

POTTS

Baseline Documentation

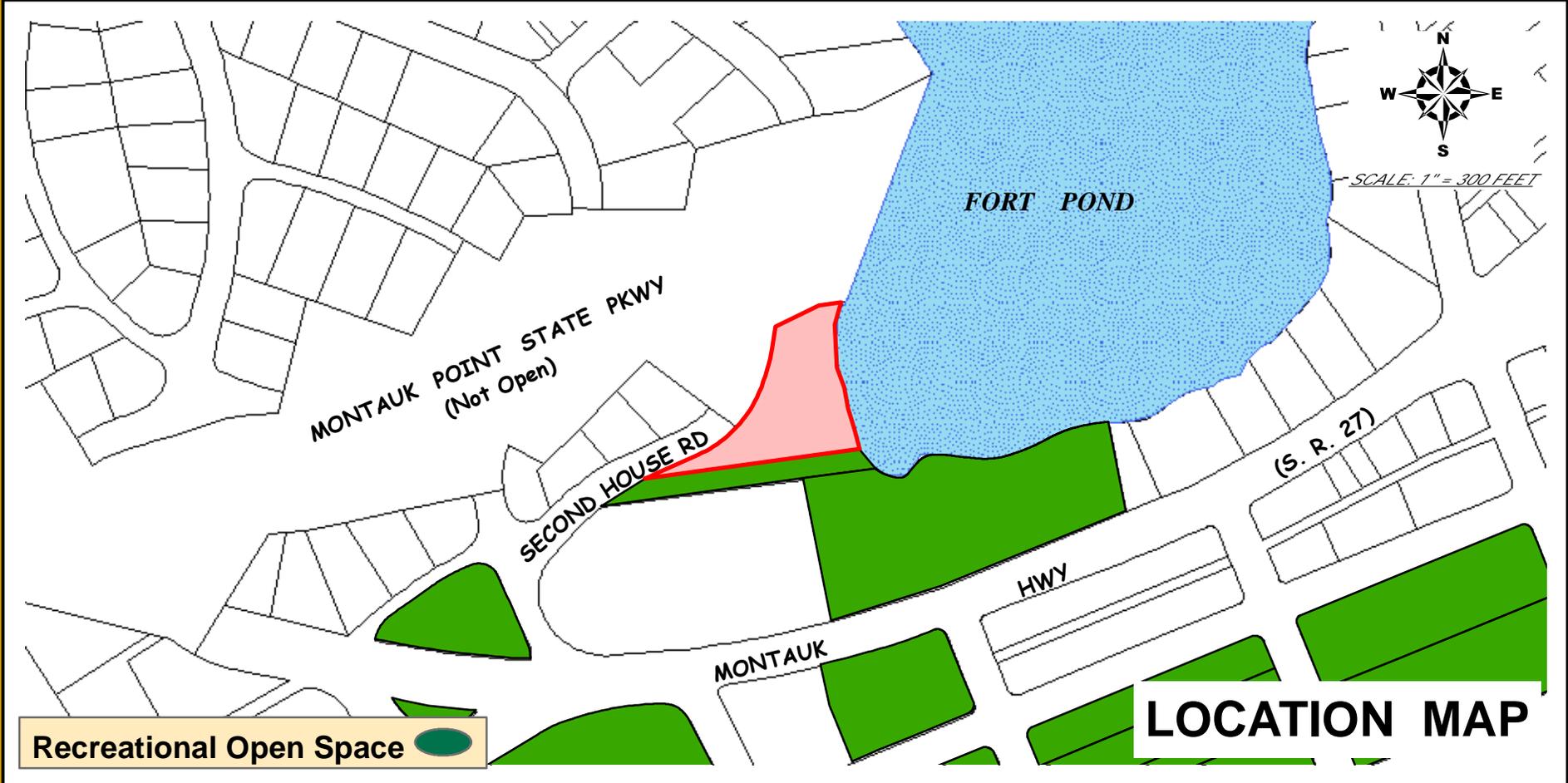


**Suffolk County Tax Map 300-48-3-36
24 Second House Road
Area 1.15 Acres
Town of East Hampton, New York**

**Purchased in partnership with the County of Suffolk
and the Town of East Hampton**

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.



Town Of East Hampton CPF and County Of Suffolk Property

Suffolk County Real Property Tax Service
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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York

TOWN OF EAST HAMPTON
SCTM #300 - 048.000 - 0003 - 036.000
Potts Property
24 Second House Road
Montauk School District



(088)PROPOSED ACQUISITION – PRESERVATION PARTNERSHIP PROGRAM

GEORGE & MARGARET POTTS – SCTM #300-48-3-36

The following resolution was offered by Councilman Potter,

seconded by Councilwoman Weir, and adopted:

WHEREAS, by Resolution No. 751-1997 the Suffolk County Legislature established the County-wide Land Preservation Partnership Program to provide matching funds for land conservation and preservation purposes, and appropriated \$5,000,000.00 from the County Capital Budget for said program; and

WHEREAS, the Town of East Hampton wishes to participate with Suffolk County in the Preservation Partnership Program, in the joint purchase of a 1.0-acre parcel of land located on Second House Road and Fort Pond, on Montauk, said parcel being reputedly owned by George and Margaret Potts and identified on the Suffolk County Tax Map as SCTM parcel #300-48-3-36; and

WHEREAS, Mr. and Mrs. Potts have voluntarily negotiated with The Nature Conservancy, acting on behalf of the Town of East Hampton, for the sale of the subject property for preservation purposes at a price of \$250,000.00; and

WHEREAS, the subject property fronts on Fort Pond, the largest freshwater body in the Town of East Hampton, and adjoins protected open space owned by the State of New York, the Town of East Hampton (the Second House Museum property), and the Montauk Village Association (Kirk Park); and

WHEREAS, the Town of East Hampton finds that the acquisition of this parcel for open space preservation purposes would help to protect and improve the Town's surface water resources, would protect the historically important properties which it abuts, and would provide an improved corridor for the Paumanok Path, a 120-mile-long trail which is projected to run from the Town of Brookhaven to Montauk Point;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of East Hampton hereby requests that Suffolk County acquire fee title, in conjunction with the Town, to the land described above and designated as property of George and Margaret Potts, Second House Road and Fort Pond, Montauk (SCTM #300-48-3-36); and be it further

RESOLVED, that the Town of East Hampton represents that the property meets the criteria for acquisition under the following County program or acquisition category:

Open Space Program [the parcel is waterfront land and contains wetlands and other environmentally significant natural resources worthy of preservation]; and be it further

RESOLVED, that the Town of East Hampton hereby recommends that the parcel be managed and used in accordance with the following category of use:

Open Space Program [natural resource preservation]; and, be it further

RESOLVED, that the Town of East Hampton hereby agrees to appropriate and provide fifty percent (50%) of the funding for the acquisition costs of the subject parcel at closing; and, be it further

RESOLVED, that acquisition costs shall include, but not be limited to, the costs of survey appraisal, environmental audit, title report and insurance, tax adjustment, taxes prior to exemption, and any fees levied by environmental organizations heretofore or hereinafter authorized by the Suffolk County Legislature to help and/or to act for and on behalf of Suffolk County in the acquisition of the subject parcel; and, be it further

RESOLVED, that title to the subject parcel shall be acquired by the County of Suffolk and the Town of East Hampton as tenants-in-common, each party owning an undivided fifty percent (50%) fee interest in the property; and, be it further

RESOLVED, that the Town Supervisor is hereby authorized to execute a purchase agreement with the landowner and any collateral agreements with the County of Suffolk deemed necessary to effectuate the terms of this resolution; and, be it further

RESOLVED, that this resolution shall become effective immediately; and, be it further

RESOLVED, that the Town Clerk is hereby directed to forward copies of this resolution to:

Steven Jones, Director, Suffolk County Planning Department;
Suffolk County Executive Robert Gaffney;
The Suffolk County Legislature;
Ms. Heather Lanza, The Nature Conservancy, P.O. Box 5125,
East Hampton, New York 11937;
Town Planning Director Lisa M. Liquori;
Town Attorney Eric Bregman; and
Deputy Town Attorney Richard E. Whalen

(106) **AUTHORIZE ACQUISITION - PROPERTY OF GEORGE AND MARGARET POTTS**

Second House Road, Montauk / SCTM #300-48-3-36

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

WHEREAS, pursuant to § 247 of the General Municipal Law, the Town Board held a public hearing on **January 7, 2000** to consider the proposed acquisition of property situate Second House Road and Fort Pond, Montauk, consisting of approximately one acre of land; and

WHEREAS, said parcel is identified on the Suffolk County Tax Map as parcel #300-48-3-36; and

WHEREAS, the premises are an important waterfront parcel, located between the Second House Museum and Kirk Park properties to the south and protected state land to the north; and

WHEREAS, the property which is proposed for purchase has a very high value to the Town for cultural, environmental, and general open space purposes; and

WHEREAS, the proposed purchase price for the subject property is \$250,000.00, plus survey, title, tax, and recording charges; and

WHEREAS, the proposed acquisition of the subject property is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), and an Environmental Assessment Form has been prepared to analyze the environmental impact of this purchase; and

WHEREAS, upon review of the Environmental Assessment Form the Town Board concludes that the preservation of the subject property by purchase will not have a significant adverse impact on the environment; and

WHEREAS, the Town Board also finds, pursuant to § 64-e (8) of the New York Town Law, that acquisition of the 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;

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owners of the premises described herein, for the purpose of acquiring said premises at a cost to the Town of East Hampton not to exceed \$250,000.00, plus reasonable survey, title, tax, and recording charges; and

BE IT FURTHER RESOLVED, that pursuant to contract the Supervisor is authorized and directed to execute any documents and to pay any and all reasonable survey, title, tax, and recording charges, as may be necessary to effect the transfer of title; and

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

Town Attorney Eric Bregman;
Deputy Town Attorney Richard E. Whalen;
Ms. Lisa Liquori, Town Planning Director; and
Nancy Marshall, Esq.,
Biondo & MacLachlan, LLP
P.O. Box 5030
Montauk, New York 11954

(150)**ACQUISITION (CPF)- PROPERTY OF GEORGE AND MARGARET POTTS**

Second House Road, Montauk / SCTM #300-48-3-36

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

WHEREAS, by Resolution No. 106 of 2000, adopted by the Town Board January 7, 2000, the Town Board authorized the acquisition of property situate Second House Road and Fort Pond, Montauk, consisting of approximately one acre of land, now or formerly owned by George and Margaret Potts (SCTM #300-48-3-36); and

WHEREAS, the amount authorized to be expended to purchase the foregoing parcel is not to exceed \$250,000.00, plus reasonable survey, title, tax, and recording charges, and may be reduced by a 50% contribution which the Town is seeking from Suffolk County under the County's Land Preservation Partnership Program; and

WHEREAS, said parcel is identified in the Community Preservation Fund Project Plan as a parcel for which Town monies may be expended for preservation;

NOW, THEREFORE, BE IT RESOLVED, that the monies to be expended for purchase of the foregoing parcel shall be drawn from the Town of East Hampton Community Preservation Fund, and the Town Budget Officer is hereby authorized and directed to draw the funds necessary for purchase of said parcel from Budget Account No. H1940.470; and

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

Town Budget Officer Len Bernard;
Town Attorney Eric Bregman; and
Deputy Town Attorney Richard E. Whalen.

(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 I – “WAINSCOTT NATURE PRESERVE” TO ADD THE FOLLOWING PROPERTIES IN SEQUENTIAL FASHION]

<u>SCTM # 300-</u>	<u>PARCEL DESCRIPTION</u>	<u>ACRES</u>
132-1-13.7	Town Line Road Woodland	71.5
133-1-2	Six Pole Highway Reserve	8.8
133-1-15.1	East Hampton/Sag Harbor Groundwater Recharge	2.6

133-1-15.2	Woodlands	
133-1-15.3	East Hampton/Sag Harbor	2.6
	Woodlands	
133-1-15.4	Six Pole Highway	7.7
	Woodlands	
133-2-3	Route 114	10.0
	Woodlands	
133-2-4	Route 114	27.2
	Woodlands	
155-1-14.5,21.1, & 32	Six Pole Highway	7.5
	Reserved	
155-1-21.1	Six Pole Highway	50.7
	Groundwater Recharge	
155-1-32	Six Pole Highway	9.6
	Woodlands	
155-2-7	Wainscott/Northwest Road	24.5
	Woodlands	
180-2-5	Highview Drive	16.4
	Reserved/Woodland	

**[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	16.9
	Reserved/Woodland	
113-1-2.12	Old Northwest Road	1.0
	Reserved Woodland	
113-2-5.20	Cross Highway	8.0
	Reserved/Woodland	
113-2-5.21	Cross Highway	24.1
	Reserved Woodland	
113-3-24.18	Stephen Hands Path	45.26
	Reserved/Woodland	
133-2-3	Route 114	10.0
	Pine Forest/Wetlands	
133-2-4	Route 114	27.2
	Pine Forest/Wetlands	
92-1-12.17	Springy Banks Road	1.0
	Reserved Area	
92-1-12.18	Springy Banks Road	1.0
	Reserved Area	
92-1- 12.19	Springy Banks Road	17.5
	Reserved Area	
118-1-12.65	Creek Road	1.9
	Reserved Area	
118-1-12.66	Creek Road	.5
	Reserved Area	
118-1-12.67	Creek Road	12.8
	Reserved Area	
118-1-12.68	Middle Highway	14.2
	Reserved Area	
118-1-12.69	Middle Highway	2.1
	Reserved Area	
118-1-12.70	Middle Highway	1.0
	Reserved Area	
118-1-57.13	Middle Highway	7.1
	Reserved Area	
118-1-57.14	Creek Road	1.0
	Reserved Area	
134-2-1.13	Two Holes of Water	21.0

	Reserved	
149-2-26.37	Abrahams Path	15.8
	Reserved	
149-2-26.38	Abrahams Path	1.2
	Reserved	
156-5-17.10	Route 114	15.5
	Reserved Area	
156-5-17.7	Route 114	1.0
	Reserved Area	
157-2-13.5	Old Two Holes of Water	4.7
	Reserved	
165-5-4.9	Laura's Lane	2.7
	Reserved	
169-3-13	Hump Path	7.9
	Reserved/Woodland	
112-1-25.2	Crooked Highway	6.7

[AMEND TABLE III – “PARCELS WITHIN SPRINGS SCHOOL DISTRICT” TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]

39-11-10	Hog Creek Road	28.26
	Woodlands	
39-11-12	Hog Creek Road	8.8
	Woodlands	
63-3-10	Springs-Fireplace Road	17.2
	Wetlands	
103-6-22.4	Barnes Hole Road	6.6
	Woodlands	
103-6-35	Barnes Hole Road	1.0
	Reserved	
103-9-25	Barnes Hole Road	1.2
	Reserved	

[AMEND TABLE IV -“PARCELS WITHIN AMAGANSETT SCHOOL DISTRICT” TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]

103-8-9.7	Red Dirt Road	3.4
	Reserved	
103-8-9.8	Red Dirt Road	3.3
	Reserved	
110-1-4	Napeague Harbor Road	1.89
	Wetlands/Open Space	
110-2-11	Napeague Harbor Road	1.5
	Wetlands/Open Space	
110-2-12.6	Napeague Harbor Road	1.0
	Wetlands/Open Space	
110-2-12.7	Napeague Harbor Road	1.9
	Wetlands/Open Space	
109-1-13.1	Montauk Highway	2.7
	Wetlands/Shorefront	
109-1-25	Montauk Highway	1.0
	Wetlands/Shorefront	
109-2-2	Montauk Highway	1.4
130-1-13.1	Napeague Meadow Rd	0.95
	Waterfront/Duneland	
130-1-16	Old Montauk Highway	0.51
	Dunelands	

[AMEND TABLE V – “PARCELS WITHIN MONTAUK SCHOOL DISTRICT” TO INCLUDE THE FOLLOWING PARCELS IN SEQUENTIAL FASHION]

19-1-13	Finiey Place	0.7
	Wetlands	

19-1-14.1	Finiey Place Wetlands	0.65
19-1-14.2	Finiey Place Wetlands	0.48
19-1-16	Finiey Place Wetlands	1.0
19-2-19	Gravesend Avenue Wetlands	1.0
19-5-17	170 South Lake Drive Wetlands	2.8
19-5-18	170 South Lake Drive Wetlands	1.61
19-9-4.4	Fairview Avenue Wetlands	1.8
28-1-34.3	Massacre Valley/Ft. Pond Road Wetlands	4.3
28-1-35	Massacre Valley/Ft. Pond Road Wetlands	1.4
28-2-9	Fairfield Drive Wetlands	1.5
28-2-10.1	Fairfield Drive Wetlands	1.3
28-5-6	Fairfield Drive Wetlands	4.2
28-3-62.1	West Lake Drive Wetlands	1.42
28-3-63.2	West Lake Drive Wetlands	0.31
28-5-9	Falls Street Wetlands	1.3
49-2-8	93 South Etna Avenue Wetlands	0.8
49-2-9	93 South Etna Avenue Wetlands	1.8
9-1-8.47	Wills Point Road Reserved	1.0
12-5-18.1	Glenmore Avenue Wetlands	1.2
22-1-9	Cliff Drive Wetlands	1.0
22-1-10	Cliff Drive Wetlands	1.0
26-1-2	Navy Road Waterfront	240.7
26-1-3	Navy Road Waterfront	317.0
27-3-18	Ft. Pond Road Waterfront	1.0
32-2-9.9	So. Greenwich Street Wetlands	1.1
32-4-31.4	Montauk Point State Blvd. Wetlands	1.7
32-4-32	Montauk Point State Blvd. Wetlands	1.5
32-4-33	Montauk Point State Blvd. Wetlands	1.0
32-4-34	Montauk Point State Blvd. Wetlands	1.0
33-3-2.4	Deforest Road Waterfront	2.9
48-2-28	South Endicott Place Waterfront	1.0

48-8-36	Second House Road Waterfront	1.2
51-2-17.9	North Surfside Avenue Moorland	2.9
51-2-17.12	North Surfside Avenue Moorland	1.0
51-3-9	North Surfside Avenue Moorland	1.0
53-1-6.2	Montauk Point State Blvd. Wetlands	65.9

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.