

# **SEAMAN & ALLEN**

## **Baseline Documentation**

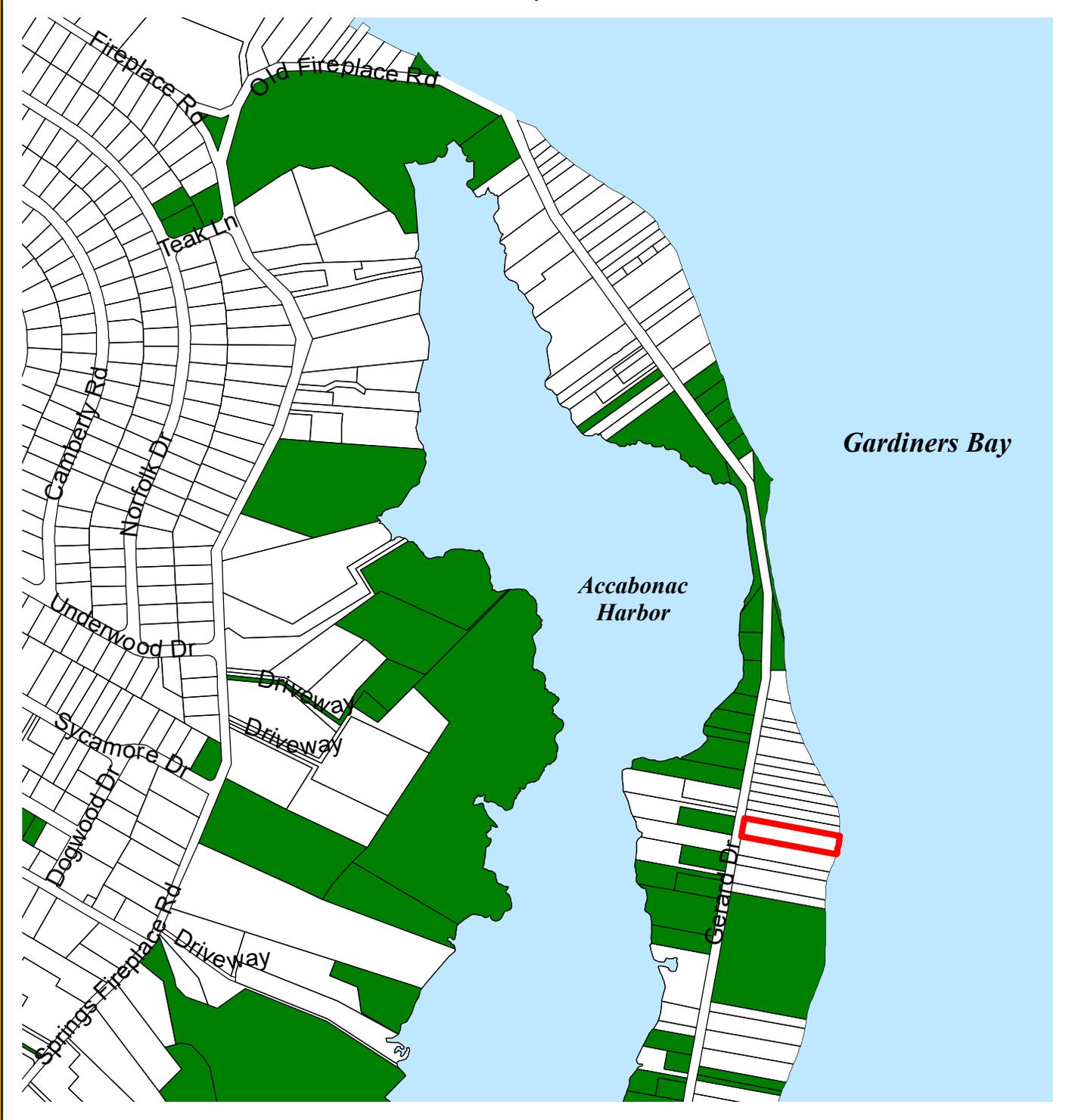


**Suffolk County Tax Map  
300-42-2-16.1  
247 Gerard Drive  
Area 1.11 Acres  
Town of East Hampton, New York**

**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 Properties

CARTOGRAPHY - BARNABY FRIEDMAN - 3/17



 Recreational Open Space



**TOWN OF EAST HAMPTON**  
**SCTM #300 - 42 - 2 - 16.1**  
**Seaman & Allen Property**  
**247 Gerard Drive**  
**1.1 Acres**  
**Springs School District**



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  
Long Island, NY**

**Resolution  
RES-2016-1089**

**Seaman and Allen Authorize CPF Acquisition and Amend 2016 M&S Plan**

Information

<b>Department:</b>	Land Acquisition	<b>Sponsors:</b>	Councilwoman Sylvia Overby
<b>Category:</b>	Acquisitions	<b>Functions:</b>	Acquisitions

Financial Impact

\$1,750,000 plus closing costs form CPF budget account

Body

**AUTHORIZE CPF ACQUISITION**  
**AMEND THE 2016 MANAGEMENT AND STEWARDSHIP PLAN**

**Purported Owner:** Jeffrey Seaman & Isabel Allen  
**Location:** 247 Gerard Drive, Springs  
**SCTM #:** 300-42-2-16.1

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **September 1, 2016** to consider the acquisition of approximately **1.2 acres** of land, located on **247 Gerard Drive, Springs** which lands are identified on the Suffolk County Tax Map as **SCTM #300-42-2-16.1**, 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 **\$1,750,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the parcel contains a single family residence and associated structures, as is the Town's stated policy, we will only go into contract on non historic improved parcels with the provision that the structures be removed at the sellers expense, returning the parcel back to a natural state prior to acquisition; 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 **Jeffrey Seaman & Isabel Allen**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,750,000.00**, 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**.

Sep 1, 2016 6:30 PM

East Hampton Town Board

Regular Meeting

**RESULT:** ADOPTED [UNANIMOUS]

**MOVER:** Sylvia Overby, Councilwoman

**SECONDER:** Peter Van Scoyoc, Councilman

**AYES:** Kathee Burke-Gonzalez, Peter Van Scoyoc, Sylvia Overby, Larry Cantwell

**ABSENT:** Fred Overton

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

Preserve Name: Seaman & Allen

Date of Survey: 2/27/17

SCTM #: 42-2-16.1

Surveyed by: AF6

Size: 1.1 acres

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 angelica <i>Aralia elata</i>								
Japanese black pine <i>Pinus thunbergii</i>	X			X				few
Japanese barberry <i>Berberis thunbergii</i>								
Japanese holly <i>Ilex crenata</i>								
Japanese honeysuckle <i>Lonicera japonica</i>								
Japanese stilt grass <i>Microstegium vimineum</i>								
Japanese knotweed <i>Polygonum cuspidatum</i>								
Mile-a-minute <i>Polygonum perfoliatum</i>								
<i>Miscanthus sp.</i>								
Mugwort <i>Artemisia sp.</i>								
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>								

General Description: