

JACOB'S FARM

SABIN

Baseline Documentation



Suffolk County Tax Map # 300-102-3-17

750 Accabonac Road

Area 165.35 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.



1" = 666.72 feet



**TOWN OF
EAST HAMPTON
&
SUFFOLK COUNTY**

**JACOB'S FARM
(SABIN)**

SCTM# 300-102-3-17

SPRINGS

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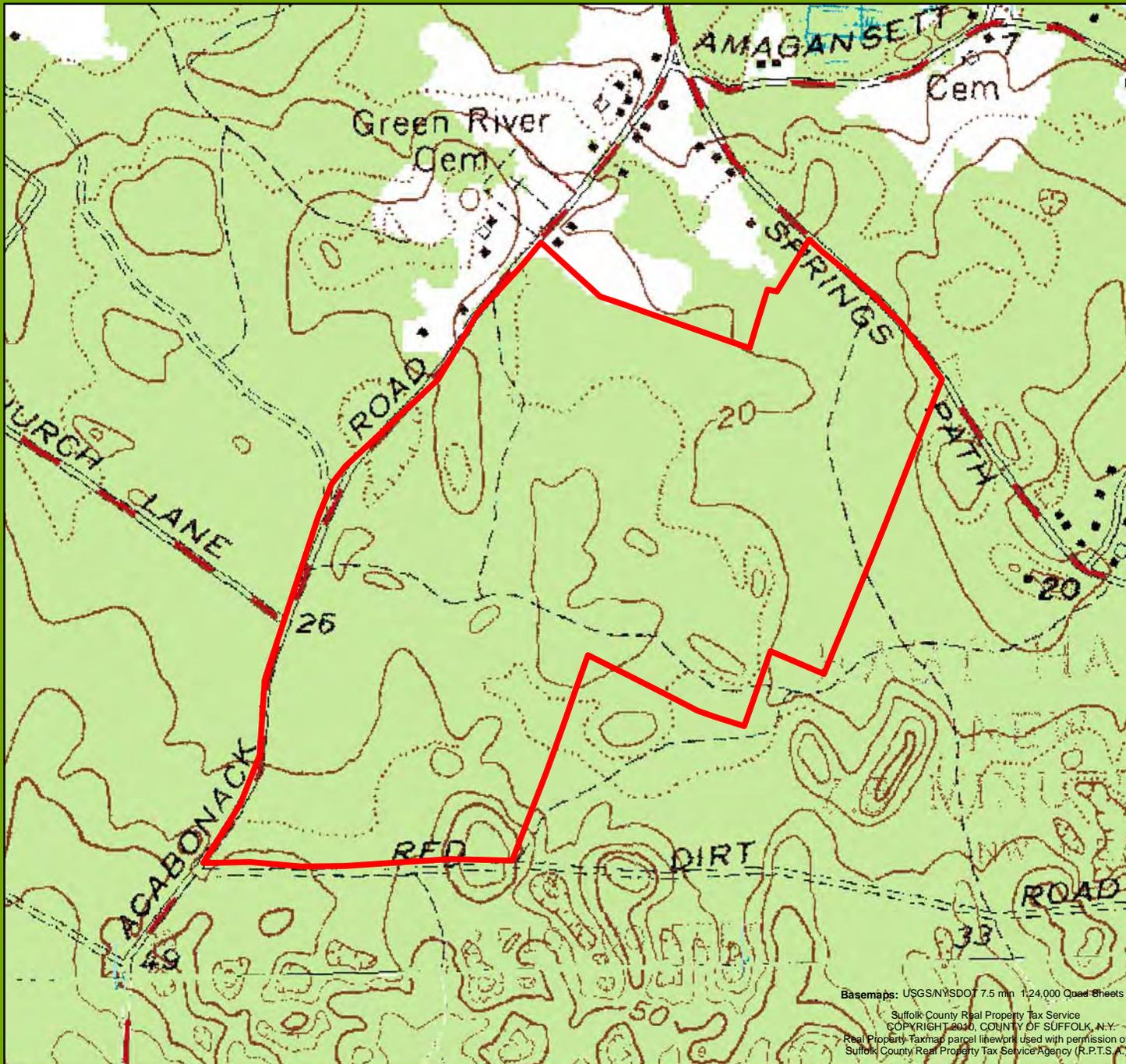
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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

Date Prepared: April 15, 2010

Basemaps: 2007 NYS Digital Ortho Photography
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1" = 780.62 feet

Feet

0 350 700

**Town of
East Hampton
& Suffolk County**

**USGS QUAD SHEET
040072H0
EAST HAMPTON
FOR
SCTM# 300-102-3-17**

**JACOB'S FARM
SABIN**

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Prepared by

THE TOWN OF EAST HAMPTON
Suffolk County, New York

Dept. of Information Technology

Date Prepared: August 10, 2010

Basemaps: USGS/NYS DOT 7.5 min 1:24,000 Quad Sheets

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(892)PROPOSED ACQUISITION - PRESERVATION PARTNERSHIP
Property of Andy Sabin (Jacob's Farm)
The Springs, SCTM #300-102-3-17

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

WHEREAS, by Resolution No. 75 of 1997 of the Suffolk County Legislature established the Preservation Partnership Program, thereby enabling the Towns in Suffolk County to expedite land preservation by sharing in the financial burden of County land acquisitions; and

WHEREAS, the Town of East Hampton wishes to participate in the Partnership Preservation Program with respect to the purchase of lands for open space and/or recreational purposes;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of East Hampton hereby requests that Suffolk County acquire fee title to land designated as property of **Andy Sabin**, said premises consisting of approximately 165.4 acres of land at The Springs, East Hampton, which property is identified on the Suffolk County Tax Map as SCTM #300-102-3.17 and commonly known as "Jacobs Farm"; 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 contains wetlands, woodlands, and/or 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 at least fifty percent (50%) of the funding for the acquisition costs of the subject property at closing; and

BE IT FURTHER RESOLVED, that said 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 acquisition of the subject parcel; and

BE IT FURTHER RESOLVED, that fee title to the subject property shall be acquired by the County of Suffolk and the Town of East Hampton as tenants-in-common, each owning an undivided fifty percent (50%) 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 directed to forward copies of this resolution to:

Steven Jones, Director, Suffolk County Planning;

Suffolk County Executive Robert Gaffney;

Suffolk County Legislature;

Allan D. Grecco, Director of Division of Real Estate, Dept. of Planning,

P.O. Box 6100, Hauppauge, New York 11788-0099;

Planning Department;

Deputy Town Attorney Richard E. Whalen; and

Ms. Kathy Kennedy, Peconic Land Trust, Box 1776, Southampton, NY 11968.

(609) **ADOPT LOCAL LAW:**
ADD PROPERTIES TO TOWN NATURE PRESERVE

The following resolution was offered by Councilwoman Diana Weir, seconded by Councilman P. Hammerle, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **May 2, 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 Town Board has prepared and considered Environmental Assessment Forms which evaluate 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 Review Act (SEQRA); and

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

LOCAL LAW NO 10 OF 2003
INTRODUCTORY NO 12 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 lands to the register of properties 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.¹

The two (2) properties proposed to be dedicated as Nature Preserves meet the statutory requirements set forth in Chapter 182 for inclusion in the Nature Preserve, and have been reviewed pursuant to the process required in Chapter 182 of the Town Code.

¹ Newly added properties are shown in "**Boldface**" in the table.

SECTION II. - TOWN CODE AMENDED:

Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code is hereby amended at Article IV, only with respect to Tables III of the Register of Properties, said amended tables to read as follows:

ARTICLE IV

EAST HAMPTON TOWN NATURE PRESERVE – REGISTER OF PROPERTIES

[No change except to Table III, which is amended in entirety as follows]

TABLE III

TOWN OF EAST HAMPTON – OWNED LANDS
PARCELS WITHIN SPRINGS SCHOOL DISTRICT

SCTM #300	Parcel Description/Springs School District	Acreage
24-7-52	Accabonac Harbor wetlands – Old Fireplace Road	15.1
24-8-04	Clearwater Beach Section II RA – Fenmarsh Road, drainage	1.8 (c)
24-8-11	Clearwater Beach Section II RA – Renfrew Road, drainage	1.8 (c)
24-9-17	Clearwater Beach Section II RA – Waterhole Road, drainage	0.50 (c)
24-9-38	Clearwater Beach Section II RA – Pembroke Drive, drainage	0.85 (c)
24-9-42	Clearwater Beach Section II RA – Pembroke Drive, drainage	0.42 (c)
24-10-14	Clearwater Beach Section II RA - Pembroke Drive, drainage	0.85 (c)
38-3-3	Maidstone Park – Three Mile Harbor wetlands	0.21 (c)
38-3-4	Maidstone Park –Three Mile Harbor wetlands	0.24 (c)
38-3-5	Maidstone Park – Three Mile Harbor wetlands	0.7
38-3-6	Maidstone Park –Three Mile Harbor wetlands	0.20 (c)
38-3-7	Maidstone Park –Three Mile Harbor wetlands	0.38 (c)
38-3-8	Maidstone Park – Three Mile Harbor wetlands	0.75
38-3-9	Maidstone Park – Three Mile Harbor wetlands	0.20
38-3-10	Maidstone Park – Three Mile Harbor wetlands	0.3
38-3-11	Maidstone Park – Three Mile Harbor wetlands	0.6
38-3-12	Maidstone Park –Three Mile Harbor wetlands	1.5 (c)
39-10-26	Wooded lot – Cedar Drive, drainage	0.22 (c)
39-13-01	Wooded lot – Underwood Drive, drainage	0.84 (c)
41-1-2.1	Accabonac Harbor wetlands – Gerard Drive	1.9
41-1-29.1	Accabonac Harbor wetlands – Gerard Drive	3.1
41-2-31	Cape Gardiner dunelands – Gerard Drive	0.44 (c)
41-2-32	Cape Gardiner dunelands – Gerard Drive	0.12 (c)
41-2-33	Cape Gardiner dunelands – Gerard Drive	0.40 (c)
41-2-34	Cape Gardiner dunelands – Gerard Drive	0.20 (c)
42-1-3	Accabonac Harbor wetlands – Gerard Drive	0.34 (c)
42-1-4	Accabonac Harbor wetlands – Gerard Drive	0.29 (c)

42-1-5	Accabonac Harbor wetlands – Gerard Drive	0.36 (c)
42-1-6	Accabonac Harbor wetlands – Gerard Drive	0.52 (c)
42-1-7	Accabonac Harbor wetlands – Gerard Drive	0.26 (c)
42-1-13	Accabonac Harbor wetlands – Gerard Drive	0.69 (c)
42-1-15	Accabonac Harbor wetlands – Gerard Drive	0.57 (c)
42-1-17	Accabonac Harbor wetlands – Gerard Drive	0.8
42-1-18	Accabonac Harbor wetlands – Gerard Drive	0.6
42-2-2	Cape Gardiner beach – Gerard Drive	0.50 (c)
61-1-1	Joshua Penny's Sedge Flat-Three Mile Harbor	4.6
63-2-14.56	Hilda Talmage RA – trail corridor	1.1
63-3-29.6	Accabonac Harbor wetlands – Wilder RA	1.9
64-1-1	Caroline Gerard Park – Gerard Drive	1.8
64-1-2	Accabonac Harbor wetlands – Gerard Drive	0.76 (c)
64-1-6	Accabonac Harbor wetlands – Gerard Drive	0.60 (c)
64-1-8	Accabonac Harbor wetlands – Gerard Drive	0.46 (c)
64-1-10.1	Accabonac Harbor wetlands – Gerard Drive	0.90 (c)
64-1-28.1	Accabonac Harbor wetlands – Gerard Drive	4.5
64-1-29	Accabonac Harbor Inlet – Gerard Drive	0.91 (c)
64-1-30	Accabonac Harbor wetlands - Gerard Drive	0.29 (c)
64-2-3	Caroline Gerard Park – Gerard Drive	6.3
64-2-25.1	Cape Gardiner dunelands – Gerard Drive	3.6
75-1-28.4	Duck Creek wetlands	3.6
80-1-5.1	Pussy's Pond Park	14.6
80-2-13	Accabonac Harbor wetlands – Landing Lane	1.8
80-4-3.5	Accabonac Harbor woods – Landing Lane	1.7
80-4-6	Accabonac Harbor wetlands – Old Stone Highway	1.8
80-6-24.1	<i>Lassaw Property</i>	24
83-2-14	Accabonac Harbor Great Meadow wetlands – Old Stone Highway	4.4
83-2-17	Accabonac Harbor Great Meadow wetlands – Old Stone Highway	4.1
83-3-1	Louse Point Park	15.4
83-3-19	East Harbor wetlands (Comber Park) – Louse Point Road	2.0
83-3-20.2	East Harbor wetlands – Springs-Amagansett Road	0.74 (c)
83-6-12	Mud Hole wetlands, East Side – Harbor Hill Lane	2.7
93-1-1	Three Mile Harbor wetlands - Marina Lane	17.6
93-1-2	Marina Lane water access	0.34 (c)
102-3-17	<i>Jacobs Farm – Jointly Owned by the Town of East Hampton and the County of Suffolk</i>	165.4
103-7-9	Barnes Hole Road - wetlands	0.50 (c)
103-8-30.12	East Side at Springs RA – Neck Path	3.4
103-8-30.13	East Side at Springs RA – Red Dirt Road	17.6
103-9-15	Glenway, drainage	0.14 (c)
121-1-19	Hampton Terrace RA – Summit Ave.	0.13 (c)

Notes:

1. (c) means calculated figure.
2. RA means subdivision reserved area.
3. SCTM means Suffolk County Tax Map parcel number.

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;
- Assistant Town Attorney Richard A. Hammer; and
- Assistant Town Attorney Richard E Whalen

DATED: May 2, 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	ABSENT	
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	ABSENT	

The resolution was declared duly adopted.

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Jacob's Farm

Date of Survey: 9/30/08

SCTM No. 102-3-17

103-1-5

Surveyed by: LISA D'Andrea

Size: 165.4 acres

Ba

Plants present:	Yes	No	On road edge	Along trail(s)	Dense	Scattered	Confined area	Throughout	Comments
Japanese Knotweed									
Oriental Bittersweet	X		X						
Porcelain Berry									
Tartarian Honeysuckle									
Japanese Honeysuckle									
Multiflora Rose									
Autumn Olive	✓								
Spotted Knapweed									
Garlic Mustard									
Mugwort									
Phragmites									
Norway Maple									
Black Pine									
Poison Ivy									
Other									
<u>Wisteria</u>	X		X						

General description: Jacob's farm has minimal invasives - the most bittersweet was found on Accabonac near Lilla La.

- some wisteria on Accabonac.
- very little bittersweet along Red Dirt

103-1-5 - looks very good - no invasives