

# ULRICH

## Baseline Documentation



**Suffolk County Tax Map**

**300-56-2-48**

**54 Sammy's Beach Road**

**Area .47 Acres**

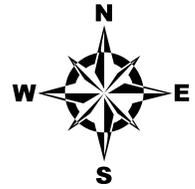
**Town of East Hampton**

**New York**

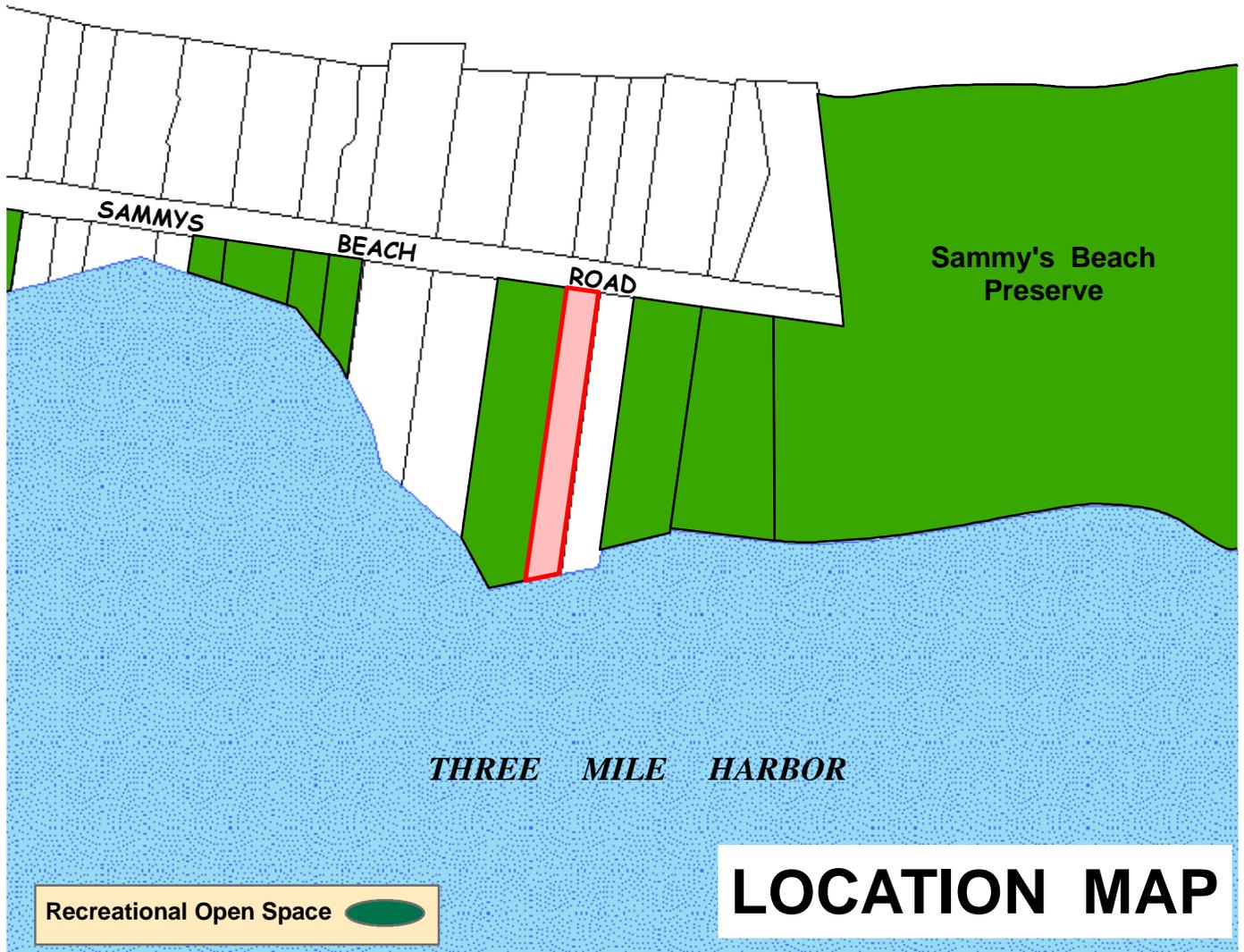
**The Community Preservation Fund Law was enacted to help protect and preserve open and undeveloped lands in the Town of East Hampton and the incorporated Villages, including wetlands, woodlands, agricultural lands, shorelands and the other natural resources of the town; for the purposes of protecting historic places and properties within the town; and for the purpose of providing the town's visitors and residents with outdoor recreational opportunities.**

**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.**

# GARDINERS BAY



SCALE: 1" = 250 FEET



## 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 #300 - 056.000 - 0002 - 048.000**  
**Ulrich Property**  
**54 Sammys Beach Road**  
**East Hampton School District**



(451) [AUTHORIZE ACQUISITION - PROPERTY OF ULRICH]  
Sammis Beach Road, East Hampton, SCTM #300-56-2-48

The following resolution was offered by Councilman J. Potter,  
seconded by Councilman Bernard, 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 April 15, 1999 to consider the acquisition of property consisting of approximately 20,275 square feet of land, located on Sammis beach Road, and identified on the Suffolk County Tax Map as SCTM # 0300-56-2-48, said tax map number having been mistyped in Resolution # 365 of 1999 and such typographical error having been noted at the hearing and corrected herein; and

WHEREAS, the subject premises are in an A2 Residence, the Harbor Protection Overlay District, and an A8 Flood Zone with the soils on the parcel consisting of dune land and tidal marsh, with approximately 5,171 square feet of upland and 15,104 square feet of wetland; and

WHEREAS, said parcel is recommended for acquisition in the Town's Open Space component of the Comprehensive Plan and the Town Board finds that such acquisition of the premises will reduce the potential future residential density in this flood-prone area while at the same time helping to protect the ecological vitality of wetlands of Sammis beach; and

WHEREAS, the Town of East Hampton has negotiated a purchase price of \$145,000 from the reputed owners, John and Betty Ulrich, for a fee simple acquisition of subject property, with the total cost of acquisition of the subject premises to include the negotiated purchase price of the premises, together with such reasonable title, survey, and recording expenses as may be required; and,

WHEREAS, the Town Board hereby determines that said premises are suitable for acquisition and that such acquisition would be in the best interests of the Town; now, therefore, be it

RESOLVED, that the Supervisor is hereby authorized to enter into a contract of sale with the record owners of said premises to acquire said property for the sum hereinbefore set forth; and, be it further

RESOLVED, that the Supervisor is authorized and directed to pay any and all reasonable survey, title and recording charges as may be necessary to effect the transfer of title; and, be it further

RESOLVED, that a copy of this resolution shall be forwarded to Town Attorney Cynthia Ahlgren Shea, Deputy Town Attorney Richard E. Whalen, Planning Director Lisa M. Liquori, and to William Duggan, Esq., Edwards and Duggan, 40A Newtown Lane, East Hampton, New York 11937.

(387) ADOPT LOCAL LAW:  
ADD PROPERTIES TO TOWN NATURE PRESERVE

The following resolution was offered by Councilwoman D. Weir, seconded by Councilman J. Potter, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on March 7, 2003 regarding a Local Law amending Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add additional lands to the register of properties dedicated to the Town Nature Preserve, all as more fully set forth in the text of the Local Law; and

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

WHEREAS, both the Town Nature Preserve Committee and the Town Planning Department have reviewed the properties proposed to be dedicated to the Town Nature Preserve, and both agencies recommend that the properties described in this Local Law be so dedicated; and

WHEREAS, the Town Board has prepared and considered Environmental Assessment Forms which evaluate 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

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

LOCAL LAW NO. 3 OF 2003  
INTRODUCTORY NO. 4 OF 2003

A Local Law providing for the amendment of Chapter 182 Nature Preserve of the East Hampton Town Code in order to add additional lands to the register of properties 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 additional properties to the Town Nature Preserve. The Register of Properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below.<sup>1</sup>

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<sup>1</sup> Newly added properties are shown in "**Boldface**" in the table.

SECTION II. - TOWN CODE AMENDED:

Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code is hereby amended at Article IV, with respect to Tables II, III, and V of the Register of Properties, said amended tables to read as follows:

ARTICLE IV  
EAST HAMPTON TOWN NATURE PRESERVE – REGISTER OF PROPERTIES

TABLE II

EAST HAMPTON NATURE PRESERVE  
PARCELS WITHIN EAST HAMPTON SCHOOL DISTRICT

SCTM#300-	Parcel Description/East Hampton School District	Acreage
35-1-1.15	Hedges Banks bluff access, Landfall RA – Hedges Banks Drive	0.30 (c)
54-3-31	Grace Estate Preserve	83.5
55-1-29	W. Gardner Park (Camp Norwesca) - Old House Landing Road	39.9
55-4-27	W. Gardner Park (Camp Norwesca) - Old House Landing Road	16.2
56-2-32	Sammis Beach Road	0.2 (c)
56-2-33.1	Sammis Beach Road wetlands	0.2 (c)
56-2-33.2	Sammis Beach Road wetlands	0.2 (c)
56-2-47	Sammis Beach Road wetlands, Lucy's Point	1.0
56-2-48	Sammis Beach Road wetlands, Lucy's Point	0.47
56-2-50	Sammis Beach Road wetlands, Lucy's Point	0.9 (c)
56-2-53.1	Sammis Beach Preserve	116.2
72-1-1	Northwest Harbor waterfront - Mile Hill Road	2.0
73-3-1.16	Grassy Hollow Preserve, Northwest Estates RA	113.8
73-3-11.24	Grassy Hollow Preserve, Grassy Hollow Estates RA	49.8

Notes:

1. (c) means calculated figure.
2. RA means subdivision reserved area.
3. SCTM means Suffolk County Tax Map parcel number.

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.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

Planning Director Marguerite Wolffsohn;  
Senior Planner Joanne Pahwul;  
Natural Resources Director Larry Penny;  
Town of East Hampton Nature Preserve Committee, George Larsen, Chair;  
Assistant Town Attorney Richard A. Hammer; and  
Assistant Town Attorney Richard E. Whalen.

DATED: March 20, 2003

BY ORDER OF THE TOWN BOARD  
TOWN OF EAST HAMPTON, NEW YORK  
FRED L. OVERTON, TOWN CLERK

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

SUPERVISOR JAY SCHNEIDERMAN	VOTE	AYE
COUNCILWOMAN DIANA WEIR	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.

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

Nature Preserve: Zammyo Beach Rd NPs

Name: Ulrich

Date of Survey: 10/3/08

SCTM No. 56-2-47, 48, 50

Surveyed by: L. D'Amico

Size: \_\_\_\_\_

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			X			
Spotted Knapweed									
Garlic Mustard									
Mugwort									
Phragmites									
Norway Maple									
Black Pine									
Poison Ivy									
Other									

**General description:**

47 & 48 - 4 med. size autumn olives on road  
 Sporadic bittersw climbing up red cedars

50 - bittersw  
 Bordered by autumn olives > pretty good shape