

Amagansett Associates

Baseline Documentation



**Suffolk County Tax Map
300-64-1-10.1
(formerly 64-1-9 & 64-1-10)
312 Gerard Drive
Area .9 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 - RONN PIRRELLI - 04/10



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

TOWN OF EAST HAMPTON
SCTM # 300-064.000-0001-010.001
Amagansett Associates Property
312 Gerard Drive
0.92 Acres
Springs School District



(3)

Cape Gardiner

Condemnation

Map # 64-01-10.1

E.H. O'Connell

Resolution # 1137

December 18, 1987

[ACQUISITION OF LAND -- CAPE GARDINER]

The following Resolution was introduced by Councilman Trunzo, seconded by Councilman Parsons, and adopted:

WHEREAS, after careful study and review certain Boards and Agencies of the Town and County did forward to the Town Board a recommendation that a certain parcel of land be acquired by the Town for conservation purposes; and

WHEREAS, in response to said recommendation the Town Board held a public hearing on November 6, 1987 on the proposed acquisition of property identified as lots 51, 52 and p/o 53; Block D, Map of Cape Gardiner, filed August 22, 1935 as Map 1192 (SCTM #0300-64-01-10.1), reputedly owned by Amagansett Associates; now, therefore, be it

RESOLVED, that the following Findings and Determinations are hereby adopted:

FINDINGS AND DETERMINATIONS

Pursuant to the Eminent Domain Procedure Law, Section 201, a public hearing regarding the acquisition of a parcel of land situate on Cape Gardiner, Springs, Town of East Hampton was held on November 6, 1987 to inform the public and to review the public purpose to be served by the proposed acquisition as well as to review the impact of the proposed acquisition on the community.

The acquisition was recommended by the Zoning Board of Appeals pursuant to provisions of the Town Code after careful study and review of an application to develop said parcel. The Zoning Board's recommendation was based in large part on reports from the Town Planning Department, Town Natural Resources Department and the Suffolk County Planning Department that the property is severely constrained and development of the same would have adverse effects on natural resources found on the property as well as on Accabonac Harbor and neighboring parcels.

FINDINGS

After hearing testimony at the public hearing and reviewing all information contained in the record regarding this proposed acquisition, the Town Board hereby finds:

1. The subject property is a relatively small, low-lying parcel of land consisting of dunelands and tidal wetlands situate between Accabonac Harbor and Gerard Drive on the Cape Gardiner barrier peninsula. The wetlands found on the property are extensive, comprising approximately one - third of the total parcel, and of high quality.
2. The depth to the seasonal high water table is less than four feet and the siting of an on site subsurface sewage disposal system is difficult and cannot be accomplished without extraordinary measures. Even then its proper functioning is in doubt posing a threat of contamination to the shallow aquifer and the wetlands and surface waters of Accabonac Harbor as it will not meet the minimum setbacks established for protection of these resources. The waters of Accabonac Harbor currently have the highest classification for marine waters in the State.
3. The parcel is subject to severe flooding being situate within the hundred year floodplain with projected flood levels exceeding eight feet. The threat thus posed to life and property is reflected in the Town's emergency preparedness plan which designates Cape Gardiner as one of the first areas in Town to be evacuated in the event of a severe storm or hurricane.
4. The groundwater supply is of limited quantity and development of this parcel would result in additional demand on this resource further depleting the available supply and adversely affecting the quality. Tests have shown that it already exceeds state drinking water standards for chloride levels.

5. The parcel lies adjacent to property already acquired by the Town of East Hampton for the purpose of preserving and protecting the natural and scenic values found in the area. Development of this property would adversely affect the quality of this existing parkland and undermine the goals its acquisition sought to achieve.
6. The recently completed Accabonac Harbor Area Study prepared by the Suffolk County Department of Planning and which is the most comprehensive study ever undertaken of the the harbor and its environs designates the acquisition of vacant lots on Cape Gardiner as a top priority of its planning recommendations. The subject property is specifically identified as among those which should be acquired.
7. Accabonac Harbor and its environs have been designated as a Significant Fish and Wildlife Habitat by the New York State D.E.C., a Critical Environmental Area By Suffolk County and identified as one of the last remaining relatively pristine harbor ecosystems found on Long Island. Conservation and land preservation efforts along its shores have been extensive with nearly 60% of the land along its shoreline currently protected. The subject poacel is an integral part of this larger picture and its disposition will ultimately affect the success or failure of these continuing preservation programs.

DETERMINATION

IT IS THEREFORE HEREBY DETERMINED, that the Town of East Hampton shall acquire the aforesaid parcel and that its acquisition will not have any significant adverse effect on the environment its purpose being to protect and preserve the same.

AND, BE IT FURTHER RESOLVED, that the Town Clerk shall publish a synopsis in the form attached hereto of these findings and determinations in the next two (2) successive issues of the East Hampton Star and that a copy of this Resolution be forwarded by the Town Clerk to: Frank Isler, Esq.

Resolution # 454
Date: April 16, 1993

The following resolution was offered by Supervisor Bullock,
seconded by Councilwoman C. Lester , and adopted:

WHEREAS, pursuant to Chapter 103.11.D of the East Hampton Town Code, the Town Board held a public hearing on July 17, 1992, to consider the dedication of certain Town-owned properties to the Town Nature Preserve pursuant to Chapter 103, "Nature Preserve," of the Town Code; and

WHEREAS, Attachment A hereto sets forth a list which describes the Town-owned properties which were the subject of such public hearing held on July 17, 1992 and which the Town now desires to dedicate to the Nature Preserve; and

WHEREAS, review pursuant to the State Environmental Quality Review Act ("Environmental Quality Review") of the East Hampton Town Code has shown that the proposed dedication of the Town-owned properties set forth in Attachment A is a "Type I" action, and

WHEREAS, the Town has prepared a full Environmental Assessment Form, has reviewed the criteria contained in Section 617.11 of the SEQRA Rules and Regulations, and has thoroughly analyzed and identified relevant area of environmental concern to determine if the proposed action of dedicating certain Town-owned properties to the Town Nature Preserve may have a significant effect on the environment; and

WHEREAS, the Town has made a determination that the proposed action of dedicating certain Town-owned properties to the Town Nature Preserve will not have a detrimental impact on the environment; now therefore be it

RESOLVED, that the Town Board hereby dedicates to the Nature Preserve each of the Town-owned properties set forth in Attachment A hereto; and be it

FURTHER RESOLVED, that the Town Board as lead agency hereby issues a negative declaration for this Type I action based upon the following:

1. This negative declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.

2. This negative declaration sets forth the following information as required by Section 617.10(a)(2) of the SEQRA regulations:

- (a) Name of Lead Agency: East Hampton Town Board
Address: 159 Pantigo Road
East Hampton, New York 11937
- (b) Contact Person: Tony Bullock
Supervisor
(516) 324-4140
- (c) Location of Action: Townwide

3. Pursuant to the requirements of Section 617.6(g)(2), the Town Board as lead agency has had the Environmental Assessment Form prepared, and has reviewed the contents thereof. Similarly, the Town Board has compared the impacts which may be reasonably expected to result from the proposed action with the criteria in Section 617.11. Based upon this information the Town Board has determined that the dedication of the Town-owned properties set forth in Attachment A hereto to the Town Nature Preserve will not have a significant impact on the environment; and be it

FURTHER RESOLVED, that the properties to be dedicated to the Town Nature Preserve are hereby declared to be held in trust for the benefit of the people of the Town of present and future generations and shall be subject to all of the protections and requirements set forth in Chapter 103 ("Nature Preserve") of the East Hampton Town Code; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send by Certified Mail/Return Receipt Requested, a certified copy of this resolution setting forth a negative declaration to the following entities:

- (1) Environmental Notice Bulletin
c/o Thomas Jorling, Commissioner
Department of Environmental Conservation
50 Wolf Road
Albany, New York 12233-0001
- (2) New York State DEC - Region 1
SUNY
Building 40
Stony Brook, New York 11790-2354
- (3) Tony Bullock, Supervisor
Town of East Hampton
159 Pantigo Rd.
East Hampton, New York 11937

(4) Arthur Kunz, Commissioner
Suffolk County Planning Commission
H. Lee Dennison Building
Veterans Memorial Highway
Hauppauge, New York 11788

(5) Suffolk County Pine Barrens Review Commission
H. Lee Dennison Building
Veteran's Memorial Highway
Hauppauge, New York 11788

and, be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to send a copy of this resolution to the Town Planning Director, Kevin McDonald, Vice President, Group for the South Fork, P.O. Box 569, Bridgehampton, New York 11932 and to Sarah Davidson, Director Nature Conservancy, P.O. Box 2694, Sag Harbor, New York 11963; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to provide for public notice by posting this resolution on the Town Clerk's notice board.

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

COUNCILWOMAN NANCY MCCAFFREY	VOTE	AYE
COUNCILWOMAN CATHERINE LESTER	VOTE	AYE
COUNCILMAN ROBERT D. COOPER	VOTE	AYE
COUNCILWOMAN JOBETTE EDWARDS	VOTE	AYE
SUPERVISOR TONY BULLOCK	VOTE	AYE

The resolution was declared duly adopted.

Revised March 24, 1993

	Taxmapno.	<u>Springs Nature Preserves</u> Description	Acreage
S 21	-042-01-05	Accabonac Harbor wetlands - Gerard Drive	.36 (c)
S 22	-042-01-06	Accabonac Harbor wetlands - Gerard Drive	.52 (c)
S 23	-042-01-07	Accabonac Harbor wetlands - Gerard Drive	.26 (c)
S 24	-042-01-15	Accabonac Harbor wetlands - Gerard Drive	.57 (c)
S 25	-042-02-02	Accabonac Harbor wetlands - Gerard Drive	.5 (c)
S 26	-061-01-01	Caroline Gerard Park , northerly part of Sedge Island	4.6
S 27	-064-041-01	Caroline Gerard Park	1.8
S 28	-064-01-02	Accabonac Harbor wetlands - Gerard Drive	.76 (c)
S 29	-064-01-06	Accabonac Harbor wetlands - Gerard Drive	.6 (c)
S 30	-064-01-08	Accabonac Harbor wetlands - Gerard Drive	.46 (c)
S 31	-064-01-10.1	Accabonac Harbor wetlands - Gerard Drive,	.9 (c)

Note: c-area calculated by Town of East Hampton, Planning Department
SD-Subdivision Reserved Area

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve: Cerard Drive

Name: _____

Date of Survey: 9/24/08

SCTM No. 64-1-10.1, 8, 30, +6

Surveyed by: LISA D'Andrea

Size: _____

Plants present:	Yes	No	On road edge	Along trail(s)	Dense	Scattered	Confined area	Throughout	Comments
Japanese Knotweed									
Oriental Bittersweet									
Porcelain Berry									
Tartarian Honeysuckle									
Japanese Honeysuckle									
Multiflora Rose	X								
Autumn Olive	X		X 64-1-10.1			X			can easily removed from road w/ wrench
Spotted Knapweed	X		X 64-1-10.1						
Garlic Mustard									
Mugwort									
Phragmites	X		X 64-1-6, 30				X		harbors edge 64-1-10.1
Norway Maple									
Black Pine									
Poison Ivy	X		X 64-1-10.1						
Other									

General description: For the most part these parcels have good quality habitat; Norway spruce infestation