

TOWN OF EAST HAMPTON COMMUNITY PRESERVATION FUND

2010 Management and Stewardship Plan
Department of Land Acquisition and Management



The Community Preservation Fund Law was enacted to help protect and preserve our community character through the acquisition of interests or rights in real property within the Town and Villages. With regard to this law, community character shall involve one or more of the following: (a) establishment of parks, nature preserves, or recreation areas; (b) preservation of open space, including agricultural lands; (c) preservation of lands of exceptional scenic value; (d) preservation of fresh and saltwater marshes or other wetlands; (e) preservation of aquifer recharge areas; (f) preservation of undeveloped beach lands or shoreline; (g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species; (h) preservation of pine barrens consisting of such biota as pitch pine, and scrub oak; (i) preservation of unique or threatened ecological areas; (j) preservation of rivers and river areas in a natural, free-flowing condition; (k) preservation of forested land; (l) preservation of public access to lands for public use including stream rights and waterways; (m) preservation of historic places and properties listed on the New York state register of historic places and/or protected under a municipal historic preservation ordinance or law; and (n) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

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Introduction

In an effort to create greater efficiency, transparency and accountability the Peconic Bay Region Community Preservation Fund law has been amended to institute a series of fiscal oversight measures to ensure that this successful program continues to meet its objectives. The whole of this document will constitute a Management and Stewardship (M&S) Plan. This plan will deal with the management and stewardship of property acquired using Community Preservation Funds as they relate to proposed expenditures for calendar year 2010. As stipulated in section 6 of the CPF law:

As part of, or in addition to, said community preservation fund project plan, each Town Board may also adopt a management and stewardship plan for interests or rights in real property acquired pursuant to this section. No monies from the fund shall be expended for management and stewardship, except as approved in said plan. Said plan may provide management and stewardship projects for up to a three year period and shall provide a description and estimated cost for each project. Said plan shall be approved and adopted by local law and may be updated from time to time at the discretion of the Town Board. Only management and stewardship projects permitted pursuant to subdivision 9-A of this section shall be eligible to be included in the plan.

For a complete understanding of the rationale behind this plan, we must be cognizant of section 9 of the CPF Law which outlines the purposes of M&S, as well as those projects that are eligible for funding pursuant to this section.

Section 9 states:

Lands acquired pursuant to this section shall be administered and managed in a manner which (a) allows public use and enjoyment in a manner compatible with the natural, scenic, historic and open space character of such lands; (b) preserves the native biological diversity of such lands; (c) with regard to open spaces, limits improvements to enhancing access for passive use of such lands such as nature trails, boardwalks, bicycle paths, and peripheral parking areas, provided that such improvements do not degrade the ecological value of the land or threaten essential wildlife habitat; and (d) preserves cultural property consistent with accepted standards for historic preservation.

Projected expenses will be governed by sections 9-A through 9-E found below:

Section 9-A states:

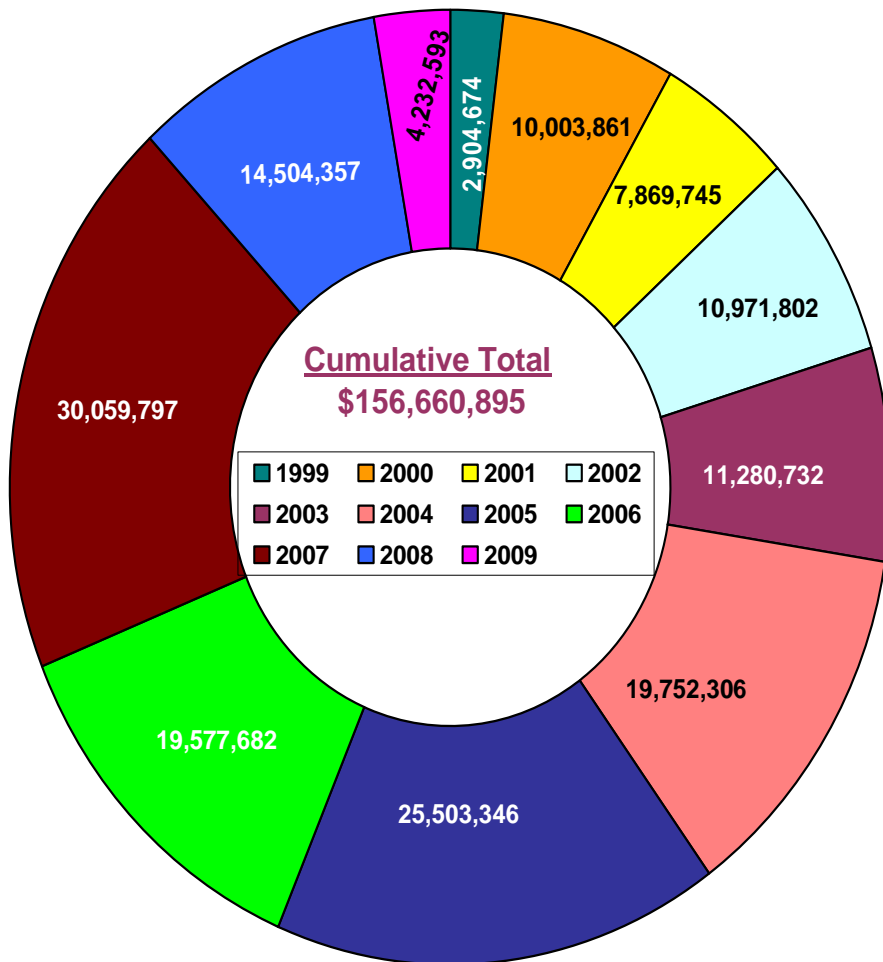
Except for interests or rights in real property acquired for historic preservation purposes, management and stewardship projects shall be only expended for (1) projects which promote the protection or enhancement of the natural, scenic, and open space character for which the interests or rights in real property were acquired, or (2) accessory uses related to the purpose for which the interest or rights in real property were acquired consistent with subdivision 9 of this section, or (3) Restoration of acquired real property

to its natural state including the demolition of existing buildings and structures.

- 9-B: In the case of interests or rights in real property acquired for historic preservation purposes, funds may be expended only for the restoration and rehabilitation of buildings and structures consistent with accepted standards for historic preservation.
- 9-C: Expenses related to the customary operation and maintenance of acquired interests or rights in real property shall not be permitted from the fund.
- 9-D: Any project funded pursuant to this subdivision must have a useful life of five years or more under section 11.00 of the local finance law.
- 9-E: Any expenditure from the fund for a purpose other than that permitted, herein, shall be deemed to be prohibited.

CPF RECEIPTS SUMMARY
June 1999 - July 2009

August 24, 2009



Overview

The Community Preservation Fund (Peconic Bay Region 2% Transfer Tax) was adopted in 1998 by a voter approved referendum, and began collecting revenue in 1999 for the specific purpose of preserving the Community Character on the East End of Long Island. In accordance with the provisions of the Peconic Bay Region Community Preservation Act, the Town has adopted a Project Plan in order to help identify and categorize those properties within the Town of special interest for the preservation of said Character. This plan was originally adopted on August 4, 1998, and revised on May 15, 2003. We are currently working on revising this plan in conjunction with the Planning Department for adoption in late 2009. The plan includes a site specific listing of every parcel of land which the Town and the incorporated Villages within the Town have an interest in preserving either through the purchase of fee title, the purchase of an easement, purchase of development rights, gift, or some combination thereof. This plan identifies those areas whose protection is most critical to preserve our rural character, protect our native flora and fauna, safeguard our vulnerable groundwater supply, protect our surface waters and preserve our remaining farmland.

To date in East Hampton, we have acquired 189 properties, or interests in real property with our CPF funding, which encompasses approximately 1600 acres. The Fund has generated approximately \$156,660,000 (please see chart above). In addition, we have borrowed over \$50,000,000 against future revenues in an effort to acquire property while it is still available.

Eight of these acquisitions are for Historic purposes and include the acquisition in Fee Title of Duck Creek, Labrozzi/Lester, and Hook School House. The Amagansett Life Saving Station building was acquired through a generous gift from the Carmichael family through Peconic Land Trust and has been moved back to its original historic setting. The remaining four are Façade Easements requiring no additional monetary inputs from the Town and include Conklin, Van Biema, Schellinger Farm and Moran in East Hampton Village.

Five of our acquisitions have been for park purposes including the West Lake Tennis courts in Montauk, Springs Park, Fort Pond Bay Park, Town Lane Park, and soon Boys Harbor. The remaining 176 properties will be broken down according to 6 main categories found within the CPF Plan, and simplified here as:

- Category 1: Historic Lands and Buildings
- Category 2: Parks and Recreational
- Category 3: Open Space and Forestland
- Category 4: Wetlands
- Category 5: Beaches and Shoreline
- Category 6: Farmland

Management and Stewardship for all parcels will be consistent with the resolutions that were passed to initiate these acquisitions. For example, if the purpose of acquisition is historic preservation, the M&S will consist of those steps necessary to further that purpose. However, M&S is not a static process, and therefore this M&S plan is subject

to modification as circumstances change due to storm or weather related issues, on site condition changes and the addition of properties to our roster of protected lands. Section 6 of the CPF Law allows for modifications of this M&S plan subject to public hearing and passage of amending resolutions.

Since our Stewardship department is relatively new, beginning in March of 2007 with the hiring of our Land Steward, we have a backlog of properties that need documentation. Our primary goal has been, and will continue to be, the creation of a Baseline document for each property, as well as creating a Management Plan for each property or group of similar properties in a similar geographic area of the Town. Baseline Documentation is a process of collecting as much physical data for each property at the time of acquisition as a protection of the Town's rights and or obligations to that particular property. This data will include but not be limited to: Aerial photos, location maps, a full set of photo documentation taken along all boundaries of the property, the deed, title, survey, notes describing the physical condition of the property, etc. This then becomes a legal document that we can use if for example we ever need to defend our rights in a court of law against encroaching neighbors, poaching shrubbery, dumping, etc.

Management Plans are essentially a blueprint of the M & S responsibilities that define how each property is to be maintained, i.e. invasive species removal, Phragmite control measures, trail maintenance, etc. A management plan also documents flora and fauna and describes best management practices to insure a healthy ecosystem, including the protection of any rare, threatened or endangered species. Since people are an integral part of any ecosystem and our activities often dominate all other impacts, the management plan may also help define future uses on site including peripheral parking areas, kiosks, trail location and maintenance, or more active uses such as sports fields.

Proposed Expenses as they relate to M&S

As opposed to doing a specific breakdown of each individual property, we have created individual tables for the 6 primary categories of properties, and a second table for the proposed actions and associated expenditures. Each category of property will be preceded by a brief description of the types of lands in said category, as well as the M&S goals and objectives. Properties will be broken down by property groups because lands that are similarly classified generally have similar M&S requirements. Please note that several of the "Project or Action" boxes will not have an associated expense. This M&S plan will also act as a blueprint for future years, and since our continued goal for 2010 will be the creation of Baselines and specific Management Plans, there will be less overall time for on site M&S.

There will be a budget page that details expenses as they relate to salaries, office expenses and other department or consultant maximum spending limits. Proposed expenditures will be governed by section 13 of the CPF law:

The cost of employees and independent contractors to implement the provisions of this section, may only be paid for by the fund where the duties and responsibilities of said employees and independent contractors are directly dedicated to implementing the provision of this section. Where such employees and independent contractors are not exclusively dedicated to implementing the provisions of this section, no more than the cost of the actual time expended directly dedicated to implementing the provision of this section may be charged. Such costs shall be expressly identified in the town budget and any plan adopted pursuant to this section before funds for such costs may be expended. In addition, such costs must be documented by a time accounting system, subject to audit.

Please also note that some of the lands we have acquired are in partnership with New York State, the County of Suffolk, the incorporated Villages, other not-for-profit organizations, or the Federal Government, and where applicable there will be a notation in the land tables. While some of these partners may have required the lead agent status for management rights on a particular property, it does not relieve the Town's and therefore CPF responsibility to help administer M&S which may include related expenses.

Historic Lands and Buildings

Category 1

We have acquired six historic properties in an effort to retain some of our heritage and historic character. Like East Hampton's natural resources, our historic resources are vulnerable to development pressures as well as natural forces, and once lost are irreplaceable. The instruments of protection that can be used in order to preserve these properties other than planning and zoning, include gifting, purchase for preservation purposes, and façade easements. We own the fee title of Duck Creek Farm and Labrozzi/Lester. The remaining four are Façade Easements requiring no additional monetary inputs from the Town and include the Wainscott Conklin house, the East Hampton Conklin house, Schellinger Farm and the Thomas Moran house in East Hampton Village. We have an agreement with the Historic Society to manage the Hook Schoolhouse, and therefore, there will be no further monetary inputs. Properties purchased for historic purposes need to be on the Federal or State registry, and/or need to be locally designated.

Goals and Objectives

For fee acquisitions, we intend to restore structures and lands, (as per Federal restoration guidelines), as necessary in conjunction with an historic consultant, and proposed uses. We will work with our local historical society and other organizations to learn the properties history, former uses, and possible future uses. We will seek grants and other private funding sources to accomplish restoration work; however CPF will likely be the

primary funding source for proposed work. Once restored, we are working with the historical society to help facilitate use and management of the properties.

Proposed Expenditures

Project or Action for Labrozzi/Lester	Estimated Cost	Budget Line
Capital Improvement Materials	\$30,000	CS 8800-54995
Outside Professional (Consultant, Engineer, etc.)	\$10,000	CS 8800-54520
Sub Contractors	\$30,000	CS 8800-54500
In House Labor	As needed basis- Please see notes below	Primarily CS 8800-55100
Debris Removal, Dumpsters, etc.	\$5,000 (Total budget for all properties)	CS 8800-55200

- Expenses are for historic properties that are owned in fee title. The historic property that will be worked on in 2010 is Labrozzi/Lester. Work to be completed at Labrozzi will be some finish work on the interior of the building, plumbing, insulation, plaster, driveway with handicapped space(s) and landscape.
- Much of the above work will be accomplished by Town staff members to help control costs and work quality. We currently have an historic carpenter that works in the Parks and Recreation department. Any accountable hours spent restoring historic structures by any internal department will be reimbursed through CPF. Please see Department Charge Backs within the budget for the maximum amount of potential CPF charge backs attributable by Department. All budget lines are best estimates.

Eligible Project Parcels

Name	Physical Address	Tax Map Number	Acreage	Description of Property	Comments
Duck Creek Farm (Lang)	367 Three Mile Harbor Rd.	59-2-17.1	6.69	Historic	Historic property owned in fee title
East Hampton Conklin House (WVB Partners-Van Biema)	Accabonac Rd East Hampton	187-3-17	.8	Historic	Historical preservation easement
Labrozzi-Lester (Labrozzi, DiSunno, Barristers Group)	135 N Main St East Hampton	163-6-26	2.88	Historic	Historic property owned in fee title
Schellinger Farm	145 & 137 Main St Amagansett	171-1-9 & 3.1	1.2	Historic	Agricultural Easement & Historic Easement
Thomas Moran House (Guild Hall)	229 Main Street Village of EH	301-8-7-52	.7	Historic	Historic easement

Wainscott Conklin House	200 Sayres Path & 143 Main St Wainscott	200-1-21.7 & 21.8	2.0	Historic	Joint purchase w/Peconic Land Trust Agricultural & Historic Easement
Total			14.27	Historic	

Parks and Recreation Properties **Category 2**

These parcels have been acquired for a more active use and/or for park purposes. While these parcels will be under the management purview of our Land Steward, the day to day maintenance, will primarily be taken care of by our Parks and Rec. Department. The Parks and Rec. Dept. may help in the creation of recreational opportunities, such as trails or installation of apparatus which will be attributable to the Fund, however, routine maintenance, such as mowing lawns, garbage removal etc. will not be chargeable to the Fund.

Goals and Objectives

There are many different types of park and/or recreational lands, and each will have somewhat unique M&S needs. Specific management plans will be drawn up for each of these properties as a guide for future M&S, however many of the responsibilities and expenditures will be similar.

Proposed Expenditures

Project or Action	Estimated Cost	Budget Line
Signage	\$1,000 (total budgeted for all properties)	CS 8800-54731
Invasive Species Removal	n/a	
Re-vegetation projects	n/a	
Trail installation and maintenance	\$4,000 (Parks and Rec.)	CS 8800-55100
Walkways or Boardwalks	n/a	
Kiosks	\$1,500	CS 8800-54980
Fences, Gates or Barriers	n/a	
Park Benches	Possible donations	
Clearing, Creation of Driveways or Parking areas	\$33,000 (Proposed 27,800 driveway and 4,500 for parking area)	CS 8800-55150
Debris removal, dumpsters, etc.	\$5,000 (Total budget for all properties)	CS 8800-55200
Encroachments or poaching flora	\$3,000 (Total budget for all properties)	CS 8800-55300

Eligible Project Parcels

Name	Physical Address	Tax Map Number	Acreage	Description of Property	Comments
* Boys Harbor	Springy Banks Rd	92-1-11.1; 74-5-30.2	28	Parks & Recreation	* <i>In Contract</i>
Benson Point Realty	200 Navy Rd Montauk	26-1-1.1	21.85	Parks & Recreation	
Springs Park (Ireland)	Three Mile Harbor Rd Springs	61-4-4.2	41.99	Parks & Recreation	
Town Lane Park (Soffer Foundation)	173 Town Ln East Hampton	149-2-21.1	5.162	Parks & Recreation	
West Lake Tennis (Montauk Racquet)	91 South Fulton Dr Montauk	32-1-8.2	4.7	Parks and Recreation	
Total Parks & Recreation			101.702		

* Boys Harbor has not yet been acquired- when acquired we may amend this plan to include necessary expenses, or postpone all but health and safety issues into 2011

Open Space and Forestlands Category 3

In addition to all other types of open space and forestlands, this designation of properties will include Village greens/Village corridor conservation areas, trails, recreation ways, and the south fork bikeways route. Open Space also includes lands of exceptional scenic value, wildlife refuges with significant biological diversity and unique or threatened ecological areas. East Hampton's woodland areas vary greatly in species composition and community structure from one region to the next. There are four woodland subcategories including pine barrens, oak/hickory forest, beech forest and white pine forest. East Hampton still retains large sections of its original diverse habitat and as a result species still can be seen which have been lost in other areas. This makes East Hampton unique on Long Island and contributes greatly to its "sense of place".

Goals and Objectives

Our goal is to preserve these properties' species diversity, scenic vistas and groundwater resources. Because this category represents our largest acreage holdings with such a wide variety of property and woodland types, there will be a broad range of M&S needs, including but not limited to removal of invasive species of plants and re-vegetation with

native species, where appropriate, to enhance and protect the ecology of these properties. Such work will be undertaken based on an assessment of the seriousness of the ecological threats posed by invasive species (or other threats) in particular locations, and of the feasibility and cost-effectiveness of projects designed to reduce the threats. As the Town completes the baseline document and management plans referenced above, the knowledge base will be expanded and will be used to determine the properties most in need of ecological intervention and to consider timelines for initiating such work. In addition, our goals will also include reasonable public access through trails and other means consistent with the ecological values of the properties. We must ensure safe and appropriate uses on these properties.

Proposed Expenditures

Project or Action	Estimated Cost	Budget Line
Signage	\$1,000 (total budget for all properties)	CS 8800-54731
Invasive Species Removal	\$5,000 (Parks Dept.)	CS 8800-55100
Re-vegetation Projects	\$2,500 (total budget for materials)	CS 8800-54980
Meadow Restoration	n/a	
Trail installation and Maintenance	Staff	
Walkways or Boardwalks	\$2,000 (capital materials for Dodge)	CS 8800-54995
Kiosks	n/a	
Gates or Barriers	n/a	
Clearing and/or Creation of Parking	\$5,000	CS 8800-55150
Debris removal, dumpsters, etc.	\$5,000 (Total budget for all properties)	CS 8800-55200
Encroachments or poaching flora	\$3,000 (Total budget for all properties)	CS 8800-55300

Eligible Project Parcels

Name	Physical Address	Tax Map Number	Acreage	Description of Property	Comments
Abecassis	546 Rte 114 Wainscott	156-1-2	17.92	Open Space	
Akin	Glenmore Ave & Foxboro Rd Montauk	19-1-7.4; 7.9; 7.7; 7.8	7.05	Open Space	
ARG SPV (IV)	16 Southwood Ct Amagansett	126-1- 14.40	2.1	Open Space	
Baron	22 Swamp Rd East Hampton	133-2-6.4	2.89	Open Space	
Brockman	183 Six Pole Hwy Wainscott	133-1-3	8.7	Open Space	
Brown	202 Woodbine Drive	96-3-3	.62	Open Space	

	Springs				
Bucking	221 Swamp Rd East Hampton	90-4-1.3	7.2	Open Space	
Caddis Fly LLC (Gerson)	489 Hands Creek Rd East Hampton	113-2-3	11.6	Open Space	
DeCuevas	12 Fainwood Ct Amagansett	149-3-14	24.0	Open Space	Conservation Easement
Duke	Springy Banks Rd East Hampton	74-5-30.3	56.77	Open Space	* Purchase of Option only Joint purchase w/County
East Land Development- McQueeney	84 & 86 Crooked Hwy East Hampton	112-1-23 & 24.1	4.19	Open Space	
Foster, Marilee	347 Town Line Rd Wainscott	132-1- 14.2	14.07	Open Space	
Gabby Lane LLC	Town Line Rd Wainscott	132-1- 13.1 thru 13.6 133-1-56 thru 59	71.19	Open Space	
Gerson	191 Six Pole Hwy Wainscott	133-1-2	8.8	Open Space	
Giuffre	748, 750, 752 Rte 114 Wainscott	133-1- 15.1, 15.2, 15.3	15.5	Open Space	
GMM LLC (Gerson)	125 Merchants Path Wainscott	155-1-6.1	6.7	Open Space	
Goodman	Springs Fireplace Rd. Springs	80-5-4.9	26	Open Space	
Heaney	19 La Foret Ln Amagansett	126-1- 14.35	2.65	Open Space	
Hillside Development Corp (Generations Park)	Hillside Drive East Sag Harbor	302-7-2- 9.1;.2;.3; .4	9.4	Open Space	* Neighborhood Open Space Bond \$ 2,000,000 In cooperation w/Village of Sag Harbor
Jacobs Farm (Sabin)	750 Accabonac Rd Springs	102-3-17	165.35	Open Space	Joint purchase w/County
Jenney	32 Upland Rd Montauk	48-3-15.2	1.375	Open Space	Joint purchase w/The Nature Conservancy
Jossem & Atrium Square	65 & 69 Red Dirt Rd Amagansett	126-1- 12.4 & 126-1-13	7.58	Open Space	
Lange & Tatosian	352 Springs Fireplace Rd Springs	119-5-2.6	10.8	Open Space	2 small adjoining parcels purchased with \$ 465,250 General Municipal Bond
Lassaw	School St Springs	80-6-24.4	23.27	Open Space	
Lauria	45 Upland Rd Montauk	48-3-12.1	2.233	Open Space	
Leonard	3 Six Pole Hwy Wainscott	155-1- 21.1 & 32	60.32	Open Space	Joint purchase w/County (through The Nature Conservancy)

Leonard	333 Town Line Rd Wainscott	154-1-1	2.59	Open Space	
Manzi	516 Wainscott Northwest Rd Wainscott	155-2-7	24.52	Open Space	
MFH LLC (Gerson)	199 Six Pole Hwy Wainscott	133-1-1	9.906	Open Space	
Napo	4 Greenway Springs	103-7-18	.31	Open Space	
Neighbors LLC	99 Neck Path Springs	103-1-5	13.049	Open Space	
Peconic Land Trust (from Middlefield Development- Ammon)	Hook Green (formerly Mark R. Buick dealership)	301-4-3-8	.71	Open Space	Joint purchase w/Village
Plank Industrial LLC	30 Middle Hwy (Wolf's Hole Rd) Wainscott	181-1-2.1	4.98	Open Space	
RFG LLC (Gerson)	36 & 26 Slough Hwy (Merchants Path) Wainscott	155-1- 28.1 & 7.1	14.306	Open Space	
Richards	Old Stone Hwy & Neck Path Springs	103-2-26	14.66	Open Space	
Rohlf	171 Old Montauk Hwy Amagansett	130-1- 13.1	.95	Open Space	
Ross School	380 Rte 114 Wainscott	181-1-7	71.089	Open Space	Joint purchase w/County
Ross School	420 & 428 Northwest Rd Wainscott	180-1-4 & 5	19.4	Open Space	
SASFOX	36 La Foret Ln Amagansett	126-1- 14.27	2.0	Open Space	
Savage	489 Old Stone Hwy Springs	103-7-30	.31	Open Space	
Sherrill	86 Napeague Harbor Rd Amagansett	110-1-3.1	1.92	Open Space	
Stark	75 Daniels Hole Rd Wainscott	192-3-22	19.19	Open Space	
Stark	320 Old Montauk Hwy Village of EH	301-6-1-1	3.56	Open Space	
The Nature Conservancy- Marna	80 Hog Creek Rd Springs	39-11-10	28.26	Open Space	Joint purchase w/County
Verderosa	355 Three Mile Harbor Rd Springs	75-1-21.1	1.0	Open Space	
Whelan	767 Rte 114 East Hampton	133-2-2.1	5.51	Open Space	* \$500,000 Special Bond
Wilder	854 Fireplace Rd Springs	63-3-29.2	2.66	Open Space	
Winsant Group (Winsant Hills)O	387 Town Line Rd Wainscott	132-1-5.2 & 302-9-	15.34	Open Space	

	(Part Sag Harbor)	2-9		
Total Open Space			824.498	

Wetlands Category 4

These types of parcels are fresh and saltwater marshes or other wetlands including harbors, bays, embayments, dreens and creeks. This will include harbor protection overlay areas, watershed lands and nationally designated Peconic Estuary area.

Goals and Objectives

Due to the land's fragile nature and ecological import, we must protect these lands from surface water runoff, development, dumping, littering, and inappropriate uses. Rising sea levels also pose a threat to our marshes and proper stewardship may necessitate monitoring the changes of the marshes over time, among other measures of marsh health.

Proposed Expenditures

Project or Action	Proposed Cost	Budget Line
Signage	\$1,000 (total budget for all properties)	CS 8800-54731
Invasive Species Removal	\$2,500 (Filippelli et al Subcontract Costs)	CS 8800-54500
Re-vegetation and/or Site Restoration	\$2,500 Up to- for Labor \$2,500 Up to- for Materials	CS 8800-55250 CS 8800-54980
Meadow Restoration	\$2,500 (Filippelli et al Subcontract Costs)	CS 8800-54500
Trail Installation and Maintenance	n/a	
Walkways or Boardwalks	n/a	
Kiosks	n/a	
Fences, Gates or Barriers	n/a	
Clearing and/or Creation of Parking	n/a	
Sub Contract	\$15,000	CS 8800-54500
Debris removal, dumpsters, etc.	\$5,000 (Total budget for all properties)	CS 8800-55200
Encroachments or poaching flora	\$3,000 (Total budget for all properties)	CS 8800-55300

Eligible Project Parcels

Name	Physical Address	Tax Map Number	Acreage	Description of Property	Comments
511 Equities Corp assignment from Tuma	43 Fairfield Dr. Montauk	28-5-6	4.185	Wetlands	
511 Equities Corp assignment from Tuma	26 S. Fay St. Montauk	28-2-9	1.448	Wetlands	
511 Equities Corp assignment from Tuma	26 Fairfield Dr. Montauk	28-2-10.1	1.3	Wetlands	
511 Equities Corp.	151 Old West Lake Drive Montauk	20-6-1	29.25	Wetlands	
511 Equities Corp.	21 Fort Pond Rd Montauk	28-1-34.3	4.3	Wetlands	
511 Equities Corp.	9 Echo Terrace Montauk	28-1-35	1.4	Wetlands	
Artinian	N. Surfside Ave. Montauk	29-1-16.2; 16.3; 18.6; 18.7	1.9913	Wetlands	
Bistrian	29 Private Rd off Napeague Harbor Rd Amagansett	110-2-12.7	1.94	Wetlands	
Bistrian	43 Private Rd off Napeague Harbor Rd Amagansett	110-2-12.6	1.53	Wetlands	
Bistrian	31 Napeague Harbor Rd Amagansett	110-2-11	1.53	Wetlands	
Buckley	8& 10 Seaside Ave Montauk	32-7-1; 7-2	.95	Wetlands	
Capurso et al.	Fresno Pl Montauk	19-2-16.1; 16.2; 16.4; 18.1; 18.3; 18.6; 18.7	4.66	Wetlands	Joint purchase W/County
Capurso, Burke, et al.	Gravesend Ave Montauk	19-2-16.3; 18.2; 18.5; 20.1; 20.2; 61	2.644	Wetlands	Joint purchase W/County
Capurso, Ralph Jr.	6 Frederick Ct Montauk	19-2-18.4	.495	Wetlands	Joint purchase W/County
Clancy	10 North Gaffney Montauk	12-3-8	.43	Wetlands	
Crowley	2053 Montauk Hwy Amagansett	109-2-11	2.01	Wetlands	
Doyle	10 Rehan Ave Montauk	31-1-20	.17	Wetlands	
Fasano et al	77 Swamp Rd East Hampton	133-2-10	.43	Wetlands	
Feinblatt	459 Old Stone Hwy Springs	103-6-22.3	.64	Wetlands	
Filippelli	980 & 976 Springs	39-14-29	9.887	Wetlands	Joint purchase

	Fireplace Rd Springs	& 63-3-2			w/County & The Nature Conservancy
Florez	50 Sammys Beach Rd East Hampton	56-2-46	.739	Wetlands	
Foster, Rita	81 S. Fulton Dr Montauk	32-1-15.1	17.7	Wetlands	Development rights
Freeman	211 Norfolk St & 1133 Springs Fireplace Rd Springs	39-8-3 & 44	1.14	Wetlands	
Geoffroy	32 Twillingate Ave Springs	38-3-15	.381	Wetlands	
Hirschberg	207 Norfolk Dr Springs	39-8-46	.4817	Wetlands	
Ian, Donato	16 N. Seaside Ave Montauk	32-4-32	1.47	Wetlands	
Ian, Donato	15 & 17 N. Seaside Ave Montauk	32-4-33 & 34	.94	Wetlands	
Ian, Donato	N. Seaside Ave Montauk	32-4-41	.48	Wetlands	
Ian, Joyce	8 N. Seaside Ave Montauk	32-4-31.1	1.53	Wetlands	
Jacobs	11 Soakhides Rd East Hampton	122-5-1	.61	Wetlands	Demo Structures
Koncelik & Casale	Swamp Rd East Hampton	111-1-3.1	3.24	Wetlands	
Miller	3 Mile Harbor Rd East Hampton	143-1-2	2.4	Wetlands	Scenic & Conservation Easement
Montauk Farrell Corp.	14 Garfield Ave Montauk	19-10-2	3.3	Wetlands	
Montauk Farrell Corp.	262 Greenwich St Montauk	19-10-21	2.4	Wetlands	
Montauk Farrell Corp.	7 Greenwich Pl Montauk	19-9-26	2.1	Wetlands	
Montauk Farrell Corp.	14 Fairview Ave Montauk	19-10-18	1.5	Wetlands	
Montauk Farrell Corp.	233 S. Greenwich St Montauk	19-10-3	1.5	Wetlands	
Montauk Farrell Corp.	15 Gerard Pl Montauk	19-10-4.1	1.5	Wetlands	
Montauk Farrell Corp.	14 Gerard Pl Montauk	19-10-8.1	1.2	Wetlands	
Moroney	39 Garfield Ave Montauk	19-7-29.12	.44	Wetlands	
Munkenbeck	3 Hog Creek Rd Springs	39-1-13.1	.45	Wetlands	
Nigro	265 Fairview Ave Montauk	19-7-44.27	.7232	Wetlands	
Norquay	333 West Lake Dr Montauk	12-3-4	.42	Wetlands	
Odierno	319 Fairview Ave Montauk	19-9-22	.47	Wetlands	

Parsons	39 Dominy Ct East Hampton	165-5-8.8	1.09	Wetlands	
Potts	24 Second House Rd Montauk	48-3-36	1.15	Wetlands	Joint purchase w/Suffolk Cty
Speiss	76 Northwest Landing Rd East Hampton	90-1-4.3	2.137	Wetlands	
Starzec	140 Old West Lake Dr Montauk	20-5-4	.523	Wetlands	
The Nature Conservancy- Weitzman	950 Fireplace Rd Springs	63-3-10	16.85	Wetlands	Joint purchase w/County
Troy	155 S. Edgemere St Montauk	27-3-17.2	.64	Wetlands	
Tuma	26 Fairfield Dr Montauk	28-2-11.2	.68	Wetlands	
Ulrich	54 Sammys Beach Rd East Hampton	56-2-48	.47	Wetlands	
Valente	Sammys Beach Rd East Hampton	56-2-42	.04	Wetlands	
Wang/Wu	568 West Lake Dr Montauk	5-4-13	.751	Wetlands	
Total Wetlands			149.686		

Beaches or Shoreline **Category 5**

These lands are a very important component of the Town's natural environment and support a large number of protected plant and animal species. In fact, nine of the sixteen New York State Significant Coastal Fish and Wildlife Habitats designated in East Hampton contain areas of duneland and beach. These outstanding areas are important to many coastal wildlife species, including threatened and endangered species and provide valuable opportunities for ecological research. The adverse human impacts on natural coastlines throughout Long Island and the entire east coast greatly intensifies the ecological importance of East Hampton's pristine beaches and dunes. Our beach and shoreline category include dune lands, bluffs and lands for access. Access, where appropriate due to the sensitivity of the ecology of these lands, to our bays, oceans and lakes may include recreational opportunities for fishing, swimming, educational opportunities, sun bathing, etc.

Goals and Objectives

M&S must consider that the shoreline is a dynamic system subject to sea level rise, storm events, daily tidal changes, and other factors that constantly alter the configuration of

beaches, bluffs and dunes. Because of the species diversity and ecologic sensitivity, we must create access points where appropriate, and prohibit access where it is not.

Proposed Expenditures

Project or Action	Proposed Cost	Budget Line
Signage	\$1,000 (total budget for all properties)	CS 8800-54731
Invasive Species Removal	\$10,000 (Babes Lane/Helm Subcontract Costs)	CS 8800-54500
Re-vegetation and/or Site Restoration	\$2,500 Up to- for total labor \$2,500 Up to- for materials	CS 8800-55250 CS 8800-54980
Meadow Restoration	n/a	
Trail Installation and Maintenance	Staffing	
Walkways or Boardwalks	\$2,000 (Dodge, Materials)	CS 8800-54995
Kiosks	n/a	
Fences, Gates or Barriers	n/a	
Clearing and/or Creation of Parking	n/a	
Sub Contract	\$30,000 (Demo on Gull Island)	CS 8800-54500
Debris removal, dumpsters, etc.	\$5,000 (total budget for all properties)	CS 8800-55200
Encroachments or poaching flora	\$3,000 (total budget for all properties)	CS 8800-55300

Eligible Project Parcels

Name	Physical Address	Tax Map Number	Acreage	Description of Property	Comments
96 Meadow Lane (Amsterdam Beach)	1636 Montauk Hwy Montauk	21-2-p/o 24.15 (now 21-2- 24.17)	122.8	Beaches or Shoreline	Joint purchase w/County & NYS * includes \$ 989,477 Federal Grant NYS share \$ 4,000,000 – County share \$ 5,500,000
Bear & Schub, Shadmoor Assoc.	900 Montauk Hwy Montauk	53-1-6.2	65.93	Beaches or Shoreline	Joint purchase w/NYS Suffolk County purchased adjacent lot of 32.96 acres (reflected in total price shown)
Cavett	DeForest Rd Montauk	32-6-1.2	71	Beaches or Shoreline	Joint purchase with NYS and County
Dodge	1064 Fireplace Rd Springs	39-14-16	8.571	Beaches or Shoreline	Joint purchase W/County
Engstrom	100 Navy Rd	27-2-4.1	1.52	Beaches or	

	Montauk			Shoreline	
Four Queens Corp.	30 Navy Rd Montauk	27-2-2.2	4.14	Beaches or Shoreline	
French	Private Rd off Napeague Harbor Rd Amagansett	109-1-13.1	1.15	Beaches or Shoreline	
Granath	53 Napeague Harbor Rd Amagansett	110-2-10	3.7	Beaches or Shoreline	
Hagerstrom	230 Gerard Dr Springs	42-1-8 & 9	2.7	Beaches or Shoreline	
Helm	15 Babes Ln Springs	59-1-3	2.53	Beaches or Shoreline	
Keyes	Squaw Rd & Dayton (Gull) Island Springs	59-1-4 & 61-2-1	5.072	Beaches or Shoreline	Demo Structures
Lake	Gerard Drive, Springs	41-2-30	.5	Wetlands	
Montauk Deforest Assoc.	166 Deforest Rd Montauk	33-3-2.2	4.65	Beaches or Shoreline	* The Nature Conservancy & neighbors contributed \$ 850,000
South Flora Land Development	1966 Montauk Hwy Amagansett	130-2-2	37.65	Beaches or Shoreline	
Weisz	112 & 136 Deforest Rd. Montauk	32-6-10; 6-11	26.8	Beaches or Shoreline	Joint purchase w/County
Total Beaches or Shoreline			358.713		

Farmland **Category 6**

The Town has protected farmland through the use of purchase of development rights easements, and/or the acquisition of fee title. This site type describes a particular human use of the land as well as a non-renewable resource, our prime agricultural soils.

The protection of the Town's farm properties in sufficient number and acreage is vital to the preservation of our community character and heritage. When acquired, these lands are restricted to an exclusive agricultural use as per the instrument of protection, to help protect the business of farming. The M&S for easements or properties owned in fee are quite similar in that the protection of our prime agricultural soils, the business of farming and the opportunity for the community to see the traditional uses can be accomplished through monitoring and enforcement.

Goals and Objectives

The protection of the ever changing business of farming is linked with the protection of our prime agricultural soils. Through diligent monitoring and enforcement of the easements or leases we can ensure the protection of the soils which will allow current and

future farmers the opportunity to continue this profession on the east end. Where appropriate, we will also protect the vistas offered by these protected lands.

Proposed Expenditures

Project or Action	Proposed Cost	Budget Line
Signage	\$1,000 (total budgeted for all 189 properties)	CS 8800-54731
Monitoring	Staffing	
Enforcement	Staffing	

Eligible Project Parcels

Name	Physical Address	Tax Map Number	Acreeage	Description of Property	Comments
Babinski	39 Beach Ln Wainscott	200-3-38.5	19.7	Farmland	Joint purchase w/Peconic Land Trust (on behalf of, and with contributions from, the Wainscott Farm Land Protection Fund) Development rights – Conservation Easement
Bistrrian, Krupinski et al	Pantigo Rd - Village Line East Hampton	188-1-3	7.9	Farmland	Joint purchase w/Village CPF share Agricultural Easement
Bistrrian, Krupinski et al	131 Pantigo Rd Village of EH	301-4-4-29	2.56	Farmland	Agricultural Easement
Buckskill Farm LLC.	Greenhollow Rd East Hampton	193-3-11.10	6.8	Farmland	Purchase in Fee
Conklin	Wainscott Main	200-1-21.7 & 21.8	2	Farmland & Historic Easement	Agricultural Easement and Historic Easement
Damiecki	176 Long Ln East Hampton	157-3-1.3	29.12	Farmland	Joint purchase w/County Development rights
Dayton	112 Dayton Ln Village of EH	301-2-5-2	4.622	Farmland	Development rights - Agricultural Easement
Dayton	35 Toilsome Ln Village of EH	301-2-3-8.3	.918	Farmland	Joint purchase w/Village (Village \$77,000 for 2,800 sq. ft) Development rights - Agricultural Easement
Deleyer	171 Oakview Hwy East Hampton	159-4-p/o 19.1	13.84	Farmland	Development rights Conservation Easement
Grossman	Cedar St & Roberts Ln East Hampton	159-1-2.5	7.273	Farmland	Purchase in Fee
Miller	3 Mile Harbor Rd	143-1-3.1	14.1	Farmland	Development rights Scenic & Conservation

	East Hampton				Easement
Schwenk	55 Long Ln East Hampton	185-1-20.1	42.21	Farmland	Joint purchase w/County of Development rights
Struk	353, 367, 375 Main St Amagansett	172-1-5.2; 7; 8	13.947	Farmland	Agricultural-Development rights
Total Farmland			171.89		

Staffing

Because of the number of properties that still do not have a Baseline Document, one of our primary objectives for 2010 will be to complete as many as possible. We have two staff members, a stewardship manager and administrative assistant to create these documents. During this process, we will also be working on several management plans as they relate to specific properties. Properties that have a significant visitor base will be worked on first since these properties will have the highest likelihood of disturbance. These will primarily be our parks/recreational lands. Short of emergency situations such as threats to health and safety issues, or fallen trees on trails as an example, these two individuals primary role for 2010 will be the creation of these documents. As a secondary role, there will be oversight and management of all projects in which other departments, sub contractors or interns/volunteers are involved, including the ongoing historic property restorations. These goals however will not supercede the monitoring of all properties for dumping, encroachments, site disturbances, etc. While all properties have varying expenditures related to them, most of the expenditures for M&S will be staffing expenses. At the same time, on-the-ground ecological work can be started in 2010 on the properties identified as facing the greatest ecological threats. Due to staffing constraints and the need to make efficient use of Town personnel, any such projects will involve other departments, and may include hiring outside contractors or using short-term interns from other organizations or schools. We will also be trying to establish a volunteer program for assistance with monitoring and some appropriate labor for projects such as clean ups, trail maintenance, bird nesting projects, etc.

In addition, we have an historic artisans/carpenter that works for the Parks Dept. that we will utilize in a shared capacity to help restore our historic structures. He will primarily be responsible for the ongoing restoration of the Amagansett Life Saving Station, both through his own work efforts, and the management of other sub contractors, other departmental staff and part time help. The work on the Life Saving Station will include the replacement of the porch, replacing windows and doors, interior painting and repairs, siding repairs, etc. To this end, we will be working with the Historical Society with which we have an agreement for their use of the structure. The Society will be holding fund raisers on site to help raise money for repair, installation and material costs for the restoration of this building.

Stewardship Budget:
CS = Community Preservation Fund "Stewardship/Management"

Account	Description	2009	2010 Proposed
CS 1990.54980	Contingency	\$40,000.00	\$20,000.00
	TOTAL Contingency	\$40,000.00	\$20,000.00
CS 8800.51100	Full Time/Regular Salaries	\$227,908.70	\$56,245.43
CS 8800.51200	Part Time Salaries	\$6,745.77	\$6,948.14
	TOTAL Personnel Services	\$234,654.47	\$63,193.57
CS 8800.52100	Furniture and Fixtures	\$2,500.00	\$1,500.00
CS 8800.52450	Computer Equipment	\$2,200.00	\$5,250.00
CS 8800.52600	Other Equipment	\$3,000.00	\$3,000.00
	TOTAL Equipment	\$7,700.00	\$9,750.00
CS 8800.54100	Office Expenses	\$2,000.00	\$1,000.00
CS 8800.54155	Computer Software	\$1,000.00	\$300.00
CS 8800.54200	Travel Conference and Dues	\$2,500.00	\$1750.00
CS 8800.54300	Telephone	\$2,000.00	\$1,500.00
CS 8800.54500	Subcontract Costs	\$125,000.00	\$90,000.00
CS 8800.54520	Outside Professional	\$50,000.00	\$10,000.00
CS 8800 54560	Motor Vehicle Repairs and Supply		\$2,000.00
CS 8800 54562	Road Supplies	\$4,000.00	\$2,000.00
CS 8800.54600	Uniforms	\$1,000.00	\$1,000.00
CS 8800.54731	Signage	\$3,000.00	\$3,000.00
CS 8800.54850	Small Tools & Equipment	\$5,000.00	\$3,000.00
CS 8800.54980	Re-veg. and Kiosk Materials	\$1,000.00	\$4,000.00
CS 8800.54995	Capital Improvement Materials	\$150,000.00	\$32,000.00
CS 9000.59010	NYS ERS	\$17,740.05	\$5,547.27
CS 9000.59030	Soc. Sec. & Medicare	\$16,963.90	\$6,062.38
CS 9000.59060	Health Insurance	\$73,092.70	\$11,605.00
CS 9000.59080	Longevity	\$7,200.00	\$700.00
CS 9000.59090	Dental/Optical	\$5,229.17	\$952.00
	TOTAL Contractual	\$466,725.82	\$176,631.51
CS 8800.55055	Planning Dept.	\$10,000.00	\$5,000.00
CS 8800.55100	Parks Dept.	\$40,000.00	\$60,000.00
CS 8800.55150	Highway Dept.	\$40,000.00	\$40,000.00

CS	8800.55200	Sanitation	\$20,000.00	\$5,000.00
CS	8800.55250	Natural Resources	\$10,000.00	\$2,500.00
CS	8800.55275	Clerk of the Works	\$10,000.00	\$0.00
CS	8800.55300	Code Enforcement	\$15,000.00	\$3,000.00
		TOTAL Charge Backs	<u>\$145,000.00</u>	<u>\$115,500.00</u>
	Subtotal		\$894,080.29	\$385,075.08
CS		Reserve Funding		<u>\$300,000.00</u>
	TOTAL FOR STEWARDSHIP CS":		\$894,080.29	\$685,075.08

Please note that \$300,000 of the over all proposed expenses for M&S will be set aside as a reserve fund, (this endowment is subject to state approval, and public hearings). This initial \$300,000 is a suggestion in an effort to begin the process of creating an endowment funding source for future M&S needs beyond the sunset of this program in 2030. The final analyses has not been completed, therefore a target amount necessary in order to perpetuate enough interest to support said M&S needs without using its principal has yet to be determined, however the initial estimates are between 7 & 10 million dollars. When acquired, we assume properties will be preserved in perpetuity, and therefore our reserve fund must also last as long. Monies to be set aside each year may vary depending on M&S needs and the amount of revenue received. The proposed \$300,000 may also vary based upon the same criteria. This reserve fund may have up to three specific purposes:

- 1) M&S expenses beyond the sunset of this program in 2030
- 2) Emergency Debt. Service repayment at any time during the accumulation of this reserve fund
- 3) If the fund generates sufficient interest beyond the amount calculated as necessary to perpetuate the ongoing M&S needs, any overage may be applied to additional acquisitions beyond the year 2030. In no event shall principal be used for this purpose.

General Definitions

Management & Stewardship:

The identification, documentation, and fulfillment of specific plans that are initiated and directed by the intended purpose for acquisition described in our resolution to acquire. We will identify the specific purpose for acquisition, document the property at the time of acquisition, generate a management plan specific to the property, and implement said plan via our and other internal departments, and where necessary hire outside consultants to further the goals of the plans.

Baseline Documentation:

At the time a property is acquired, we must document the current state of that property so we know exactly what we are acquiring. We produce a document that contains the instrument of protection (deed, easement, or purchase of development rights easement), title work, survey, aerial photo, location map, on

site photos for ground truthing and documentation of anomalies or points of interest, as well as a synopsis of the property. This document can help protect the Town, and Community by extension, against any future encroachments, dumping, or unintended uses on site.

Management Plan:

After a Baseline Documentation is completed, we then can formulate a management plan specific to the individual property. In order to effectively steward and manage our protected lands, it is important to identify all of the elements of a particular property including its flora and fauna, (invasive or otherwise) and the existing and proposed uses, and set this information down in a straightforward, easy to follow and user friendly document. Essentially, the document needs to set the expectations and give specific direction for the future stewards of the property.

Monitor Property:

Physical inspection and report on a given property done on an annual basis. Acquisition is only step one, followed by a Baseline and then a Management Plan. Ongoing monitoring of a property is imperative in order to protect this community asset. We monitor for invasive species, poaching of trees and shrubs, dumping, and encroachments by neighbors. The Town is responsible for protecting our Community Character, which includes protecting our preserved properties for the benefit and appropriate use by all in the community.

Resolutions:

Before expending funds, a resolution must be passed by the Town Board authorizing said expenditure. Before a resolution can be passed, a public hearing must be held allowing the general public to comment on the expenditure. Passage of resolutions regarding the Department of Land Acquisitions and Management are generally for permission to hire consultants or agencies that further our goal of acquisition or land management. Resolutions also give the Supervisor authorization to sign documents including closing documents, and direct the Budget Officer to pay any and all costs associated with acquisitions or management.

Summary

10% of CPF revenue can be used for M&S purposes. With input from the Town Board, the Department of Land Acquisition and Management, the Town Attorneys office, the CPF Advisory Committee, and the General Public, this document will act as an instruction manual helping to guide the use of allotted monies for the specified properties and tasks discussed above. In calendar year 2010, we are proposing to use only a portion of the percentage allotted at approximately \$385,000 for specific M&S expenses. We have broken all acquired properties into 6 categories that include, Historic Property and Buildings, Parks and Recreation properties, Open Space, Wetlands, Beaches and Shoreline, and Agricultural lands. The \$385,000 broken down by property type and department is as follows:

Historic Property and Buildings:	\$121,000 Up to this amount may be used for Sub Contract, Outside Professional, Capital Improvement Materials, and Rubbish Removal. Our Parks and Recreation Department line allows for up to \$46,000 in salary reimbursement for our shared Historic Carpenter/Artesian.
Parks and Recreation Properties:	\$49,500 Up to this amount may be used for reimbursements to the Parks and Rec., Highway Department, Code Enforcement and Sanitation for trail creation/maintenance, creation of parking areas, debris removal, encroachment issues, etc.
Open Space:	\$25,500 Up to this amount may be used for reimbursements to Parks & Rec., Highway, Sanitation Dept., and Code Enforcement for trail creation, creation of parking areas, rubbish removal, invasive species removal, site re-veg., site restoration, etc.
Wetlands:	\$36,000 Up to this amount may be used for reimbursements to the Natural Resources Dept., Sanitation Dept. and Code Enforcement. In order to protect these sensitive areas, we will remove any rubbish, in addition to some invasive or restoration work with the help of the Natural Resources Dept.
Beach and Shoreline:	\$58,000 Up to this amount may be used for reimbursements to the Natural Resources Dept., Sanitation Dept. and Code Enforcement. This may include some invasive removal, meadow restoration, or re-veg. work with the help of the Natural Resources Dept.
Agricultural Lands:	N/A Other than signage, Agricultural lands will only need monitoring which is already covered in the budget under salary.
Signage:	\$1,000 All properties will be posted with signs

The above summary of expense totals \$291,000, of which, Signage, Natural Resources, Sanitation, Code Enforcement, and Re-veg budget lines appear in several categories in order to represent many properties as opposed to specific properties. These figures represent the maximum amounts that may be reimbursed to these departments or budget lines for tasks and charges from any one or more parcels on an as needed basis.

This leaves a balance in several budget lines found below. This balance is expected to be utilized on a case by case basis across the spectrum of our properties. For example, some necessary actions may entail the need for the Planning Dept. with regard to placement of parking or access ways, and Parks & Recreation for help with trail creation/maintenance, invasive removals, historic restoration, etc.

Through the creation of our budget and this M&S plan, we have tried to anticipate any and all concerns, projects and expenses that will be associated with this department; however this is not fully possible due to weather events, tree fall, new discoveries on property, etc. This is our current best estimate which allows for some flexibility to address unforeseen circumstances or events.

Unallocated funding:

Planning Department:	\$5,000
Parks and Recreation:	<u>\$14,000</u>
TOTAL	\$19,000

Note: In addition to the \$19,000 that can be utilized on any CPF property by the departments listed above, we also have a contingency line of \$20,000. This money will be used for emergency purpose and/or unforeseen M&S issues or problems. These budgetary numbers are our best estimates of costs associated with M&S for the properties that we currently own and represent a cap on spending.

Conclusion

In an effort to create greater efficiency, transparency and accountability the Peconic Bay region community preservation fund law has been amended to institute a series of fiscal oversight measures to ensure that this successful program continues to meet its objectives. The responsibility of this department is to create a document that will guide us in our efforts toward appropriate M&S goals and objectives, help us prioritize specific projects, and control related expenditures. In addition to transparency, this process gives the general public the opportunity to participate in the discussion of how and why these monies are proposed to be expended. As outlined above, M&S is not a static process, and therefore this M&S plan is subject to modification as circumstances change due to storm or weather related issues, on site condition changes and the addition of properties to our roster of protected lands. Section 6 of the CPF Law allows for modifications of this M&S plan subject to public hearing and passage of amending resolutions.