

# **PUTNAM AMAGANSETT FARM HOLDINGS, LLC**

## **Baseline Documentation**



**Suffolk County Tax Map  
300-178-3-1.3  
(formerly 300-172-2-34.1 & 178-3-1.1)  
551 Montauk Highway  
Area 18.9 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" = 200 FEET

M. T. A.

( L. I. R. R. )

SCTM # 300-172.000-0002-034.001  
551 Montauk Hwy

SCTM # 300-178.000-0003-001.001  
561 Montauk Hwy

MONTAUK

HIGHWAY

BUNKER

HILL

ROAD

(S. R. 27)

OLD MONTAUK HWY

SHEPHERD'S LA

BLUFF RD

Recreational Open Space



**LOCATION MAP**





## **Resolution 2014-534**

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

**Purported Owner:** Putnam Amagansett Farms Holdings LLC  
**Location:** 551 & 561 Montauk Hwy., Amagansett  
**SCTM #:** 300-172-2-34.1 & 178-3-1.1

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **April 17, 2014** to consider the acquisition of approximately **18.9** Acres of land located on **551 & 561 Montauk Hwy., Amagansett**, Which land is identified on the Suffolk County Tax Map as SCTM #**300-172-2-34.1 & 178-3-1.1**, 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 **\$10,150,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the purpose of said acquisition is the preservation of Agricultural Open Space and Recreation; 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 the 2014 calendar year 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 **Putnam Amagansett Farms Holdings LLC**, For the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$10,150,000.00**, 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**, 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**.

East Hampton Town Board Regular Meeting April 17, 2014

**RESULT:**        **ADOPTED [UNANIMOUS]**

**MOVER:**        Sylvia Overby, Councilwoman

**SECONDER:**    Fred Overton, Councilman

**AYES:**         Peter Van Scoyoc, Sylvia Overby, Fred Overton, Larry Cantwell

**ABSENT:**        Kathee Burke-Gonzalez

**INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES**

**Nature Preserve:**

Name: Putnam Amagansett Farm Date of Survey: 6/3/14  
 SCTM No. 172-2-34.i & 178-3-1.1 Surveyed by: AG  
 Size: 19 acres.

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive	X	X						also around structure
Black Pine								
Garlic Mustard	X	X						
Japanese barberry								
Japanese Honeysuckle	X	X						
Japanese Knotweed								
Miscanthus								
Mugwort	X	X						
Multiflora Rose	X	X						
Norway Maple	X	X						
Oriental Bittersweet	X	X						
Phragmites	X	X						
Poison Ivy	X	X						near Railroad tracks
Porcelain Berry								
Privet hedge	X							around structure
Spotted Knapweed								
Tartarian Honeysuckle	X	X						
Tree of heaven								
Vinca								
Wisteria	X							around structure
<b>Others:</b>								
Mint	X	X						
Common Mullein	X	X						
Sycamore Maple	X	X						
Rubus phoenicolasius	X	X						
Field Bindweed	X	X						

**General description:**