

# **4 Queens – Philger Realty**

## **Baseline Documentation**



### **Suffolk County Tax Map**

**300-27-2-2.2**

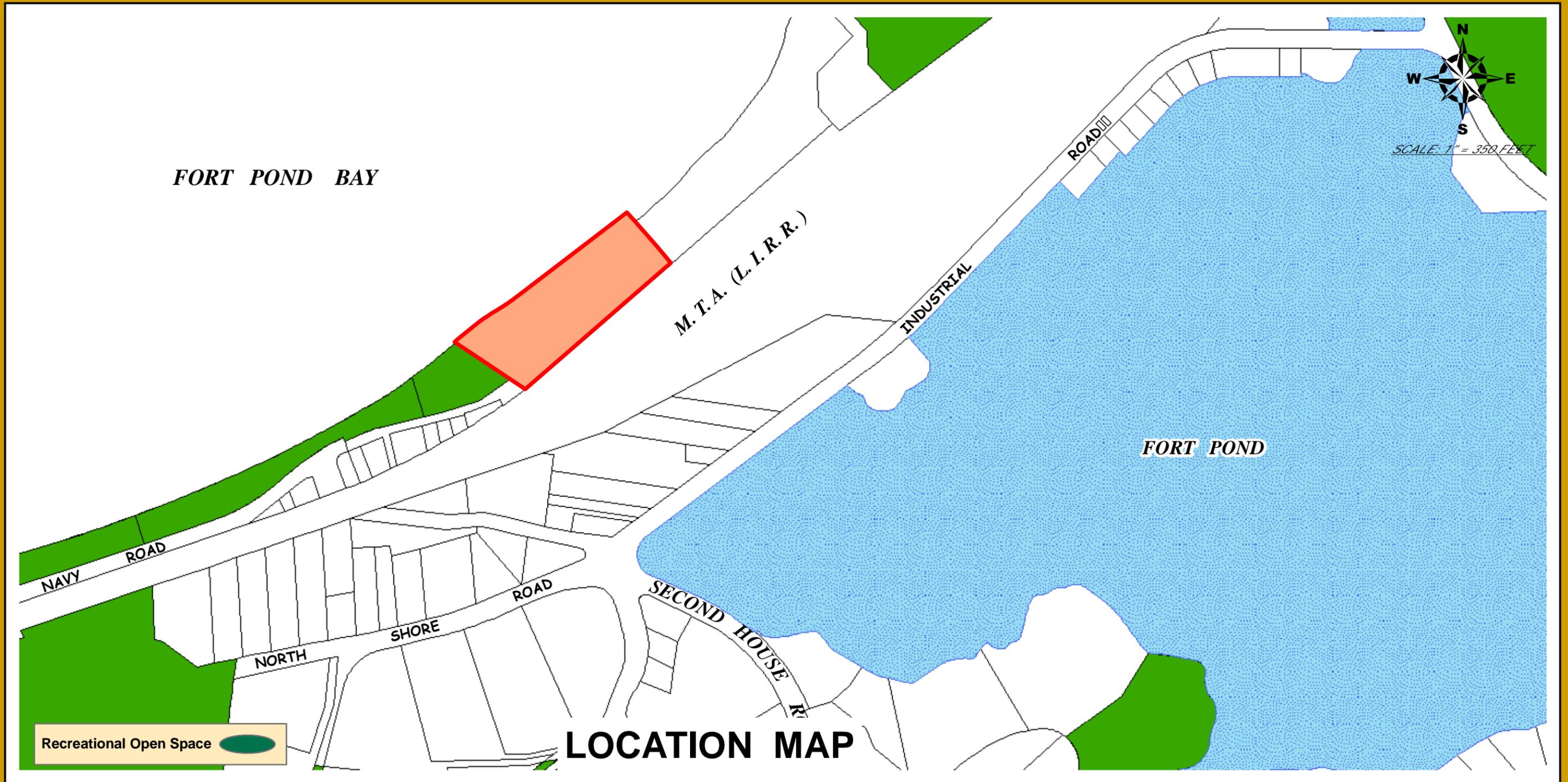
**30 Navy Road**

**Area 4.136 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  
 COPYRIGHT 2008, COUNTY OF SUFFOLK, N. Y.  
 Real Property Taxmap parcel linework used with permission of  
 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



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

**CPF PROPERTY**

**TOWN OF EAST HAMPTON**  
**SCTM #300-027.000-0002-002.002**  
**Four Queens Corp. (Philger Realty Corp.)**  
**30 Navy Road**  
**Montauk School District**



(1071)AUTHORIZE ACQUISITION - PROPERTY OF PHILGER REALTY CORP.

**Navy Road, Montauk, SCTM #300-27-2-2.2**

The following resolution was offered by Supervisor 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 **August 4, 2000** to consider the acquisition of a parcel of land consisting of approximately 4.1 acres and situate at Navy Road, Montauk, which property is identified on the Suffolk County Tax Map as SCTM #300-27-2-2.2; and

**WHEREAS**, the proposed purchase price for fee simple acquisition of the subject property is \$340,000.00, plus survey, title, tax, and recording charges; and

**WHEREAS**, the subject property consists of beach and duneland on the north side of Navy Road, acquisition of which would enlarge and further protect the town's public beach on the south shore of fort Pond Bay; and

**WHEREAS**, the purpose of said acquisition is preservation of open space and the provision of additional public beach and bathing facilities; and

**WHEREAS**, the proposed 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 also 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, now or formerly Philger Realty Corp., for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed \$340,000.00, plus reasonable survey, 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, 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;  
Planning Department; and to  
Richard Mathew, Esq., 2405 Main Street, Bridgehampton, NY 11932

Adopted August 4, 2000