

ABECASSIS

Baseline Documentation



Suffolk County Tax Map

300-156-1-2

546 Route 114

Area 17.92 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.

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.



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

TOWN OF EAST HAMPTON
SCTM #300-156.000-0001-002.000
Abecassis Property
546 Route 114
Wainscott School District



(1011) **AUTHORIZE ACQUISITION**
Property of ANDREE & PERLETTE ABECASSIS
546 Route 114, East Hampton/SCTM #300-156-1-2

The following resolution was offered by COUNCILPERSON JOB POTTER seconded by Councilwoman P. Mansir and adopted:

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **July 15, 2004** to consider the acquisition of a **17.92 acre** parcel of land located at **546 Route 114**, which land is identified on the Suffolk County Tax Map as **SCTM #300-156-1-2**; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is **\$1,750,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is 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 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 **ANDREE & PERLETTE ABECASSIS**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,750,000.00**, 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 be it further

RESOLVED, that copies of this resolution shall be forwarded to:

Assistant Town Attorney Elizabeth L. Baldwin;
Planning Department; and
Ms. Kerri Pogue, The Nature Conservancy, P.O. Box 5125, East Hampton, New York, 11937.

**RESOLUTION 708 ADOPT TOWN CODE AMENDMENT
("EAST HAMPTON TOWN NATURE PRESERVE")**

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on January 19 , 2007, regarding a proposed Local Law amending Chapter 182 "East Hampton Town Nature Preserve" in order to add seven (7) additional parcels to the Town's Nature Preserve list; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, both as submitted in writing during the comment period and as presented orally at the public hearing; and

WHEREAS, the adoption of this local law is an unlisted action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board has prepared and considered an Environmental Assessment Form which evaluates 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

NOW, THEREFORE, BE IT RESOLVED, that based upon the public comment received, the Board has determined that only six of the originally proposed parcels will be placed into the Town's Nature Preserve;

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

LOCAL LAW NO. 19 OF 2007

INTRODUCTORY NO. 43 OF 2006

A Local Law providing for the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add seven (7) additional properties to the register of lands 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 seven (7) additional properties to the Town Nature Preserve. The seven (7) parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels acquired by the Town for the purpose of open space preservation. The properties proposed to be added to the Nature Preserve are as follows:

SCTM	Location	Acreage	Characteristics
• 156-1-2	546 Route 114	17.92	Adjacent to existing Nature Preserve of similar habitat.
• 193-3-26	70 Daniels Hole Road	3.2	Pitch pine oak, part of Pine Barrens.
• 73-3-11.22, 11.23 & 11.25	Ely Brook to Hands Creek Road	1.2, 2.1 & 0.96	Contiguous to Grace Estate preserve.
• 90-4-1.3	221 Swamp Road	7.2	Part of Northwest Creek watershed.
• 39-8-46	207 Norfolk Drive	0.48	Forest coastal zone of Accabonac Harbor.
• 102-6-22.3	459 Old Stone Highway	0.64	Wetland.
• 126-1-14.4	16 South Woods Court	2.11	Woodland, adjacent to conservation easement.

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.

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Abecassis

Date of Survey: 10/10/08

SCTM No. 156-1-2

Surveyed by: L. D. Andrea

Size: 17.9

Plants present:	Yes	No	On road edge	Along trail(s)	Dense	Scattered	Confined area	Throughout	Comments
Japanese Knotweed									
Oriental Bittersweet	X		X						
Porcelain Berry									
Tartarian Honeysuckle									
Japanese Honeysuckle									
Multiflora Rose									
Autumn Olive	X		X						huge shrub rear path
Spotted Knapweed									
Garlic Mustard									
Mugwort	X		X						just by pavement where mowed
Phragmites									
Norway Maple									
Black Pine									
Poison Ivy									
Other									

General description: - Woodland interior looks v. good
 - Invasives only on road edge not along trail edges