

SYLVOR

Baseline Documentation

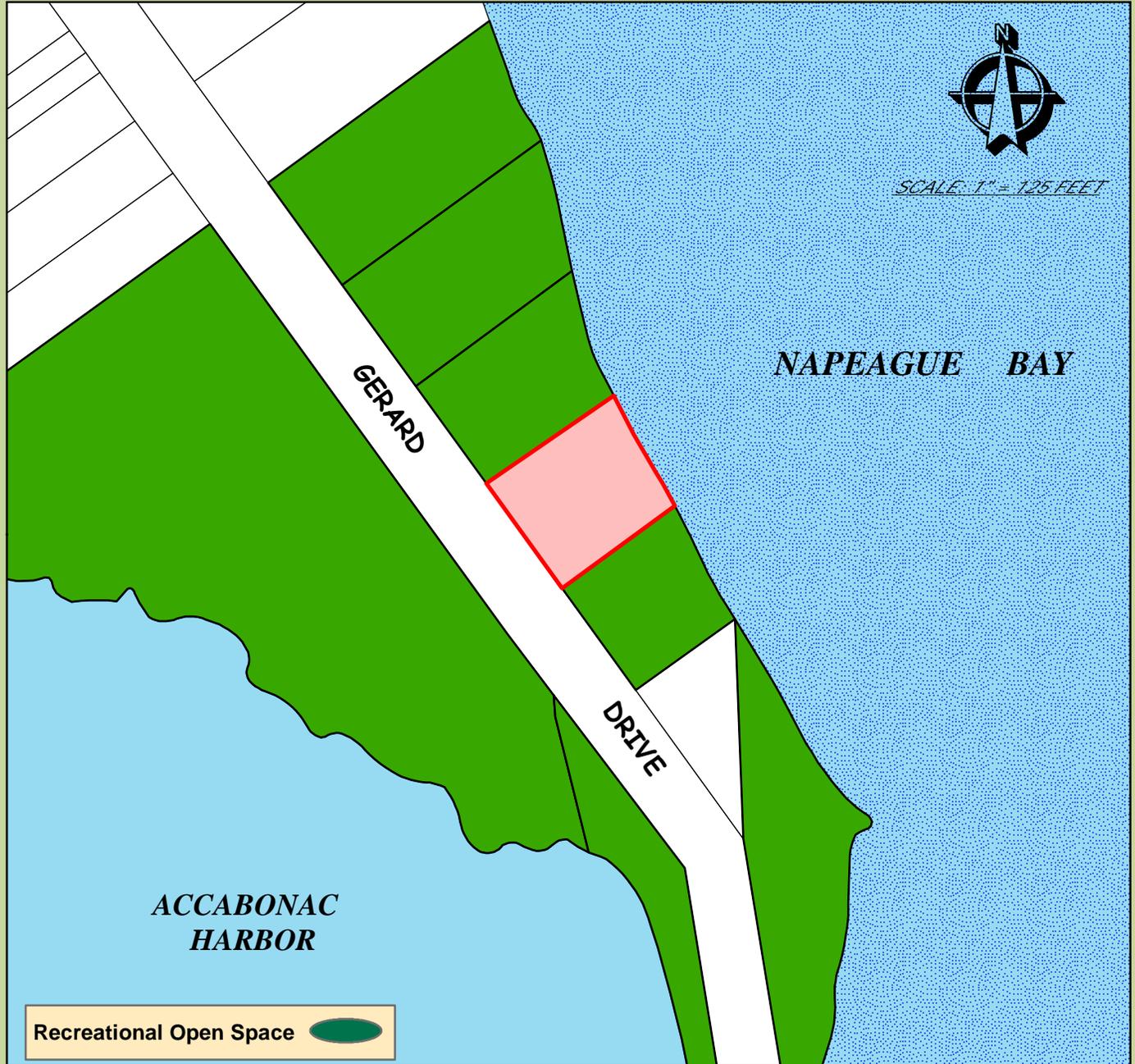


**Suffolk County Tax Map
300-41-2-33
Gerard Drive
Area .2734 Acres
Town of East Hampton,
New York**

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 - 06/13



TOWN OF EAST HAMPTON

SCTM # 300-041.000-0002-033.000

Sylvor Property

Gerard Drive

0.27 Acres

Springs School District

Suffolk County Real Property Tax Service
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Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



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



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Resolution # 761

Dated: August 7, 1987

The following resolution was offered by Councilman Randall Parsons, seconded by Councilman Pat Trunzo, and adopted:

WHEREAS, upon proper public notice, the Town Board of the Town of East Hampton conducted a public hearing on June 5, 1987, at Town Hall, for the purpose of determining whether the acquisition of title to certain real properties known as

SCTM 0300-042-01-007 Bickley

Lot 15, Block D, Map of Cape Gardiner, #1192

SCTM 0300-041-02-033, Sylvor

Lots 39-40, Block A, Map of Cape Gardiner, #1192

was necessary for the purpose of continuing an Open Space and for the purpose of benefiting the citizens of the Town of East Hampton; and

WHEREAS, at the said public hearing, statements were made outlining the purpose of the project, the proposed location of the project, the impact upon the environment and the residents thereof, together with other information with respect to the public project; and

WHEREAS, at the said public hearing, maps of the said property and the parcels affected, were offered and made available for inspection, and information with respect to the publication of the notices and the mailing of same, all as required by Eminent Domain Procedure Law, were recited and were thereafter duly filed with the Town Clerk; and

YM # 0412-01-007
0411-02-033

WHEREAS, information has been provided to the Town Board demonstrating that the acquisition of the said real property for its stated purposes, will not have a negative impact upon the environment, or the residents of the area and township; and

WHEREAS, the Town Board then concluded the public hearing and declared for the record that the hearing was continued for a period of time to June 19, 1987, thereby providing an opportunity for anyone wishing to provide further comments or written statements, and an opportunity to file same with the Town Clerk; and

WHEREAS, the Town Board has given due consideration to the proposed public project as a result of the information developed at the public hearing;

NOW, after due deliberation by the said Town Board, it is

RESOLVED, that the Town Board of the Town of East Hampton has determined and found:

1) The certain real property located

SCTM 0300-042-01-007 Bickley

Lot 15, Block D, Map of Cape Gardiner, #1192

SCTM 0300-041-02-033, Sylvor

Lots 39-40, Block A, Map of Cape Gardiner, #1192

is land which should in the informed opinion of the Town Board be acquired by the Town of East Hampton for the purpose of continuing an ongoing Open Space program for the benefit of the citizens in the Town of East Hampton; and

2) It would be in the public's interest to acquire title to the said real property, thereby permitting the Town of East Hampton to continue the ongoing acquisition of wetlands which have been deemed to be an important public resource of the Town of East Hampton, and to preserve said lands in their natural state, such being a proper public purpose, all to the benefit of the citizens of the Town of East Hampton; and it having been determined that the groundwater on the subject parcel contains excessive chlorides, excessive sodium, and excessive sulfate; that the subject parcel includes wetlands in the front and in the rear; that development of said parcel would increase the salinity of adjacent existing groundwater supplies, and increase pollutants in Accabonac Harbor and adjacent existing groundwater supplies due to household effluent contamination; that development of said parcel would require a substantial setback variance from rear yard wetlands,

further increasing risk to an environmentally fragile area; that

3) The general public will benefit from the said acquisition of the real property; and

4) That the quality of the environment will not be adversely affected by the acquisition of said parcels of real property; and

5) The interest in said real property together with the ownership of said property with rights with respect to the beds of the roads adjacent thereto, if any, should be acquired subject to the rights of passage of all those with an interest in land adjoining the subject property or abutting the filed map streets, contained on the map aforementioned; and it is

FURTHER RESOLVED, that a copy of the Determinations and Findings of the Town Board of the Town of East Hampton shall be published in two (2) successive issues of the official newspaper thereof, and in two (2) successive issues of a newspaper of general circulation; and it is

FURTHER RESOLVED, that copies of the said Determinations and Findings shall be forwarded upon written request, without cost, to anyone seeking a copy of the said Determinations and Findings; and it is

FURTHER RESOLVED, that the said Determinations and Findings shall be available for inspection during normal business hours in the Office of the Town Clerk; and it is

FURTHER RESOLVED, that a copy of these Determinations and Findings shall be served upon:

Frank Bickley and

Linda Bickley

117 Hog Creek Road

East Hampton, New York 11937

Regular Meeting June 21, 1991

- (639) The following resolution was offered by Supervisor Bullock, seconded by Councilwoman Lester, and adopted:

RESOLVED, that the Town Clerk shall publish the public notice in the June 27th and July 3rd editions of THE EAST HAMPTON STAR re ALL VEHICLES BEARING G & R PERMITS SHALL BE CHARGED A FEE OF TWENTY-FIVE DOLLARS PER TON FOR DISPOSAL OF COMMERCIAL AND RESIDENTIAL REFUSE.

- (640) The following resolution was offered by Supervisor Bullock, seconded by Councilwoman Lester, and adopted by roll call vote:

BOND RESOLUTION DATED JUNE 21, 1991

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$25,000.00 SERIAL BONDS OF THE TOWN OF EAST HAMPTON, NEW YORK TO PAY THE COST OF A PORTION OF THE JUDICIALLY ADJUSTED PRICE FOR THE CONDEMNATION OF PROPERTY FORMERLY OWNED BY ROBERT AND NANCY SYLVOR, BEARING SUFFOLK COUNTY TAX MAP NUMBER 0300-41-2-33

BE IT RESOLVED, by the Town Board of the Town of EH, Suffolk County, NY as follows:

Section 1. The payment of cost of a portion of the judicially adjusted price for the condemnation of property formerly owned by Robert and Nancy Sylvor, bearing Suffolk County Tax Map number 0300-41-2-33 is hereby authorized.

Section 2. The maximum estimated cost of specific object or purpose is \$25,000.00 and the plan for the financing thereof is by the issuance of \$25,000.00 serial bonds of said Town hereby authorized to be issued therefor pursuant to the Local Finance Law.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is thirty years, pursuant to Subdivision 21 of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will not exceed five years, that no down payment is required pursuant to the provisions of Section 107.00 of the Local Finance Law, and that the foregoing is not an assessable improvement.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Town Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Town Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of EH, Suffolk County, NY, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year.

Section 6. The validity of such bonds and bond anticipation notes may be contested only if:

- (1) such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- (2) the provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- (3) such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This resolution, which is effective immediately, shall be published in full in THE EAST HAMPTON STAR, the official newspaper, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

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

COUNCILWOMAN MC CAFFREY.....AYE
 COUNCILWOMAN LESTER.....AYE
 SUPERVISOR BULLOCK.....AYE
 COUNCILMAN RUHLE.....AYE
 COUNCILWOMAN EDWARDS.....AYE

The resolution was thereupon declared duly adopted.

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

July 19, 1991

BOND RESOLUTION DATED JULY 19, 1991

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$42,000.00 SERIAL BONDS OF THE TOWN OF EAST HAMPTON, NEW YORK, TO PAY THE COST OF A PORTION OF THE JUDICIALLY ADJUSTED PRICE FOR THE CONDEMNATION OF PROPERTY FORMERLY OWNED BY ROBERT AND NANCY SYLVOR, BEARING SUFFOLK COUNTY TAX MAP NUMBER 0300-41-2-33

BE IT RESOLVED, by the Town Board of the Town of East Hampton, Suffolk County, New York, as follows:

WHEREAS, pursuant to a bond resolution dated June 21, 1991, the Town Board authorized the issuance of \$25,000.00 serial bonds to pay a portion of the judicially adjusted price for the condemnation of property formerly owned by Robert and Nancy Sylvor, bearing Suffolk County Tax Map number 0300-41-2-33.

WHEREAS, the Town Board now desires to authorize the financing of an additional \$42,000.00 serial bonds for said purpose.

Section 1. The payment of cost of a portion of the judicially adjusted price for the condemnation of property formerly owned by Robert and Nancy Sylvor, bearing Suffolk County Tax Map number 0300-41-2-33 is hereby authorized.

Section 2. The maximum estimated cost of said specific object or purpose is \$42,000.00 and the plan for the financing thereof is by the issuance of \$42,000.00 serial bonds of said Town hereby authorized to be issued therefor pursuant to the Local Finance Law. the maximum estimated cost of the acquisition for said land is \$99,500.00, of which \$32,500.00 has been previously paid. The remaining portion of such cost shall be paid from the proceeds of the \$25,000.00 serial bonds authorized pursuant to the June 21, 1991 bond anticipation resolution and the \$42,000.00 serial bonds authorized pursuant to this resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is thirty years, pursuant to subdivision 21 of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will not exceed five years, that no down payment is required pursuant to the provisions of Section 107.00 of the Local Finance Law, and that the foregoing is not an assessable improvement.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Town Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents and shall be sold in such manner, as may be prescribed by said Town Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of EH, Suffolk County, NY, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year.

Section 6. The validity of such bonds and bond anticipation notes may be contested only if:

- (1) such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- (2) the provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- (3) such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This resolution, which is effective immediately, shall be published in full in THE EAST HAMPTON STAR, the official newspaper, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

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

SUPERVISOR BULLOCK.....AYE
 COUNCILWOMAN EDWARDS.....AYE
 COUNCILMAN RUHLE.....AYE
 COUNCILWOMAN LESTER.....AYE
 COUNCILWOMAN MC CAFFREY.....AYE

The resolution was thereupon declared duly adopted.

Resolution # 454
Date: April 16, 1993

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

WHEREAS, pursuant to Chapter 103.11.D of the East Hampton Town Code, the Town Board held a public hearing on July 17, 1992, to consider the dedication of certain Town-owned properties to the Town Nature Preserve pursuant to Chapter 103, "Nature Preserve," of the Town Code; and

WHEREAS, Attachment A hereto sets forth a list which describes the Town-owned properties which were the subject of such public hearing held on July 17, 1992 and which the Town now desires to dedicate to the Nature Preserve; and

WHEREAS, review pursuant to the State Environmental Quality Review Act ("Environmental Quality Review") of the East Hampton Town Code has shown that the proposed dedication of the Town-owned properties set forth in Attachment A is a "Type I" action, and

WHEREAS, the Town has prepared a full Environmental Assessment Form, has reviewed the criteria contained in Section 617.11 of the SEQRA Rules and Regulations, and has thoroughly analyzed and identified relevant area of environmental concern to determine if the proposed action of dedicating certain Town-owned properties to the Town Nature Preserve may have a significant effect on the environment; and

WHEREAS, the Town has made a determination that the proposed action of dedicating certain Town-owned properties to the Town Nature Preserve will not have a detrimental impact on the environment; now therefore be it

RESOLVED, that the Town Board hereby dedicates to the Nature Preserve each of the Town-owned properties set forth in Attachment A hereto; and be it

FURTHER RESOLVED, that the Town Board as lead agency hereby issues a negative declaration for this Type I action based upon the following:

1. This negative declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.

2. This negative declaration sets forth the following information as required by Section 617.10(a)(2) of the SEQRA regulations:

- (a) Name of Lead Agency: East Hampton Town Board
Address: 159 Pantigo Road
East Hampton, New York 11937
- (b) Contact Person: Tony Bullock
Supervisor
(516) 324-4140
- (c) Location of Action: Townwide

3. Pursuant to the requirements of Section 617.6(g)(2), the Town Board as lead agency has had the Environmental Assessment Form prepared, and has reviewed the contents thereof. Similarly, the Town Board has compared the impacts which may be reasonably expected to result from the proposed action with the criteria in Section 617.11. Based upon this information the Town Board has determined that the dedication of the Town-owned properties set forth in Attachment A hereto to the Town Nature Preserve will not have a significant impact on the environment; and be it

FURTHER RESOLVED, that the properties to be dedicated to the Town Nature Preserve are hereby declared to be held in trust for the benefit of the people of the Town of present and future generations and shall be subject to all of the protections and requirements set forth in Chapter 103 ("Nature Preserve") of the East Hampton Town Code; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send by Certified Mail/Return Receipt Requested, a certified copy of this resolution setting forth a negative declaration to the following entities:

- (1) Environmental Notice Bulletin
c/o Thomas Jorling, Commissioner
Department of Environmental Conservation
50 Wolf Road
Albany, New York 12233-0001
- (2) New York State DEC - Region 1
SUNY
Building 40
Stony Brook, New York 11790-2354
- (3) Tony Bullock, Supervisor
Town of East Hampton
159 Pantigo Rd.
East Hampton, New York 11937

(4) Arthur Kunz, Commissioner
Suffolk County Planning Commission
H. Lee Dennison Building
Veterans Memorial Highway
Hauppauge, New York 11788

(5) Suffolk County Pine Barrens Review Commission
H. Lee Dennison Building
Veteran's Memorial Highway
Hauppauge, New York 11788

and, be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send a copy of this resolution to the Town Planning Director, Kevin McDonald, Vice President, Group for the South Fork, P.O. Box 569, Bridgehampton, New York 11932 and to Sarah Davidson, Director Nature Conservancy, P.O. Box 2694, Sag Harbor, New York 11963; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to provide for public notice by posting this resolution on the Town Clerk's notice board.

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

COUNCILWOMAN NANCY MCCAFFREY	VOTE	AYE
COUNCILWOMAN CATHERINE LESTER	VOTE	AYE
COUNCILMAN ROBERT D. COOPER	VOTE	AYE
COUNCILWOMAN JOBETTE EDWARDS	VOTE	AYE
SUPERVISOR TONY BULLOCK	VOTE	AYE

The resolution was declared duly adopted.

Revised March 24, 1993

	Taxmapno.	<u>Springs Nature Preserves</u> Description	Acreage
S 10	-038-03-06	Maidstone Acres SD - Twillingate Ave., Three Mile Harbor wetlands	.2 (c)
S 11	-038-03-07	Maidstone Acres SD - Twillingate Ave., Three Mile Harbor wetlands	.38 (c)
S 12	-038-03-12	Maidstone Acres SD - Twillingate Ave., Three Mile Harbor wetlands	1.5
S 13	-039-10-26	Wooded lot - Cedar Drive, drainage	.22 (c)
S 14	-039-13-01	Wooded lot - Underwood Drive, drainage	.84 (c)
S 15	-041-01-02.1	Accabonac Harbor wetlands - Gerard Drive	1.9
S 16	-041-01-29.1	Accabonac Harbor wetlands - Gerard Drive	3.1
S 17	-041-02-31	Accabonac Harbor wetlands - Gerard Drive	.44 (c)
S 18	-041-02-33	Accabonac Harbor wetlands - Gerard Drive	.40 (c)
S 19	-041-02-34	Accabonac Harbor wetlands - Gerard Drive	.20 (c)
S 20	-042-01-04	Accabonac Harbor wetlands - Gerard Drive	.29 (c)

Note: c-area calculated by Town of East Hampton, Planning Department
SD-Subdivision Reserved Area

