

AUSTIN

Baseline Documentation



Suffolk County Tax Map

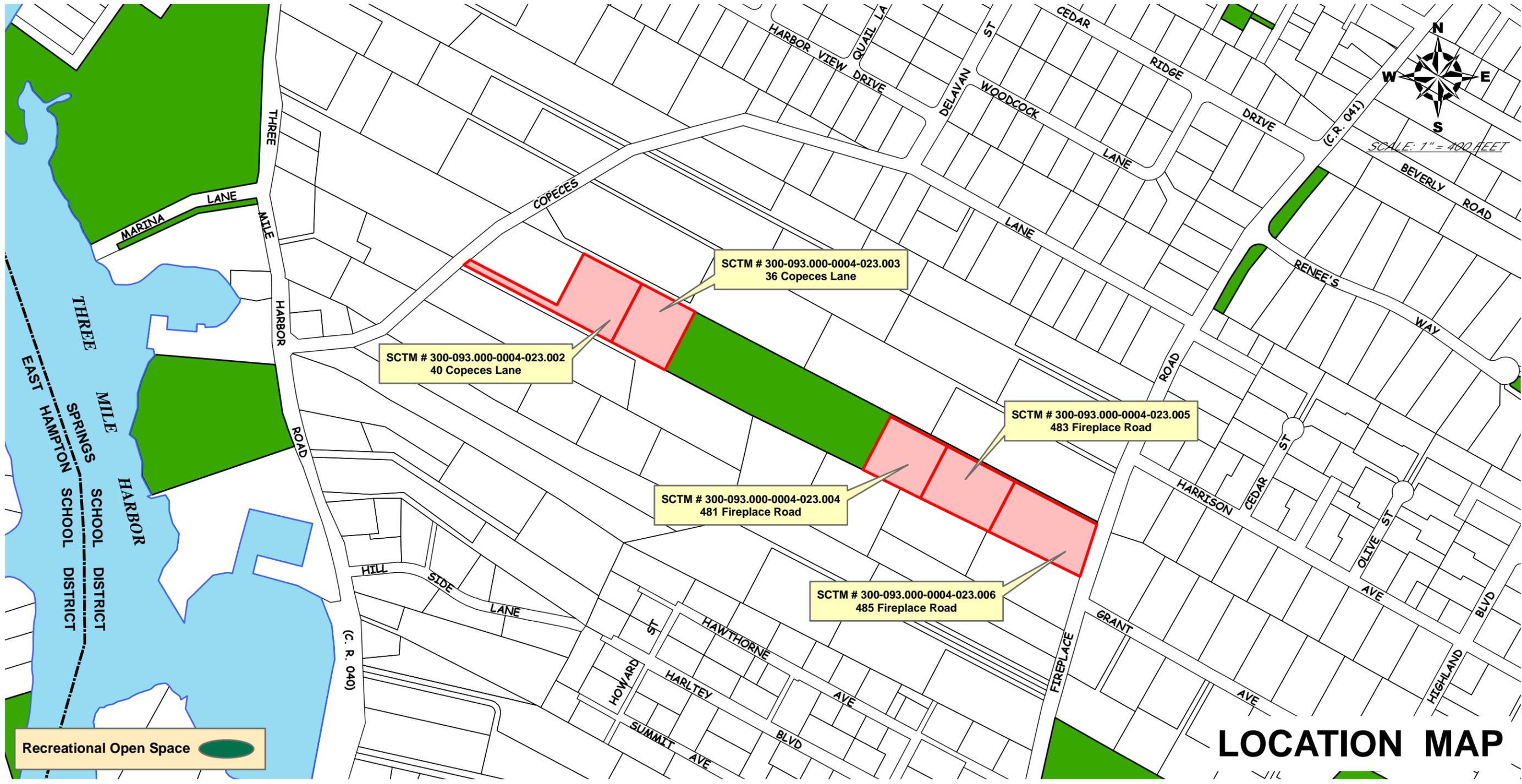
300-93-4-23.2, 23.3, 23.4, 23.5 & 23.6

40 & 36 Copeces Lane & 481, 483 & 485 Springs Fireplace Road

Area 8.1 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

TOWN OF EAST HAMPTON Austin Property Springs School District

Suffolk County Real Property Tax Service
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Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York



Resolution 2012-1256

Adopted Dec. 20, 2012

Brown, Cochran, Austin and Altman CPF Addition After Hearing

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **December 20, 2012 at 7:00 p.m.**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to Section § 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:

- 1) **Barnett Brown** and identified on the Suffolk County Tax Map as **SCTMs #300-196-2-36 & 37 and 300-197-1-14.1 & 14.2**
- 2) **Julie Cochran** and identified on the Suffolk County Tax Map as **SCTMs #300-103-8-4 & 5**
- 3) **Kenneth Austin** and identified on the Suffolk County Tax Map as **SCTMs #300-93-4-23.1, 23.2, 23.3, 23.4, 23.5, & 23.6**
- 4) **Edward Altman** and identified on the Suffolk County Tax Map as **SCTMs #300-93-2-8**

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; and

WHEREAS, the acquisition of this property is considered an unlisted action pursuant to the New York State Environmental Quality Review Act (SEQRA) and chapter 128 Environmental Review, of the Town Code; and

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. 16 OF 2012
INTRODUCTORY NO. 21 OF 2012

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to Section § 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:

- 1) **Barnett Brown** and identified on the Suffolk County Tax Map as **SCTMs #300-196-2-36 & 37 and 300-197-1-14.1 & 14.2**
- 2) **Julie Cochran** and identified on the Suffolk County Tax Map as **SCTMs #300-103-8-4 & 5**
- 3) **Kenneth Austin** and identified on the Suffolk County Tax Map as **SCTMs #300-93-4-23.1, 23.2, 23.3, 23.4, 23.5, & 23.6**
- 4) **Edward Altman** and identified on the Suffolk County Tax Map as **SCTMs #300-93-2-8**

All 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 Section § 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 July 7, 2011 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 Town Board wishes to amend the plan as most recently adopted on July 7, 2011 to provide for the addition of **approximately 19.85 Acres** of land reputedly owned by:

- 1) **Barnett Brown** and identified on the Suffolk County Tax Map as **SCTMs #300-196-2-36 & 37 and 300-197-1-14.1 & 14.2**
- 2) **Julie Cochran** and identified on the Suffolk County Tax Map as **SCTMs #300-103-8-4 & 5**
- 3) **Kenneth Austin** and identified on the Suffolk County Tax Map as **SCTMs #300-93-4-23.1, 23.2, 23.3, 23.4, 23.5, & 23.6**
- 4) **Edward Altman** and identified on the Suffolk County Tax Map as **SCTMs #300-93-2-8**

SECTION II. - COMMUNITY PRESERVATION PROJECT PLAN ADOPTED:

For the reasons set forth in Section I hereof, the Town Board hereby approves and adopts the addition of **approximately 19.85 Acres** of land at:

- 1) **Barnett Brown** located on **2, 6, 10 & 14 Ardsley Rd., Wainscott** and identified on the Suffolk County Tax Map as **SCTMs #300-196-2-36 & 37 and 300-197-1-14.1 & 14.2**
- 2) **Julie Cochran** located on **124 & 126 Neck Path, Springs** and identified on the Suffolk County Tax Map as **SCTMs #300-103-8-4 & 5**

3) Kenneth Austin located on 42, 40 & 36 Copeces La., and 481, 483 & 485 Springs Fireplace Rd., Springs and identified on the Suffolk County Tax Map as SCTMs #300-93-4-23.1, 23.2, 23.3, 23.4, 23.5, & 23.6

4) Edward Altman located on 45 Copeces La., Springs and identified on the Suffolk County Tax Map as SCTMs #300-93-2-8

to the list of Open Space Recommendations in the "Community Preservation Project Plan" prepared by the Town Planning Department and dated July 7, 2011, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by Section § 64-e of the New York Town Law and Article I ("Community Preservation Fund") of the East Hampton Town Code.

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, as required by Town Law Section § 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 **December 20, 2012** 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: **December 20, 2012**
NEW YORK

BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON,

FRED L. OVERTON,
TOWN CLERK

AUTHORIZE ACQUISITION

Purported Owner: Kenneth Austin

Location: 40 & 36 Copeces La and 481, 483 & 485 Springs Fireplace Rd., Springs

SCTM #: 300-93-4-23.2, 23.3, 23.4, 23.5 & 23.6

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **April 18, 2013** to consider the acquisition of approximately **8 Acres** of land located on **40 & 36 Copeces La and 481, 483 & 485 Springs Fireplace Rd., Springs**, Which land is identified on the Suffolk County Tax Map as **SCTM #300-93-4-23.2, 23.3, 23.4, 23.5 & 23.6**, and to amend the 2013 Management and Stewardship Plan to add these properties; 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 **\$1,800,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is to preserve community character through 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 that such acquisition would be in the best interests of the Town; and

WHEREAS, on January 3, 2013, the Town Board adopted the 2013 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 one (1) year 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 **Kenneth Austin**, For the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,800,000.00**, 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 2013 Management and Stewardship Plan is amended to include the above referenced properties; 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.

Apr 18, 2013 7:00 PM East Hampton Town Board Regular Meeting

RESULT: ADOPTED [UNANIMOUS]

MOVER: Theresa K. Quigley, Councilwoman

SECONDER: Peter Van Scoyoc, Councilman

AYES: Peter Van Scoyoc, Theresa K. Quigley, Dominick J. Stanzione, Sylvia Overby, William J. Wilkinson

