

MFH LLC (Gerson)

Baseline Documentation



Suffolk County Tax Map

300-133-1-1

199 Six Pole Highway

Area 9.906 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.



Recreational Open Space 

Cemetery 



LOCATION MAP

2004 AERIAL PHOTO



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

TOWN OF EAST HAMPTON
SCTM #300-133.000-0001-001.000
MFH, LLC. (Gerson) Property
199 Six Pole Highway
Wainscott School District

Resolution No. 367

Dated: March 4, 2005

AUTHORIZE ACQUISITION

Properties of GMM LLC; Caddis Fly, LLC; RFG LLC; & MFH LLC (Gerson/Davis properties)

45 Slough Highway, 489 Hands Creek Road, Six Pole Highway, and 36 & 26 Slough Highway, East Hampton

SCTM #300-155-1-6.1; 113-2-3; 133-1-1; and 155-1-28.1 & 7.1

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 **March 4, 2005** to consider the acquisition of approximately **44.748** acres of land located as follows, **45 Slough Highway, 489 Hands Creek Road, Six pole Highway, and 36 & 26 Slough Highway, East Hampton**, which lands are further identified on the Suffolk County Tax Map as **SCTM ##300-155-1-6.1; 113-2-3; 133-1-1; and 155-1-28.1 & 7.1** and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject properties is **\$5,500,000.00**, plus survey, title, prorated tax, and recording charges; and

WHEREAS, the Town of East Hampton agrees to a closing date on the first two parcels, 300-155-1-6.1 and 300-113-2-3, in 2005 and the remaining three parcels, 300-133-1-1 and 300-155-1-28.1 & 7.1 will close by the agreed upon February 15, 2006 closing date; and

WHEREAS, the following values are attributed to each of the five parcels totaling \$5,500,000.00:

300-155-1-6.1	45 Slough Highway	\$645,000
300-113-2-3	489 Hands Creek Rd.	\$1,752,000
300-133-1-1	Six Pole Highway	\$1,184,000
300-155-1-28.1 & 7.1	36 & 26 Slough Hwy.	\$1,919,000

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

WHEREAS, the acquisition of the subject properties 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 properties 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 properties, reputedly, **GMM LLC; Caddis Fly, LLC; RFG LLC; & MFH LLC** for the purpose of acquiring said properties at a cost to the Town of East Hampton not to exceed \$ **5,500,000.00**, 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 properties 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 properties 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 Elizabeth L. Baldwin;
Town Budget Officer Ted Hults;
Planning Department;
Ms. Melanie Donaldson, The Nature Conservancy P.O. Box 5125,
East Hampton, New York 11937; and
Leonard Ackerman, Esq., 34 Pantigo Road, East Hampton, NY 11937.

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