

APPENDIX B

**RECOMMENDATIONS FOR REACHES 5-9 FROM
TOWN OPEN SPACE PLAN**

September 27, 1995

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
7-1-2.2	NA	parcel consists of 7-1-2.2 & 2.3 (37.6 acres), Montauk airport, duneland, freshwater wetlands, moorland & downs, State Significant Habitat, adjoins protected open space		rezone to A3 Residence
7-1-2.3	NA	see 7-1-2.2		see 7-1-2.2
7-2-9.22	1.8 under- water	underwater land at Reed Pond dreem, State Significant Habitat		public acquisition
7-2-9.4	2.6 under- water	underwater land adjacent to Town water access, State Significant Habitat		public acquisition
9-1-4	16.4	see 9-1-8.2		see 9-1-8.2
9-1-6	19.0	see 9-1-8.2		see 9-1-8.2
9-1-7	5.4	see 9-1-8.2		see 9-1-8.2
9-1-8.2	272	parcel consists of 9-1-4, 6, 7, & 8.2 (272 acres), Fort Pond Bay shorefront, historic and archaeological resources, Culloden Point, freshwater wetlands, protected species, trails and beach access, beech forest, moorland, State Significant Habitat, proposed Culloden Point subdivision		open space subdivision w/ partial public acquisition

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
12-2-2.19	97.7	large moorland block, woodland, freshwater wetlands		rezone all of property to A3 Residence; open space subdivision (coordinate access and open space with tract to east)/possible golf course location (site-specific DEIS)
12-3-3	15.3	part of large moorland block, woodland, freshwater wetlands		open space subdivision (coordinate access and open space with tract to west)/ possible golf course location (site-specific DEIS)
12-3-7.1	5.4	moorland, freshwater wetlands, Lake Montauk (Great Pond) drainage shed		obtain conservation easement over wetlands
12-3-7.2	4.7	moorland, freshwater wetlands, Lake Montauk (Great Pond) drainage shed		obtain conservation easement over wetlands
12-4-4	20.7 under- water	underwater land adjoining Star Island, State Significant Habitat		public acquisition
12-4-5	<1.0 under- water	underwater land adjoining Star Island causeway, State Significant Habitat		public acquisition
12-4-6	2.2	Lake Montauk (Great Pond) shorefront, beach access, scenic views, State Significant Habitat		public acquisition
13-2-2	1.1	moorland & downs, adjoins Indian Field cemetery, provides access to County parkland		public acquisition

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
13-2-29	3.5	unopened private road off Pocahontas La., moorland & downs, provides access to Indian Field cemetery from County parkland		public acquisition
13-2-31	1.9	farmland (horse pasture), downs, steep slopes, prominent hilltop land (Prospect Hill), scenic views, adjoins protected open space		rezone to A3 Residence
13-2-32	4.1	see 13-2-31		see 13-2-31
13-2-34	5.1	existing dwelling, see 13-2-31		see 13-2-31
13-2-36.2	2.1	downs, steep slopes, prominent hilltop land, scenic views, adjoins protected open space		see 13-2-31
13-2-36.3	2.9	existing dwelling, see 13-2-36.2		see 13-2-31
13-2-39.31	NA	parcel consists of 13-2-39.31, 39.32, 39.33, & 39.34 (12.4 acres), existing dwelling, barns & outbuildings, farmland (Star Top Ranch), steep slopes, prominent hilltop land, scenic views, adjoins protected open space		<ul style="list-style-type: none"> • rezone to A3 Residence • partial PDR (farmland preservation)
13-2-39.32	NA	see 13-2-39.31		see 13-2-39.31
13-2-39.33	NA	see 13-2-39.31		see 13-2-39.31
13-2-39.34	NA	see 13-2-39.31		see 13-2-39.31

MONTAUK		REACHES 5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics	Recommended Disposition
15-1-14	339.8	moorland, freshwater wetlands, Oyster Pond drainage shed (Ogden's Brook), trails, State Significant Habitat, adjoins protected open space	private conservation/public acquisition
16-1-6.4	12.1	Tuthill Pond shorefront, prominent hilltop land, part used as sand mine	open space subdivision
16-2-6	3.8	SCWA well field, existing structures, moorland & downs, steep slopes, groundwater recharge area	rezone to A Residence
16-2-13	4.3	SCWA water supply facilities (including water tower), steep slopes, groundwater recharge area, prominent hilltop land (Rocky Ridge), archaeological resources, contiguous with land zoned A Residence	see 16-2-6
16-2-17	8.3	freshwater wetlands, steep slopes, archaeological resources, proposed Whaleback Hill subdivision	reduced density subdivision (protect wetlands, slopes, & archaeological resources)
16-2-18	<1.0	existing dwelling, steep slopes, groundwater recharge area, contiguous with land zoned A Residence	see 16-2-6
16-2-19	2.3	SCWA well field, groundwater recharge area	see 16-2-6

MONTAUK		REACHES 5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics	Recommended Disposition
16-2-22	5.6	historic structure (former Manor barn), freshwater wetlands, steep slopes, archaeological resources	private conservation (protect historic barn & setting)
19-1-7.3	3.9	existing dwelling, moorland & downs, steep slopes, groundwater recharge area, prominent hilltop land, large lot easement	rezone to A Residence
19-1-7.4	2.6	moorland & downs, steep slopes, groundwater recharge area, prominent hilltop land, large lot easement	see 19-1-7.3
19-1-7.5	1.5	see 19-1-7.3	see 19-1-7.3
19-1-7.6	7.6	historic dwelling (Carl Fisher residence) & appurtenant structures, see 19-1-7.4	see 19-1-7.3
19-1-7.7	1.5	moorland & downs, steep slopes, groundwater recharge area, large lot easement	see 19-1-7.3
19-1-7.8	1.3	see 19-1-7.7	see 19-1-7.3
19-1-7.9	1.7	see 19-1-7.7	see 19-1-7.3
19-1-25	3.7	SCWA well field, existing structures, moorland & downs, steep slopes, groundwater recharge area	see 19-1-7.3
19-1-26.6	1.2	moorland & downs, steep slopes, groundwater recharge area	see 19-1-7.3

MONTAUK		REACHES 5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics	Recommended Disposition
19-1-26.7	1.0	see 19-1-26.6	see 19-1-7.3
19-2-16.1	<1.0	in conjunction 19-2-16.1, 16.2, 16.3, 16.4, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 20.1, 20.2, & 61 (approx. 8.2 acres) have following characteristics: freshwater wetlands, archaeological resources, Lake Montauk (Great Pond) drainage shed, adjoin protected open space	public acquisition
19-2-16.2	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-16.3	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-16.4	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-18.1	1.2	see 19-2-16.1	see 19-2-16.1
19-2-18.2	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-18.3	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-18.4	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-18.5	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-18.6	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-18.7	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-20.1	<1.0	see 19-2-16.1	see 19-2-16.1
19-2-20.2	<1.0	see 19-2-16.1	see 19-2-16.1

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
19-2-61	<1.0	see 19-2-16.1		see 19-2-16.1
19-5-17	2.8	Squaw Cove shorefront within Lake Montauk (Great Pond), tidal wetlands, scenic views, State Significant Habitat		public acquisition
19-5-18	<1.0	Squaw Cove shorefront within Lake Montauk (Great Pond), tidal wetlands, scenic views, public water access, Stepping Stones Pond outlet, State Significant Habitat		public acquisition
19-5-22.12	<1.0	Lake Montauk (Great Pond) shorefront, tidal wetlands, Peter's Run outlet, State Significant Habitat		public acquisition
19-5-22.13	<1.0 under- water	underwater land, see 19-5-22.5		see 19-5-22.5
19-5-22.5	<1.0 under- water	underwater land at mouth of Peter's Run, State Significant Habitat		public acquisition
19-8-2	9.6	freshwater wetlands, steep slopes, archaeological resources, proposed Woodrush Hollow subwaiver		reduced density subdivision (protect wetlands, slopes, & archaeological resources)
19-9-26	2.1	freshwater wetlands		reduced density subdivision (obtain conservation easement over wetlands)

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
19-10-2	3.3	see 19-9-26		see 19-9-26
19-10-3	2.4	see 19-9-26		see 19-9-26
19-10-4.1	1.8	see 19-9-26		see 19-9-26
19-10-8.1	1.2	see 19-9-26		obtain conservation easement over wetlands
19-10-18	<1.0	see 19-9-26		see 19-10-8.1
20-3-3	18.9	freshwater wetlands, moorland & downs, historic & archaeological resources, adjoins protected open space		<ul style="list-style-type: none"> ● rezone to A3 Residence ● public acquisition
20-6-1	29.4	freshwater wetlands, underwater land (Stepping Stones Pond), Lake Montauk (Great Pond) drainage shed, scenic views, trails, State Significant Habitat, adjoins protected open space		private conservation/public acquisition
20-6-10.1	<1.0	freshwater wetlands, Lake Montauk (Great Pond) drainage shed, adjoins protected open space		public acquisition
21-2-24.15	122.8	oceanfront bluffs & moorland, freshwater wetlands & pond, scenic views, Local Significant Habitat, adjoins protected open space		private conservation/open space subdivision (coordinate open space with adjoining land)

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
22-1-7	40.2	oceanfront bluffs (including Caswell's Point) & moorland, freshwater wetlands, trails, Local Significant Habitat		private conservation/open space subdivision
26-1-1.1	22.4	former sand mine with existing dock, Fort Pond Bay shorefront, proposed Benson Point subdivision		open space subdivision
27-2-2.1	NA	parcel consists of 27-2-2.1 & 2.2 (8.7 acres), Port Royal resort and restaurant, beach (Fort Pond Bay shorefront), Velocity Flood Zone		rezone westerly portion to A2 Residence
27-2-2.2	NA	see 27-2-2.1, beach (Fort Pond Bay shorefront), Velocity Flood Zone		see 27-2-2.1
27-2-4.1	1.2	Fort Pond Bay shorefront, Benson Reservation, existing public beach access and beach use, Velocity Flood Zone		public acquisition
27-2-17	47.6	LIRR Montauk train station & rail yard, existing dwelling & two private commercial uses, freshwater wetlands		obtain conservation easement over wetlands
27-3-18	<1.0	freshwater wetlands (Wuchebehsuc), archaeological resources (Massacre Valley), Fort Pond drainage shed, adjoins protected open space		public acquisition

MONTAUK		REACHES 5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics	Recommended Disposition
27-3-24.7	26.4	Town-owned Fort Hill preserve & Fort Hill cemetery, moorland & downs, archaeological resources, prominent hilltop land, scenic views, Fort Pond drainage shed	rezone to Parks & Conservation
28-0-0 Fort Pond Road, p/o South Edgemere Street, & Echo Terrace;	-	unopened private roads, freshwater wetlands (Wuchebehsuc), historic and archaeological resources (Massacre Valley), Fort Pond drainage shed, steep slopes	abandonment and incorporation into adjacent public land
28-1-1.1	4.3	drainage swale, archaeological resources, proposed Wodnal Subwaiver	reduced density subdivision (protect drainage swale and archaeological resources)
28-1-25.7	2.8	see 27-3-24.7	see 27-3-24.7
28-1-32	<1.0	archaeological resources (Massacre Valley), Fort Pond drainage shed, steep slopes	public acquisition
28-1-33	<1.0	see 28-1-32	see 28-1-32
28-1-34.3	4.3	freshwater wetlands, adjoins protected open space, see 28-1-32	see 28-1-32
28-1-35	1.4	see 28-1-32	see 28-1-32
28-2-9	1.5	freshwater wetlands, adjoins protected open space, proposed Tuma lot line modification	lot line modification with conservation easements over wetlands
28-2-10	2.0	see 28-2-9	see 28-2-9

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
28-3-63.3	<1.0	freshwater wetlands, see 32-1-8.1		<ul style="list-style-type: none"> ● obtain conservation easement over wetlands ● see 32-1-8.1
28-5-6	4.2	freshwater wetlands		obtain large lot easement, w/ conservation easement over wetlands
28-5-28.1	NA	part of 18-acre tract inc. 28-5-28.2, 28.3, 28.5, 28.5, 45, 50, 51; 28-6-16.3, 17 through 24, 31, 32.1, 32.2; 28-9-1, consisting of farmland (Ocean View Farm) with existing dwelling & farm structures, moorland, freshwater wetlands, historic resources [part of Fort Pond-to-Great Pond (Lake Montauk) stone wall], Fort Pond drainage shed		partial PDR/private conservation (farmland preservation, protection of wetlands & historic features) or semipublic facility
28-5-28.2	<1.0	see 28-5-28.1		see 28-5-28.1
28-5-28.3	<1.0	see 28-5-28.1		see 28-5-28.1
28-5-28.5	<1.0	see 28-5-28.1		see 28-5-28.1
28-5-28.6	<1.0	see 28-5-28.1		see 28-5-28.1
28-5-45	2.3	see 28-5-28.1		see 28-5-28.1
28-5-50	<1.0	see 28-5-28.1		see 28-5-28.1
28-5-51	1.5	see 28-5-28.1		see 28-5-28.1
28-6-16.3	4.3	see 28-5-28.1		see 28-5-28.1

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
28-6-17	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-18	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-19	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-20	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-21	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-22	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-23	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-24	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-31	<1.0	see 28-5-28.1		see 28-5-28.1
28-6-32.1	1.2	see 28-5-28.1		see 28-5-28.1
28-6-32.2	<1.0	see 28-5-28.1		see 28-5-28.1
28-9-1	2.7	see 28-5-28.1, adjoins protected open space		see 28-5-28.1
28-9-45	<1.0	freshwater wetlands, see 32-1-8.1		<ul style="list-style-type: none"> ● obtain conservation easement over wetlands ● see 32-1-8.1

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
28-9-46.1	47.6	part of 98.8-acre tract inc. 28-9-46.2, oceanfront bluffs with hoodoos, moorland & downs, protected species (globally endangered), freshwater wetlands, historic structures (WW II coastal artillery fire control stations), scenic views, trails, adjoins protected open space, Local Significant Habitat, proposed Robert Bear & Peter Schub (Shadmoor) subdivision		private conservation/open space subdivision (protect historic structures, natural features, & trails)
28-9-46.2	51.3	see 28-9-46.1		see 28-9-46.1
29-1-18.6	<1.0	freshwater wetlands		public acquisition
29-1-19.6	<1.0	freshwater wetlands, adjoins protected open space		public acquisition
30-0-0,31-0-0 Otis Road (between Benson Dr. & Hoppin Ave.);	-	unopened (private) road, freshwater wetlands, Crane Creek drainage into Lake Montauk (Great Pond)		public acquisition
31-1-35	<1.0	freshwater wetlands, Crane Creek drainage into Lake Montauk (Great Pond)		public acquisition
32-1-1	1.0	freshwater wetlands, Stepping Stones Pond and Lake Montauk (Great Pond) drainage shed, adjoins protected open space (Town-owned wetlands)		public acquisition

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
32-1-8.1	5.2	part of 17.7-acre tract inc. 28-3-63.3, 28-9-45, 32-1-9 through 12, 14, & 15, farmland (horse pasture), freshwater wetlands, Lake Montauk (Great Pond) drainage shed, contiguous with land zoned A Residence		<ul style="list-style-type: none"> ● rezone to A Residence ● open space subdivision
32-1-8.2	4.7	existing tennis club, freshwater wetlands, moorland, Lake Montauk (Great Pond) drainage shed, contiguous with land zoned A Residence		rezone to A Residence
32-1-9	3.5	see 32-1-8.1		see 32-1-8.1
32-1-10	2.4	see 32-1-8.1		see 32-1-8.1
32-1-11	<1.0	see 32-1-8.1		see 32-1-8.1
32-1-12	<1.0	see 32-1-8.1		see 32-1-8.1
32-1-14	<1.0	see 32-1-8.1		see 32-1-8.1
32-1-15	2.5	see 32-1-8.1		see 32-1-8.1
32-1-21	2.4	unopened road, moorlands, wetlands		rezone to A Residence
32-2-2	<1.0	freshwater wetlands, Lake Montauk (Great Pond) drainage shed, adjoins protected open space		public acquisition
32-2-3	<1.0	see 32-2-2		see 32-2-2
32-2-4	<1.0	see 32-2-2		see 32-2-2

MONTAUK		REACHES 5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics	Recommended Disposition
32-2-5	<1.0	see 32-2-2	see 32-2-2
32-2-35	<1.0	see 32-2-2	see 32-2-2
32-4-31.1	1.7	freshwater wetlands	private conservation/public acquisition
32-4-32	1.5	freshwater wetlands	private conservation/public acquisition
32-4-33	<1.0	freshwater wetlands	private conservation/public acquisition
32-4-34	<1.0	freshwater wetlands	private conservation/public acquisition
32-6-1.1	96.5	historic dwelling, oceanfront bluffs & moorland (Frisbies Point, Great Bend), freshwater wetlands, scenic views, partly within Montauk Association historic district, Local Significant Habitat	private conservation/open space subdivision (coordinate open space with adjoining land to east, no new development seaward of existing historic dwelling)
32-6-10	12.5	moorland, freshwater wetlands, scenic views, within Montauk Association historic district	<ul style="list-style-type: none"> ● reduced density subdivision consistent with historic district ● protect wetlands, bluffs, & scenic views
32-6-11	14.3	oceanfront bluffs & moorland, freshwater wetlands, scenic views, within Montauk Association historic district, Local Significant Habitat	see 32-6-10

MONTAUK		REACHES 5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics	Recommended Disposition
44-1-1	30.0	Town-owned land, former Montauk Landfill now partly used as Montauk Recycling & Transfer Station, eastern part of Hither Hills/Hither Woods open space block (approx. 3,000 acres), scenic views, trail corridor, near public water supply wells, adjoins protected open space	<ul style="list-style-type: none"> ● rezone in part to Parks & Conservation ● reuse for active recreation facility or allow to revert to natural state
44-1-2	9.6	part of 27.3-acre tract inc. 44-1-3, 4, 6, 7, & 9, steep slopes, protected plant species, prominent hilltop land, scenic views, groundwater recharge area, eastern part of Hither Hills/Hither Woods open space block (approx. 3,000 acres), near public water supply well, trail corridor, proposed Tylin Realty Corp. subwaiver	public acquisition
44-1-3	11.3	antenna farm & appurtenant structures, see 44-1-2	partial public acquisition
44-1-4	1.2	see 44-1-2	see 44-1-2
44-1-6	2.1	existing dwelling, see 44-1-2	partial public acquisition
44-1-7	1.0	see 44-1-2	see 44-1-2
44-1-9	1.8	private road right-of-way, see 44-1-2	see 44-1-3

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
48-0-0 South Davis Avenue (South Davis Drive);	-	unopened private road (unopened from Suffolk County Water Authority property north to Old Midland Rd.), adjoins protected open space		abandonment and incorporation into adjacent Montauk Mountain Preserve
48-1-17.1	2.3	woodland, prominent hilltop land, eastern part of Hither Hills/Hither Woods open space block (approx. 3,000 acres), adjoins protected open space		private conservation
48-3-8.7	95.5	woodland, steep slopes, protected plant species, prominent hilltop land, groundwater recharge area, eastern part of Hither Hills/Hither Woods open space block (approx. 3,000 acres), near public water supply wells, trails, adjoins protected open space		<ul style="list-style-type: none"> ● rezone to A5 Residence & Water Recharge overlay district ● public acquisition
48-3-10	3.0	woodland, groundwater recharge area, eastern part of Hither Hills/Hither Woods open space block (approx. 3,000 acres), near public water supply wells		rezone to A5 Residence & Water Recharge overlay district
48-3-11	5.0	see 48-3-10		see 48-3-10
48-3-29	<1.0	Montauk Village Association (MVA) green at entrance to Montauk hamlet, scenic views		obtain consent of landowner for rezoning to Parks & Conservation

MONTAUK		REACHES	5-9	OPEN SPACE RECOMMENDATIONS
SCTM # 0300-	Acres	Characteristics		Recommended Disposition
48-3-30	34.3	oceanfront bluffs & moorland, Benson Reservation, duneland, scenic views, public beach access		obtain consent of landowner for rezoning to Parks & Conservation
48-3-36	1.0	Fort Pond shorefront, trails, adjacent to historic structure (Second House), adjoins protected open space		public acquisition
48-3-53.1	5.2	SCWA well site, protected plant species, eastern part of Hither Hills/Hither Woods open space block (approx. 3,000 acres), adjoins protected open space		public acquisition/private conservation if SCWA ceases to use site for public water supply well
48-3-54	4.0	see 48-3-29		see 48-3-29
49-2-8	<1.0	freshwater wetlands		public acquisition
49-4-1	1.9	existing school & other buildings (Little Flower Roman Catholic grade school), playground, open fields		public acquisition in whole or in part if & when property becomes available (for downtown Montauk park and active recreation facilities)
51-1-7.2	<1.0	freshwater wetlands, adjoins protected open space		public acquisition
67-4-34	34.9	oceanfront bluffs & moorland, Benson Reservation, scenic views, public beach access		obtain consent of landowner Montauk Beach Property Owners Association (MBPOA) for rezoning to Parks & Conservation