

# LANGE

## Baseline Documentation

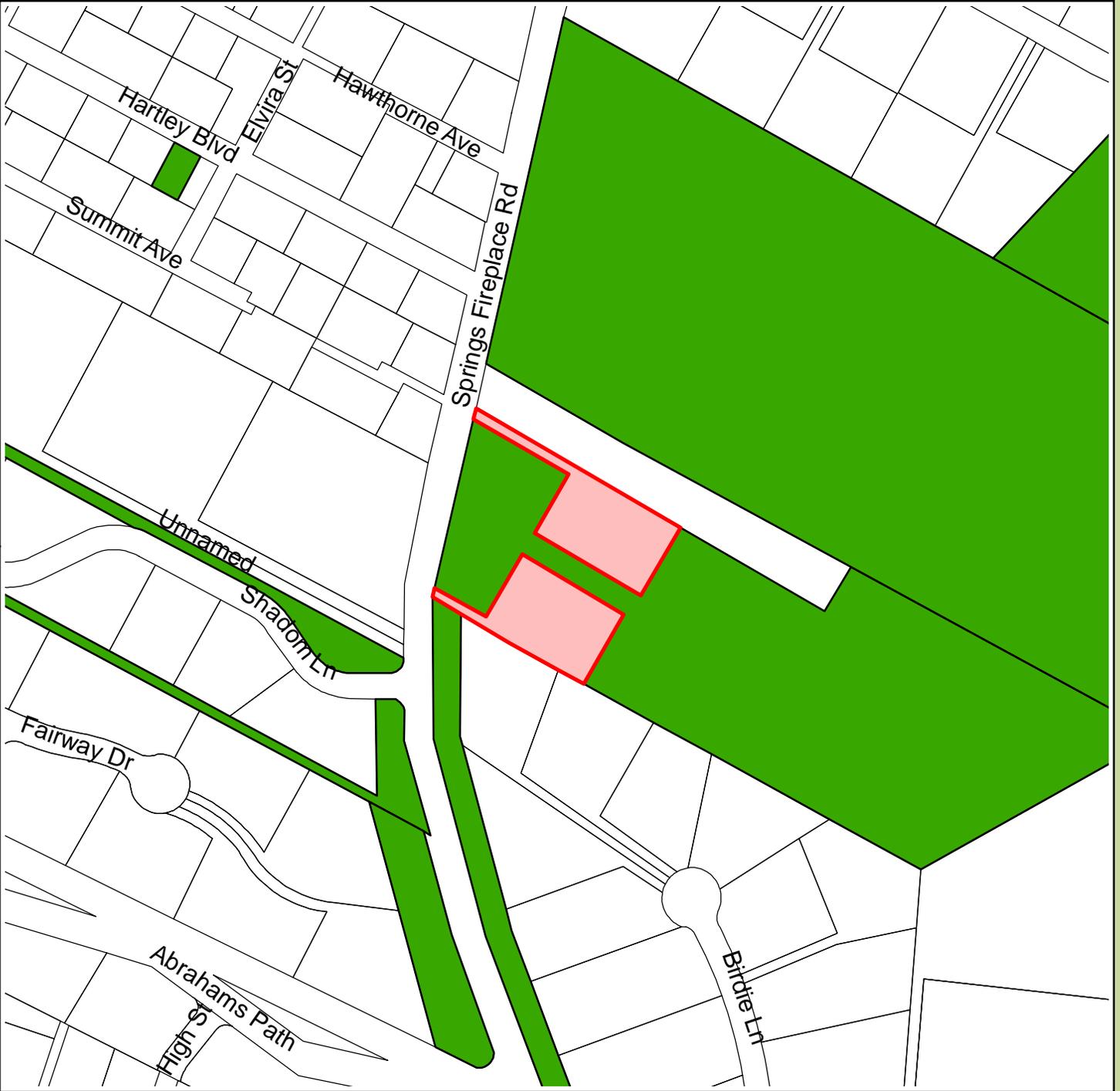


**Suffolk County Tax Map  
300-119-5-2.3 & 2.4  
352 & 342 Springs Fireplace Rd.  
Area 1.99 Acres  
Town of East Hampton, New York**

**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 - BARNABY FRIEDMAN - 07/15



Recreational Open Space 

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**  
**SCTM # 300 - 119 - 5 - 2.3 & 2.4**  
**Lange Property**  
**352 & 342 Springs Fireplace Rd.**  
**1.98 Acres**  
**Springs School District**



1 inch = 300 feet



Resolution No. 1598

Dated: **December 5, 2003**

**AUTHORIZE ACQUISITION**

**Property of LANGE & TATOSIAN, Springs Fireplace Road, Springs  
SCTM #300-119-5-2.06, 2.03 and 2.04**

The following resolution was offered by Councilman J. Potter,

seconded by ~~Councilwoman D. 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 **December 5, 2003** to consider the acquisition of approximately **12.8** acres of land located on **Springs Fireplace Road**, which land is identified on the Suffolk County Tax Map as SCTM #

300-119-5-2.06;  
300-192-5-2.03;  
300-192-5-2.04; and

*WHEREAS*, the proposed purchase price for fee simple acquisition of the subject property is **\$1,250,000.00**, plus survey, title, prorated tax, and recording charges; and

*WHEREAS*, the Town would pay for said purchase with funds from the Community Preservation Fund (\$784,750.00) and from general municipal bonding (\$465,250.00); 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 § 247 of the General Municipal Law and § 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 **LANGE AND TATOSIAN**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,250,000.00**, 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**, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton **Community Preservation Fund and General Municipal Bonding** Budget Account; and be it further

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

Assistant Town Attorney Tiffany S. Scarlato  
Planning Department; and  
Kathleen Kennedy, Peconic Land Trust, P.O. Box 1776, Southampton, NY 11968.

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N:\December 2003\Lange.Tatosian.AH.12.5.03.DOC

**Resolution**  
**RES-2015-773**  
Adopted Jul 2, 2015 6:30 PM

**Adopt Town Code Amendment - Chapter 182 - "East Hampton Town Nature Preserve"**

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on June 18, 2015, regarding a proposed Local Law amending Chapter 182 "East Hampton Town Nature Preserve" in order to add properties to the register of lands dedicated to the Town Nature Preserve; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, both as submitted in writing during the comment period and as presented orally at the public hearing; and

WHEREAS, the adoption of the Local Law is an unlisted action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board has prepared and considered an Environmental Assessment Form which evaluates the potential environmental impacts of the proposed amendment; 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 Act (SEQEA); and

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

LOCAL LAW NO. OF 2015  
INTRODUCTORY NO. OF 2015

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 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 properties to the Town Nature Preserve. The parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels, most of which were acquired by the Town for the purpose of open space preservation. The properties proposed to be added to the Nature Preserve are as follows:

SCTM 300- Name/Location Acreage Characteristics

113-9-4.8 Whitetail Knolls/Northwest Rd 19.077 Trail, WROD, SGPA

113-2-7.5 Anchorage LLC/466 Hands Creek Rd 2.54 Adjacent to NP, WROD, SGPA

133-1-24.3 Gardiner/Route 114 4.64 Trail, WROD, SGPA

144-2-1, 2, 20, 21, 22, Berryman St/Boatheaders La 7.98 Trail, SGPA  
23, 24, 25, 41, 42, 43;

144-3-2, 3, 4.1, 12, 13, 16.1,  
16.2, 17, 18, 36, 37, 38, 39.1

119-5-2.3, 2.4 Lange Tatosian/Springs-Fireplace Rd 2.0 Adjacent preserved lands

93-4-23.7 Austin/479 Fireplace Rd 5.42 RA, adjacent preserved lands

179-1-14 Sonenberg/36 Marine Blvd 2.29 wetlands, dunelands

30-5-23.2 Byard, Shaw & Warren/Duval Pl 0.67 wetlands

175-2-25 Central Ave 2.47 duneland

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 II, III, IV and V of the Register of Properties, said tables to be amended as follows (all additions are in bold print):

Table II  
Town of East Hampton-Owned Lands  
Parcels within East Hampton School District

SCTM No. 300- Parcel Description/East Hampton School District Acreage

- 113-9-4.8 Whitetail Knolls/Northwest Rd 19.077
- 113-2-7.5 Anchorage LLC/466 Hands Creek Rd 2.54
- 133-1-24.3 Gardiner/Route 114 4.64
- 144-2-1, 2, 20, 21, 22, Berryman St/Boatheaders La 7.98
- 23, 24, 25, 41, 42, 43;
- 144-3-2, 3, 4.1, 12, 13, 16.1,
- 16.2, 17, 18, 36, 37, 38, 39.1

Table III  
Town of East Hampton-Owned Lands  
Parcels within Springs School District

SCTM No. 300- Parcel Description/Springs School District Acreage

- 119-5-2.3, 2.4 Lange Tatosian/Springs-Fireplace Rd 2.0
- 93-4-23.7 Austin/479 Fireplace Rd 5.42

Table IV  
Town of East Hampton-Owned Lands  
Parcels within Amagansett School District

SCTM No. 300- Parcel Description/Amagansett School District Acreage

- 179-1-14 Sonenberg/36 Marine Blvd 2.29
- 175-2-25 Central Ave 2.47

Table V  
Town of East Hampton-Owned Lands  
Parcels within Montauk School District

- 30-5-23.2 Byard, Shaw & Warren/Duval Pl 0.67

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.

DATED: July 2, 2015 BY ORDER OF THE TOWN BOARD  
TOWN OF EAST HAMPTON, NEW YORK

CAROLE A. BRENNAN, TOWN CLERK

Jul 2, 2015 6:30 PM **East Hampton Town Board** **Regular Meeting**

**RESULT:** **ADOPTED [UNANIMOUS]**

**MOVER:** Fred Overton, Councilman

**SECONDER:** Kathee Burke-Gonzalez, Councilwoman

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