

Rita Foster (Rita's Stables)

Baseline Documentation



Suffolk County Tax Map

300-32-1-15.1

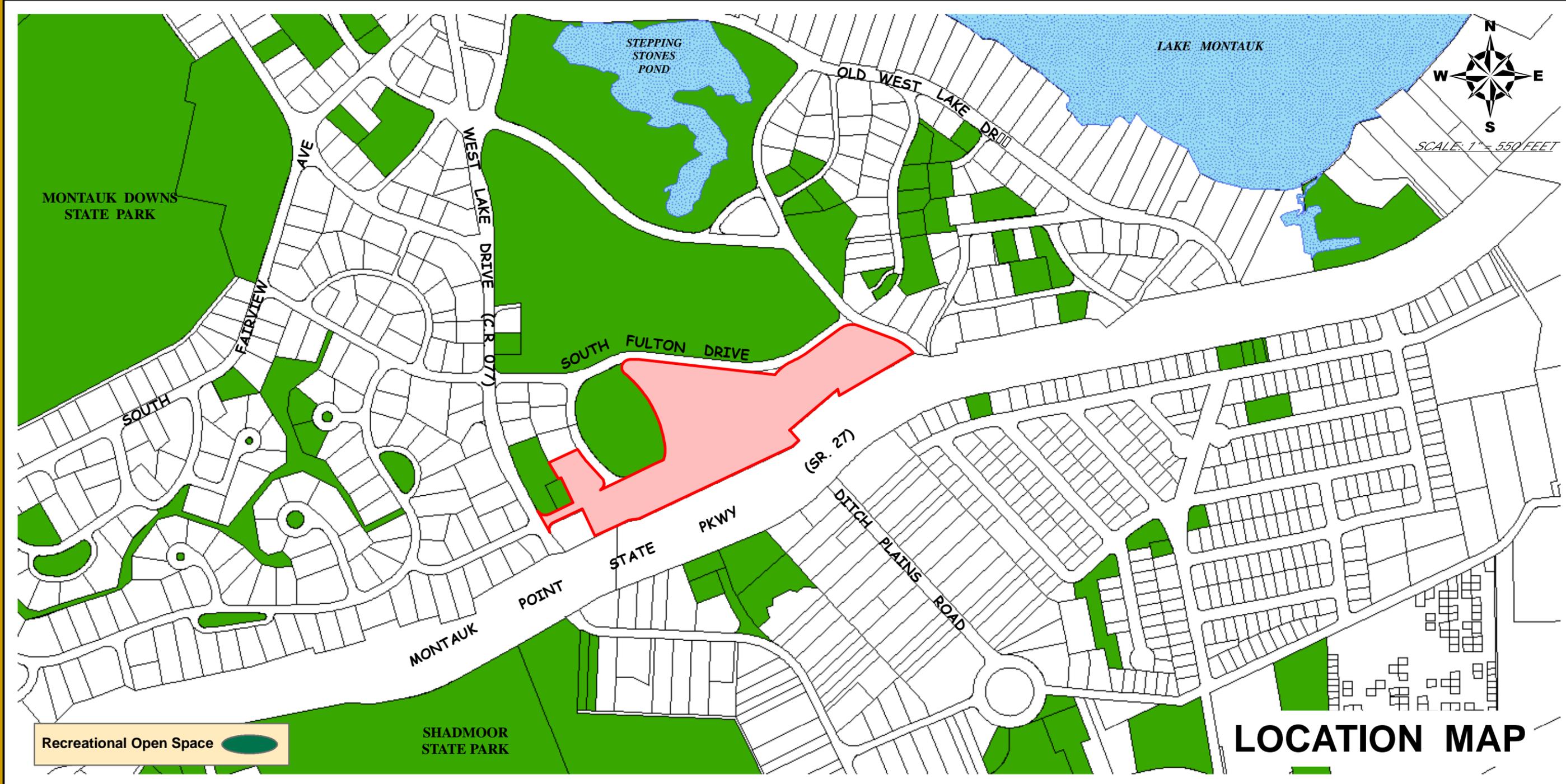
81 S. Fulton Dr. (West Lake Dr. & S. Fern St.)

Area 17.7 Acres

Town of East Hampton, New York

Purchase of Development Rights

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.



LOCATION MAP

Suffolk County Real Property Tax Service
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 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 - 032.000 - 0001 - 015.001
Rita Foster Property
81 South Fulton Drive
Montauk School District





**(1012) AUTHORIZE ACQUISITION OF DEVELOPMENT RIGHTS
Property of Rita Foster SCTM #300-32-1-15.1**

The following resolution was offered by COUNCILMAN JOB POTTER 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 **July 15, 2004** to consider the purchase of development rights to approximately **17.7** acres of farmland located on **West Lake Drive, Montauk Highway and South Fern Street**, in Montauk, which land is identified on the Suffolk County Tax Map as **SCTM #300-32-1-15.1**; and

WHEREAS, it is the policy of the Town of East Hampton, as articulated in the Town's Community Preservation Project Plan, first adopted by the Town Board in 1998 and adopted as revised on August 5, 2003, to preserve our rural character, protect our native flora and fauna, safeguard our vulnerable groundwater supply, protect our surface waters, and preserve our remaining farmland; and

WHEREAS, said property is located in Montauk, has historically been pastureland used for grazing livestock, includes wetlands, and is recommended for purchase of development rights or acquisition in the Community Preservation Project Plan; and

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

WHEREAS, the purchase of development rights will include a right-of-first refusal upon eventual sale of the fee title; and

WHEREAS, the proposed purchase price for the development rights is \$2,000,000.00, which price is based upon a reputed acreage of 17.7 acres and is subject to adjustment on a pro rata basis upon receipt of a guaranteed survey, plus survey, title, environmental audit, prorated tax, and recording charges; 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 development rights to 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 reputedly **Rita Foster** for the purpose of acquiring the development rights to said property at a cost to the Town of East Hampton 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 and to pay any and all reasonable survey, title, environmental audit, prorated tax, and recording charges, which charges or expenses as may be necessary to effect the transfer of title; and be it further

RESOLVED, the monies to be expended for purchase of development rights to the foregoing property, together with related expenses, 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:

Assistant Town Attorney Elizabeth L. Baldwin;

Town Budget Officer Ted Hults;

Planning Department;

Mr. Scott Wilson, Peconic Land Trust, P.O. Box 2088, Southampton, New York, 11968; and

John McGowan, P.O. Box 5011, East Hampton, NY 11937