



# **Buckskill Meadow Trunzo Preserve Management Plan**

February 7, 2020 (Adopted 8/6/20 Reso 2020-759)



Suffolk County Tax Map # 300-184-3-6 & 9.1, 193-3-4.1 & 5  
138 & 148 Buckskill Road, 58 & 66 Towhee Trail  
East Hampton, NY  
25.6 acres

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## **I. Foreword**

This Management Plan covers the former Trunzo Trust & Buckskill Realty property located at 138 & 148 Buckskill Road, 58 & 66 Towhee Trail (Suffolk County Tax Map # 300-184-3-6 & 9.1, 193-3-4.1 & 5) in the East Hampton School District of the Town of East Hampton, New York.

The recommended name is Buckskill Meadow Trunzo Preserve. This represents the prior owner who lived there. Having “Buckskill” in the name would be helpful for others to more easily find the preserve, and “Buckskill” was part of the legal name of the property purchased by the Town. However, there is already a very large group of preserves called Buckskill at the western end of Buckskill Rd. so, the recommended name for this preserve is Buckskill Meadow Trunzo Preserve.

## **II. History**

The acquisition of the 25.6-acre property was authorized by resolution #2016-1487 on December 15, 2016 for the purposes of establishing parks, nature preserves or recreation areas. The property was purchased for \$8,469,000 using the Community Preservation Fund. Additionally, \$131,000 was paid out of a capital project line to retain a barn onsite for recreational opportunities and for the storage of equipment associated with said recreation.

Prior to acquisition, all the existing structures (with the exception of the barn) were demolished and removed. A manmade pond was also filled to grade. A gravel driveway to the former house site and dirt driveway to the barn remain.

## **III. Location & Description of Property**

The Buckskill Meadow Trunzo Preserve is situated in the Special Groundwater Protection Area and the Pine Barrens Region. The property is bounded on the south by Buckskill Road, and all other sides by private property. Railroad tracks separate the southern 20 acre main parcel and the two northern parcels, which consist of about five acres. While most of the property is wooded with oak and pine, there are cleared meadow areas on the southern parcels. The barn is situated in one of the meadow areas on parcel SCTM#300-193-3-5.

## **IV. Access & Parking**

The property shall be open to the public 365 days a year, from sunrise to sunset. Primary access to the property will be via the driveway from Buckskill Road on the south side of the property. The entrance has a wooden post which holds the address of “148” and which should remain. A

sign of approximately 3' x 3' on posts should be added. The sign will give the name of the preserve and say that the preserve is open for recreation.

The cul-de-sac at the end of Horseshoe Drive also bounds the preserve on the east side. This access may be used once a trail is installed.

The Town reserves the right to create two public parking areas within the preserve both of which are at the end of currently existing one-car wide roads. The first parking area would be at the end of the western section of the road. This area already had been developed as a parking area for about 4 cars. It is the highest point of the preserve and has an attractive view to the north and east. The town must add one handicap parking space which will require new surface. A small amount of extension of the entire space may be needed but it can be done without harm to the areas vegetation.

If the barn or the area in front of it is developed for public use then a parking area must be created near it. The barn is attractive, so it is best if the car parking ends to the southwest of the barn. It is important to retain the attractive view of the barn from the other parking area and from the central meadow. The size of the parking area shall be commensurate with any intended uses, and may be designed by the Town's planning department.

## V. Management Goals & Issues

**The primary purpose for acquisition is recreation. Initial recreation can be on the existing meadow for playing with a ball or frisbee. Recreation will be possible on the multi-use trail that will be added. Because the C.P.F. purchase was for recreation, structures related to recreation can be added to the property. The barn can also be used for recreation. Please find below some recommendations for use which should not be considered limitations of future recreational opportunities post adoption of this plan:**

### Multi-Use Trail

The design of the circumference of the proposed trail has been made (see the "Aerial with Proposed Improvements in Appendix D). Parking at the upper spaces connects to this large trail of very close to .5 of a mile.

This trail should be wide enough and have an accessible surface for all potential users. It must satisfy handicap accessible law by having a firm and stable surface. The trail should be about 5 feet in width (this width will be partially dependent on the machinery that is installing the trail, and there may be minimum) which will allow runners or fast walkers to pass others without having to leave the trail.

Trail surfacing can be either crushed stone or asphalt. Both will be satisfactory for handicap access. Asphalt installation will cost more money, however, crushed stone will require more frequent maintenance.

Additional trails may become necessary as use of the property increases. Trail modification and/or additions will be at the discretion of the Town Board.

Benches should be installed next to the main trail at several locations, to be determined with the Nature Preserve Committee and Department of Land Acquisition and Management.

#### Chess

The installation of concrete tables for chess and other board games is in keeping with the intended purpose of the acquisition of this property for recreation. These tables would also provide a good surface for people who come to eat, or read, or just spend enjoyable time. The tables should be located at the high point near the main parking area overlooking the meadow, or near the barn.

#### Other Recreational Installations

The Buckskill Meadow Trunzo Preserve main trail would be an excellent site to add multi-muscle exercise equipment along its perimeter.

The meadow should be kept mowed so that it can provide an area for recreation. This recreation can include classics such as passing a frisbee, baseball, football, or even kicking a soccer ball when the meadow surface is low enough. However, the area should not be developed to satisfy or allow recreation that is frequently standardized for team participation.

#### Mowing and Trail Maintenance

The open areas of the property should be mowed at least once annually to maintain a meadow habitat and to inhibit the autumn olives from spreading. The central meadow that will be used more extensively in the summer should be mowed as needed. The Town's Parks Department will be responsible for regular lawn maintenance.

The frequency of and town department that provides trail maintenance of the main trail will depend on the chosen surface. The Land Management Department will care for the trails that are simply cleared and are surfaced with the property's native materials.

#### Barn Use

The barn's design, at over 1,600 square feet, provides an attraction to the property. It is also attractive inside. Since the property and the barn were purchased for recreation, the barn can be used for recreation activities or for the storage of recreational equipment.

The town should maintain the possibility of developing recreation inside the barn that would be run by private recreational organizations or the Town Recreation Department. The photography in this Management Plan includes the barn and current interior.

**Other Issues**

The parcels north of the railroad tracks are to remain in a natural setting, with no trails or recreational uses proposed at this time. However, this section of the preserve can provide access to the land next to the rail tracks.

A kiosk will be erected with the rules and regulations for use of recreational space.

The Town reserves the right to install benches on the property in the future.

The Town reserves the right to install 'Carry In, Carry Out' sign/s to remind users to take any trash or rubbish with them when they leave the park.

## **VI. Restrictions**

- (1) Unauthorized digging and artifact recovery
- (2) Unauthorized wood cutting or removal of vegetation
- (3) Abandonment of pets and other domesticated animals
- (4) Littering and Storage or Abandonment of Personal Property and Boats
  - (a) No person shall throw or deposit litter, as defined in Town Code, or store/abandon boats or personal property
  - (b) A lack of eyewitness testimony shall not bar prosecution under the provisions of § 182-16 (D) (4) (a) of the Town Code, and it shall be presumptive evidence, rebuttable by competent evidence, that the identity of the person accused of a violation of these provisions may be established if litter, stored or abandoned boats or abandoned personal property found deposited in violation of these provisions contains substantial evidence of that person's identity.
- (5) Fires or burning of any kind
- (6) Vehicular access (except in designated areas)
- (7) Hunting on the main parcels (SCTM#300-193-3-4.1 & 5)
- (8) Camping
- (9) Concessions/catering services/rentals/commercial uses not in accordance with Town Code Chapter 198 (Peddling)
- (10) Target shooting/clay shooting
- (11) Placement of memorials, plaques, benches, art installations, etc. except by Town Board resolution
- (12) Unauthorized commercial activities

## **VII. Permitted Uses**

- (1) Foraging (nuts, fruits, berries, leaves, shoots, mushrooms) for personal consumption
- (2) Picnicking
- (3) Geocaching/placement of geocaches
- (4) Activities permitted by the Town's Adopt-A-Preserve program, if applicable
- (5) Trail and meadow maintenance by Town-approved organizations or businesses
- (6) Approved active exercise and recreational use
- (7) Bow hunting on northern parcels (SCTM#300-184-3-6 & 9.1) only in accordance with Town Code

Appendix A: 2018 On-Site Photos





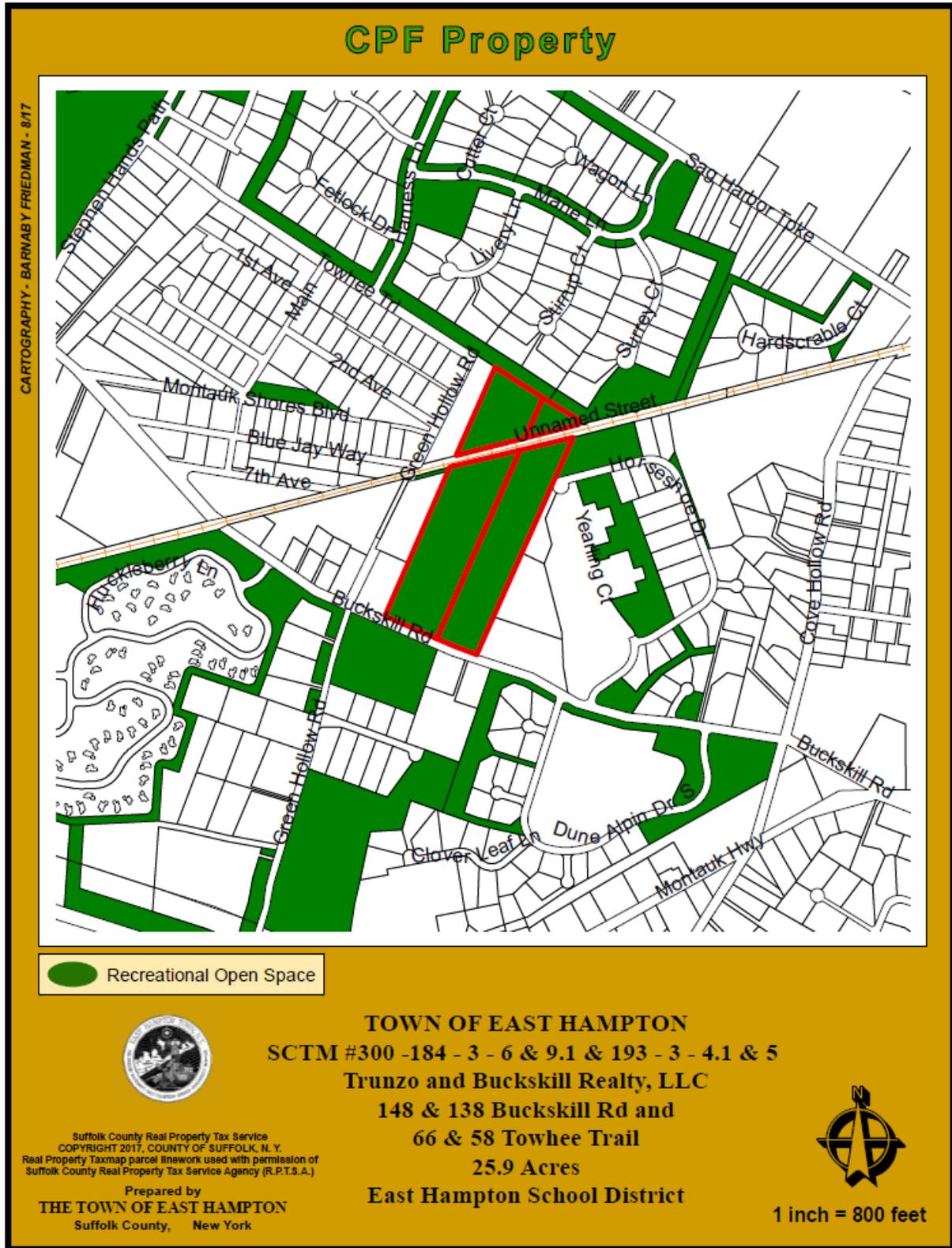




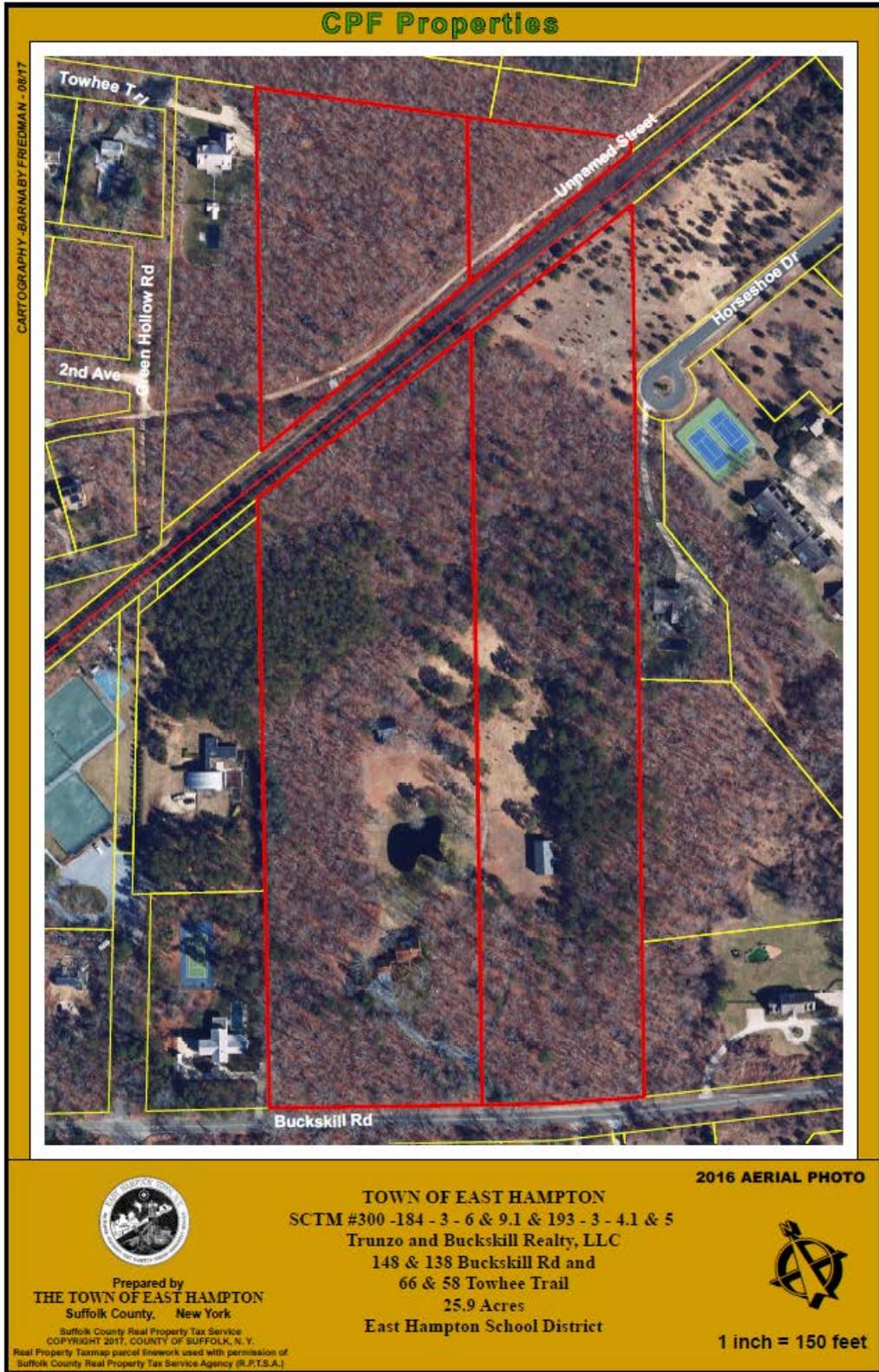




Appendix C: Location Map



Appendix D: 2017 Aerial Photograph



Aerial with Proposed Improvements



1" = 212.49 feet



**THE TOWN  
OF  
EAST HAMPTON**

**"BUCKSKILL MEADOW"  
BUCKSKILL RD  
TOWHEE TRAIL**

**PROPOSED  
MULTI-USE  
ASPHALT PATH  
(1/2 MILE LOOP)**

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



Appendix F: Acquisition Resolution

**Town of East Hampton, Long Island, NY  
Resolution  
RES-2016-1487**

**AUTHORIZE CPF ACQUISITION**

**Purported Owner:** Pasquale J. **Trunzo** Qualified Personal Residence Trust  
Nancy T. **Trunzo** Qualified Personal Residence Trust  
Buckskill Realty, LLC

**Location:** 148 & 138 Buckskill Rd. and 58 & 66 Towhee Trail

**SCTM #:** 300-193-3-4.1 & 5 and 300-184-3-6 & 9.1

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **December 15, 2016** to consider acquisition, **subject to the removal of structures**, of approximately **25.6 acres** of land located on **148 & 138 Buckskill Rd. and 58 & 66 Towhee Trail East Hampton**, which lands are identified on the Suffolk County Tax Map as **300-193-3-4.1 & 5 and 300-184-3-6 & 9.1**; 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 **\$8,600,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the parcel contains a single family dwelling, two barns, a large pool and associated structures: the majority of which will be removed at the sellers expense; and

**WHEREAS**, the purpose of said acquisition is the establishment of parks, nature preserves or recreation areas; and

**WHEREAS**, since the purpose of the acquisition is recreation, the Board wishes to retain the barn on lot 300-193-3-5 for recreational opportunities and storage of equipment associated with said recreation; and

**WHEREAS**, the barn's use for recreation is a compatible use, however, it is considered a capital improvement and therefore the Town will pay the value of the barn from a fund other than CPF; and

**WHEREAS**, the appraised value of the barn is \$131,000; and

**WHEREAS**, funding for the barn will come from an appropriate capital project line (HA Fund), and the balance \$8,469,000 will come from Community Preservation Funds;

**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

**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 **Pasquale J. Trunzo Qualified Personal Residence Trust, Nancy T. Trunzo Qualified Personal Residence Trust & Buckskill Realty, LLC**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$8,600,000.00**, 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 and a capital project line (HA) fund**.

#### Financial Impact

\$8,469,000 from CPF Budget Accounty & \$131,000 from a Capital Project Line

Appendix G: Flora/Fauna Inventory**Flora**

(Species found or likely to be found at the Trunzo Preserve)  
 prepared by A. Gaites/L. D'Andrea May 2019

Aster	multiple genera
Arborvitae	<u><i>Thuja occidentalis</i></u>
Autumn olive	<u><i>Elaeagnus umbellata</i></u>
<u>Avens</u>	<u><i>Geum sp.</i></u>
Azalea	<u><i>Rhododendron sp.</i></u>
Bearberry	<u><i>Arctostaphylos uva-ursi</i></u>
Black cherry	<u><i>Prunus serotina</i></u>
Black huckleberry	<u><i>Gaylussacia baccata</i></u>
Black oak	<u><i>Quercus velutina</i></u>
Blue-eyed grass	<u><i>Sisyrinchium sp.</i></u>
Boxwood	<u><i>Buxus sp.</i></u>
<u>Brackenfern</u>	<u><i>Pteridium sp.</i></u>
<u>Broomsedge</u> bluestem	<u><i>Andropogon virginicus</i></u>
Burdock	<u><i>Arctium sp.</i></u>
<u>Burningbush</u>	<u><i>Euonymus alatus</i></u>
Bush honeysuckle	<u><i>Lonicera sp.</i></u>
Butter and eggs	<u><i>Linaria vulgaris</i></u>
Buttercup	<u><i>Ranunculus sp.</i></u>
Canada thistle	<u><i>Cirsium arvense</i></u>
Chicken of the woods	<u><i>Laetiporus sulphureus</i></u>
Chickweed	unknown genus
Cinquefoil	<u><i>Potentilla sp.</i></u>
Common Blackberry	<u><i>Rubus allegheniensis</i></u>
Common milkweed	<u><i>Asclepias syriaca</i></u>
Common mullein	<u><i>Verbascum thapsus</i></u>
Common periwinkle	<u><i>Vinca minor</i></u>
Common plantain	<u><i>Plantago major</i></u>
Common sheep sorrel	<u><i>Rumex acetosella</i></u>
Copper beech	<u><i>Fagus sylvatica Purpurea</i></u>
<u>Crownvetch</u>	<u><i>Securigera varia</i></u>
Daffodil	<u><i>Narcissus sp.</i></u>
Dame's rocket	<u><i>Hesperis matronalis</i></u>
Dandelion	<u><i>Taraxacum sp.</i></u>
<u>Deertongue</u>	<u><i>Dichanthelium clandestinum</i></u>
Dogbane	<u><i>Apocynum sp.</i></u>
Earthstar	<u><i>Geastrum sp.</i></u>
Eastern daisy fleabane	<u><i>Erigeron annuus</i></u>
Eastern <u>redcedar</u>	<u><i>Juniperus virginiana</i></u>
Eastern white pine	<u><i>Pinus strobus</i></u>
Flowering dogwood	<u><i>Cornus florida</i></u>

Garlic mustard	<u>Alliaria petiolata</u>
Goat's Rue	<u>Galega officinalis</u>
Goldenrod	<u>Solidago sp.</u>
Hawkweed	<u>Hieracium sp.</u>
Indian mock-strawberry	<u>Duchesnea indica</u>
Japanese barberry	<u>Berberis thunbergii</u>
Japanese cedar	<u>Cryptomeria japonica</u>
Japanese honeysuckle	<u>Lonicera japonica</u>
Japanese maple	<u>Acer palmatum</u>
Kousa dogwood	<u>Cornus kousa</u>
Linden	<u>Tilia sp.</u>
Little bluestem	<u>Schizachyrium scoparium</u>
Longbranch frostweed	<u>Helianthemum canadense</u>
Lowbush blueberry	<u>Vaccinium angustifolium</u>
<u>Lyonia sp.</u>	
Maryland golden-aster	<u>Chrysopsis mariana</u>
<u>Mayapple</u>	<u>Podophyllum peltatum</u>
Mile-a-minute	<u>Polygonum perfoliatum</u>
Moss	multiple genera
Mountain laurel	<u>Kalmia latifolia</u>
<u>Mugwort</u>	<u>Artemisia vulgaris</u>
Multiflora rose	<u>Rosa multiflora</u>
Mushroom	multiple genera
<u>Narrowleaf plantain</u>	<u>Plantago lanceolata</u>
Northern bayberry	<u>Morella pensylvanica</u>
Norway maple	<u>Acer platanoides</u>
Old field toadflax	<u>Nuttallanthus canadensis</u>
Old man's beard lichen	<u>Usnea sp.</u>
Oriental bittersweet	<u>Celastrus orbiculatus</u>
Ostrich fern	<u>Matteuccia struthiopteris</u>
Oxeye daisy	<u>Leucanthemum vulgare</u>
Pennsylvania smartweed	<u>Polygonum pennsylvanicum</u>
Pitch pine	<u>Pinus rigida</u>
Poison Ivy	<u>Toxicodendron radicans</u>
<u>Porcelainberry</u>	<u>Ampelopsis brevipedunculata</u>
Purple deadnettle	<u>Lamium purpureum</u>
Purple lovegrass	<u>Eragrostis spectabilis</u>
Red maple	<u>Acer rubrum</u>
Reindeer lichen	<u>Cladonia sp.</u>
Rhododendron	<u>Rhododendron sp.</u>
<u>Rubus sp.</u>	
Sassafras	<u>Sassafras albidum</u>
Scarlet oak	<u>Quercus coccinea</u>
Scrub oak	<u>Quercus ilicifolia</u>

Sensitive fern	<u><i>Onoclea sensibilis</i></u>
Sickle-leaved golden aster	<u><i>Pityopsis falcata</i></u>
Slender fragrant goldenrod	<u><i>Solidago sp.</i></u>
Southern arrowwood	<u><i>Viburnum dentatum</i></u>
Spotted geranium	<u><i>Geranium maculatum</i></u>
Spotted wintergreen	<u><i>Chimaphila maculata</i></u>
Spruce	<u><i>Picea sp.</i></u>
Stickywilly	<u><i>Galium aparine</i></u>
Sulphur cinquefoil	<u><i>Potentilla recta</i></u>
Sycamore maple	<u><i>Acer pseudoplatanus</i></u>
Sweet everlasting	<u><i>Pseudognaphalium obtusifolium</i></u>
Sweet fern	<u><i>Componia peregrina</i></u>
Sweet pepperbush	<u><i>Clethra alnifolia</i></u>
Trailing arbutus	<u><i>Epigaea repens</i></u>
Tree of heaven	<u><i>Ailanthus altissima</i></u>
White oak	<u><i>Quercus alba</i></u>
Wild indigo	<u><i>Baptisia tinctoria</i></u>
Viburnum	<u><i>Viburnum sp.</i></u>
Virginia creeper	<u><i>Parthenocissus quinquefolia</i></u>
Wild carrot	<u><i>Daucus carota</i></u>
Wineberry	<u><i>Rubus phoenicolasius</i></u>
Wintergreen	<u><i>Gaultheria procumbens</i></u>
Woodland strawberry	<u><i>Fragaria vesca</i></u>
Woodsorrel	<u><i>Oxalis sp.</i></u>
Yarrow	<u><i>Achillea millefolium</i></u>

**Fauna**

(Species found or likely to be found at the Trunzo Preserve)  
 prepared by A. Gaites/L. D'Andrea May 2019

American Crow	<u><i>Corvus brachyrhynchos</i></u>
American Goldfinch	<u><i>Spinus tristis</i></u>
American Redstart	<u><i>Setophaga ruticilla</i></u>
American Robin	<u><i>Turdus migatorius</i></u>
Baltimore Oriole	<u><i>Icterus galbula</i></u>
Big Brown Bat	<u><i>Eptesicus fuscus</i></u>
Black-and-white Warbler	<u><i>Mniotilta varia</i></u>
Black-capped Chickadee	<u><i>Poecille atricapillus</i></u>
Blue Jay	<u><i>Cyanocitta cristata</i></u>
Brown-headed Cowbird	<u><i>Molothrus ater</i></u>
Carolina Wren	<u><i>Thryothorus ludovicianus</i></u>
Cedar Waxwing	<u><i>Bombycilla cedrorum</i></u>
Chipping Sparrow	<u><i>Spizella passerina</i></u>
Common Grackle	<u><i>Quiscalus quiscula</i></u>
Common Yellowthroat	<u><i>Geothlypis trichas</i></u>
Dark-eyed Junco	<u><i>Junco hyemalis</i></u>
Downy Woodpecker	<u><i>Dryobates pubescens</i></u>
Eastern Chipmunk	<u><i>Tamias striatus</i></u>
Eastern Garter Snake	<u><i>Thamnophis sirtalis</i></u>
Eastern Milk Snake	<u><i>Lampropeltis triangulum</i></u>
Eastern Mole	<u><i>Scalopus aquaticus</i></u>
Eastern Wood-Pewee	<u><i>Contopus virens</i></u>
Eastern Screech-Owl	<u><i>Megascops asio</i></u>
Eastern Towhee	<u><i>Pipilo erythrophthalmus</i></u>
European Starling	<u><i>Sturnus vulgaris</i></u>
Field Sparrow	<u><i>Spizella pusilla</i></u>
Fish Crow	<u><i>Corvus ossifragus</i></u>
Gray Catbird	<u><i>Dumetella carolinensis</i></u>
Great Crested Flycatcher	<u><i>Myiarchus crinitus</i></u>
Great Horned Owl	<u><i>Bubo virginianus</i></u>
Grey Squirrel	<u><i>Sciurus carolinensis</i></u>
Hairy Woodpecker	<u><i>Dryobates villosus</i></u>
Hoary Bat	<u><i>Aeorestes cinereus</i></u>
House Finch	<u><i>Haemorhous mexicanus</i></u>
House Mouse	<u><i>Mus musculus</i></u>
House Sparrow	<u><i>Passer domesticus</i></u>
Mourning Dove	<u><i>Zenaida macroura</i></u>
Northern Cardinal	<u><i>Cardinalis cardinalis</i></u>
Northern Flicker	<u><i>Colaptes auratus</i></u>
Northern Mockingbird	<u><i>Mimus polyglottos</i></u>

Northern Ring-necked Snake	<i>Diadophis punctatus edwardsii</i>
Norway Rat	<i>Rattus norvegicus</i>
Prairie Warbler	<i>Setophaga discolor</i>
Raccoon	<i>Procyon lotor</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Red-eyed Vireo	<i>Vireo olivaceus</i>
Red Fox	<i>Vulpes vulpes</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Red-winged Blackbird	<i>Agelaius phoeniceus</i>
Sharp-shinned Hawk	<i>Accipiter striatus</i>
Song Sparrow	<i>Melospiza melodia</i>
Tree Swallow	<i>Tachycineta bicolor</i>
Tufted Titmouse	<i>Baeolophus bicolor</i>
Virginia Opossum	<i>Diadelphis virginiana</i>
Vole	<i>Microtus sp.</i>
White-breasted Nuthatch	<i>Sitta carolinensis</i>
White-footed Mouse	<i>Peromyscus leucopus</i>
White-tailed Deer	<i>Odocoileus virginianus</i>
White-throated Sparrow	<i>Zonotrichia albicollis</i>
Wild Turkey	<i>Meleagris gallopavo</i>
Wood Thrush	<i>Hylocichla mustelina</i>
Yellow-rumped Warbler	<i>Setophaga coronata</i>

#### Flora and Fauna Assessment for the Trunzo Preserve:

The majority (approx. 85%) of the property is wooded, consisting primarily of undisturbed native oaks and pines with a groundcover of black huckleberry. Besides the 1-acre meadow off of Horseshoe Drive (which is adjacent to additional meadow in private ownership), the only other sizable habitat is the 3-acre cleared area where structures and a man-made pond existed prior to the town's acquisition of the property. This open area is comprised of a mixture of native and non-native grasses and weeds. A variety of non-native planted tree species can be found along the driveway access and in the open areas. Autumn olive trees can be found on the edges of the cleared area near the barn. If left undisturbed, the olives are likely to spread throughout this part of the field and other open areas on the property. Maintenance of the grassy areas by mowing is important to discourage this.

Both the meadow/grassy areas and woodland habitats are conducive to many species of wildlife. White-tailed deer and wild turkeys frequent the property. Evidence of red fox dens was found in the meadow area. Dozens of species of birds feed, rest, nest and live in the surrounding woods.