

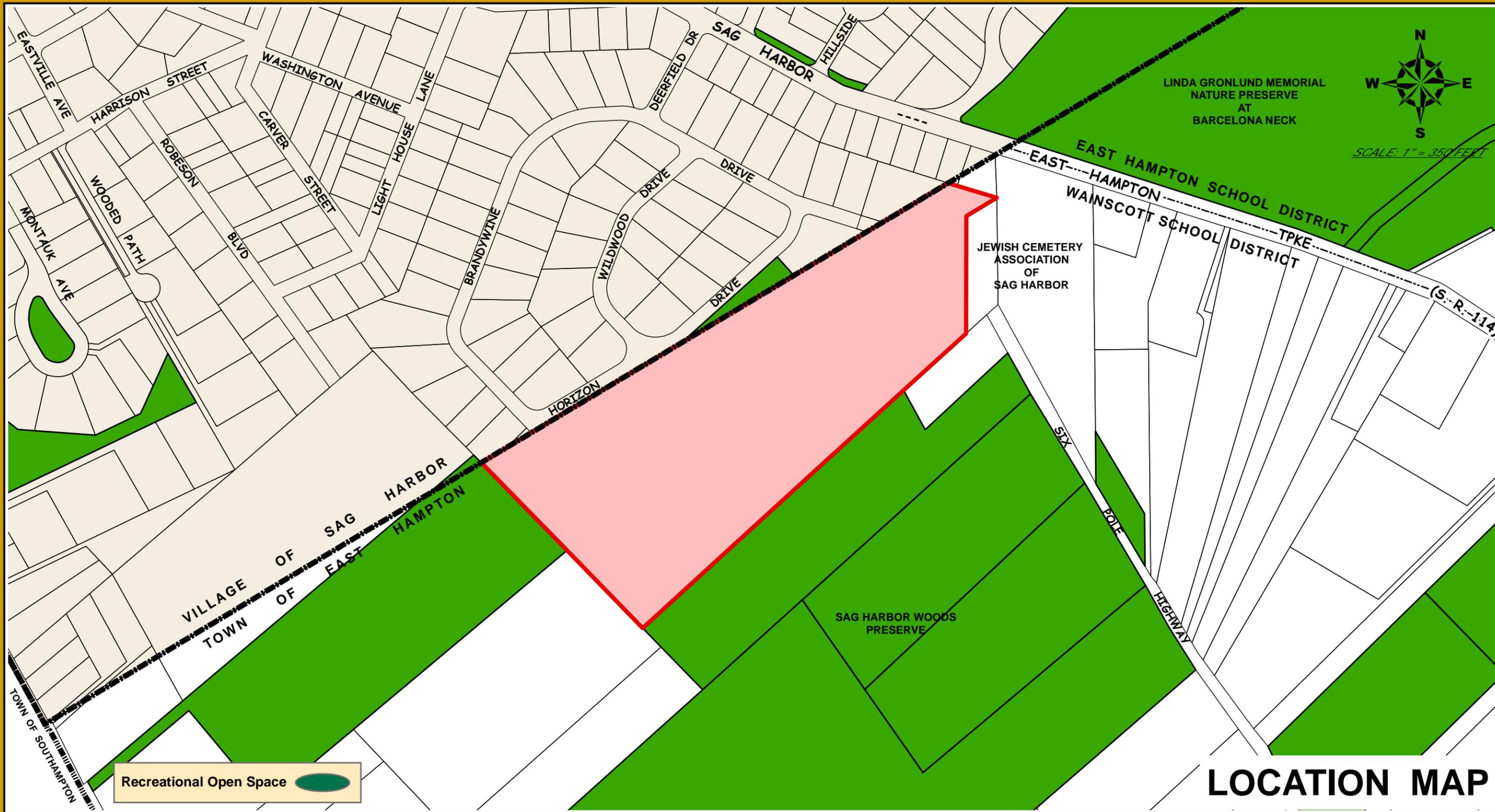
# 11963 Inc.

## Baseline Documentation



**Suffolk County Tax Map  
300-111-2-3.2 (formerly 111-2- p/o 3)  
23 Horizon Dr. (formerly 198 Six Pole Hwy.)  
Area 25.78 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.**



# LOCATION MAP

**CPF PROPERTY**

**TOWN OF EAST HAMPTON**  
**SCTM #300 - 111.000 - 0002 - 003.002**  
**11963 Inc. Property**  
**198 Six Pole Highway**  
**Wainscott School District**

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



**AUTHORIZE ACQUISITION 2011-723**

**Owner:** One One Nine Six Three INC  
**Location:** 198 Six Pole Hwy.  
**SCTM #:** 300-111-2-3

**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, 2011** to consider the acquisition of approximately **25.7 of 26.7 acres** of land located on **198 Six Pole Hwy., Wainscott**, which land is identified on the Suffolk County Tax Map as **SCTM #300-111-2-3**; and

**WHEREAS**, there is an adjacent cemetery to the proposed lot that wishes to participate in a lot line modification, transferring 1 acre of land from the One One Nine Six Three parcel to the cemetery parcel; and

**WHEREAS**, when the lot line modification is complete, there will be 25.7 acres remaining that are the subject of this proposed transaction; and

**WHEREAS**, the proposed purchase price for fee simple acquisition of the subject property is **\$3,200,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the purpose of said acquisition is preservation of open space and community character; 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 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, reputedly **One One Nine Six Three Inc.**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$3,200,000.00**, 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.

Financial Impact

\$3,200,000 from CPF

Meeting History

Aug 4, 2011 7:00 PM

East Hampton Town Board

Regular Meeting

RESULT: ADOPTED [UNANIMOUS]

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

**Nature Preserve:**

Name: 11963 Inc. Date of Survey: 3/14/12  
 SCTM No. 111-2-3 Surveyed by: A. Gates  
 Size: 25.8 acres

Plants present:	Present	On road edge	Along trail(s)	Interior	Scattered	Dense	Confined area	Comments
Autumn Olive								
Black Pine								
Garlic Mustard	X	X						near Brandywine Dr. road end, NE corner.
Japanese barberry								
Japanese Honeysuckle								
Japanese Knotweed								
Miscanthus	X						X	near private property on NW corner
Mugwort								
Multiflora Rose								
Norway Maple								
Oriental Bittersweet	X	X						along road at NW corner
Phragmites								
Poison Ivy								
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle								
Tree of heaven								
Vinca								
Wisteria								
Others:								

**General description:**