ESTATE OF
ELIZABETH HUBBARD

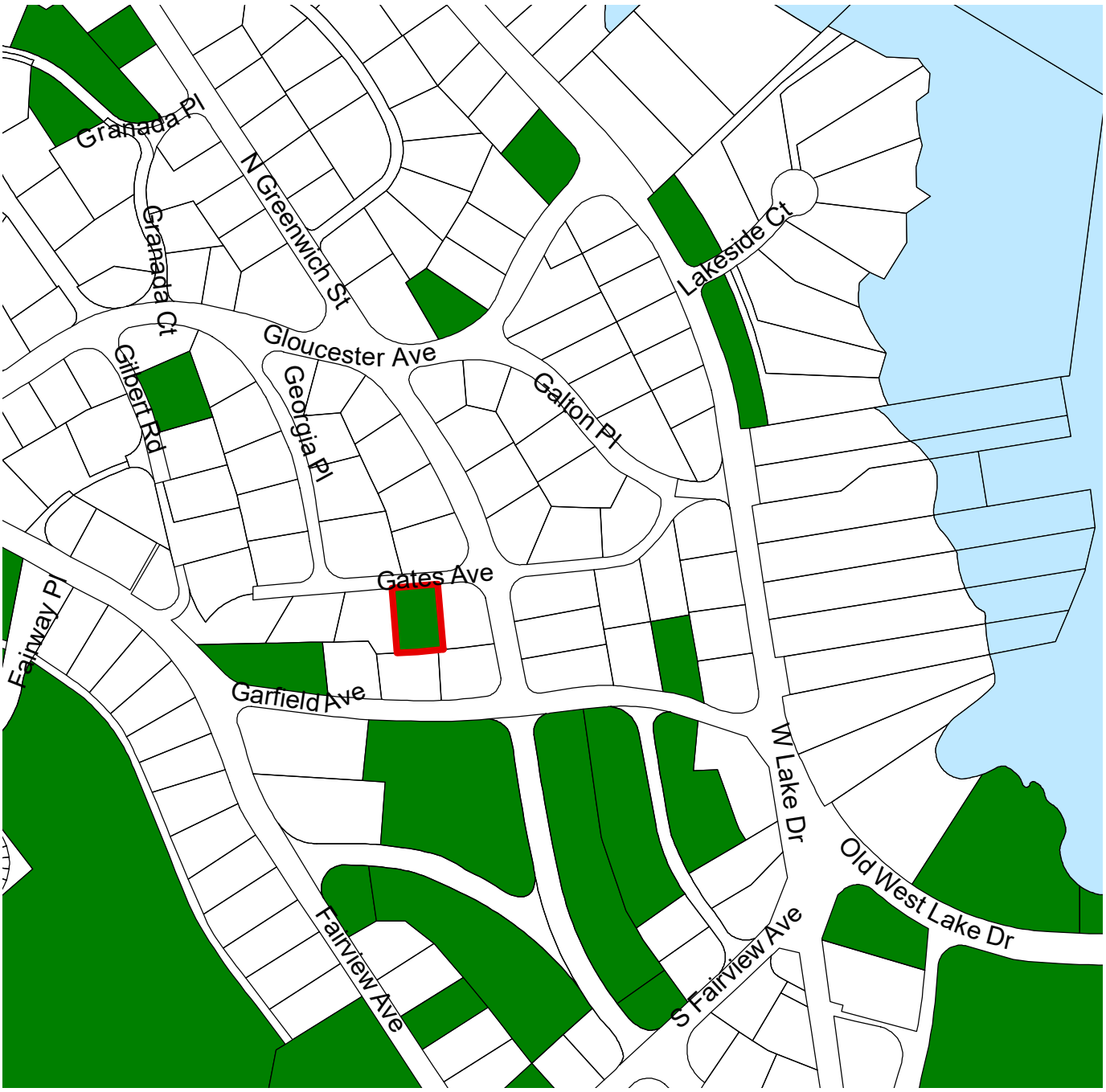
Baseline Documentation

Suffolk County Tax Map
300-19-7-30.3
20 Gates Avenue
Area .47 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.

CPF Property

CARTOGRAPHY -BARNABY FRIEDMAN - 07/16



Recreational Open Space

TOWN OF EAST HAMPTON
SCTM #300 - 19 - 7 - 30.3
Estate of Hubbard Property
20 Gates Ave.
.47 Acres
Montauk School District

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

Suffolk County Real Property Tax Service
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Real Property Taxmap parcel linework used with permission of
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1 inch = 400 feet

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04/22/2016

04/22/2016

Town of East Hampton
Long Island, NY

Resolution
RES-2016-397

Hubbard Authorize CPF Acquisition and Amend 2016 M&S Plan

Financial Impact

$325,000 plus closing costs from CPF budget account

AUTHORIZE CPF ACQUISITION
AMEND THE 2016 MANAGEMENT AND STEWARDSHIP PLAN

Purported Owner: **Estate of Elizabeth Hubbard**
Location: **20 Gates Ave., Montauk**
SCTM #: **300-19-7-30.3**

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **March 17, 2016** to consider the acquisition of approximately **.47** acres of land, located on **20 Gates Ave., Montauk** which lands are identified on the Suffolk County Tax Map as **SCTM #300-19-7-30.3,** and to amend the **2016** 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 **$325,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is the 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

WHEREAS, on **January 7, 2016**, the Town Board adopted the 2016 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 **2016** 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 **Estate of Elizabeth Hubbard** , for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **$325,000.00**, 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 **2016** 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**.

INVASIVE PLANT ASSESSMENT OF TOWN OF EAST HAMPTON PRESERVES

Preserve Name: Hubbard

SCTM #: 19-7-30.3

Size: 0.47 acres

Date of Survey: A6

Surveyed by: 4/22/16

Species	Present on site	On road edge	Along trails	Interior	Scattered	Dense	Confined area	Comments
Autumn olive *Elaeagnus umbellata*								
Bamboo *Bambusa sp.*								
Black locust *Robinia pseudoacacia*								
Burning bush *Euonymus alatus*								
Bush honeysuckle *Lonicera sp.*	X	X		X				
Common mullein *Verbascum thapsus*								
Garlic mustard *Alliaria petiolata*								
Japanese angelica *Aralia elata*								
Japanese black pine *Pinus thunbergii*								
Japanese barberry *Berberis thunbergii*								
Japanese holly *Ilex crenata*								
Japanese honeysuckle *Lonicera japonica*	X	X		X		X		
Japanese stilt grass *Microstegium vimineum*								
Japanese knotweed *Polygonum cuspidatum*								
Mile-a-minute *Polygonum perfoliatum*								
Miscanthus sp.	X						X	South end - few.
Mugwort *Artemisia sp.*								
Multiflora rose *Rosa multiflora*	X	X		X				
Norway maple *Acer platanoides*								
Oriental bittersweet *Celastrus orbiculatus*	X	X		X				
Phragmites communis								
Porcelain berry *Ampelopsis brevipedunculata*								
Privet *Ligustrum sp.*								
Spotted knapweed *Centaurea maculosa*								
Tree of heaven *Ailanthus altissima*								
Vinca sp.								
Wisteria sp.								
Wineberry *Rubus phoenicolasius*								

General Description: