

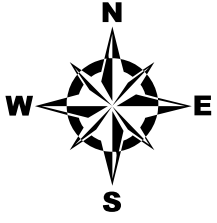
# **WELLER**

## **Baseline Documentation**



**Suffolk County Tax Map  
300-83-2-18 & 19.1  
281 285 Old Stone Hwy  
Area 4.073 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.**



SCALE: 1" = 150 FEET

Fithiah's Meadow

EAST HARBOR

SCTM # 300-083.000-0002-019.001  
285 Old Stone Highway

SCTM # 300-083.000-0002-018.000  
281 Old Stone Highway

OLD

STONE

HWY

Recreational Open Space 

LOCATION MAP

CPF PROPERTY





## Resolution

### RES-2013-1143

Adopted Oct 17, 2013 7:00 PM

#### Weller CPF Addition After Hearing

**WHEREAS**, a public hearing was held by the Town Board of the Town of East Hampton on **October 17, 2013 at 7:00 p.m.**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to Section § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, to include lands reputedly owned by **Jane Bixby Weller Revocable Trust**, and identified on the Suffolk County Tax Map as **300-83-2-18**, 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, both as submitted in writing and as presented orally at the public hearing; and

**WHEREAS**, the Town Board has prepared and considered Environmental Assessment Forms which evaluate the potential environmental impacts of the proposed Local Law; and

**WHEREAS**, the Board has determined that the adoption of this Local Law will not have a significant negative impact upon the environment; and

**WHEREAS**, the acquisition of this property is considered an unlisted action pursuant to the New York State Environmental Quality Review Act (SEQRA) and chapter 128 Environmental Review, of the Town Code; and

**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.      OF **2013**  
INTRODUCTORY NO.    OF **2013**

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to Section § 64-e of the New York Town Law, which provides for the preservation of open space, historic places, and recreational areas within the Town of East Hampton, including the incorporated villages therein, to include lands reputedly owned by **Jane Bixby Weller Revocable Trust**, and identified on the Suffolk County Tax Map as **300-83-2-18**, all 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 adopts a revised "Community Preservation Project Plan" pursuant to Section § 64-e of the New York Town Law. The revised plan supplants the Community Preservation Project Plan which was first adopted by the Town Board on August 4, 1998 and adopted as revised on July 7, 2011 and which continues to list all properties whose preservation is necessary to the preservation of the community character of the Town of East Hampton.

**The Town Board would like to amend the plan as most recently adopted on July 7, 2011 to add approximately .924 Acres of land reputedly owned by Jane Bixby Weller Revocable Trust located on 281 Old Stone Hwy., Springs and identified on the Suffolk County Tax Map as 300-83-2-18 for the following reasons: This parcel has tidal wetlands, scenic views and state significant habitat. The parcel is within the Harbor Protection Overlay District, Significant Coastal Fish & Wildlife Habitat, Accabonac Scenic Area of State Wide Significance, Accabonac Harbor CEA, and the Peconic Estuary Programs Three Mile Harbor/Accabonac Harbor Critical Natural Resources Area. This parcel meets a number of the criteria set forth in Town Law 64-e (4) that establishes and helps define what the preservation of community character involves.**

SECTION II. - COMMUNITY PRESERVATION PROJECT PLAN ADOPTED:

For the reasons set forth in Section I hereof, the Town Board hereby approves and adopts the addition of **approximately .924 Acres** of land located at **281 Old Stone Hwy., Springs and identified on the Suffolk County Tax Map as 300-83-2-18** to the list of Open Space Recommendations in the "Community Preservation Project Plan" prepared by the Town Planning Department and dated July 7, 2011, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by Section § 64-e of the New York Town Law and Article I ("Community Preservation Fund") of the East Hampton Town Code.

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, as required by Town Law Section § 64-e (6), the Town Clerk is directed to forward copies of this resolution together with copies of the revised Community Preservation Project Plan dated **October 17, 2013** to the following State agencies:

Commissioner, New York State Office of Parks, Recreation, and Historic Preservation,  
20th Floor, Agency Bldg. #1, Empire State Plaza, Albany, New York 12238;

Commissioner, New York State Department of Environmental Conservation,  
625 Broadway, Albany, New York 12233-1010; and

Commissioner, New York State Department of Agriculture and Markets,  
1 Winner's Circle, Albany, New York 12235.

DATED: **October 17, 2013**

BY ORDER OF THE TOWN BOARD  
TOWN OF EAST HAMPTON, NEW YORK  
FRED L. OVERTON, TOWN CLERK

**Resolution**  
**RES-2013-1267**

Adopted Nov 21, 2013 7:00 PM

**AUTHORIZE CPF ACQUISITION**

**AMEND THE 2013 MANAGEMENT AND STEWARDSHIP PLAN**

**Purported Owner:** Jane Bixby Weller Revocable Trust  
**Location:** 281 & 285 Old Stone Hwy., Springs  
**SCTM #:** 300-83-2-18 & 19.1

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **November 21, 2013** to consider the acquisition of approximately **4.1** Acres of land located on **281 & 285 Old Stone Hwy., Springs**, Which land is identified on the Suffolk County Tax Map as **300-83-2-18 & 19.1**, and to amend the 2013 Management and Stewardship Plan to add this property; and

**WHEREAS**, the purported owner has expressed a willingness to sell the above referenced property in fee simple to the Town for the proposed purchase price of **\$1,300,000.00**, plus survey, title, prorated tax, and recording charges; and

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

**WHEREAS**, on January 3, 2013, the Town Board adopted the 2013 Management & Stewardship Plan (M&S Plan) for CPF properties pursuant to Town Law 64-e (6) which requires a property to be included in this Plan in order to expense any management and stewardship costs to the Community Preservation Fund; and

**WHEREAS**, said M&S Plan shall be in effect for one (1) year with updates permitted from time to time at the discretion of the Town Board after a public hearing; and

**WHEREAS**, this interest in real property may require management and stewardship activities; and

**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 **Jane Bixby Weller Revocable Trust**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,300,000.00**, 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**, that the 2013 Management and Stewardship Plan is amended to include the above referenced property; and be it further

**RESOLVED**, that pursuant to § 64-e of the New York Town Law, the acquisition of subject property also includes the acquisition of development rights and the right of the Town Board to transfer such rights at a future date; 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**.

## Meeting History

Nov 21, 2013 7:00 PM

East Hampton Town Board

Regular Meeting

**RESULT:**       **ADOPTED [UNANIMOUS]**

**MOVER:**       Theresa K. Quigley, Councilwoman

**SECONDER:**   Sylvia Overby, Councilwoman

**AYES:**       Peter Van Scoyoc, Theresa K. Quigley, Dominick J. Stanzione, Sylvia Overby, William J. Wilkinson

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

**Nature Preserve:**

Name: Weller Date of Survey: 4/7/14  
 SCTM No. 83-2-18, 19.i Surveyed by: A. Gaites  
 Size: 4.1 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine								
Garlic Mustard	X							lot 18
Japanese barberry								
Japanese Honeysuckle	X							lot 18
Japanese Knotweed								
Miscanthus								
Mugwort								
Multiflora Rose	X							lot 18
Norway Maple								
Oriental Bittersweet	X							lot 18
Phragmites	X							wetland areas
Poison Ivy								
Porcelain Berry								
Privet hedge	X							lot 18
Spotted Knapweed								
Tartarian Honeysuckle	X							lot 18
Tree of heaven								
Vinca								
Wisteria								
<b>Others:</b>								
English Ivy	X							lot 18

**General description:**