

# **AYER, ACA & EEA LIMITED FAMILY LIMITED PARTNERSHIP**

## **Baseline Documentation**



**Suffolk County Tax Map  
301-13-10-17  
81 Ocean Ave.  
Area 1.06 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.**

# CPF Properties

CARTOGRAPHY - BARNABY FRIEDMAN - 7/19



 Recreational Open Space

**TOWN OF EAST HAMPTON**

**SCTM #301 - 13 - 10 - 17**

**EEA LLC Property**

**81 Ocean Avenue**

**1.06 Acres**

**East Hampton School District**



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

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Town of  
**East Hampton**  
Long Island, NY

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**Town of East Hampton**  
**Long Island, NY**

Adopted  
Jan 17, 2019 6:30 PM

**Resolution**  
**RES-2019-168**

**AJAYER, ACA & EEA Family Limited Partnership Authorize CPF Acquisition**

Information

<b>Department:</b>	Land Acquisition	<b>Sponsors:</b>	Councilman David Lys
<b>Category:</b>	Acquisitions	<b>Functions:</b>	Acquisitions

Attachments

[Printout](#)

Financial Impact

\$4,800,000 plus closing costs from a CPF budget account

Body

**Authorize CPF Acquisition**

**Purported Owner:** AJAYER Family Limited Partnership, ACA Family Limited Partnership & EEA Family Limited Partnership  
**Location:** 81 Ocean Ave., East Hampton Village  
**SCTM #:** 301-13-10-17

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **January 17, 2019** to consider acquisition of approximately **1 acre** of land located on **81 Ocean Ave., East Hampton Village** which lands are identified on the Suffolk County Tax Map as **301-13-10-17**; and

**WHEREAS**, the purported owner has expressed a willingness to sell the above referenced property in fee simple to the Town for the proposed purchase price of **\$4,800,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the parcel contains a single family dwelling and associated structures: as part of this negotiation, the structures will be removed at the sellers expense, returning the parcel back to a natural state prior to the Town taking possession; and

**WHEREAS**, the purpose of said acquisition is the establishment of parks, nature preserves or recreation areas; 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

**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 **AJAYER Family Limited Partnership, ACA Family Limited Partnership & EEA Family Limited Partnership**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$4,800,000.00**, 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**.

Meeting History

 **Draft**  
**Jan 17, 2019 6:30 PM Video** **East Hampton Town Board Regular Meeting**  
**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** David Lys, Councilman  
**SECONDER:** Sylvia Overby, Councilwoman  
**AYES:** Kathee Burke-Gonzalez, David Lys, Sylvia Overby, Jeffrey Bragman, Peter Van Scoyoc

Discussion

 Add Comment

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**INVASIVE PLANT ASSESSMENT OF TOWN OF EAST HAMPTON PRESERVES**

Preserve Name: Ayer / EEA  
 SCTM #: 301-13-10-17  
 Size: 1.06 a.

Date of Survey: 7/16/19  
 Surveyed by: AT

Species	Present on site	On road edge	Along trails	Interior	Scatte red	Dense	Confined area	Comments
Autumn olive <i>Elaeagnus umbellata</i>	X						X	edge
Bamboo <i>Bambusa sp.</i>								
Black locust <i>Robinia pseudoacacia</i>								
Burning bush <i>Euonymus alatus</i>								
Bush honeysuckle <i>Lonicera sp.</i>	X	X						
Common mullein <i>Verbascum thapsus</i>								
Garlic mustard <i>Alliaria petiolata</i>	X	X						
Japanese angelica <i>Aralia elata</i>								
Japanese black pine <i>Pinus thunbergii</i>								
Japanese barberry <i>Berberis thunbergii</i>	X							few, edges
Japanese holly <i>Ilex crenata</i>								
Japanese honeysuckle <i>Lonicera japonica</i>								
Japanese stilt grass <i>Microstegium vimineum</i>								
Japanese knotweed <i>Polygonum cuspidatum</i>								
Mile-a-minute <i>Polygonum perfoliatum</i>								
<i>Miscanthus sp.</i>								
Mugwort <i>Artemisia sp.</i>	X	X					X	edges
Multiflora rose <i>Rosa multiflora</i>	X						X	edges
Norway maple <i>Acer platanoides</i>								
Oriental bittersweet <i>Celastrus orbiculatus</i>								
<i>Phragmites communis</i>	X						X	wetland shore
Porcelain berry <i>Ampelopsis brevipedunculata</i>	X						X	edges
Privet <i>Ligustrum sp.</i>	X	X					X	edges
Spotted knapweed <i>Centaurea maculosa</i>								
Tree of heaven <i>Ailanthus altissima</i>								
<del>Vine</del> sp. <i>Sycamore maple</i>								
<i>Wisteria sp.</i>								
Wineberry <i>Rubus phoenicolasius</i>								
Canada thistle	X				X			

General Description: