

HANDS CREEK FARM PROPERTY OWNERS ASSOCIATION, INC.

Baseline Documentation

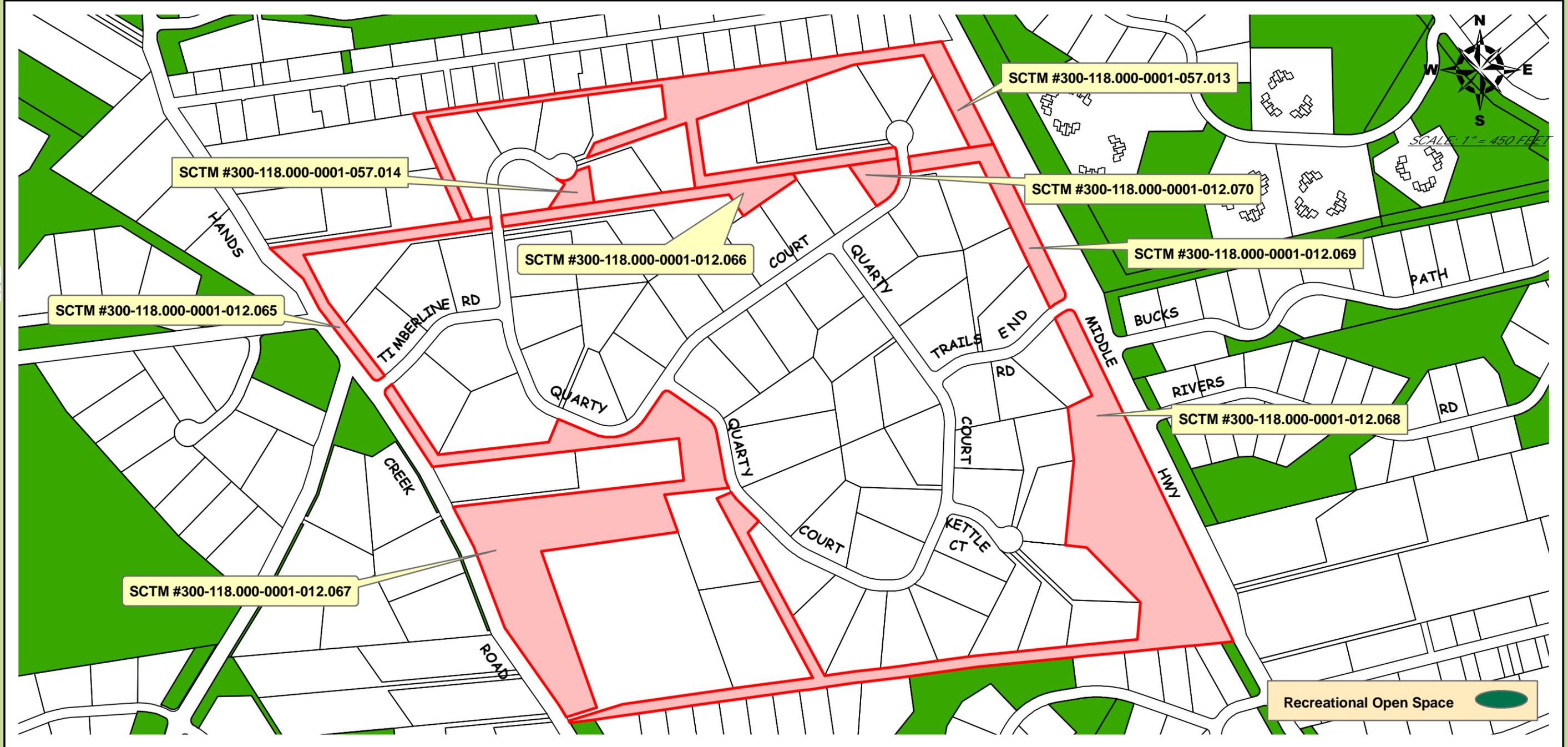


**Suffolk County Tax Map
300-118-1-12.65; 12.66; 12.67; 12.68; 12.69; 12.70; 57.13; 57.14
Between Hands Creek Road & Middle Highway
Area 39.7 Acres
Town of East Hampton
New York**

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.

NATURE PRESERVE

CARTOGRAPHY - RONN PIRRELLI - 05/09



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

TOWN OF EAST HAMPTON Hands Creek Farm Property East Hampton School District



(166)AUTHORIZE ACQUISITION

Property of Hand's Creek Farm Property Owners Association

Map of Hand's Creek Farm, Northwest Woods

SCTM #300-118-1-12.65, 12.66, 12.67, 12.68, 12.69, 12.70, 57.13 & 57.14

The following resolution was offered by Councilman Potter, seconded by Councilwoman Weir, 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 **January 18, 2001** to consider the acquisition, by gift from the Hand's Creek Farm Property Owner's Association, Inc. for the purpose of open space preservation, of approximately **40.0** acres of land located in part on Hand's Creek Road and Middle Highway, in Northwest, which land is identified on the Suffolk County Tax Map as SCTM #300-118-1-12.65, 12.66, 12.67, 12.68, 12.69, 12.70, 57.13 & 57.14, consisting of Reserved Areas A, B, C, D, E, and F in the Map of Hand's Creek Farm, Section 1, and two unlabelled Reserved Areas in the Map of Hand's Creek Farm, Section 2; and

WHEREAS, the Hand's Creek Farm Property Owners Association, Inc. proposes to dedicate this property to the Town for the purpose of Town open space management and permanent open space preservation, at no cost to the Town; and

WHEREAS, said property consists of oak and pitch pine woods, including a significant kettle hole and a portion of the corridor for the Paumanok Path, as well as road buffers along Hand's Creek Road and Middle Highway and an area of open meadow or grassland which is unusual for the Northwest Woods area; 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 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 execute any documents and to pay any and all reasonable survey, title, and recording charges, as may be necessary to effect the transfer of title to the subject property from the Hand's Creek Farm Property Owners Association, Inc. or other owner of record to the Town of East Hampton; and be it further

RESOLVED, that any monies to be expended for survey, title insurance and recording charges in connection with the acquisition of the foregoing property shall be drawn from the Town of East Hampton Open Space Capital Fund; and be it further

RESOLVED, that a copy of this resolution shall be forwarded to:

Town Attorney Eric Bregman;
Deputy Town Attorney Richard E. Whalen;
Planning Department;
Town Budget Officer Len Bernard; and
Celia M Josephson, Esq., 2 Dune Alpin Drive North, East Hampton NY 11937.

(1469) **ADOPT LOCAL LAW:**
ADD PROPERTIES TO TOWN NATURE PRESERVE

The following resolution was offered by Councilwoman Diana Weir seconded by Councilman Job Potter and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **November 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 proposed dedication of the properties to the Nature Preserve is either not an action subject to review pursuant to SEQRA or, alternatively, is a Type II action pursuant to 6 NYCRR Part 617.5 (c) (20) and requires no further SEQRA review; and

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

LOCAL LAW NO 38 OF 2003
INTRODUCTORY NO 42 OF 2003

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 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 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. The parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels containing wetlands, woodlands and waterfront parcels acquired by the Town for the purpose of open space preservation.

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 Table I, II, III, IV and V of the Register of Properties, said amended tables to include the following parcels by School District:

**[AMEND TABLE II "PARCELS WITHIN EAST HAMPTON SCHOOL DISTRICT"
TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]**

111-3-1	Red Springs PathWetlands	3.2
113-1-2.11	Old Northwest Road Reserved/Woodland	16.9
113-1-2.12	Old Northwest Road Reserved Woodland	1.0

113-2-5.20	Cross Highway Reserved/Woodland	8.0
113-2-5.21	Cross Highway Reserved Woodland	24.1
113-3-24.18	Stephen Hands Path Reserved/Woodland	45.26
133-2-3	Route 114 Pine Forest/Wetlands	10.0
133-2-4	Route 114 Pine Forest/Wetlands	27.2
92-1-12.17	Springy Banks Road Reserved Area	1.0
92-1-12.18	Springy Banks Road Reserved Area	1.0
92-1- 12.19	Springy Banks Road Reserved Area	17.5
118-1-12.65	Creek Road Reserved Area	1.9
118-1-12.66	Creek Road Reserved Area	.5
118-1-12.67	Creek Road Reserved Area	12.8
118-1-12.68	Middle Highway Reserved Area	14.2
118-1-12.69	Middle Highway Reserved Area	2.1
118-1-12.70	Middle Highway Reserved Area	1.0
118-1-57.13	Middle Highway Reserved Area	7.1
118-1-57.14	Creek Road Reserved Area	1.0
134-2-1.13	Two Holes of Water Reserved	21.0
149-2-26.37	Abrahams Path Reserved	15.8
149-2-26.38	Abrahams Path Reserved	1.2
156-5-17.10	Route 114 Reserved Area	15.5
156-5-17.7	Route 114 Reserved Area	1.0
157-2-13.5	Old Two Holes of Water Reserved	4.7
165-5-4.9	Laura's Lane Reserved	2.7
169-3-13	Hump Path Reserved/Woodland	7.9
112-1-25.2	Crooked Highway	6.7

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;

DATED: November 7, 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.