD.

"URETHRA" - MUGWORT, ROSE, MISCANTHUS, GARLIC MUSTARD (ALOT), BITTERSWEET, JAP HONEY, PART. HONEY, BARBERRY, PHRAG (WINDY).

TILE PATH - MUGWORT, BITTERSWEET, PART HONEY, JAP HONEY, BARBERRY, G. MUSTARD.

CART. BARFOUR - ROSE, OLIVE, MUGWORT, BITTERSWEET, MULLEIN, TRIT, JAP HONEY, ONE BARBERRY.

BLACKBERRY RD. - MANY OLIVES ON ROAD EDGES, BLACK PINE, BARBERRY, ROSE, JAP HONEY, PART HONEY, WINEBERRY, MISCANTHUS, FORSTYRIA.

FLAMINGO RD. - OLIVE ROSE, PART HONEY, JAP HONEY, MISCANTHUS, 1 SYCAMORE MAPLE.