

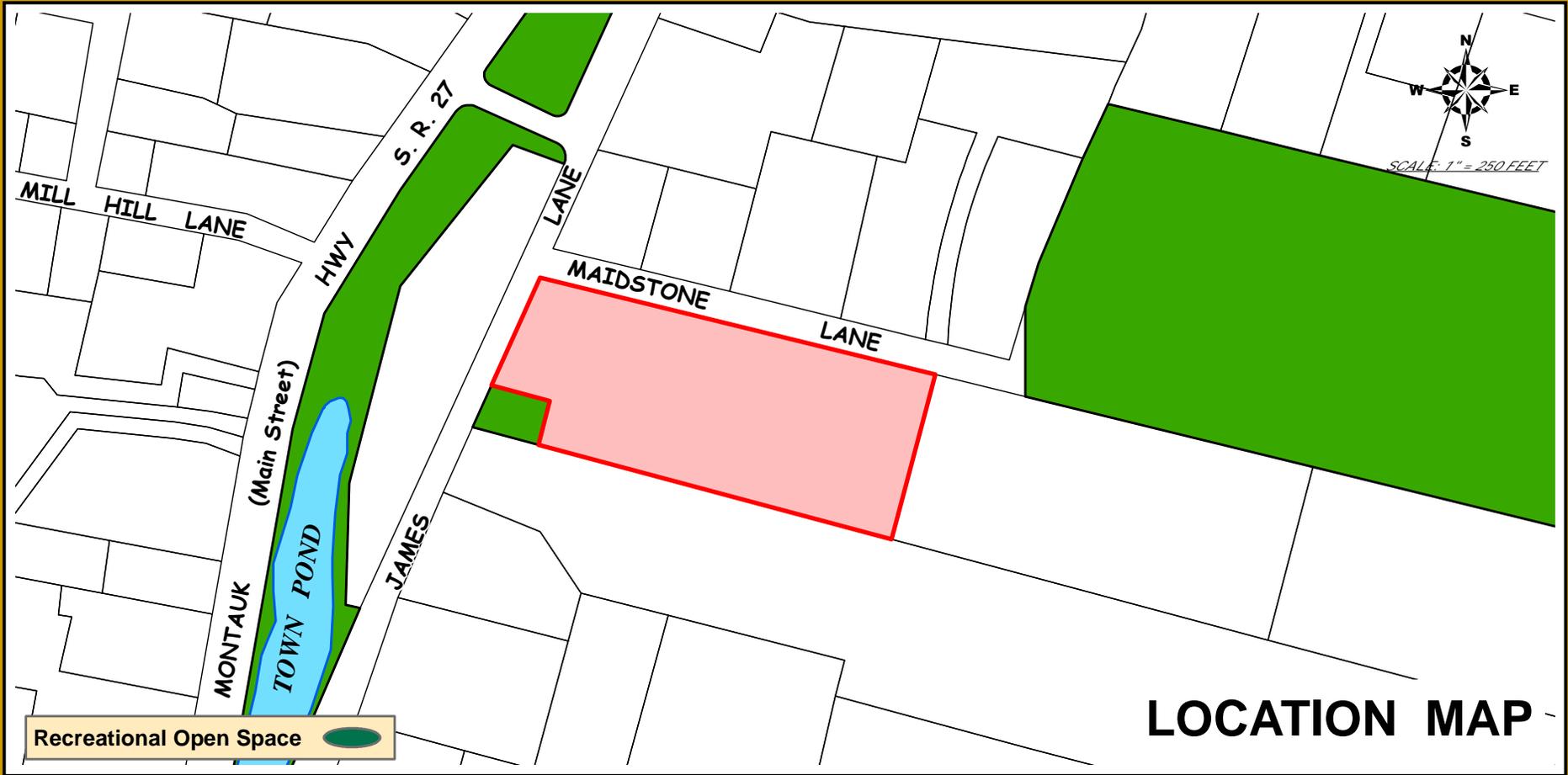
# **GARDINER**

## **Baseline Documentation**



**Suffolk County Tax Map  
301-8-9-1.4  
36 James Lane  
Area 3.67 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.**



# LOCATION MAP

## CPF PROPERTY

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

**TOWN OF EAST HAMPTON**  
**SCTM #301 - 008.000 - 0009 - 001.004**  
**Gardiner Property**  
**36 James Lane**  
**The Village Of East Hampton**





THE HOOK MILL  
ONE OF THE EARLY LONG ISLAND MILLS  
USED BY EARLY SETTLERS TO GRIND WHEAT  
CORN AND OTHER GRAIN. BUILT IN 1804,  
IS STILL OPERATED OPEN TO THE PUBLIC.

# VILLAGE OF EAST HAMPTON

*Settled 1648 - Incorporated 1920*

86 MAIN STREET  
EAST HAMPTON, N.Y. 11937-2730

WWW.EASTHAMPTONVILLAGE.ORG

631-324-4150  
FAX 631-324-4189

OFFICE OF

BOARD OF TRUSTEES



"HOME SWEET HOME"  
DEDICATED TO THE MEMORY OF JOHN HOWARD  
PAYNE AND HIS FAMOUS SONG "HOME SWEET  
HOME". MAINTAINED BY THE VILLAGE AS A MUSEUM.

## RESOLUTION # 31-2014

WHEREAS, Olney Mairs Gardiner is the owner of a parcel of real property at 36 James Lane consisting of 3.67 acres and designated on the Suffolk County Tax Map as p/o 301-8-9-1.4; and

WHEREAS, the said premises is listed on the respective open space plans of both the Incorporated Village of East Hampton and the Town of East Hampton as property recommended for acquisition; and

WHEREAS, prior to the adoption of the open space plans recommending the full or partial acquisition of the said premises for open space/agricultural purposes, the proposed action was reviewed pursuant to the State Environmental Quality Review Act; and

WHEREAS, said premises is one of the most significant historic properties in the Village as the front portion of the 1648 Lion Gardiner home lot adjacent to the Village Green and as the setting for the 1804 Gardiner Windmill; and

WHEREAS, said premises contains the "Mill Cottage", a structure with an eighteenth-century timber frame where the miller lived from the late-nineteenth century into the early-twentieth century; and

WHEREAS, the Village wishes to preserve this Lion Gardiner home lot and enhance the setting of the Gardiner Windmill by restoring the "Mill Cottage" and restoring and maintaining the remainder of the property as an open and agricultural setting for the Gardiner Windmill; and

WHEREAS, an offer for the said premises, based upon a certified appraisal, has been accepted by Olney Mairs Gardiner; be it

THEREFORE RESOLVED, that the Board of Trustees requests that the Town of East Hampton purchase the said premises through the Community Preservation Fund.

ADOPTED: July 7, 2014

By Order of the  
BOARD OF TRUSTEES  
Inc. Village of East Hampton  
PAUL F. RICKENBACH, MAYOR  
REBECCA MOLINARO, VILLAGE ADMINISTRATOR

### CERTIFICATE OF RECORDING OFFICER

I, Rebecca Molinaro, Village Administrator of the Village of East Hampton, New York, do hereby certify that the above resolution was adopted at a special meeting of the East Hampton Village Board of Trustees held on July 7, 2014, and is incorporated in the original minutes of said meeting, and that said resolution has not been altered, amended or revoked and is in full force and effect.

10/29/14  
Date

Rebecca Molinaro, Village Administrator

## Resolution 2014-1024

### AUTHORIZE CPF ACQUISITION AMEND THE 2014 MANAGEMENT AND STEWARDSHIP PLAN

**Purported Owner:** Olney Mairs Gardiner  
**Location:** 36 James Lane, East Hampton Village  
**SCTM #:** 301-8-9-1.4

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **August 21, 2014** to consider the acquisition of approximately **3.67** acres of land located on **36 James Lane, East Hampton Village**, which land is identified on the Suffolk County Tax Map as SCTM #**301-8-9-1.4**, and to amend the **2014** 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 **\$9,625,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the purpose of said acquisition is the preservation of Open Space, Agriculture Lands and Historic Preservation; and

**WHEREAS**, said premises is one of the most significant historic properties in the Village as the front portion of the 1648 Lion Gardiner home lot adjacent to the Village Green and as the setting for the 1804 Gardiner Windmill; and

**WHEREAS**, said premises contains the "Mill Cottage", a structure with eighteenth-century timber frame where the miller lived from the late-nineteenth century into the early-twentieth century; and

**WHEREAS**, said premises is on the National Register of Historic Places, East Hampton Village District, reference number LI 740502; and

**WHEREAS**, the Village wishes to preserve this Lion Gardiner home lot and enhance the setting of the Gardiner Windmill by restoring the "Mill Cottage" and restoring and maintaining the remainder of the property as an open and agricultural setting for the Gardiner Windmill; and

**WHEREAS**, the East Hampton Village Board passed a resolution, # 31-2014, in support of this acquisition with a request for the Town to use Community Preservation funds to acquire; 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 **February 6, 2014**, the Town Board adopted the 2014 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 2014 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 **Olney Mairs Gardiner**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$9,625,000.00**, 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 **2014** Management and Stewardship Plan is amended to include the above referenced property; 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**.

Aug 7, 2014 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: Gardiner  
 SCTM #: 301-8-9-1.4  
 Size: 3.7 acres

Date of Survey: 10/27/14  
 Surveyed by: A6

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>								
Common mullein <i>Verbascum thapsus</i>								
Garlic mustard <i>Alliaria petiolata</i>								
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>								
Japanese knotweed <i>Polygonum cuspidatum</i>								
Mile-a-minute <i>Polygonum perfoliatum</i>								
<i>Miscanthus sp.</i>								
Mugwort <i>Artemisia sp.</i>	X	X						
Multiflora rose <i>Rosa multiflora</i>								
Norway maple <i>Acer platanoides</i>								
Oriental bittersweet <i>Celastrus orbiculatus</i>								
<i>Phragmites communis</i>								
Porcelain berry <i>Ampelopsis brevipedunculata</i>								
Privet <i>Ligustrum sp.</i>								
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>								
Sycamore Maple	X	X						
English Ivy	X	X						

General Description: