

WHITMORE NURSERIES INC.

Baseline Documentation



Suffolk County Tax Map

300-185-1-14 & 15.1

80 Route 114

Area 35.2 Acres

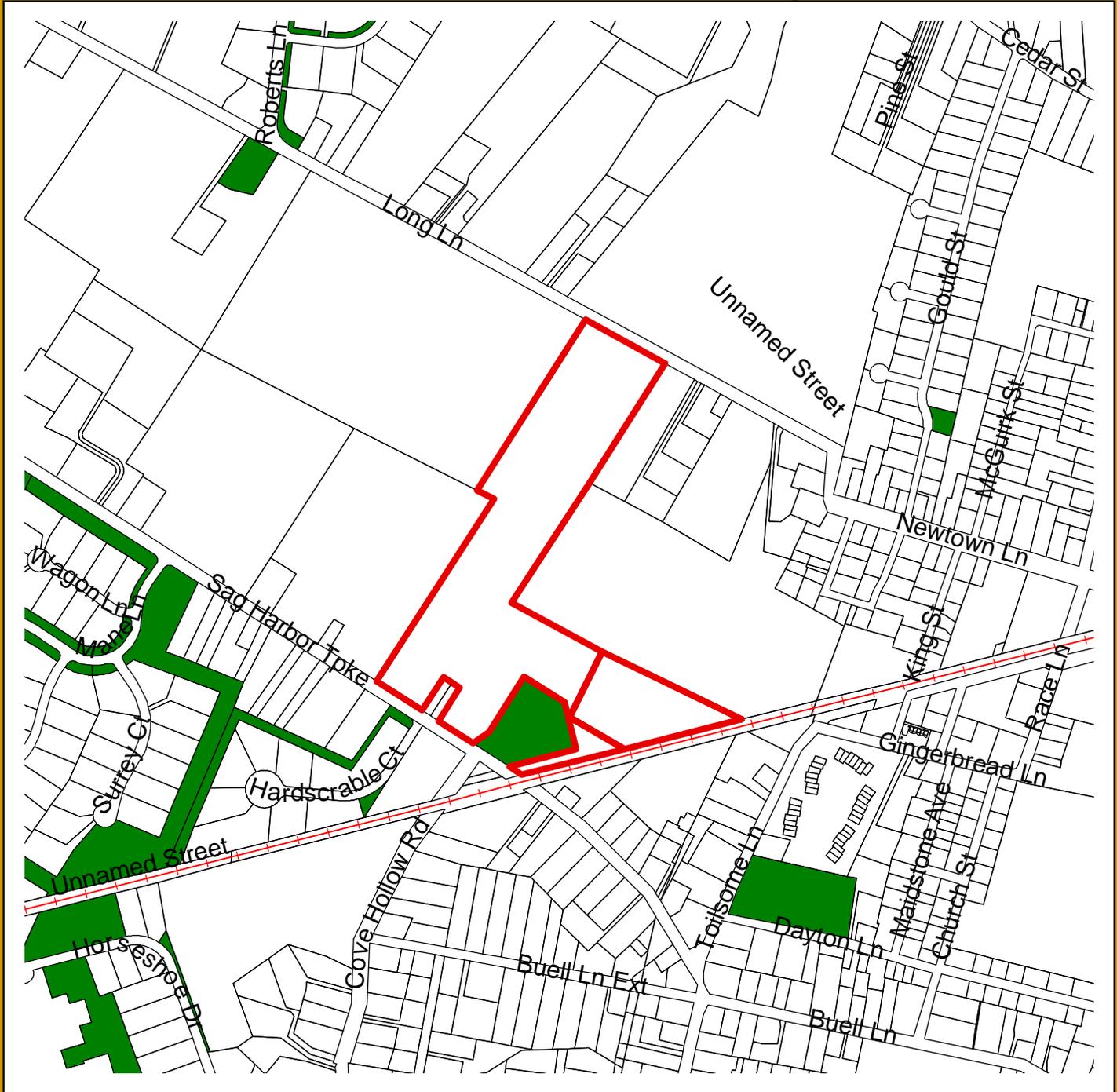
Town of East Hampton, New York

Purchase of Development Rights

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.

CPF Properties Purchase of Development Rights

CARTOGRAPHY - BARNABY FRIEDMAN - 7/16



 Recreational Open Space

TOWN OF EAST HAMPTON
SCTM #300 - 185 - 1 - 14 & 15.1
Whitmore Nurseries, Inc. Properties
80 Route 114
35.2 Acres
East Hampton School District



Prepared by
THE TOWN OF EAST HAMPTON
 Suffolk County, New York

Suffolk County Real Property Tax Service
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 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



1 inch = 800 feet



Town of East Hampton
Long Island, NY

Resolution
RES-2016-145

Adopted

Jan 7, 2016 6:30 PM

Whitmore Authorize CPF Acquisition of Development Rights and Amend
2016 M&S Plan

Information

Department:	Land Acquisition	Sponsors:	Councilwoman Sylvia Overby
Category:	Acquisitions	Functions:	Acquisitions

Attachments

1. [Printout](#)

Financial Impact

\$3,285,000 plus closing costs from CPF Budget Account

Body

AUTHORIZE CPF ACQUISITION
AMEND THE 2016 MANAGEMENT AND STEWARDSHIP PLAN

Purported Owner: **Whitmore Nurseries Inc.**
Location: **Long Lane and Route 114, East Hampton**
SCTM #: **300-185-1-14 & 15.1**

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **January 7, 2016** to consider the purchase of Development Rights, for agricultural and open space purposes on **35.2 acres** of land stretching between Long Lane and Route 114, **East Hampton** which lands are identified on the Suffolk County Tax Map as SCTM #**300-185-1-14 & 15.1**, and to amend the **2016** Management and Stewardship Plan to add this property; and

WHEREAS, the purported owner has expressed a willingness to sell Development Rights to the Town for the proposed purchase price of **\$3,285,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is the preservation of Agriculture and Open Space; and

WHEREAS, the acquisition of the subjects Development Rights 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 subjects Development Rights by purchase is the best alternative, of all reasonable alternatives available to the Town, for protection of the community character of the Town of East Hampton; and

WHEREAS, on **January 7, 2016**, the Town Board held a public hearing to adopt the 2016 Management & Stewardship Plan (M&S Plan) for CPF properties pursuant to Town Law 64-e (6) which requires a property to be included in this Plan in order to expense any management and stewardship costs to the Community Preservation Fund; and

WHEREAS, said M&S Plan shall be in effect for calendar year **2016** with updates permitted from time to time at the discretion of the Town Board after a public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, reputedly **Whitmore Nurseries Inc.**, for the purpose of acquiring said development rights at a cost to the Town of East Hampton not to exceed **\$3,285,000.00**, plus reasonable survey, title, prorated tax, and recording charges; and be it further

RESOLVED, that pursuant to contract the Supervisor is authorized and directed to execute any documents and the Town Budget Officer is directed to pay the purchase price and any and all reasonable survey, title, prorated tax, and recording charges, as may be necessary to effect the transfer of title; and be it further

RESOLVED, that the **2016** Management and Stewardship Plan is amended to include the above referenced property; and be it further

RESOLVED, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton **Community Preservation Fund Budget Account**.

Meeting History

[Jan 7, 2016 6:30 PM Video](#) **East Hampton Town Board Regular Meeting**

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Sylvia Overby, Councilwoman

SECONDER: Fred Overton, Councilman

AYES: Kethee Burke-Gonzalez, Peter Van Scoyoc, Sylvia Overby, Fred Overton, Larry Cantwell

Public Discussion
