

MIDDLEFIELD DEVELOPMENT

from The Peconic Land Trust

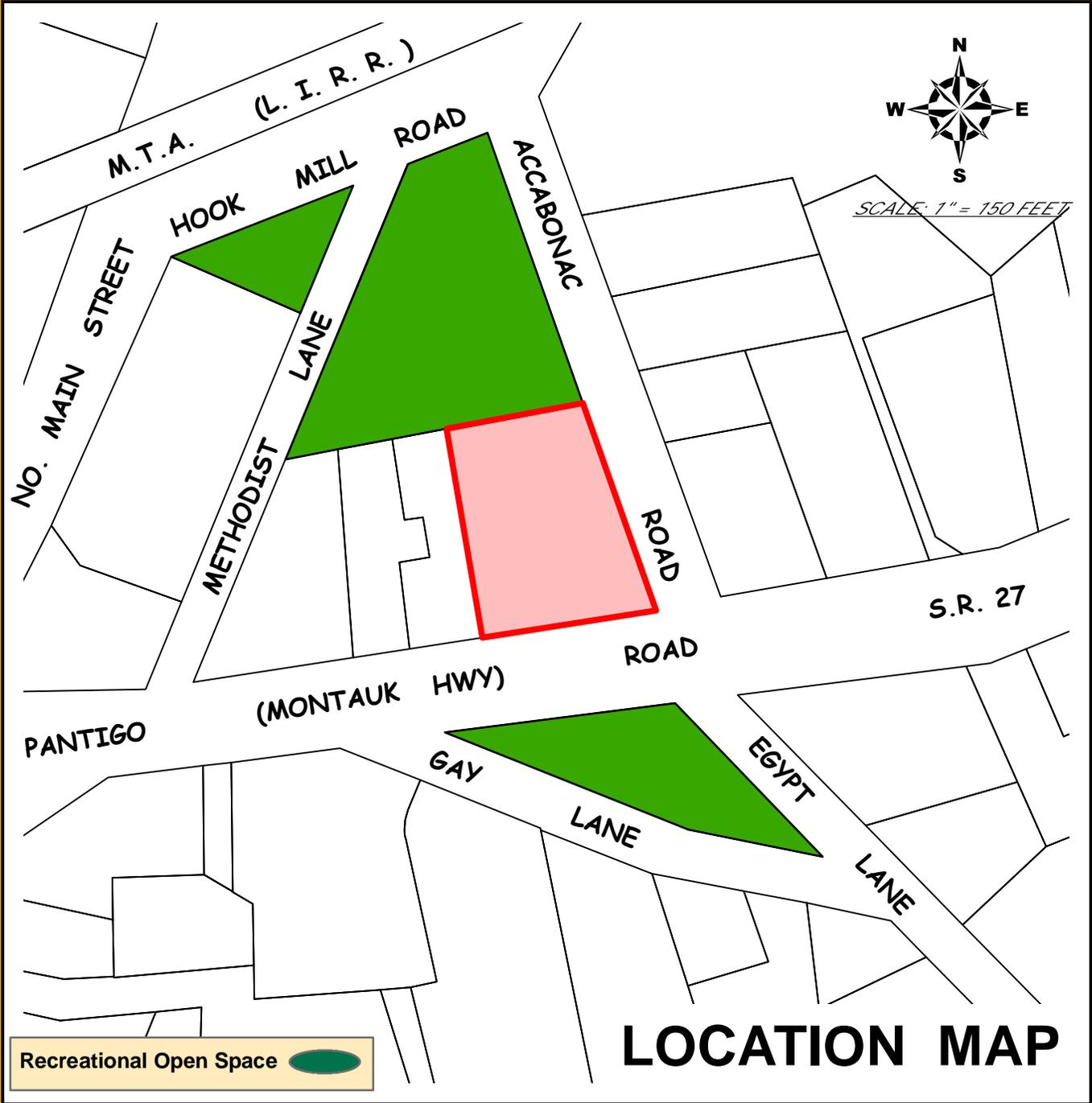
Baseline Documentation



**Suffolk County Tax Map
301-4-3-8
47 Pantigo Road, The Hook
Area .705 Acres
Town of East Hampton, New York**

**Purchased in partnership with the Village of East Hampton
and the Town of East Hampton**

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 PROPERTY
"The Hook"

INCORPORATED VILLAGE OF EAST HAMPTON

SCTM #301 - 004.000 - 0003 - 008.000

PLT/Middlefield Development LLC Property

51 Pantigo Road

East Hampton School District

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



(212) AUTHORIZE ACQUISITION

Property of Peconic Land Trust (from Middlefield Development, LLC)

47 Pantigo Road, The Hook, East Hampton Village

SCTM #301-004.00-003.00-008.00

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 **February 1, 2002** to consider the acquisition of approximately 0.7 acre of land located at the Hook, on Pantigo Road in the Village of East Hampton, which land is identified on the Suffolk County Tax Map as SCTM #301-4-3-8; and

WHEREAS, said property is presently improved with a large building and asphalt parking surface, and was used until approximately 1996 for the Mark R. Buick auto dealership; and

WHEREAS, the proposed purchase would be the first property acquired in the Village of East Hampton with revenues from the Community Preservation Fund, as well as the first joint purchase of open space ever by the Town and Village of East Hampton; and

WHEREAS, the Town and Village intend to remove the existing structures on the property and restore the land as an addition to the historic Hook Green, with the Village assuming the costs of restoring the property and also assuming responsibility for its management and maintenance; and

WHEREAS, the Peconic Land Trust has facilitated the acquisition of this property by purchasing it from Middlefield Development, LLC, and will agree to reconvey the property to the Town and Village; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is \$3,250,000.00, plus incidental closing expenses including survey, title, prorated tax, environmental audit, and recording charges, and reimbursement of expenses incurred by Peconic Land Trust, but the Town's share of the purchase price will be \$2,000,000.00, with the Village of East Hampton agreeing to pay the remainder of the purchase price as well as all incidental closing costs; and

WHEREAS, the Town and Village will each acquire a fee interest in the subject property which is approximately proportionate to the monies expended by each party in the acquisition; and

WHEREAS, the Town and Village propose to enter into a management agreement regarding the property, under which the Village would assume the duty and right to manage and maintain the property, with access allowed to Town residents on the same basis as such access is afforded to Village residents;

WHEREAS, the purpose of said acquisition is preservation of open space and protection of the historic character of the heart of East Hampton Village; and

WHEREAS, the acquisition of an interest in the subject property by the Town 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 joint purchase with the Village of East Hampton 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 – in conjunction with the Incorporated Village of East Hampton – to enter into a contract of sale with the record owner of the subject property, now or formerly **Peconic Land Trust (from Middlefield Development, LLC)**, for the purpose of acquiring a fee interest in said property which is approximately proportionate to the monies expended by the Town in this acquisition, and at a cost to the Town of East Hampton which is not to exceed **\$2,000,000.00**; and be it further

RESOLVED, that pursuant to contract the Supervisor is authorized and directed to execute any documents as may be necessary to effect the transfer of title; and be it further

RESOLVED, that the Supervisor is further authorized and directed to execute an intermunicipal agreement for the management of the subject property with the Village of East Hampton, under which agreement the Village will assume the duty and right to manage and maintain the property in perpetuity, provided that access is allowed to Town residents on the same basis as such access is afforded to Village residents, and provided further that such agreement complies with the requirements and restrictions imposed by § 64-e of the New York Town Law (the "Community Preservation Fund Law") and all other applicable law; and be it further

RESOLVED, the monies to be expended for purchase of the Town's interest in 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:

Town Attorney Eric Bregman;
Deputy Town Attorney Richard E. Whalen;
Planning Department;
Mayor Paul F. Rickenbach, Jr., Village of East Hampton, 86 Main Street,
East Hampton, New York 11937;
Mr. Larry Cantwell, Village Administrator, Village of East Hampton, 86 Main Street,
East Hampton, New York 11937;
Linda Riley, Esq., 10 Oak Street, Southampton, New York 11968; and
Peconic Land Trust, Incorporated, P.O. Box 1776, Southampton, New York 11969.