

ARG SPV (IV), LLC

Baseline Documentation



Suffolk County Tax Map

300-126-1-14.40

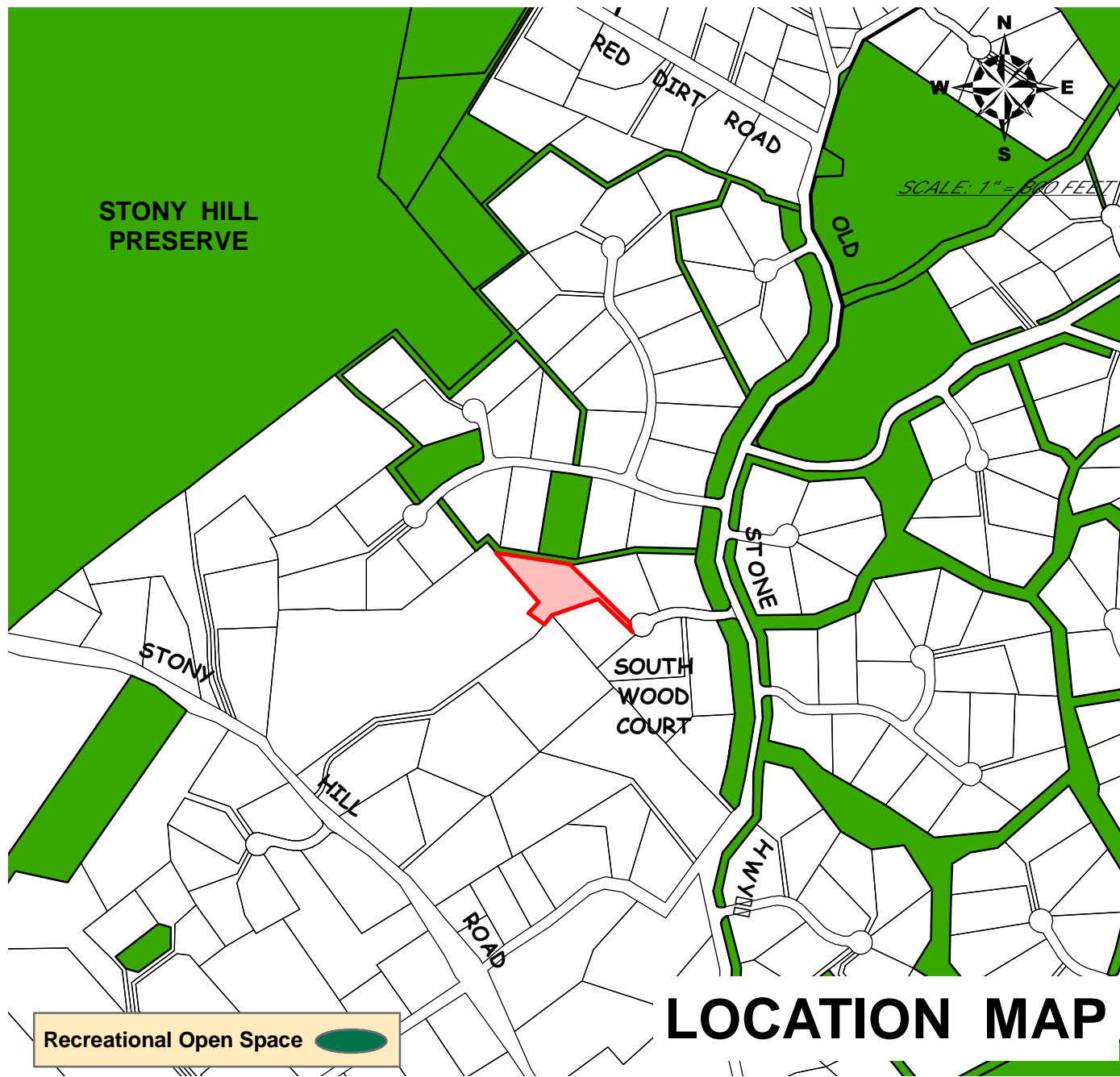
16 South Wood Court

Area .1.998 Acres

Town of East Hampton, New York

The Community Preservation Fund Law was enacted to help protect and preserve open and undeveloped lands in the Town of East Hampton and the Incorporated Villages, including wetlands, woodlands, agricultural lands, shorelands and the other natural resources of the town; for the purposes of protecting historic places and properties within the town; and for the purpose of providing the town's visitors and residents with outdoor recreational opportunities.

The East Hampton Town Code categorizes a Nature Preserve as any area of land or water owned by the Town which is formally dedicated to being maintained as nearly as possible in its natural condition. These lands are chosen for preservation based on the unique and valuable ecological assets situated within their boundaries. They are protected not only as a means to preserve the land in its natural state, but to create a multi-use recreational resource to be enjoyed by all.



CPF PROPERTY

Suffolk County Real Property Tax Service
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Prepared by
THE TOWN OF EAST HAMPTON
 Suffolk County, New York

TOWN OF EAST HAMPTON
SCTM #300 - 126.000 - 0001 - 014.040
ARG SPV (IV) LLC. Property
16 South Wood Court
Amagansett School District



(1600) AUTHORIZE ACQUISITION

Property of ARG SPV (IV), LLC

16 South Wood Court/SCTM #300-126-1-14.40

The following resolution was offered by Councilman Potter, seconded by Councilwoman Mansir, and adopted:

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on December 3, 2004 to consider the acquisition of approximately 2.0 acres of land located at 16 South Wood Court, Amagansett, which land is identified on the Suffolk County Tax Map as SCTM #300-126-1-14.40; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is **\$1,100,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is preservation of open space; and

WHEREAS, the acquisition of the subject property is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board finds, pursuant to § 64-e (8) of the New York Town Law, that acquisition of the subject property by purchase is the best alternative, of all reasonable alternatives available to the Town, for protection of the community character of the Town of East Hampton, and that such acquisition would be in the best interests of the Town;

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, reputedly **ARG SPV (IV), LLC**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$1,100,000.00**, 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 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; and be it further

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

Assistant Town Attorney Elizabeth L. Baldwin;
Town Budget Officer Ted Hults;
Planning Department;
Draftsman Illustrator Ronn Perrelli;
Natural Resources Director Larry Penny;
Mr. Scott Wilson, Peconic Land Trust, P.O. Box 2088, Southampton, New York, 11968; and
Mr. John McGowan, PO Box 5011, East Hampton, NY 11937.

(1599) **ADOPT LOCAL LAW:**

**COMMUNITY PRESERVATION PROJECT PLAN (REVISED)
Property of ARG SPV (IV), LLC**

The following resolution was offered by Councilman Potter, seconded by Councilwoman Mansir, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **December 3, 2004**, regarding a Local Law adopting a revised "Community Preservation Project Plan," pursuant to § 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 **ARG SPV (IV), LLC** and identified on the Suffolk County Tax Map as **SCTM #300-126-1-14.40**, 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;

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. 33 OF 2004

INTRODUCTORY NO. 45 OF 2004

A Local Law providing for the adoption of a revised "Community Preservation Project Plan," pursuant to § 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 ARG SPV (IV), LLC and identified on the Suffolk County Tax Map as SCTM #300-126-1-14.40, 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 §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 August 5, 2003 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 only change to the plan as most recently adopted August 5, 2003 is the addition of 2 acres of land reputedly owned by ARG SPV (IV), LLC located on South Wood Court in Amagansett (SCTM #300-126-1-14.40).

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 2 acres of land in Amagansett, reputedly owned by ARG SPV (IV), LLC and identified as SCTM #300-126-1-14.40 to the list of Open Space Recommendations in the "Community Preservation Project Plan" prepared by the Town Planning Department

and dated August 5, 2003, said plan being intended to constitute, in its revised form, the community preservation project plan which is required by §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.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

Marguerite Wolffsohn, Planning Director;
Larry Penny, Natural Resources Director;
Laura Molinari, Town Attorney; and
Scott Wilson, Peconic Land Trust, PO Box 1776, Southampton, NY 11969.

AND BE IT FURTHER RESOLVED, that, as required by Town Law § 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 December 3, 2004 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: December 3, 2004

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

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

SUPERVISOR WILLIAM McGINTEE	VOTE	AYE
COUNCILWOMAN DEBRA FOSTER	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.

**RESOLUTION 708 ADOPT TOWN CODE AMENDMENT
("EAST HAMPTON TOWN NATURE PRESERVE")**

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on January 19 , 2007, regarding a proposed Local Law amending Chapter 182 "East Hampton Town Nature Preserve" in order to add seven (7) additional parcels to the Town's Nature Preserve list; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, both as submitted in writing during the comment period and as presented orally at the public hearing; and

WHEREAS, the adoption of this local law is an unlisted action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board has prepared and considered an Environmental Assessment Form which evaluates the potential environmental impacts of the proposed amendment; and

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

NOW, THEREFORE, BE IT RESOLVED, that a negative declaration is hereby made pursuant to the State Environmental Quality Review Act (SEQRA); and

NOW, THEREFORE, BE IT RESOLVED, that based upon the public comment received, the Board has determined that only six of the originally proposed parcels will be placed into the Town's Nature Preserve;

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

LOCAL LAW NO. 19 OF 2007

INTRODUCTORY NO. 43 OF 2006

A Local Law providing for the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add seven (7) additional properties to the register of lands dedicated to the Town Nature Preserve, as more fully set forth in the text of the Local Law, said Local Law to read as follows:

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

This local law amends Chapter 182 of the Town Code to add seven (7) additional properties to the Town Nature Preserve. The seven (7) parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels acquired by the Town for the purpose of open space preservation. The properties proposed to be added to the Nature Preserve are as follows:

SCTM	Location	Acreage	Characteristics
• 156-1-2	546 Route 114	17.92	Adjacent to existing Nature Preserve of similar habitat.
• 193-3-26	70 Daniels Hole Road	3.2	Pitch pine oak, part of Pine Barrens.
• 73-3-11.22, 11.23 & 11.25	Ely Brook to Hands Creek Road	1.2, 2.1 & 0.96	Contiguous to Grace Estate preserve.
• 90-4-1.3	221 Swamp Road	7.2	Part of Northwest Creek watershed.
• 39-8-46	207 Norfolk Drive	0.48	Forest coastal zone of Accabonac Harbor.
• 102-6-22.3	459 Old Stone Highway	0.64	Wetland.
• 126-1-14.4	16 South Woods Court	2.11	Woodland, adjacent to conservation easement.

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.