

BENSON POINT REALTY CORP.

Baseline Documentation



Suffolk County Tax Map

300-26-1-1.1

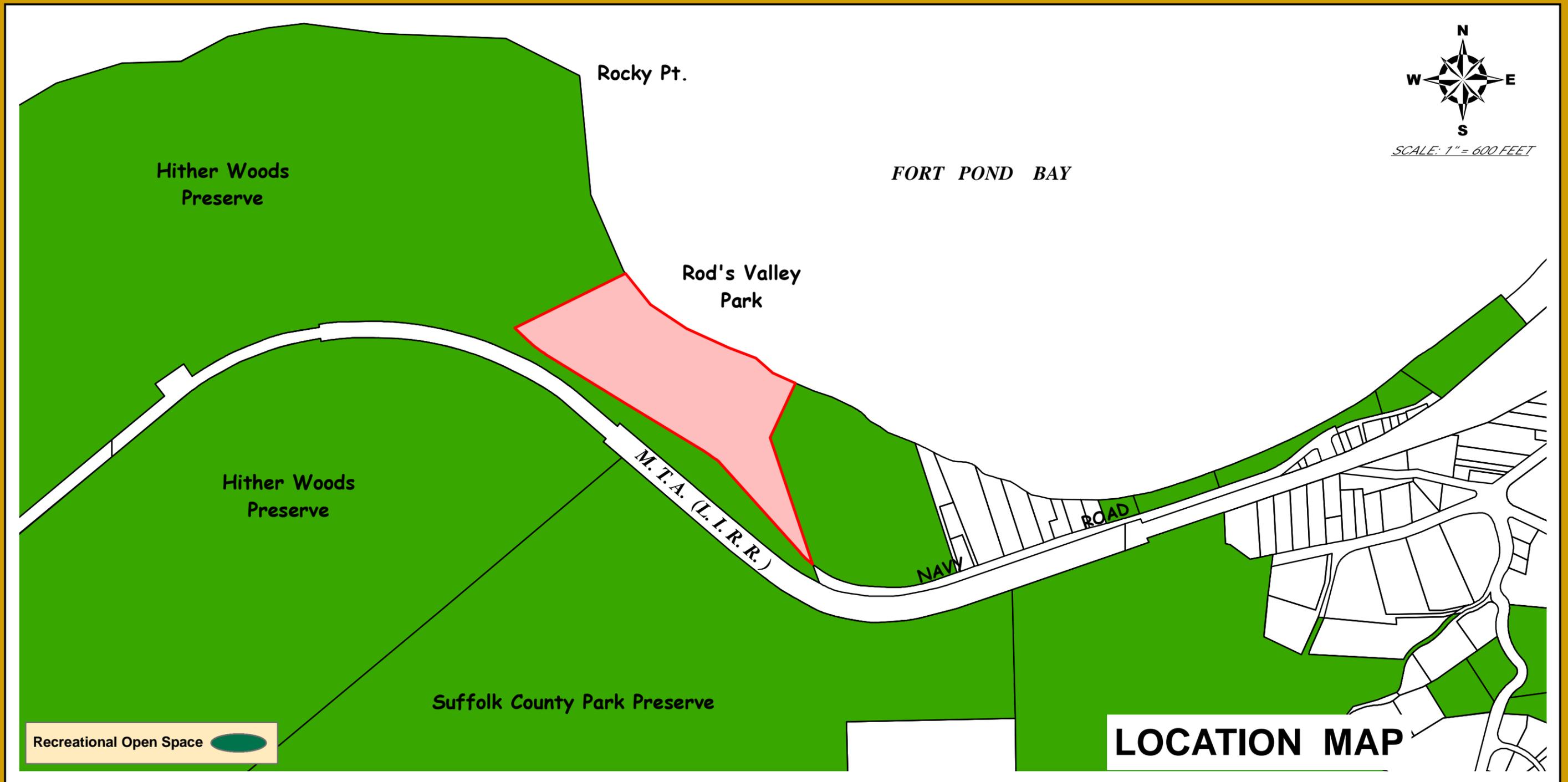
200 Navy Road

Area 21.85 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.



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

CPF PROPERTY

TOWN OF EAST HAMPTON
SCTM #300-026.000-0001-001.001
Benson Point Realty Corp.
154 Navy Road
Montauk School District





Resolution No. 1409

Dated: November 27, 2001

AUTHORIZE ACQUISITION

Property of Benson Point Realty Corp., Navy Road, Montauk
SCTM #300-26-1-1.1

The following resolution was offered by Supervisor J. Schneiderman,
seconded by Councilwoman P. 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 **November 14, 2001** to consider the purchase, for purposes of open space preservation and passive and active recreation, of approximately 22.4 acres of land located at the westerly end of Navy Road, Montauk, which land is identified on the Suffolk County Tax Map as SCTM #300-26-1-1.1; and

WHEREAS, said property consists of a former sand and gravel mine at the mouth of Rod's Valley on the shore of Fort Pond Bay, and has more than 1,200 feet of frontage on Fort Pond Bay; and

WHEREAS, said property includes a concrete boat-launching ramp and a timber pier extending into Fort Pond Bay, both of which were originally constructed by the U.S. Navy during World War II; and

WHEREAS, said property directly adjoins the Hither Woods Preserve owned jointly by the Town of East Hampton, Suffolk County, and New York State, and is the last remaining piece of the former Curtiss-Wright Aircraft Corporation landholdings at Hither Woods (once 1,357 acres in extent) which is still in private ownership; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is \$ 6,700,000.00 plus survey, title, environmental audit, prorated tax, and recording charges; and

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

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

WHEREAS, no playing fields or new active recreational facilities shall be constructed on the property unless and until the Town Board has undertaken a SEQRA review specific to the installation of those facilities; and

WHEREAS, the Town Board has prepared and considered Environmental Assessment Forms which evaluate the potential environmental impacts of this proposed acquisition; and

WHEREAS, the Board has determined that this acquisition will not have a significant negative impact upon the environment; 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 a negative declaration is hereby made pursuant to the State Environmental Quality Review Act (SEQRA) on the acquisition of the subject property; and be it further

RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, now or formerly **Benson Point Realty Corp.**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed \$ **6,700,000.00** plus reasonable survey, title, environmental audit, 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 to pay any and all reasonable survey, title, environmental audit, prorated tax, and recording charges, as may be necessary to effect the transfer of title; 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 a copy of this resolution shall be forwarded to:

Town Attorney Eric Bregman;
Deputy Town Attorney Richard E. Whalen;
Town Budget Officer Len Bernard;
Planning Department; and
John A. MacLachlan, Esq., Biondo & MacLachlan, P.O. Box 5030, Montauk.

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