

DUCK CREEK MARINA ASSOC.

Baseline Documentation



**Suffolk County Tax Map
300-75-1-28.7
30 Squaw Road
Area 4.5 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.



SCALE: 1" = 350 FEET

THREE MILE HARBOR



Recreational Open Space 

LOCATION MAP

CPF PROPERTY

Suffolk County Real Property Tax Service
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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York

TOWN OF EAST HAMPTON
SCTM #300 - 075.000 - 0001 - 028.007
Duck Creek Marina Assoc. Property
30 Squaw Road
Springs School District



Duck Creek Waterfront CPF Addition After Hearing

Information		Vote		
Legislative File #	RES-2011-192	Pete Hammerle	Voter	Yes/Aye
Status	Adopted	Theresa Quigley	Voter	Yes/Aye
Department	Land Acquisition	Julia Prince	Initiator	Yes/Aye
Meeting	Mar 3, 2011 7:00 PM	Dominick Stanzione	Secondar	Yes/Aye
Category	Local Law	William Wilkinson	Voter	Yes/Aye
Sponsors	Councilwoman Julia Prince			

Duck Creek Waterfront CPF Addition After Hearing

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **February 17, 2011 at 7:00 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 **Duck Creek Marina** and identified on the Suffolk County Tax Map as SCTM # **300-75-1-28.7**, 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 2011
INTRODUCTORY NO. 3 OF 2011

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 **Duck Creek Marina** and identified on the Suffolk County Tax Map as SCTM #**300-75-1-28.7**, 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 August 5, 2003 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 wishes to amend the plan as most recently adopted on August 5, 2003 to provide for the addition of **approximately 4.7 acres** of land reputedly owned by **Duck Creek Marina** located at **30 Squaw Rd., Springs (SCTM #300-75-1-28.7)**

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 4.7 acres** of land at **30 Squaw Rd., Springs**, reputedly owned by **Duck Creek Marina** and identified as SCTM #**300-75-1-28.7** to the list of Open Space Recommendations in the "Community Preservation Project Plan" prepared by the Town Planning Department and dated August 5, 2003, 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.

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 January 19, 2006 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 18, 2011**

BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON, NEW YORK

FRED L. OVERTON, TOWN CLERK

Duck Creek Waterfront Authorize Acquisition

Information		Vote		
Legislative File #	RES-2011-193	Pete Hammerle	Voter	Yes/Aye
Status	Adopted	Theresa Quigley	Voter	Yes/Aye
Department	Land Acquisition	Julia Prince	Initiator	Yes/Aye
Meeting	Mar 3, 2011 7:00 PM	Dominick Stanzione	Secondar	Yes/Aye
Category	Acquisitions	William Wilkinson	Voter	Yes/Aye
Sponsors	Councilwoman Julia Prince			
Functions	Acquisitions			

AUTHORIZE ACQUISITION

Owner: Duck Creek Marina
Location: 30 Squaw Rd. Springs
SCTM #: 300-75-1-28.7

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **February 17, 2011** to consider the acquisition of approximately **4.7 acres** of land located on **30 Squaw Rd., Springs**, which land is identified on the Suffolk County Tax Map as **SCTM #300-75-1-28.7**; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is **\$1,350,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purposes of acquisition is to preserve this parcel's community character by the establishment of a park, nature preserve or recreation area; 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 **Duck Creek Marina**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,350,000.00**, 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 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.

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Duck Creek

Date of Survey: 12/8/11

SCTM No. 75-1-28.7

Surveyed by: A. Gaites

Size: 4.5 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive	X			X	X			
Black Pine								
Garlic Mustard	X	X						
Japanese barberry								
Japanese Honeysuckle	X	X			X			
Japanese Knotweed								
Miscanthus								
Mugwort	X	X						
Multiflora Rose	X	X		X	X			
Norway Maple								
Oriental Bittersweet	X	X				X		
Phragmites	X						X	wetland areas
Poison Ivy								
Porcelain Berry								
Privet hedge	X				X few			
Spotted Knapweed								
Tartarian Honeysuckle	X	X		X	X			
Tree of heaven								
Vinca								
Wisteria								
Others:								
Black Locust	X			X		X		
Wineberry	X	X		X	X			
Common Mullen	X	X		X	X			
Planetree Maple	X			X few				

General description:

Guide for Active Property Management

Surveyor's Initials: A.G.

Parcel characteristics (description of and habitats on, i.e. fresh water wetlands, beech tree forest, etc.):

Woodland, tidal wetland

Rare and/or endangered species:

Property characteristics that will be lost if no active management occurs (Estimate timeframe or rapidity that the active management must begin):

Rate at which the invasive species may migrate onto adjoining lands:

They already have

Is the parcel salvageable (weigh our resources against potential gains)?

Dense with invasives. Not likely a priority property to restore.

Opinion/overall assessment/notes on the need and worth of a particular project: