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EAST HAMPTON
NY 11937
PERMIT #57

East Hampton Town
159 Pantigo Road
East Hampton, NY 11937



Open Space Preservation

2002-2005



Springs Park, Springs Nursery acquisition



Community Preservation Fund Advisory Committee

Sara Davison, Chair.

**Tim Brenneman
Rav Freidel**

**Don Hunting
Nancy Kane**

**Charles Limonius
Gayle Pickering**

The Future of the Program

The Community Preservation Project Plan, last updated in August 2003, identifies 693 parcels of land, both large and small, worthy of added protection beyond that provided by the zoning code. It includes properties in East Hampton Village and Sag Harbor Village, whose boards have been active participants in the program. The crown jewel of East Hampton’s open spaces is Gardiner’s Island, an extraordinary 3,314-acre property presently protected until 2025 by a conservation easement. The eventual, permanent protection of the Island is the program’s highest goal.

On “mainland” East Hampton, the Community Preservation Fund Advisory Committee has identified approximately 60 parcels of land that are of the highest priority. These include woodlands, farms, beach accesses, historic properties, possible recreation sites, and others. These 60 properties alone could have an estimated value in excess of \$350 million dollars (not including Gardiner’s Island).

The present C.P.F. program “sunssets” in the year 2017. At the present rate of income and rate of real estate appreciation, many, but not all, priority properties will be successfully protected.

Above: Egrets feeding off the shores of the preserved Duke property on Three Mile Harbor



East Hampton Town Board

Bill McGintee, Supervisor

Debra Foster, Town Board

Pat Mansir, Town Board

Pete Hammerle, Town Board

Job Potter, Town Board



Mark R. Buick/Town Green, Middlefield Development LLC acquisition.

Dear Citizens of Our Town,

The Town Board is honored to present to you this accounting of the accomplishments of the Community Preservation Fund program for the years 2002-2005 to date. Two previous brochures have been published for the years 2000 and 2001.

This program was created by the New York State legislature through the efforts of State Senator Kenneth LaValle and Assemblyman Fred Thiele and signed by Governor George Pataki. It was adopted by the voters of the five East End Towns and took effect in 1999. Supervisor Cathy Lester and her Town Board were instrumental in the establishment of the program. Under the present legislation, it will expire in 2017.

Since its inception, the 2% real estate transfer tax has collected \$71,001,855 with no impact on property taxes. With additional borrowings financed through the fund, almost \$100 million has been committed to open space protection and approximately 1,600 acres have been protected comprised of 165 individual properties both large and small throughout the Town. Suffolk County, New York State and the Federal Government, The Nature Conservancy, the Peconic Land Trust and generous private individuals have been critical to the success of the program.

While our Town may be changing rapidly due to increased growth, the present and past Town Boards have worked to protect our most important natural and historic resources for future generations. We are grateful for your support as citizens and welcome your future involvement as we look toward the future.

Sincerely,
The Town Board
Town of East Hampton

Woodlands & Groundwater



Pine Barrens Forest/aquifer, Abecassis acquisition

East Hampton's drinking water comes from the sole source aquifer, the groundwater deep beneath our feet. The best protection for that vital resource is complete protection of the lands above — the pine barrens, oak/hickory, American beech, and white pine forest. These are also precious woodland habitats, critical to wildlife and valuable for passive and active recreation, especially trails and hunting. These lands are perhaps the most critical element of the C.P.F. program.



Stony Hill Woods Trail, Jossem acquisition



Northwest Creek, Speiss acquisition

Northwest Pine Barrens, Koneclic acquisition ▶



Georgia Pond headwaters, Stark acquisition

Recreation



West Lake Tennis Club acquisition, Montauk

Long-term planning requires the Town to create and maintain active recreation opportunities. These may be purchased with C.P.F. funds (the West Lake Tennis Club) or by municipal borrowing (Poxabogue Golf Club). In the case of Rita Foster's horse farm and the Deleyer farm, horseback riding as a recreation and farmland were protected together under the C.P.F. program.



Montauk farmland, Rita Foster acquisition

Poxabogue Golf Course acquisition ▶



Trail near Northwest Creek, Speiss acquisition



Our Precious Farmland



Wainscott farmland, Babinski acquisition

East Hampton's last farms struggle to survive in the face of development and rising land values, while new farming methods and opportunities arise. The C.P.F. program permanently protects farmland and prime agricultural soils, while working to reduce dependency on agricultural "chemicals", which may be harmful to the groundwater and environment. Farming is broadly understood to include row crops, nurseries, horse farms and other uses, which will change over time. The program may purchase the farmland itself, or a development rights easement which prevents subdivision for houses, but allows the farmer to continue ownership and farming.



East Hampton horse farm, Deleyer acquisition



Montauk farmland, Rita Foster acquisition

12,000 Years of History



Historic Duck Creek Farm, Lang acquisition



Duck Creek Farm, Lang acquisition

Humans have been in residence on Eastern Long Island for more than 12,000 years. An important objective of the C.P.F. fund is to protect our historic resources. These begin with archaeological remains and go forward to colonial buildings, other historic structures, and certain critical scenic areas of historic importance. Historic buildings have been protected by outright acquisition (Duck Creek Farm) or by the purchase of easements which protect the historic buildings (The Schellinger Farm, the Van Biema House) while the owner continues to use and maintain the property.



*Historic Schellinger Farm, Michaels acquisition
Historic easement, Van Biema acquisition ▶*



Beaches, Islands & Public Access



Dayton Island, Keyes acquisition



Trail to Three Mile Harbor, Duke acquisition



Wetlands off Dayton Island, Keyes acquisition

Perhaps no fact more defines East Hampton's geography and history than that it is a narrow peninsula with 115 miles of coastline. The beaches are a precious resource, which the Town Trustees and the Town Board are determined to protect in terms of environment and well-managed public access. A crucial part of that effort is to fight off development of properties which are vacant, or the redevelopment of waterfront properties which are likely to see dramatic change in today's world of real estate "tear-downs".



Lake Montauk waterfront, Pileri acquisition



OPEN SPACE PURCHASES

2002-2005

(C.P.F. / E.F.C. unless otherwise indicated)
(To Date)

2002

Map#	Property	Date	Town Cost	Hamlet	Acres	Description
1	Ireland, Russell H.	2/21/02	\$1,671,000	Springs	41.99	Springs Nursery
2	Curto, Vincent and Rose ^a	2/21/02	\$60,000	Springs	0.57	Fresh Water Wetlands
3	Benson Point Realty Corp.	3/18/02	\$6,700,000	Montauk	21.85	Fort Pond Bay Park
4	Middlefield Development LLC ¹	3/28/02	\$2,000,000	EH Village	0.71	Mark R. Buick/Green
5	Duke Family ²	4/25/02	\$6,000,000	East Hampton	57.04	Three Mile Harbor & Creek
6	Novak, Paul ^a	4/26/02	\$52,500	Montauk	1.37	Fresh Water Wetlands
7	Buchter, Carol ³	5/2/02	\$250,000	Springs	0.86	Gerard Drive
8	Skidmore (gift)	5/20/02	\$0	East Hampton	0.24	Fresh Water Wetlands
9	Estate of Blank ^a	6/25/02	\$70,000	Amagansett	0.38	Napeague Dunelands
10	Foster, Marilee	7/10/02	\$446,600	Wainscott	14.07	Town Line Woodlands
11	Richards, Paul	11/12/02	\$200,000	Springs	14.66	Neck Path Woodlands
12	Monaco, David ^a	12/20/02	\$55,000	Montauk	0.23	Fresh Water Woodlands
TOTAL			\$17,505,100		153.97	

1. Middlefield Development LLC total cost \$3,250,000; East Hampton Village \$1,250,000 share.
 2. Duke Family total cost \$12,000,000; Suffolk County \$6,000,000 share.
 3. Buchter total cost \$600,000; The Nature Conservancy \$350,000 share.

2003

Map#	Property	Date	Town Cost	Hamlet	Acres	Description
13	Diminich, Luciano & Gloria ^a	1/31/04	\$36,000	Montauk	0.38	Freshwater Wetlands
14	Lenihan, John ^a	3/11/03	\$50,000	Montauk	0.35	Freshwater Wetlands
15	Winsant Group Limited	3/20/03	\$625,000	Sag Harbor	15.06	Town Line Woodlands
16	Boening, Leslie J. ^b	3/27/03	\$120,000	Springs	0.26	Open Space
17	Whelan, David J. & Mary M.	5/22/03	\$740,000	Northwest	5.50	Route 114 Woodlands
18	Helm, Michael	5/7/03	\$750,000	Springs	2.53	Three Mile Harbor
19	Warren, Byard & Shaw ^b	5/22/03	\$200,000	Montauk	0.67	Ditch Plains
20	Granath, Anne Williams	5/23/03	\$240,000	Amagansett	3.70	Napeague Dunes
21	Cahill Jr., William A.	5/23/03	\$50,000	Montauk	0.46	Freshwater Wetlands
22	Cardone, Anthony & Emily	7/23/03	\$50,000	Montauk	1.0	Freshwater Wetlands
23	Brockman, Richard & Elizabeth	7/24/03	\$600,000	Wainscott	8.77	Town Line Woodlands
24	Hillside Development Corp. ^{1(b)}	8/15/03	\$2,277,000	Sag Harbor	9.4	Sag Harbor Woodlands
25	West Lake Tennis Club, Inc.	9/3/03	\$900,000	Montauk	4.7	Tennis Club
26	Jossem, Bridgitte et. al.	9/12/03	\$800,000	Amagansett	7.6	Stony Hill Woods
27	Structural Technology ^b	10/17/03	\$500,000	East Hampton	1.0	Olympic Heights Woods
28	Plank Industrial, LLC	12/8/03	\$850,000	Wainscott	4.98	Woodlands
29	Koncelik & Casale	12/18/03	\$900,000	East Hampton	3.24	Swamp Road Woodlands
30	Lawrence ^b	12/19/03	\$180,000	Springs	0.223	Open Space
TOTAL			\$9,868,000		69.82	

1. Hillside Development Corp.; \$2,000,000 Neighborhood Open Space, \$277,000 C.P.F.
 a. Small Wetland Lots - Town funding.
 b. Neighborhood Open Space - Town funding.

2004

Map#	Property	Date	Town Cost	Hamlet	Acres	Description
31	Starzec, Mary	1/15/04	\$295,000	Montauk	0.66	Freshwater Wetlands
32	Neighbors, LLC	1/29/04	\$1,400,000	Springs	13.049	Neck Path Woodlands
33	Poxabogue Golf Course ^{1(c)}	3/1/04	\$3,250,000*	Sagaponack	38.962	Golf Course
34	Lange & Tatosian	3/10/04	\$784,750	Springs	10.7	Springs Road Woodlands
35	Piliero, Daniel & Lenore	3/16/04	\$725,000	Montauk	1.8 & 1.64	Lake Montauk & Underwater
36	Clancy, Dorothy	3/18/04	\$100,000	Montauk	0.43	Freshwater Wetlands
37	Mooney	4/29/04	\$90,000	Montauk	0.570	Freshwater Wetlands
38	Freeman, Clifford	5/4/04	\$250,000	Springs	1.14	Accabonac Headwaters
39	Speiss, Hans	5/7/04	\$700,000	East Hampton	2.137	Northwest Creek
40	Beth Klarreich Family Trust ^b	5/13/04	\$235,000	Montauk	0.755	Open Space
41	Buckley, James	5/19/04	\$100,000	Montauk	.95	Freshwater Wetlands
42	Stark, Louis B.	6/1/04	\$2,850,000	Wainscott	22.8	Daniels Hole Road Woodlands
43	Troy, Orla	6/18/04	\$290,000	Montauk	0.64	Fort Pond Waterfront
44	Nigro, Raymond & Karen	6/25/04	\$78,000	Montauk	0.82	Freshwater Wetlands
45	Quinn, Patrick & Gregory ^b	7/1/04	\$225,000	East Hampton	0.49	Open Space
46	Montauk DeForest Associates ²	7/1/04	\$700,000**	Montauk	4.65	Moorlands
47	Parsons, Fayette	7/14/04	\$275,000	East Hampton	1.09	Woodlands
48	Moroney, Michael & Gayle	7/20/04	\$60,000	Montauk	0.44	Freshwater Wetlands
49	Odierno, Joseph J. & Janice	7/29/04	\$75,000	Montauk	0.47	Freshwater Wetlands
50	Valente, Anthony	8/4/04	\$13,500	East Hampton	0.067	Three Mile Harbor Access
51	Tuma, Frank N.	8/4/04	\$100,000	Montauk	0.68	Freshwater Wetlands
52	Hirschberg, Shirlee	8/12/04	\$200,000	Springs	0.4817	Freshwater Wetlands
53	Feinblatt, John A.	8/13/04	\$275,000	Springs	0.64	Freshwater Wetlands
54	East Land Development Corp.	8/31/04	\$1,750,000	East Hampton	4.19	Northwest Pine Forest
55	Bucking	9/15/04	\$1,170,000	East Hampton	7.2	Northwest Swamp Forest
56	Douglas ^b	10/14/04	\$525,000	Springs	1.15	Open Space
57	Abecassis, Andre & Perlette	10/25/04	\$1,750,000	Wainscott	17.92	Woodlands
58	Foster, Rita (development rights)	10/28/04	\$2,000,000	Montauk	17.7	Horse Farm
59	Wesley D. Miller Building, Inc. ^b	11/29/04	\$13,000	Springs	0.29	Open Space
TOTAL			\$20,279,250		154.29	

1. Poxabogue total cost \$6,500,000; Southampton Town contribution \$3,250,000.
 2. DeForest Association total cost \$1,550,000; \$850,000 contribution from private donors.
 a. Small Wetland Lots - Town funding.
 b. Neighborhood Open Space - Town funding.
 c. Poxabogue funding - Town funding, income partially defrays cost.

2005

Map#	Property	Date	Town Cost	Hamlet	Acres	Description
60	ARG SPV (IV) (Leroy)	1/14/05	\$1,100,000	Amagansett	2.0	Stony Hill Woodlands
61	Structural Technology	2/3/05	\$420,000	Springs	.92	Open Space Partial Urban Renewal Lots
62	SASFOX	2/11/05	\$800,000	Amagansett	2.0	Stony Hill Woodlands
63	Keyes, Charles	3/15/05	\$3,800,000	EH/Springs	5.19	Dayton Island
64	WVB PARTNERS	4/7/05	\$250,000	East Hampton	1.0	Historic Easement
65	GMM, LLC (Gerson)	5/25/05	\$645,000	East Hampton	6.7	Town Line Woodlands
66	Caddis Fly, LLC	5/25/05	\$1,752,000	East Hampton	11.6	Town Line Woodlands
67	96 Meadow Lane, LLC ¹	8/ /05	\$6,010,523	Montauk	122.8	Amsterdam Beach Oceanfront
68	Babinski ²	Contract	\$5,000,000	Wainscott	20	Farm Development Rights
69	Baron	Contract	\$500,000	East Hampton	2.89	North West Pine Forest
70	Bucksill	Contract	\$1,900,000	East Hampton	7.3	Farmland Fee Title
71	D.L. Talmage Inc.	Pending	Land Exchge	Wainscott	5.80	Woodlands
72	Deleyer	Contract	\$3,250,000	East Hampton	13.64	Horse Farm Development Rights
73	Goodman	Contract	\$4,750,000	Springs	26.6	Springs Road Woods
74	Grossman	Contract	\$218,190	East Hampton	7.273	Farmland Restoration Fee Title
75	Labrozzi, North Main Street	Contract	\$2,600,000	East Hampton	2.88	Open Space/Historic
76	MFH, LLC (Gerson)	Contract	\$1,184,000	East Hampton	9.9	North West Woodlands
77	Amagansett Properties, LLC Schellinger Farm	Contract	\$905,000	Amagansett	3.1	Farm Development Rights/Historic
78	RFG, LLC (Gerson)	Contract	\$1,919,000	East Hampton	14.7	North West Woodlands
79	Sherrill	Contract	\$800,000	Amagansett	1.93	Napeague Woods
TOTAL			\$38,718,713		271.48	

1. Amsterdam Beach total cost \$16,500,000; Suffolk County share \$5,500,000; New York State share \$4,000,000; Federal NOAA Grant: \$989,477.
 2. Babinski total cost \$7,000,000; \$2,000,000 Neighbor contribution.
 a. Small Wetland Lots - Town funding.
 b. Neighborhood Open Space - Town funding.

How the Fund Works

The Community Preservation Fund (C.P.F.) is funded by a 2% transfer tax on all real estate sales in the Town over \$100,000 (vacant) or \$250,000 (improved), and is paid by the buyer of the property.

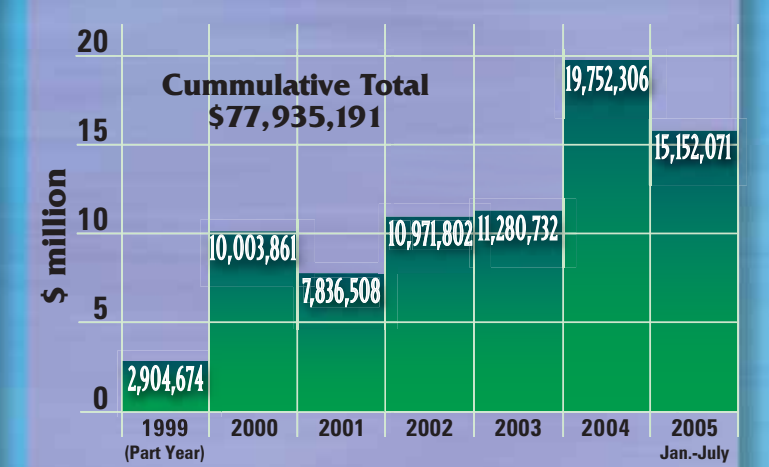
As rising real estate prices increase income into the fund, the cost of target properties rises correspondingly. To leverage the Town's ability to purchase open space, the Town has borrowed \$25,000,000 from the Environmental Facilities Corporation, a subsidiary of New York State, and used those funds to buy properties which protect surface and groundwater. An additional \$25,000,000 borrowing by the town itself has been approved, but not yet used. The principal and interest will be paid by the C.P.F. income, with no impact on property taxes. It is important that critical properties be protected as they become available, especially as prices have historically increased.

Through July 2005, the fund has collected \$77,935,191. Approximately 1,600 acres of land have been protected, consisting of 170 individual parcels of land, ranging in size from a 17-acre harbor access at Sammis Beach to the 165-acre Jacobs Farm woodlands in the Springs (in partnership with Suffolk County).

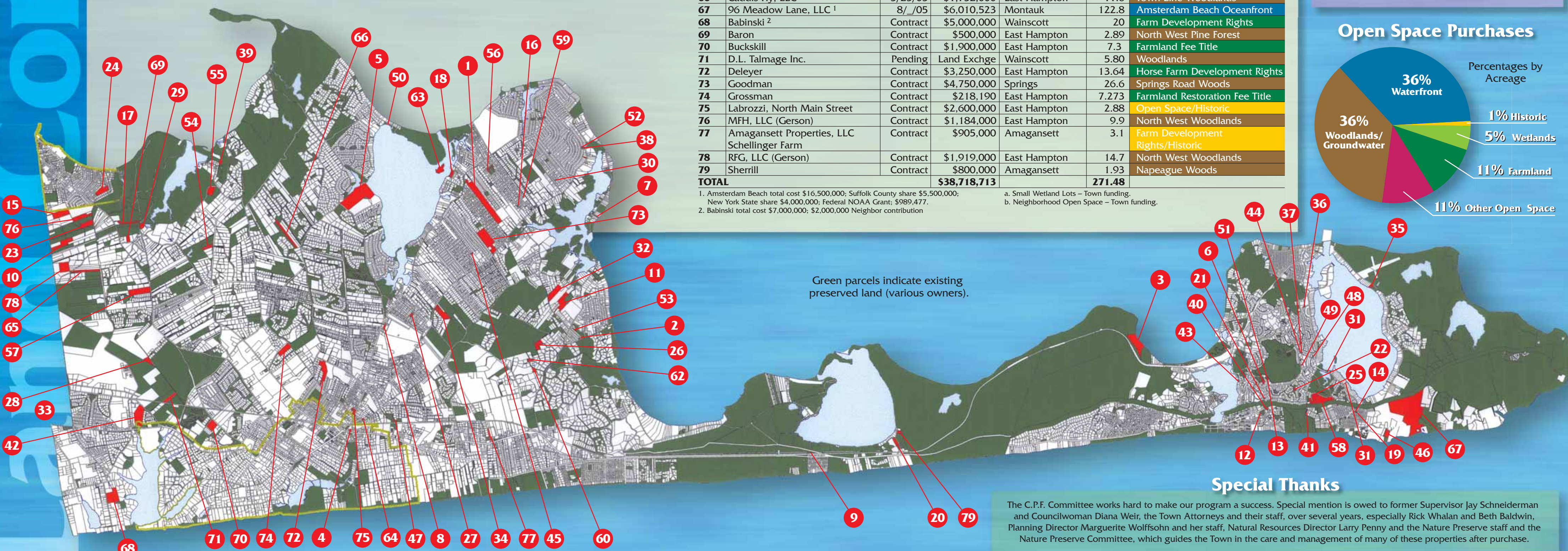
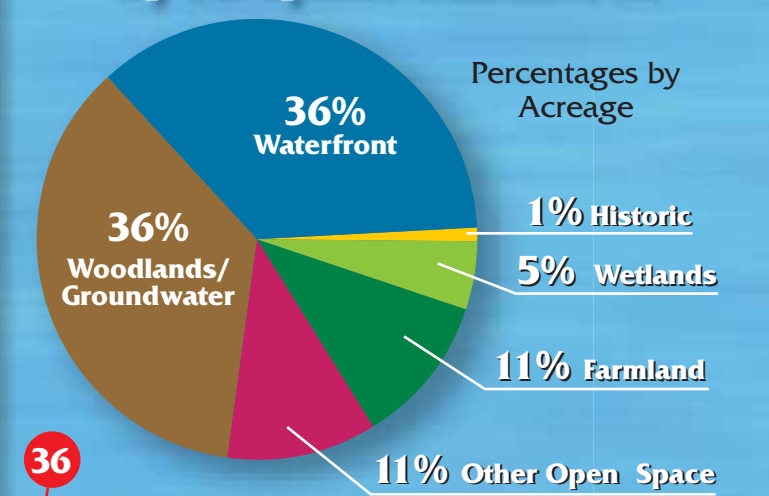
An important part of the program is our partnership on certain properties with Suffolk County, New York State, and even the Federal government. The Town is increasingly benefiting from the generosity of property owners who accept below fair market sale prices, and citizens who make contributions to help protect key properties.

Annual CPF Receipts Summary

June 1999 - July 2005



Open Space Purchases



Special Thanks

The C.P.F. Committee works hard to make our program a success. Special mention is owed to former Supervisor Jay Schneiderman and Councilwoman Diana Weir, the Town Attorneys and their staff, over several years, especially Rick Whalan and Beth Baldwin, Planning Director Marguerite Wolfsfohn and her staff, Natural Resources Director Larry Penny and the Nature Preserve staff and the Nature Preserve Committee, which guides the Town in the care and management of many of these properties after purchase.