

WVB PARTNERS, LP CONKLIN HOUSE

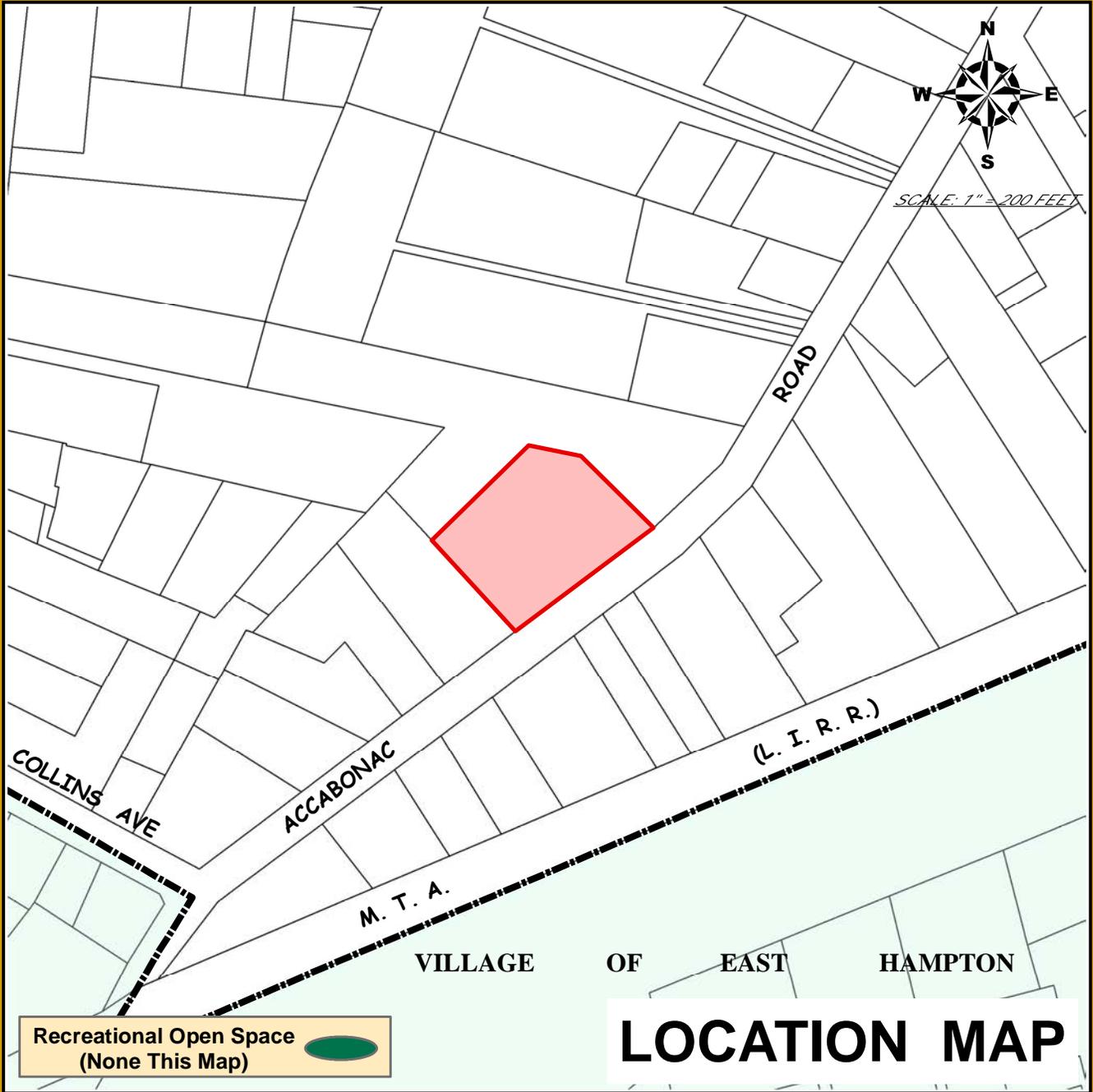
Baseline Documentation



**Suffolk County Tax Map
300-187-3-17
57 Accabonac Road
Town of East Hampton,
New York**

Purchase of Historic Preservation Easement

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

TOWN OF EAST HAMPTON
SCTM #300 - 187.000 - 0003 - 017.000

Conklin House
WVB Partners Property
57 Accabonac Road
East Hampton School District

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



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



(254) AUTHORIZE ACQUISITION OF HISTORIC PRESERVATION EASEMENT

Property of Michael Van Biema

Accabonac Road, East Hampton/SCTM #300-187-3-17

The following resolution was offered by COUNCILPERSON JOB POTTER, seconded by Councilman Hammerle, 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 4, 2005** to consider the acquisition of a historic preservation easement over a parcel of land located on **Accabonac Road** in East Hampton, which land is identified on the Suffolk County Tax Map as **SCTM #300-187-3-17**; and

WHEREAS, the proposed purchase price for the historic preservation easement burdening the subject property is **\$250,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the purpose of said acquisition is preservation of a historic structure in its existing setting, which is more commonly known as the "Conklin House"; 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 historic structure known as the "Conklin House" in its existing setting and the community character of the Town, and that such acquisition of the historic preservation easement 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, reputedly **Michael Van Biema**, for the purpose of acquiring said historic preservation easement at a cost to the Town of East Hampton not to exceed **\$250,000.00**, 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, 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 copies of this resolution shall be forwarded to:

Assistant Town Attorney Denise R. Schoen;

Town Budget Officer Ted Hults; and

William J. Fleming, Esq., 46 Newtown Lane, East Hampton, NY 11937

*Councilwoman Mansir abstains

(253) **ADOPT LOCAL LAW:**

**AMEND ZONING CODE TO DESIGNATE THE CONKLIN HOUSE
HISTORIC LANDMARK**

The following resolution was offered by Councilman Potter,
seconded by Councilman Hammerle, and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **February 4, 2005**, regarding Local Law amending Chapter 255 ("Zoning") of the East Hampton Town Code at Article XII ("Use District (Zoning) Map") and Article XIII "Table of Historic Landmarks and Historic Districts") in order to designate certain land and the structures located thereon as the "Conklin House," all as more fully set forth in the text of the Local Law; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, both as submitted in writing and as presented orally at the public hearing; and

WHEREAS, adoption of said Local Law is a Type II action pursuant to the New York State Environmental Quality Review Act (SEQRA) and Chapter 128 (Environmental Quality Review) of the Town Code, and no further environmental review is necessary with regard to the same; and

NOW, THEREFORE, BE IT RESOLVED, that the said Local Law is hereby enacted to read as follows:

LOCAL LAW NO. 6 OF 2005
INTRODUCTORY NO. OF 2005

A Local Law providing for the amendment of Chapter 255 ("Zoning") of the East Hampton Town Code at Article XII ("Use District (Zoning) Map") and Article XIII ("Table of Historic Landmarks and Historic Districts"), in order to designate certain land and the structures located thereon as the "Conklin House Historic Landmark," as more fully set forth in the text of the Local Law, said Local Law to read as follows:

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

The Town Board has acted to preserve the unique historic and architectural qualities of the Town of East Hampton by adding provisions for historic preservation to the Town Zoning Code. The adoption of this historic preservation law, by Local Law No. 25-1999, as since amended, permits the Board to establish locally-designated historic landmarks.

The Town Board finds that, as detailed in the document dated December 16, 2004 and entitled "Conklin House Landmark Designation Proposal," the Conklin House has the characteristics specified in § 255-7-25 A of the Town Code. The Conklin House has special character, historic and aesthetic interest and value as part of the cultural, economic and social history of East Hampton; embodies the distinguishing characteristics of an architectural style,

building type, period and method of construction; and because of its unique location represents the customary practice of sitting houses close to the street. The Conklin House therefore qualifies for designation as a historic landmark.

SECTION II. - TOWN CODE AMENDED:

Chapter 255 ("Zoning") of the East Hampton Town Code is hereby amended as follows:

A. Article XII ("Use District (Zoning) Map"). The Use District (Zoning) Map is amended to depict the boundaries of the Conklin House Historic Landmark, in accordance with the table of properties set forth in Subsection B below.

B. Article XIII ("Table of Historic Landmarks and Historic Districts"). The Table of Historic Landmarks and Historic Districts is amended to set forth the following property:

PROPERTY NAME:	Conklin House
STREET LOCATION:	Accabonac Road East Hampton
TAX MAP NUMBER:	300-187-3-17
DESIGNATED AREA:	Entire Parcel
OWNER:	Michael Van Biema 440 Riverside Drive New York, NY 10027

SECTION III. - SEVERABILITY:

Should any part or provision of this Local Law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole nor any part thereof other than the part so decided to be unconstitutional or invalid.

SECTION II. - EFFECTIVE DATE:

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

Town Attorney;
Planning Director Marguerite Wolffsohn;
Chief Building Inspector Donald T. Sharkey;
Historic Preservation Consultant Robert Hefner;
Planning Board;
Architectural Review Board; and

William J. Fleming, Esq.

46 Newtown Lane
East Hampton, NY 11937

DATED: February 4, 2005

BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON, NEW YORK
FRED L. OVERTON, TOWN CLERK

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

SUPERVISOR WILLIAM MCGINTEE	VOTE	AYE
COUNCILWOMAN DEBRA FOSTER	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	ABSTAIN

The resolution was declared duly adopted.