

# **GABBY LANE LLC**

## **(Chateau Woods)**

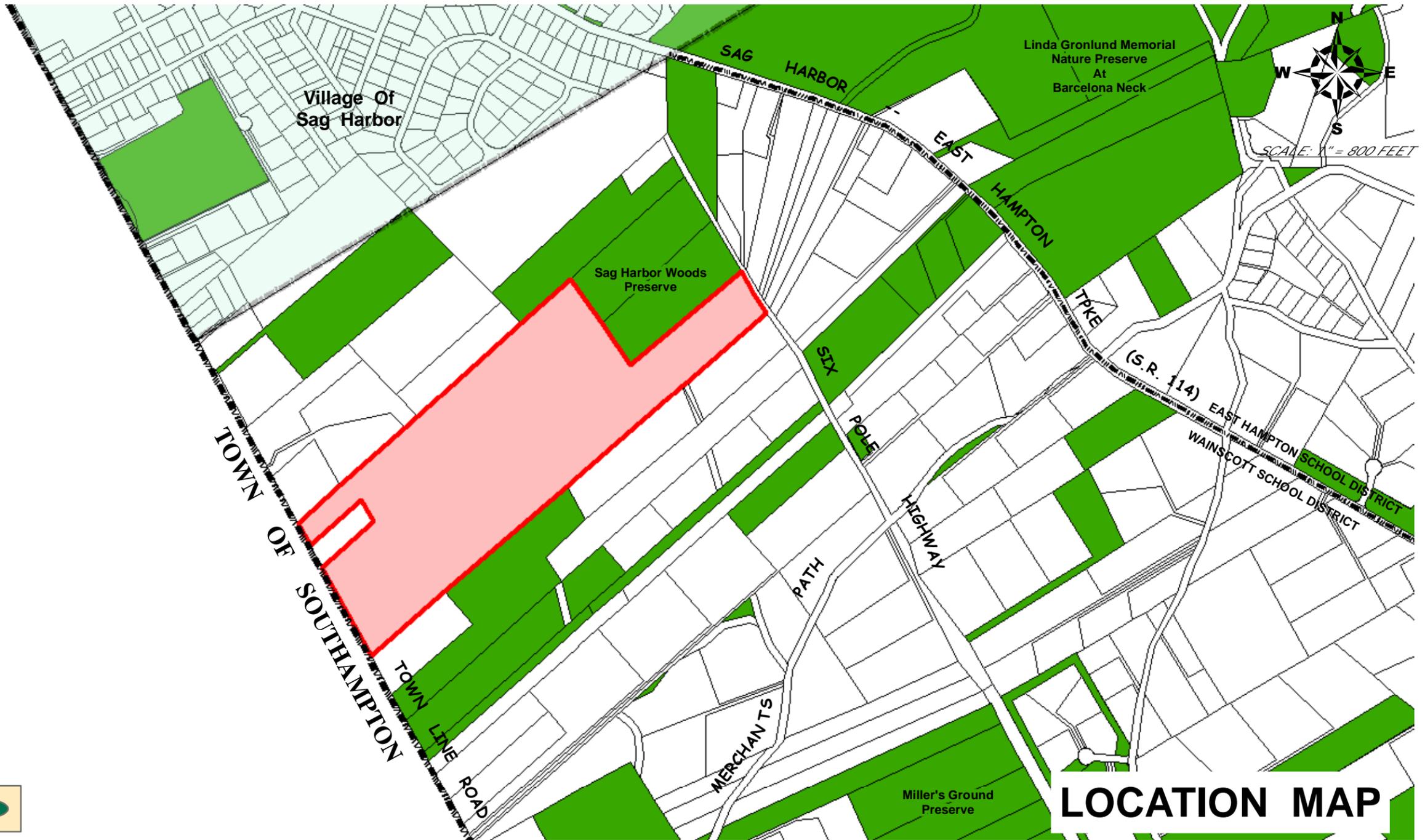
### **Baseline Documentation**



**Suffolk County Tax Map 300-132-1-13.7**  
**(Formerly 132-1-13.1 thru 13.6 & 300-133-1-56 thru 59)**  
**Six Pole Hwy & Town Line Rd**  
**Area 71.888 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.**

**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.**



Recreational Open Space 

**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

**CPF PROPERTY**  
**SAG HARBOR WOODS**  
**PRESERVE**

**TOWN OF EAST HAMPTON**  
**SCTM #300 - 132.000 - 0001 - 013.007**  
**Gabby Lane LLC. Property**  
**Town Line Road**  
**Wainscott School District**



(926) AUTHORIZE ACQUISITION - PROPERTY OF GABBY LANE LLC

(Map Of Chateau Woods)

Six Pole Highway and Town Line Road, Sag Harbor

SCTM# 300-132-1-13.1, 13.2, 13.3, 13.4, 13.5, 13.6 and 300-133-1-56, 57, 58, and 59

**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 **July 7, 2000** to consider the purchase, for open space preservation purposes, of approximately 71.888 acres of land located on Six Pole Highway and Town Line Road, Sag Harbor, which land is identified on the Suffolk County Tax Map as SCTM #300-132-1-13.1, 13.2, 13.3, 13.4, 13.5, 13.6 and SCTM #300-133-1-56, 57, 58, and 59; and

**WHEREAS**, said property consists of moranial oak and pitch pine woodlands and is located within on of the Town's principal groundwater recharge areas; and

**WHEREAS**, the proposed purchase price is \$3,600,000.00, plus survey, title, tax, and recording charges; 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;

**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, now or formerly Gabby Lane LLC (Map of Chateau Woods), for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed \$3,600,000.00, plus reasonable survey, title, tax, and recording charges; and be it further

**RESOLVED**, that pursuant to contract the Supervisor is authorized and directed to execute any documents and to pay any and all reasonable survey, title, 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; and be it

RESOLVED, that a copy of this resolution shall be forwarded to:

Town Attorney Eric Bregman;

Deputy Town Attorney Richard E. Whalen;

Town Budget Officer Len Bernard;

Planning Department; and

Mr. Jay Bialsky, 33 Wooded Oak Lane, East Hampton, New York 11937

Adopted July 7, 2000

(1469) **ADOPT LOCAL LAW:**  
**ADD PROPERTIES TO TOWN NATURE PRESERVE**

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

**WHEREAS**, a public hearing was held by the Town Board of the Town of East Hampton on **November 7, 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 proposed dedication of the properties to the Nature Preserve is either not an action subject to review pursuant to SEQRA or, alternatively, is a Type II action pursuant to 6 NYCRR Part 617.5 (c) (20) and requires no further SEQRA review; and

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

**LOCAL LAW NO 38 OF 2003**  
**INTRODUCTORY NO 42 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 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 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. The parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels containing wetlands, woodlands and waterfront parcels acquired by the Town for the purpose of open space preservation.

**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 I, II, III, IV and V of the Register of Properties, said amended tables to include the following parcels by School District:

**[AMEND TABLE I – “WAINSCOTT NATURE PRESERVE” TO ADD THE FOLLOWING PROPERTIES IN SEQUENTIAL FASHION]**

<b><u>SCTM # 300-</u></b>	<b><u>PARCEL DESCRIPTION</u></b>	<b><u>ACRES</u></b>
132-1-13.7	Town Line Road Woodland	71.5
133-1-2	Six Pole Highway Reserve	8.8
133-1-15.1	East Hampton/Sag Harbor Groundwater Recharge	2.6

133-1-15.2	Woodlands	
133-1-15.3	East Hampton/Sag Harbor	2.6
	Woodlands	
133-1-15.4	Six Pole Highway	7.7
	Woodlands	
133-2-3	Route 114	10.0
	Woodlands	
133-2-4	Route 114	27.2
	Woodlands	
155-1-14.5,21.1, & 32	Six Pole Highway	7.5
	Reserved	
155-1-21.1	Six Pole Highway	50.7
	Groundwater Recharge	
155-1-32	Six Pole Highway	9.6
	Woodlands	
155-2-7	Wainscott/Northwest Road	24.5
	Woodlands	
180-2-5	Highview Drive	16.4
	Reserved/Woodland	

**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.

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***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;

**DATED: November 7, 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:

<b>SUPERVISOR JAY SCHNEIDERMAN</b>	<b>VOTE</b>	<b>AYE</b>
<b>COUNCILWOMAN DIANA WEIR</b>	<b>VOTE</b>	<b>AYE</b>
<b>COUNCILMAN JOB POTTER</b>	<b>VOTE</b>	<b>AYE</b>
<b>COUNCILMAN PETE HAMMERLE</b>	<b>VOTE</b>	<b>AYE</b>
<b>COUNCILWOMAN PAT MANSIR</b>	<b>VOTE</b>	<b>AYE</b>

The resolution was declared duly adopted.

**INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES**

**Nature Preserve:**

Name: Gabby Lane LLC Date of Survey: 10/9/08  
 SCTM No. 133-1-13.7; 133-1-2,3 Surveyed by: L. D'Andrea  
 Size: 71.5 86, 87

6 pole hwy side

Plants present:	Present	On road edge	Along trail(s)	Dense	Scattered	Confined area	Throughout	Comments
Autumn Olive								
Black Pine								
Garlic Mustard								
Japanese barberry								
Japanese Honeysuckle								
Japanese Knotweed								
Miscanthus								
Mugwort	X	X						on edge of 6 pole Hwy 133-1-2,3
Multiflora Rose								
Norway Maple								
Oriental Bittersweet	X	X						on edge of 6 pole 132-2-1
Phragmites								
Poison Ivy								
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle								
Tree of heaven								
Vinca								
Wisteria								
<b>Others:</b>								
<u>fox tail</u>		X						2,3

**General description:**

interior looks good - even along trails