

TRUNZO TRUST & BUCKSKILL REALTY

Baseline Documentation

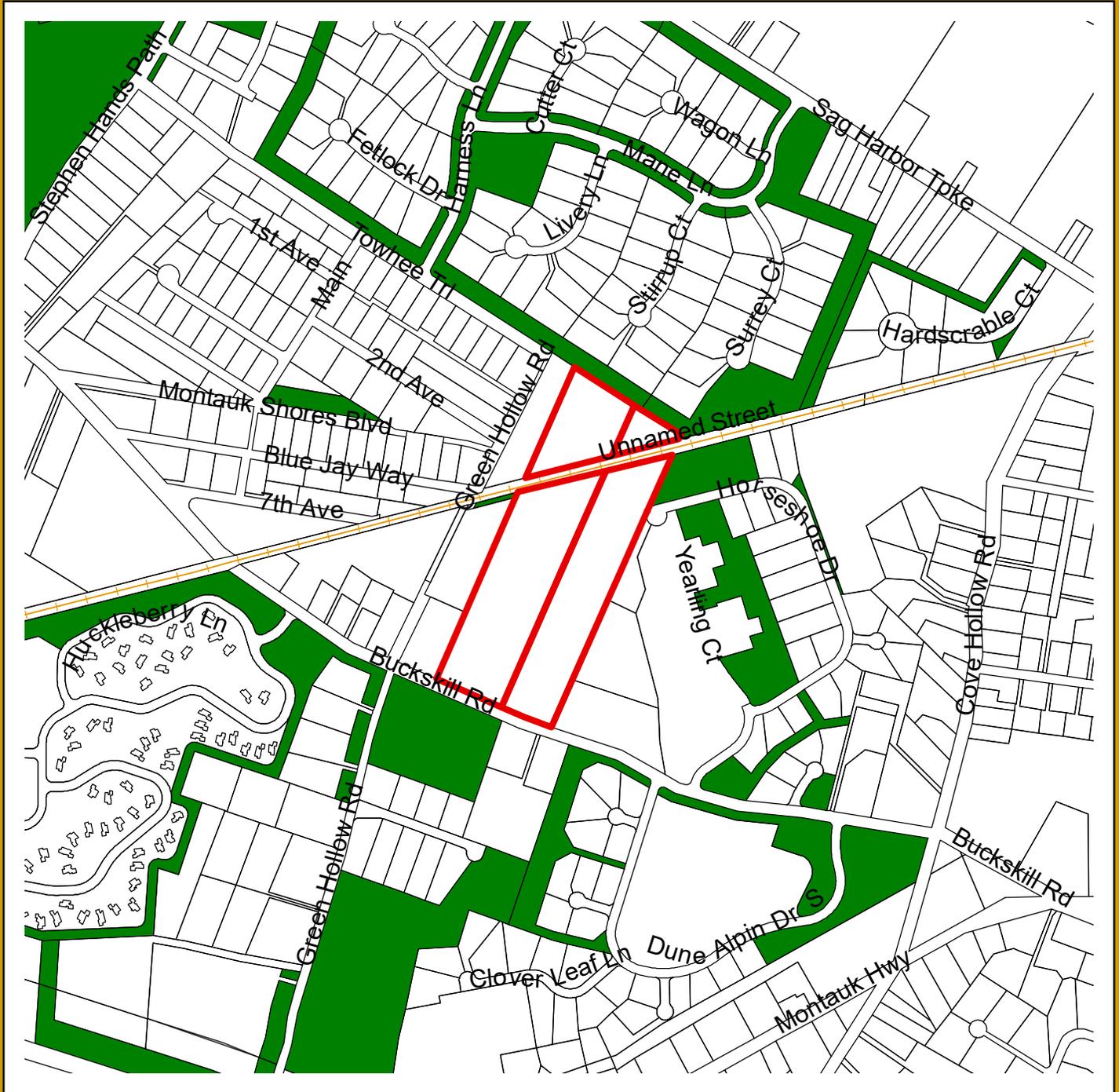


**Suffolk County Tax Map
300-193-3-4.1 & 5 and 184-3-6 & 9.1
148 & 138 Buckskill Road and 66 & 58 Towhee Trail
Area 25.57 Acres
Town of East Hampton, New York**

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 - 8/17



 Recreational Open Space



TOWN OF EAST HAMPTON
SCTM #300 -184 - 3 - 6 & 9.1 & 193 - 3 - 4.1 & 5

Trunzo and Buckskill Realty, LLC
123 & 128 Merchants Path

25.9 Acres

East Hampton 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

1 inch = 800 feet



Town of East Hampton, Long Island, NY
Resolution
RES-2016-1487

AUTHORIZE CPF ACQUISITION

Purported Owner: Pasquale J. **Trunzo** Qualified Personal Residence Trust
Nancy T. **Trunzo** Qualified Personal Residence Trust
Buckskill Realty, LLC

Location: 148 & 138 Buckskill Rd. and 58 & 66 Towhee Trail
SCTM #: 300-193-3-4.1 & 5 and 300-184-3-6 & 9.1

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **December 15, 2016** to consider acquisition, **subject to the removal of structures**, of approximately **25.6 acres** of land located on **148 & 138 Buckskill Rd. and 58 & 66 Towhee Trail East Hampton**, which lands are identified on the Suffolk County Tax Map as **300-193-3-4.1 & 5 and 300-184-3-6 & 9.1**; 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 **\$8,600,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the parcel contains a single family dwelling, two barns, a large pool and associated structures: the majority of which will be removed at the sellers expense; and

WHEREAS, the purpose of said acquisition is the establishment of parks, nature preserves or recreation areas; and

WHEREAS, since the purpose of the acquisition is recreation, the Board wishes to retain the barn on lot 300-193-3-5 for recreational opportunities and storage of equipment associated with said recreation; and

WHEREAS, the barn's use for recreation is a compatible use, however, it is considered a capital improvement and therefore the Town will pay the value of the barn from a fund other than CPF; and

WHEREAS, the appraised value of the barn is \$131,000; and

WHEREAS, funding for the barn will come from an appropriate capital project line (HA Fund), and the balance \$8,469,000 will come from Community Preservation Funds;

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

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 **Pasquale J. Trunzo Qualified Personal Residence Trust, Nancy T. Trunzo Qualified Personal Residence Trust & Buckskill Realty, LLC** , for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$8,600,000.00**, 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 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 and a capital project line (HA) fund**.

Financial Impact

\$8,469,000 from CPF Budget Accounty & \$131,000 from a Capital Project Line

INVASIVE PLANT ASSESSMENT OF TOWN OF EAST HAMPTON PRESERVES

Preserve Name: Trvnzo

Date of Survey: 8/2/17

SCTM #: 193-3-4.1, 5 184-3-6, 9.1

Surveyed by: AG

Size: 25.9 acres

Species	Present on site	On road edge	Along trails	Interior	Scattered	Dense	Confined area	Comments
Autumn olive <i>Elaeagnus umbellata</i>	X			X				fields and along RR tracks
Bamboo <i>Bambusa sp.</i>								
Black locust <i>Robinia pseudoacacia</i>								
Burning bush <i>Euonymus alatus</i>	X	X						
Bush honeysuckle <i>Lonicera sp.</i>	X					X		along RR tracks
Common mullein <i>Verbascum thapsus</i>								
Garlic mustard <i>Alliaria petiolata</i>	X	X						
Japanese angelica <i>Aralia elata</i>								
Japanese black pine <i>Pinus thunbergii</i>								
Japanese barberry <i>Berberis thunbergii</i>	X					X		near 193-3-1.1
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>	X					X		on PSE6 ROW
<i>Miscanthus sp.</i>								
Mugwort <i>Artemisia sp.</i>	X	X						along RR tracks
Multiflora rose <i>Rosa multiflora</i>	X					X		along RR tracks
Norway maple <i>Acer platanoides</i>								
Oriental bittersweet <i>Celastrus orbiculatus</i>	X			X				
<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>	X	X						and along RR tracks
<i>Vinca sp.</i>	X					X		at entrance from Buckskill Rd
<i>Wisteria sp.</i>								
Wineberry <i>Rubus phoenicolasius</i>	X			X				
<i>Potentilla indica</i>	X	X						

General Description: plus several other landscaped plants in disturbed areas.