

# **NIGRO**

## **Baseline Documentation**



**Suffolk County Tax Map**

**300-19-7-44.27**

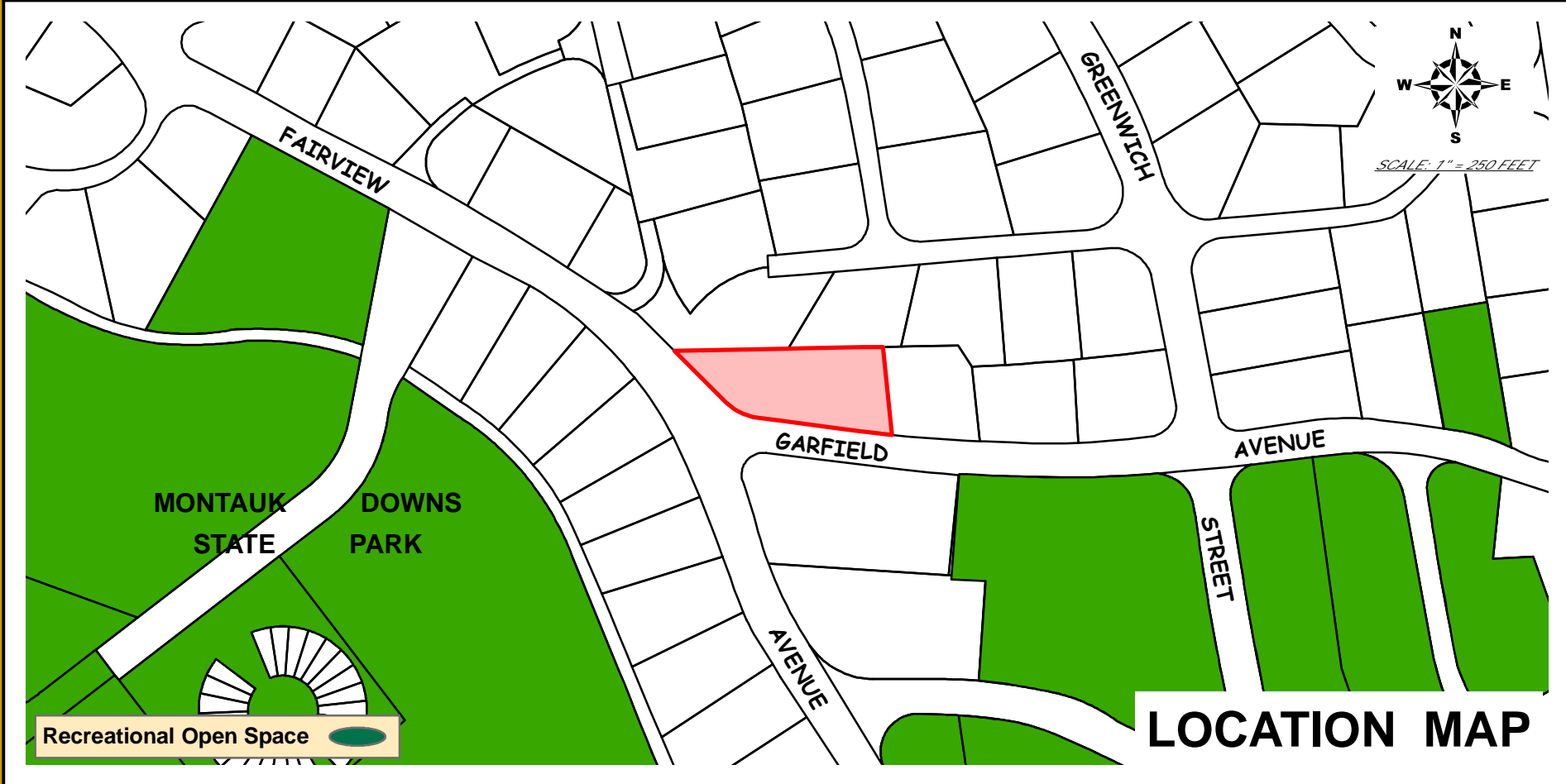
**265 Fairview Avenue**

**Area .7232 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.**



# CPF PROPERTY

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

**TOWN OF EAST HAMPTON**  
**SCTM #300 - 019.000 - 0007 - 044.027**  
**Nigro Property**  
**265 Fairview Avenue**  
**Montauk School District**



(784) AUTHORIZE ACQUISITION

Property of NIGRO

265 Fairview Avenue, Montauk

**SCTM #300-19-7-44.27**

The following resolution was offered by Councilman J. Potter seconded by Councilwoman P. Mansir 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 **June 4, 2004** to consider the acquisition of approximately **0.82** acres of land located at **265 Fairview Avenue, Montauk** which land is identified on the Suffolk County Tax Map as **SCTM #300-19-7-44.27**; and

**WHEREAS**, the proposed purchase price for fee simple acquisition of the subject property is **\$78,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the purpose of said acquisition is 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;

**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 **NIGRO**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$78,000.00**, 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**, 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 further

**RESOLVED**, that copies of this resolution shall be forwarded to:

Assistant Town Attorney Tiffany S. Scarlato;

Tina Piette, Esq., P.O. Box 963, East Hampton, New York 11937;

Planning Department; and

Ms. Kerri Pogue The Nature Conservancy, P.O. Box 5125, East Hampton, New York 11937.



**After Hearing - Local Law Amend Chapter 182  
("East Hampton Nature Preserve")**

RES-2005-1448

Adopted 11/4/2005

**WHEREAS**, a public hearing was held on **October 20, 2005** by the Town Board of the Town of East Hampton on regarding the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add twelve (12) additional properties to the register of lands dedicated to the Town Nature Preserve; and

**WHEREAS**, the Town Board has determined that one parcel was incorrectly noticed and will not be accepted into the Nature Preserve at this time; and

**WHEREAS**, eleven (11) parcels, rather than the original twelve (12) parcels, will be dedicated to the Nature Preserve at this time; 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 adoption of this local law is an unlisted action pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, the Town Board has prepared and considered an Environmental Assessment Form which evaluates 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

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

**LOCAL LAW NO. 36 OF 2005**

**INTRODUCTORY NO. 31 OF 2005**

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 eleven (11) 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 proposed to amend Chapter 182 of the Town Code to add twelve (12) additional properties to the Town Nature Preserve. However, the Town Board has determined that one parcel was incorrectly noticed and will not be accepted into the Nature Preserve at this time. The Register of Properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below. The eleven (11) parcels that will be dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels acquired by the Town for the purpose of open space preservation.

The incorrectly noticed parcel, located at 75 Daniels Road, East Hampton, will be separately noticed for public hearing at another time.

**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, V and VI of the Register of Properties, said tables to be replaced in their entirety by the following (all additions are in bold print):

**TABLE V  
Town of East Hampton - Owned Lands  
Parcels within Montauk School District**

<b>SCTM#300-</b>	<b>Parcel Description/Montauk School District</b>	<b>Acreage</b>
7-3-7.1	383 East Lake Drive	1.8
7-3-8	Reed Pond Dreen - Great Pond	1.0
7-3-10	Reed Pond Dreen - Great Pond	1.5
7-4-07	Prospect Hill RA - East Lake Drive	1.0
9-1-8.47	Wills Point Road Reserved	0.41
9-1-8.51	Culloden Point Preserve (Culloden Point RA)	174.1
9-1-9.18	East End Estates RA - Flamingo Avenue	0.70
10-1-5	Stephen's Pond Preserve - Cranberry Road	5.6
12-3-8	10 Gaffney Court	0.43
12-5-18.1	Glenmore Avenue Wetlands	1.0
12-5-18.3	North Fentwood Road - wetlands	1.4
13-2-1.19	Prospect Hill RA	2.4
13-2-1.20	Prospect Hill RA	3.6
13-2-1.22	Prospect Hill RA	1.4
13-2-1.23	Prospect Hill RA	0.77
13-2-1.24	Prospect Hill RA	1.4
13-2-1.27	Prospect Hill RA	0.16
15-1-13.11	Turtle Cove	17.4
16-2-17.4	Whaleback Hill RA - Ferndale Drive	2.9
16-3-30	East End Estates RA	2.7
16-3-31	East End Estates RA (North Neck Kettle Hole)	12.7
16-3-32	East End Estates RA	1.1
19-1-13	Finiey Place Wetlands	0.7
19-1-14.1	Finiey Place Wetlands	0.65
19-1-14.2	Finiey Place Wetlands	0.48
19-1-16	Finiey Place Wetlands	0.38
19-2-11	Fairview Avenue - wetlands	0.40 (c)
19-2-19	Gravesend Avenue Wetlands	0.43
19-2-60	Gravesend Ave.- unnamed Indian cemetery	0.50 (c)
19-5-17	170 South Lake Drive (Old West Lake Drive) wetlands	2.8
19-5-18	170 South Lake Drive (Old West Lake Drive) wetlands	1.61

<b>19-7-44.12</b>	<b>65 Gilbert Road</b>	<b>0.55</b>
<b>19-7-44.27</b>	<b>265 Fairview Avenue</b>	<b>0.82</b>
19-9-4.4	Fairview Avenue - wetlands	1.8
19-9-25	Fairview Avenue - wetlands	0.40 (c)
19-10-24.1	Fairview Avenue - wetlands	0.50 (c)
20-4-2	Osborne Island - Great Pond	1.8
20-6-1	Steppingstones Pond Preserve	29.3
20-6-3.8	Greenfield Drive - wetlands	0.50 (c)
20-6-3.10	Greenfield Drive - wetlands	0.40 (c)
20-6-8.2	South Fulton Drive - wetlands	0.50 (c)
20-6-8.3	South Fulton Drive - wetlands	0.30 (c)
20-6-10.1	Old West Lake Drive - wetlands	0.27 (c)
22-1-9	Cliff Drive Wetlands	0.32
22-1-10	Cliff Drive Wetlands	0.42
26-1-1.2	Hither Woods Preserve (North of LIRR) - Jointly owned with New York state & Suffolk County	240.7
26-1-3	Navy Road Waterfront	317.0
<b>27-3-17.2</b>	<b>155 Edgemere Street</b>	<b>0.64</b>
27-3-18	Ft. Pond Road Waterfront	0.79
28-1-34.3	Massacre Valley/Ft. Pond Road Wetlands	4.3
28-1-35	Massacre Valley/Ft. Pond Road Wetlands	1.4
28-2-9	Fairfield Drive Wetlands	1.5
28-2-10.1	Fairfield Drive Wetlands	1.3
28-2-12	24 Fairfield Drive	0.38
28-3-59	West Lake Drive - wetlands	0.40 (c)
28-3-62.1	West Lake Drive Wetlands	1.42
28-3-63.2	West Lake Drive Wetlands	0.31
28-5-6	Fairfield Drive Wetlands	4.2
28-5-9	Falls Street Wetlands	1.3
28-5-44	Essex Street - wetlands	0.30 (c)
28-8-11 & 12	South Front Street	0.99
28-8-52	S. Fairview Avenue - wetlands	0.60 (c)
28-9-10	6 South Forbes Street	0.46
29-1-16.1	N. Surfside Avenue - Surfside Estates RA wetlands	0.50 (c)
29-1-18.12	North Surfside Avenue - Wetlands	1.2
31-3-33	Otis Road - Ditch Plain wetlands	0.20 (c)
32-1-2.11	S. Genesee Court - wetlands	0.40 (c)
32-1-2.15	S. Genesee Court - wetlands	0.40 (c)
32-1-3.10	S. Greenfield Drive - wetlands	0.20 (c)
32-1-3.12	S. Greenfield Drive - wetlands	0.15 (c)
32-1-3.14	S. Greenfield Drive - wetlands	2.3
<b>32-7-1 &amp; 32-7-2</b>	<b>8 &amp; 10 Seaside Avenue</b>	<b>0.946</b>
32-2-9.4	S. Fulton Drive - wetlands	0.40 (c)
32-2-9.5	S. Fulton Drive - wetlands	0.4 (c)
32-2-9.6	S. Fulton Drive - wetlands	0.50 (c)
32-2-9.7	S. Fulton Drive - wetlands	0.50 (c)
32-2-9.8	S. Greenwich Street - wetlands	0.6

32-2-9.9	S Greenwich Street - wetlands	1.1
32-2-10.9	S. Fulton Drive - wetlands	1.1
32-2-26	S. Greenwich Street - wetlands	0.50 (c)
32-2-27	S. Goodridge Place - wetlands	0.8 (c)
32-2-36.3	S. Goodridge Place - wetlands	0.40 (c)
32-4-31.5	Montauk Point State Boulevard Wetlands	1.53
32-4-32	Montauk Point State Boulevard Wetlands	1.5
32-4-33	Montauk Point State Boulevard Wetlands	0.5
32-4-34	Montauk Point State Boulevard Wetlands	0.5
32-7-36	Rheinstein Park	0.40 (c)
32-7-37	Rheinstein Park	10.5
32-7-42	Ditch Plain dunelands	3.1
33-3-2.4	Deforest Road Waterfront	2.9
<b>33-3-2.6</b>	<b>166 DeForest Road</b>	<b>3.1</b>
48-2-28	South Endicott Place Waterfornt	0.32
48-3-36	Second House Road Waterfront	1.2
49-2-8	93 South Etna Avenue Wetlands	0.8
49-2-9	93 South Etna Avenue Wetlands	1.8
51-1-7.1	Seaview Avenue - wetlands	0.40 (c)
51-1-7.2	Seaview Avenue - wetlands	0.55 (c)
51-2-17.9	North Surfside Avenue Moorland	2.9
51-2-17.11	Hopkins Avenue - wetlands	0.40 (c)
51-2-17.12	North Surfside Avenue Moorland	0.44
51-3-9	North surfside Avenue Moorland	0.66
53-1-6.2	Montauk Point State Boulevard Wetlands	65.9
70-2-24	Lincoln Road - wetlands	0.14 (c)
70-3-2	Washington Drive - wooded lot	0.14 (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.

***DATED: November 4, 2005***

***BY ORDER OF THE TOWN BOARD***

TOWN OF EAST HAMPTON, NEW YORK

FRED L. OVERTON, TOWN CLERK