

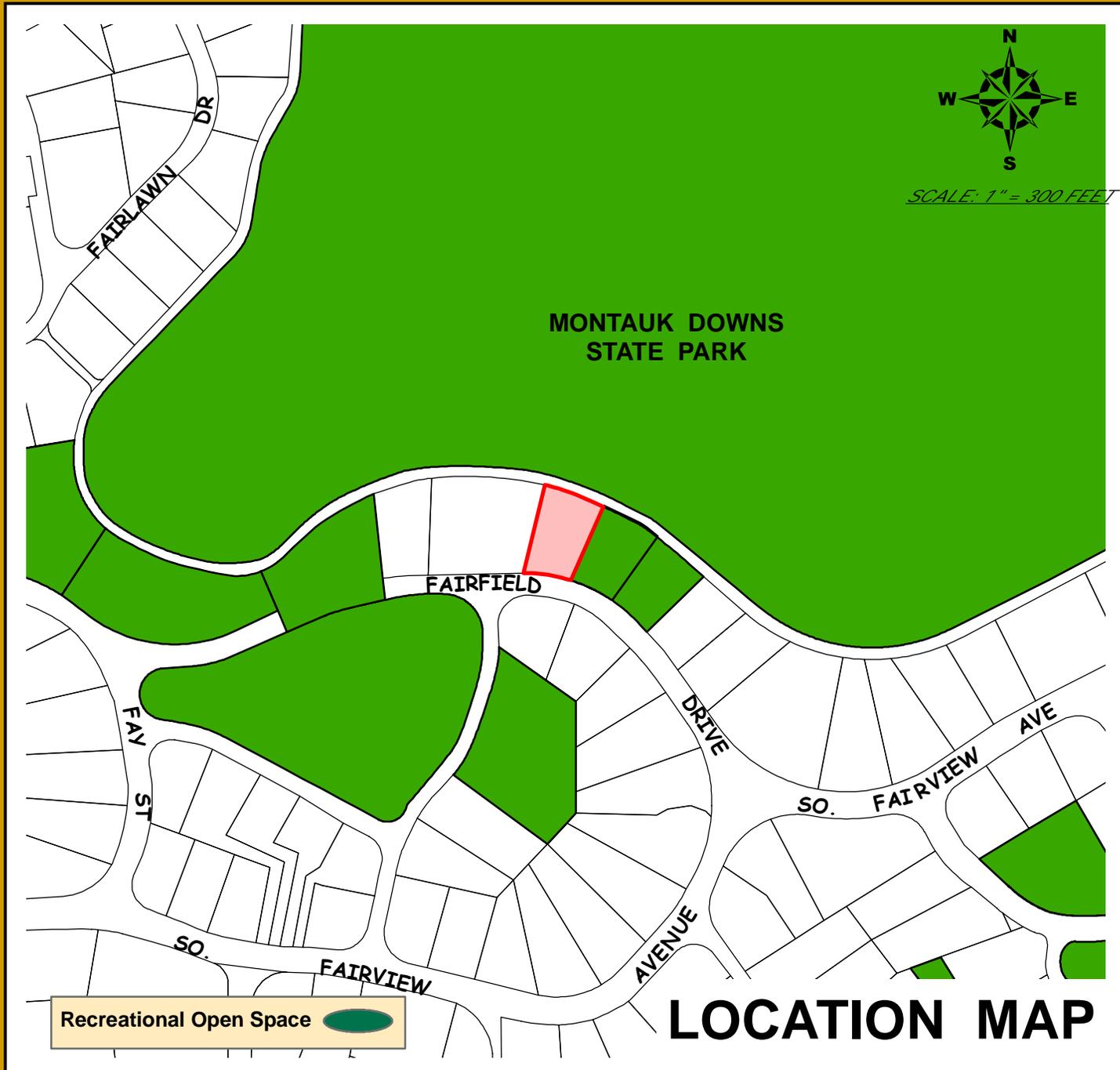
# **TUMA**

## **Baseline Documentation**



**Suffolk County Tax Map  
300-28-2-11.2  
26 Fairfield Drive  
Area .41 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.**



# LOCATION MAP

## CPF PROPERTY

Suffolk County Real Property Tax Service  
 COPYRIGHT 2008, COUNTY OF SUFFOLK, N. Y.  
 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 - 028.000 - 0002 - 011.002**  
**Tuma Property**  
**26 Fairfield Drive**  
**Montauk School District**



**(960) ADOPT LOCAL LAW:  
COMMUNITY PRESERVATION PROJECT PLAN (REVISED)  
Property of Frank N. Tuma**

The following resolution was offered by Councilman J. Potter seconded by Councilwoman P. Mansir and adopted:

**WHEREAS**, a public hearing was held by the Town Board of the Town of East Hampton on **July 2, 2004**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, to include lands reputedly owned by **Frank N. Tuma** and identified on the Suffolk County Tax Map as SCTM #300-28-02-11.2, 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, both as submitted in writing and as presented orally at the public hearing; and

**WHEREAS**, the Town Board has prepared and considered Environmental Assessment Forms which evaluate the potential environmental impacts of the proposed Local Law; 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 17 OF 2004  
INTRODUCTORY NO 25 OF 2004**

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, to include lands reputedly owned by Frank N. Tuma and identified on the Suffolk County Tax Map as SCTM #300-28-02-11.2, 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 adopts a revised "Community Preservation Project Plan" pursuant to §64-e of the New York Town Law. The revised plan supplants the Community Preservation Project Plan which was first adopted by the Town Board on August 4, 1998 and adopted as revised on August 5, 2003 and which continues to list all properties whose preservation is necessary to the preservation of the community character of the Town of East Hampton.

The only change to the plan as most recently adopted August 5, 2003 is the addition of 0.68 acres of land reputedly owned by Frank N. Tuma located at 26 Fairfield Drive in Montauk (SCTM #300-28-02-11.2).

**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:

Marguerite Wolffsohn, Planning Director;  
Larry Penny, Natural Resources Director; and  
Laura Molinari, Town Attorney;

***AND BE IT FURTHER RESOLVED***, that, as required by Town Law § 64-e (6), the Town Clerk is directed to forward copies of this resolution together with copies of the revised Community Preservation Project Plan dated June 6, 2003 to the following State agencies:

Commissioner, New York State Office of Parks, Recreation, and Historic Preservation,  
20th Floor, Agency Bldg. #1, Empire State Plaza, Albany, New York 12238;

Commissioner, New York State Department of Environmental Conservation,  
625 Broadway, Albany, New York 12233-1010; and

Commissioner, New York State Department of Agriculture and Markets,  
1 Winner's Circle, Albany, New York 12235.

**DATED: July 2, 2004**

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

**\*Councilwoman D. Foster absent**

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

<b>SUPERVISOR WILLIAM McGINTEE</b>	<b>VOTE</b>	<b>AYE</b>
<b>COUNCILWOMAN DEBRA FOSTER</b>	<b>VOTE</b>	<b>ABSENT</b>
<b>COUNCILMAN JOB POTTER</b>	<b>VOTE</b>	<b>AYE</b>
<b>COUNCILMAN PETE HAMMERLE</b>	<b>VOTE</b>	<b>AYE</b>
<b>COUNCILWOMAN PAT MANSIR</b>	<b>VOTE</b>	<b>AYE</b>

The resolution was declared duly adopted.

(961) AUTHORIZE ACQUISITION  
Property of TUMA, 26 Fairfield Drive, Montauk  
SCTM #300-28-2-11.2

The following resolution was offered by Councilman J. Potter seconded by Councilwoman P. Mansir 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 to consider the acquisition of approximately **0.68** acres of land located on **26 Fairfield Drive, Montauk** which land is identified on the Suffolk County Tax Map as **SCTM #300-28-2-11.2**; and

**WHEREAS**, the proposed purchase price for fee simple acquisition of the subject property is **\$100,000.00**, plus survey, title, prorated tax, and recording charges; 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 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 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 enter into a contract of sale with the record owner of the subject property, reputedly **FRANK N. TUMA**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$ 100,000.00**, 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~~ or other Budget Account; and be it further

**RESOLVED**, that copies of this resolution shall be forwarded to:

Assistant Town Attorney Elizabeth L. Baldwin;  
Planning Department;  
Ms. Melanie Donaldson, The Nature Conservancy, P.O. Box 5125, East Hampton, NY  
11937; and  
Daniel G. Voorhees, Esq., 95 Newtown Lane, East Hampton, NY, 11937

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

Nature Preserve:

Name: Tuma Date of Survey: 11/10/10

SCTM No. 28-2-11.2 Surveyed by: A. Gaites

Size: 0.41 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive	X	X						on adjacent preserve
Black Pine								
Garlic Mustard								
Japanese barberry	X	X						on adjacent preserve
Japanese Honeysuckle	X	X		X				
Japanese Knotweed								
Miscanthus								
Mugwort								
Multiflora Rose	X	X						
Norway Maple								
Oriental Bittersweet	X	X		X				
Phragmites								
Poison Ivy								
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle	X	X		X				
Tree of heaven								
Vinca								
Wisteria								
Others:								
Black locust	X	X						

General description: