

# **THE ROSS SCHOOL**

## **Baseline Documentation**



**Suffolk County Tax Map**

**300-181-1-7**

**380 Route 114**

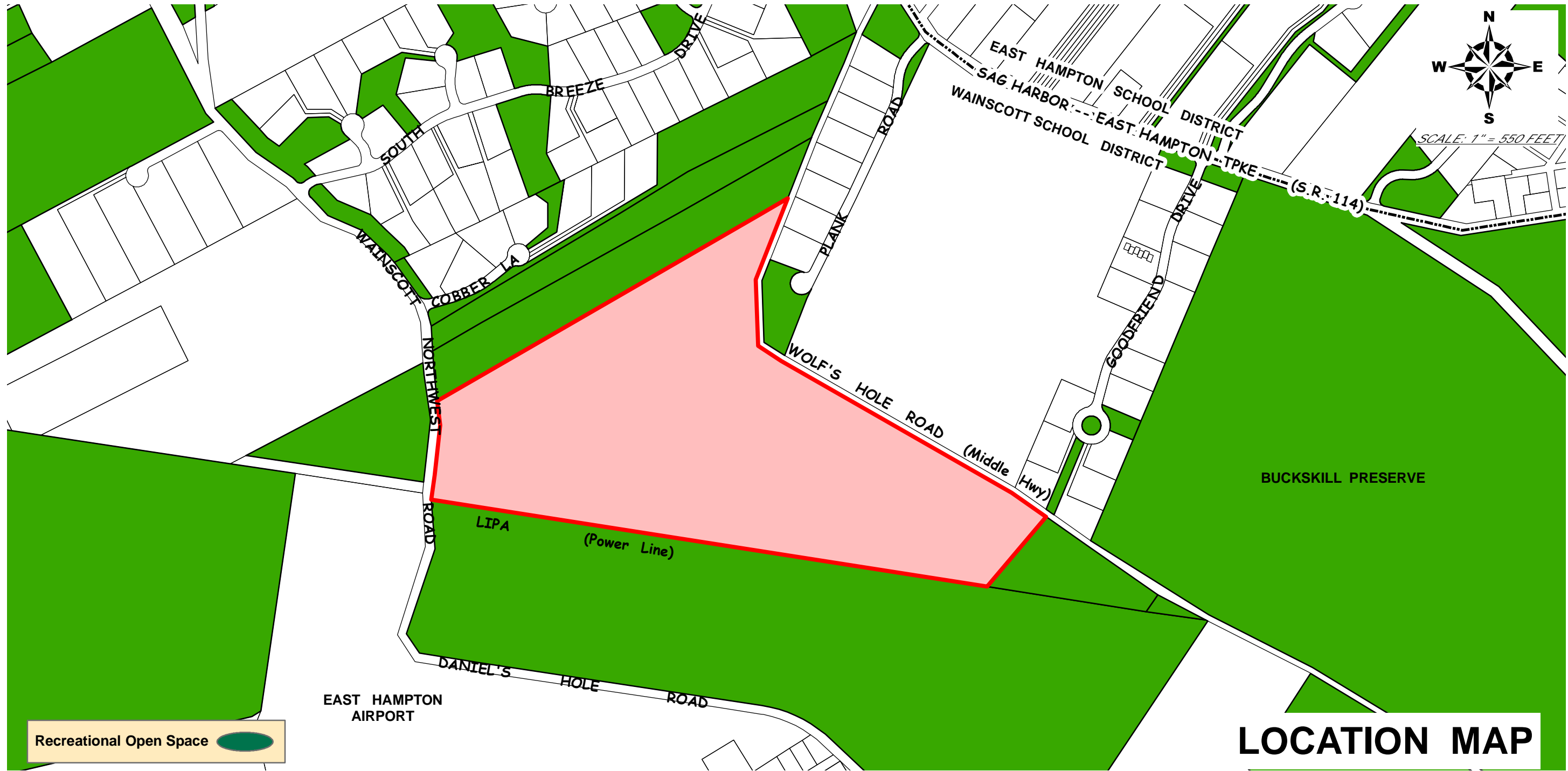
**Area 71.089 Acres**

**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.**



# LOCATION MAP

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 CPF  
 and  
 SUFFOLK COUNTY*

**TOWN OF EAST HAMPTON**  
**SCTM #300 - 181.000 - 0001 - 007.000**  
**The Ross School Property**  
**380 Sag Harbor - East Hampton Tpke (S.R. 114)**  
**Wainscott School District**



**AUTHORIZE ACQUISITION****Property of: The Ross School****Location: 380 Rte. 114****SCTM #: 300-181-1-7**

**WHEREAS**, pursuant to Section § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **April 13, 2007** to consider the acquisition of approximately **71.089** acres of land located at **380 Rte. 114, Wainscott**, which land is identified on the Suffolk County Tax Map as SCTM #**300-181-1-7**; and

**WHEREAS**, the Town will be participating in a 50/50 partnership with the County of Suffolk; and

**WHEREAS**, the proposed purchase price is **\$7,819,790.00**, 50% of which will be attributable to the Town, **\$3,909,895.00** plus 50% of survey, title, prorated tax, and recording charges; and

**WHEREAS**, the purpose of said acquisition is preservation of Open Space and Community Character; and

**WHEREAS**, the Town will be granted management rights to the aforementioned property; 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 Section § 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 the **Ross School**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$3,909,895.00**, plus 50% of 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 Budget Account.

Intro. Res. No. 1612-2007

Laid on Table 6/12/2007

Introduced by Presiding Officer, on request of the County Executive and Legislator Schneiderman

**RESOLUTION NO. 629 -2007, AUTHORIZING ACQUISITION OF LAND UNDER THE SUFFOLK COUNTY MULTIFACETED LAND PRESERVATION PROGRAM – LAND PRESERVATION PARTNERSHIP PROGRAM – FOR THE ROSS SCHOOL PROPERTY – AIRPORT PRESERVE ADDITION (TOWN OF EAST HAMPTON – SCTM NO. 0300-181.00-01.00-007.000)**

**WHEREAS**, the 5<sup>th</sup> RESOLVED clause of Resolution No. 459-2001 established the Suffolk County Multifaceted Land Preservation Program for acquisitions to be consummated pursuant to Resolution No. 751-1997; pursuant to the traditional Suffolk County Open Space Program; pursuant to Chapter 8 of the SUFFOLK COUNTY CODE; for parkland purposes; for environmentally sensitive land acquisition; for watershed and/or estuary protection; for drinking water protection purposes; or in accordance with the programmatic criteria set forth in Resolution No. 602-2001 designated as the Suffolk County Active Parklands Stage II Acquisition Program; and

**WHEREAS**, Resolution No. 277-2007 appropriated \$11,833,000.00 for acquisitions under the Suffolk County Multifaceted Land Preservation Program; and

**WHEREAS**, Resolution No. 621-2004 authorized planning steps for acquisition of the subject property; and

**WHEREAS**, the Town of East Hampton ("Town") has approved Resolution No. 2007-580 on April 19, 2007 authorizing the acquisition of the subject property in partnership with the County of Suffolk; and

**WHEREAS**, the Environmental Trust Review Board has reviewed the appraisals and the report of the Internal Appraisal Review Board and has approved the purchase price and authorized the Director of the Division of Real Property Acquisition and Management to negotiate the acquisition; now, therefore be it

**1<sup>st</sup> RESOLVED**, that the County of Suffolk hereby approves the acquisition of the subject property set forth below under the Suffolk County Multifaceted Land Preservation Program, pursuant to the Land Preservation Partnership Program, Resolution No. 751-1997, et seq., for a total purchase price of Seven Million Eight Hundred Nineteen Thousand Seven Hundred Ninety Dollars (\$7,819,790.00±), which cost is to be shared by the County of Suffolk and the Town, with the County of Suffolk's share, totaling Three Million Nine Hundred Nine Thousand Eight Hundred Ninety Five Dollars (\$3,909,895.00±) for a fifty percent (50%) undivided interest; and the Town's share, totaling Three Million Nine Hundred Nine Thousand Eight Hundred Ninety Five Dollars (\$3,909,895.00±), for a fifty percent (50%) undivided interest, as tenants-in-common, subject to a final survey; and hereby authorizes additional expenses, which shall include but not be limited to the cost of surveys, appraisals, environmental audits, title reports and insurance, and tax adjustments:

<u>PARCEL:</u>	<b>SUFFOLK COUNTY</b> <u>TAX MAP NUMBER:</u>	<u>ACRES:</u>	<b>REPUTED OWNER</b> <u>AND ADDRESS:</u>
No. 1	District      0300	71.089±	The Ross School
	Section       181.00		Goodfriend Park
	Block         01.00		East Hampton, NY 11937
	Lot            007.000		

and be it further

**2<sup>nd</sup> RESOLVED**, that the Director of the Division of Real Property Acquisition and Management and/or his designee, is hereby authorized, empowered, and directed, pursuant to Section C42-2(C)(3)(d) of the SUFFOLK COUNTY CHARTER, to acquire the parcel(s) listed herein above from the reputed owner, the funding for which shall be provided under the Suffolk County Multifaceted Land Preservation Program, for the County's share of the purchase price of Three Million Nine Hundred Nine Thousand Eight Hundred Ninety Five Dollars (\$3,909,895.00±), subject to a final survey; and be it further

**3<sup>rd</sup> RESOLVED**, that the County Comptroller and County Treasurer are hereby authorized to reserve and to pay \$3,909,895.00±, subject to a final survey, from previously appropriated funds in Capital Project 525-CAP-7177.227, Suffolk County Multifaceted Land Preservation Program, for this acquisition; and be it further

**4<sup>th</sup> RESOLVED**, that the title to this acquisition shall be held by the County of Suffolk and the Town, as tenants-in-common, with the County of Suffolk owning fifty percent (50%) undivided interest and the Town owning fifty percent (50%) undivided interest; and be it further

**5<sup>th</sup> RESOLVED**, that the Director of the Division of Real Property Acquisition and Management and/or his designee; the County Planning Department; and the County Department of Public Works are hereby authorized, empowered, and directed to take such other actions and to pay such additional expenses as may be necessary and appropriate to consummate such acquisition, including, but not limited to, securing appraisals, title insurance and title reports, obtaining surveys, engineering reports, and environmental audits, making tax adjustments, and executing such other documents as are required to acquire such County interest in said lands; and be it further

**6<sup>th</sup> RESOLVED**, that the subject parcel(s) shall be transferred to the Department of Parks, Recreation and Conservation according to the requirements of the Suffolk County Land Preservation Partnership Program (Resolution No. 751-1997, et seq.) thereby meeting the following criteria for acquisition under the Open Space Preservation Program, as described in Resolution No. 751-1997, et seq. and meeting the following category of use:

- C. The Open Space Preservation Program (natural resource preservation)

as described in Section 661-5; and be it further

**7<sup>th</sup> RESOLVED**, that the Director of the Division of Real Property Acquisition and Management is hereby authorized to negotiate and enter into any collateral agreements with the Town to effectuate the terms of the resolution; and be it further

8<sup>th</sup> RESOLVED, if desired, the County of Suffolk, through its Department of Parks, Recreation and Conservation, is hereby authorized to negotiate and enter into a municipal cooperative agreement with the Town for the management of this acquisition, consistent with this program, and the terms and conditions thereof shall be approved by the Suffolk County Attorney in consultation with the respective Commissioner of the County Department of Parks, Recreation and Conservation, who is charged with the management and operation of said property; and be it further

9<sup>th</sup> RESOLVED, that the above activity is an unlisted action pursuant to the provisions of Title 6 NYCRR, Part 617; and be it further

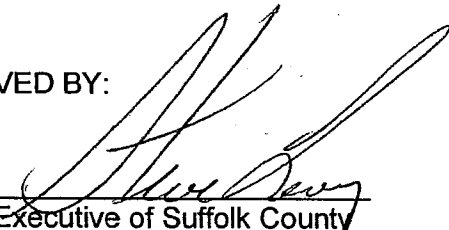
10<sup>th</sup> RESOLVED, that the project will not have a significant effect on the environment for the following reasons:

- 1.) the proposed action will not exceed any of the criteria in 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form; and
- 2.) the proposed use of the subject parcel(s) will be passive parkland ;and
- 3.) if not acquired, the property will most likely be developed for residential purposes, incurring far greater environmental impact than the proposed acquisition and preservation of the site would have; and be it further

11<sup>th</sup> RESOLVED, that in accordance with Section 279-5(C)(4) of the SUFFOLK COUNTY CODE, the Suffolk County Council on Environmental Quality is hereby directed to prepare and circulate any appropriate notices or determinations in accordance with this resolution.

DATED: June 26, 2007

APPROVED BY:



County Executive of Suffolk County

Date: July 12, 2007

SUFFOLK COUNTY  
County Legislature  
RIVERHEAD, NY



*This is to Certify That I, TIM LAUBE, Clerk of the County Legislature of the County of Suffolk, have compared the foregoing copy of resolution with the original resolution now on file in this office, and which was duly adopted by the County Legislature of said County on June 26, 2007 and that the same is a true and correct transcript of said resolution and of the whole thereof.*

*In Witness Whereof, I have hereunto set my hand and the official seal of the County Legislature of the County of Suffolk.*

*Tim Laube*

Clerk of the Legislature



**INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES/CPF PROPERTIES**

**Nature Preserve/CPF Property:**

Name: Ross School Date of Survey: 3/24/10  
 SCTM No. 181-1-07 Surveyed by: LD  
 Size: 71.089

Plants present:	Present	On power line edge Road	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine								
Garlic Mustard								
Japanese barberry	X	X (7)					X	power line - beginning to spread. 7+ shrubs
Japanese Honeysuckle	X	X						power line
Japanese Knotweed								
Miscanthus	X	X						power line interior - saw 2 establ. plants
Mugwort								
Multiflora Rose								
Norway Maple								
Oriental Bittersweet								
Phragmites	X							power line - dumped; not growing yet.
Poison Ivy								
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle								
Tree of heaven								
Vinca								
Wisteria								
Others:								

**General description:** lots of wintergreen  
 areas of low bush robust, other areas not

areas of dead oaks - sunny - power sedge