

# **EMILY M COBB TRUST**

## **Baseline Documentation**



**Suffolk County Tax Map**

**300-83-2-10**

**243 Old Stone Highway**

**Area .998 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 PROPERTY

CARTOGRAPHY - BARNABY FRIEDMAN - 03/16



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

**TOWN OF EAST HAMPTON - CPF**  
**SCTM # 300- 83 - 2 - 10**  
**Emily M. Cobb Trust Property**  
**243 Old Stone Hwy.**  
**.998 Acres**  
**Springs School District**





**Resolution  
RES-2015-208**

**Emily M Cobb Trust, CPF Project Plan Addition Authorizing Resolution**

**WHEREAS**, a public hearing was held by the Town Board of the Town of East Hampton on **February 5, 2015 at 6:30 p.m.**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to Section § 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, to include lands reputedly owned by **Emily M Cobb Trust**, and identified on the Suffolk County Tax Map as **300-83-2-10**, 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; and

**WHEREAS**, the acquisition of this property is considered an unlisted action pursuant to the New York State Environmental Quality Review Act (SEQRA) and chapter 128 Environmental Review, of the Town Code; and

**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. 1 OF 2015  
INTRODUCTORY NO. 1 OF 2015

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to Section § 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, to include lands reputedly owned by **Emily M Cobb Trust**, and identified on the Suffolk County Tax Map as **300-83-2-10**, all 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 Section § 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 July 7, 2011 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 Town Board would like to amend the plan as most recently adopted on July 7, 2011 to add a parcel consisting of approximately 1 acre of land reputedly owned by Emily M Cobb Trust located on 243 Old Stone Hwy., Springs and identified on the Suffolk**

**County Tax Map as 300-83-2-10 for the following reasons: The parcel is made up of coastal deciduous woodland with a majority of coastal wetland habitat. The property is contiguous to other protected open space, and is extremely constrained by the network of Accabonac Harbor's coastal fresh marsh wetlands. The parcel is within the Harbor Protection Overlay District, Significant Coastal Fish & Wildlife Habitat, Accabonac Scenic Area of Statewide Significance, Accabonac Harbor Critical Environmental Area and the Peconic Estuary Programs Three Mile Harbor/Accabonac Harbor Critical Natural Resources Area. For these reasons, this parcel meets the criteria set forth in Town Law 64-e (4) that establishes and helps define what the preservation of community character involves.**

**SECTION II. - COMMUNITY PRESERVATION PROJECT PLAN ADOPTED:**

For the reasons set forth in Section I hereof, the Town Board hereby approves and adopts the addition of **approximately 1 acre of land reputedly owned by Emily M Cobb Trust located on 243 Old Stone Hwy., Springs and identified on the Suffolk County Tax Map as 300-83-2-10** to the list of Open Space Recommendations in the "Community Preservation Project Plan" prepared by the Town Planning Department and dated July 7, 2011, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by Section § 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.

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**AND BE IT FURTHER RESOLVED**, that, as required by Town Law Section § 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 **February 5, 2015** 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: February 5, 2015**

**BY ORDER OF THE TOWN BOARD  
TOWN OF EAST HAMPTON, NEW YORK  
CAROLE BRENNAN, TOWN CLERK**

Feb 5, 2015 6:30 PM

**East Hampton Town Board**

**Regular Meeting**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Sylvia Overby, Councilwoman

**SECONDER:** Fred Overton, Councilman

**AYES:** Kathee Burke-Gonzalez, Peter Van Scoyoc, Sylvia Overby, Fred Overton, Larry Cantwell

**Resolution  
RES-2015-209**

<b>Department:</b>	Land Acquisition	<b>Sponsors:</b>	Councilwoman Sylvia Overby
<b>Category:</b>	Acquisitions	<b>Functions:</b>	Acquisitions

**AUTHORIZE CPF ACQUISITION  
AMEND THE 2015 MANAGEMENT AND STEWARDSHIP PLAN**

**Purported Owner:** Emily M Cobb Trust  
**Location:** 243 Old Stone Hwy., Springs  
**SCTM #:** 300-83-2-10

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **February 5, 2015** to consider the acquisition of approximately **1 acre** of land located on **243 Old Stone Hwy., Springs**, which land is identified on the Suffolk County Tax Map as SCTM #**300-83-2-10**, and to amend the **2015** Management and Stewardship Plan to add this property; 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 **\$650,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, The property contains a single family residence that will be removed and the property will be restored to a natural condition prior to the Town's acquisition of said property; and

**WHEREAS**, the purpose of said acquisition is the 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

**WHEREAS**, on **January 15, 2015**, the Town Board adopted the 2015 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 2015 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 **Emily M Cobb Trust**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$650,000.00**, 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**, that the **2015** Management and Stewardship Plan is amended to include the above referenced property; and be it further

**RESOLVED**, that pursuant to § 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**.

### Financial Impact

\$650,000 plus closing costs from CPF budget account

Feb 5, 2015 6:30 PM

**East Hampton Town Board**

**Regular Meeting**

**RESULT:** **ADOPTED [UNANIMOUS]**

**MOVER:** Sylvia Overby, Councilwoman

**SECONDER:** Fred Overton, Councilman

**AYES:** Kathee Burke-Gonzalez, Peter Van Scoyoc, Sylvia Overby, Fred Overton, Larry Cantwell

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

Preserve Name: Cobb  
 SCTM #: 83-2-10  
 Size: 1.0 acres

Date of Survey: 3/1/16  
 Surveyed by: AG

Species	Present on site	On road edge	Along trails	Interior	Scattered	Dense	Confined area	Comments
Autumn olive <i>Elaeagnus umbellata</i>								
Bamboo <i>Bambusa sp.</i>								
Black locust <i>Robinia pseudoacacia</i>								
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						
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 knotweed <i>Polygonum cuspidatum</i>								
Mile-a-minute <i>Polygonum perfoliatum</i>								
<i>Miscanthus sp.</i>								
Mugwort <i>Artemisia sp.</i>								
Multiflora rose <i>Rosa multiflora</i>	X	X		X				
Norway maple <i>Acer platanoides</i>								
Oriental bittersweet <i>Celastrus orbiculatus</i>	X	X						
Phragmites <i>communis</i>	X			X		X		wetland area
Porcelain berry <i>Ampelopsis brevipedunculata</i>								
Privet <i>Ligustrum sp.</i>	X					X		adjacent driveway
Spotted knapweed <i>Centaurea maculosa</i>								
Tree of heaven <i>Ailanthus altissima</i>								
<i>Vinca sp.</i>								
<i>Wisteria sp.</i>								
Wineberry <i>Rubus phoenicolasius</i>								
<i>Acer pseudoplatanus</i>	X	X						

General Description: