

# Concern Southampton

**COPY**

Concern for Independent Living  
Southampton Site

Multi-Family Housing at  
Southampton Field Gospel  
Church Property  
130 Sebonac Road (County Road 39)  
Southampton, New York 11968



- Request for public work session for a zoning change
- Petition for a proposed zoning MF-44 multifamily residence currently zoned as a R-20
- Request for increase in residential density under §330-8 to establish community benefit rental units.

Presented to the Southampton Town Board and Town of Southampton  
Department of Land Management

Prepared by:



Submitted  
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## Concern/Southampton – Request for Public Work Session

### 1. Introduction

Concern for Independent Living develops and operates high-quality, affordable housing with supportive services for disabled and low-income persons residing in New York. Our mission not only focuses on the needs of individuals, but also the needs of the communities in which they reside. Our housing is designed to be an attractive asset to the community, often transforming underutilized resources into beautiful housing and transforming people with little hope for recovery into productive members of the community.

We believe that the provision of high quality housing, along with top notch services that meets people's needs, is the solution to many of the problems we face today. We have gained a reputation for building the best housing and providing the best services. Concern has developed over 800 units of housing and secured over \$350 million in capital funding in the last five years; and we continue to grow. Concern is currently developing 135 units of Supportive Housing in Brooklyn and 96 units of Supportive Housing in Nassau County. These projects will address the needs of low-income families, the homeless, veterans and the disabled.

Part of what makes Concern so successful is we not only identify the struggles that our communities are facing, but we implement creative solutions to address those struggles. Concern was an important partner in Long Island's goal to end Veteran homelessness. In 2014 we opened our first Veterans' housing project. Located on the grounds of a former Military Reserve Base, Liberty Village is 60 apartments for homeless Veterans and their families. Project amenities include on-site laundry facilities, exercise room, computer room, and outdoor recreational spaces. Staff provide supportive services on-site. This project also includes an adjacent Community Center which was developed in partnership with the Long Island Coalition for the Homeless to stabilize and support low-income households through case management services, job training and placement programs, life skills training, and other services.

Based on those successes, we have since opened Liberty Landing, which provides 30 studio and one-bedroom apartments for homeless, disabled Veterans, as well as 29 apartments for low-income families. Project amenities include on-site laundry facilities, recreational areas, and on-site community center with exercise room, computer room and community space. Currently, we are in the construction phase on Surf Vets Place, a 135-unit apartment building in Coney Island, which will offer 82 apartments for disabled Veterans.

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Concern has been awarded the Metropolitan Life Foundation Award for Excellence in Affordable Housing, the Visionary Award from NAMI-NYS and is CARF- accredited. Additionally, Concern Riverhead, Liberty Village, and Renaissance Village were awarded the Smart Growth Award by Vision Long Island in 2010, 2015, and 2017; Concern was named the 2012 Agency of the Year by the National Association of Social Workers Suffolk Division; and was awarded the Key of Excellence by the Long Island Coalition for the Homeless in 2016; and the Corporate Leadership Award by ERASE Racism in 2018.

This project would provide economic development in the area by creating new permanent jobs within the community. The program will include various new positions, including those for direct care, administrative, maintenance, and clerical staff. It is the applicant's intention to hire staff from within the Primary Market Area to the extent possible. This project will also benefit the community by transforming an overgrown, littered site into attractive, high quality affordable housing that will enhance the community.

The proposed project is located in the Town of Southampton. Southampton is an affluent area located on the south fork of Long Island and is included in the stretch of shoreline prominently known as The Hamptons. The community is largely suburban, with concentrated commercial areas. This project addresses the following community needs:

- Housing for persons with low incomes: *The 2012-2016 American Community Survey 5-Year Estimates for Selected Economic Characteristics* for the Town of Southampton indicates that 32.3% of households have incomes below \$50,000. It further reports that 4.1% of families and 7.7% of singles have incomes below the poverty level.
- Housing that is affordable: Home values in the Town of Southampton are some of the highest on Long Island, with 37.9% of homes valued between \$500,000-\$999,999 (*The 2012-2016 American Community Survey 5-Year Estimate for Selected Housing Characteristics*). Of the 4,234 occupied rental units, 37.5% have a gross rent of \$1,500-\$1,999. If taken as a percentage of household income, 57.7% of Southampton renters pay more than 35% of their income on gross rent.
- Lack of available housing: There are a total of 42,591 housing units within the Town of Southampton (*The 2012-2016 American Community Survey 5-Year Estimates for Selected Housing Characteristics*). Because this is largely a

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summer community, 50.2% are vacant and not available for rent. The vacancy rate for rental units in this community is only 3.3%.

- Housing choice: It is reported that since 2000, Long Island' production of multifamily housing has been significantly less than its neighbors (*Long Island Multifamily Housing Study*, p. 16). Furthermore, those units that have been constructed are not affordable to large segments of Long Island's residents, with high down payments and/or high monthly rents (p. 17).
- Housing stock that is old and in disrepair: Over 58.9% of the housing units in the Town of Southampton were built prior to 1980 (*The 2012-2016 American Community Survey 5-Year Estimates for Selected Housing Characteristics*). Long Island as a whole has lagged behind nearby regions in residential construction since 1980. The lack of new housing creates higher demand and increases housing costs.

The comprehensive plans of the Town of Southampton clearly point to the need and focus on affordable housing. This incentive is fueled by the lack of such houses and the fear of not being able to provide housing to those essential working class members of the Southampton community.

Our application focuses in part, on the request for an increase in residential density pursuant to §330-8 of the Town Code.

The Southampton Town Board may authorize an increase in residential development density where

“... such authorization shall be found to be beneficial to the Town through serving to implement the Master Plan of 1970.”

This combined application for rezoning and increased residential density is designed to address the mandates and goals of the 1970 Master Plan and the 1999 Comprehensive Plan Update. A grant of such application will afford Concern the opportunity to provide (60) sixty, much needed community benefit units.

In doing so, Concern will be able to design and create a planned residential community to serve the economic and social needs for those hard working residents of Southampton unable to afford its current rents and forced to move from the community which they love.

This proposed development is well situated in close proximity to community services. See chart below.

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<b>COMMUNITY SERVICES</b>		
<b>COMMUNITY SERVICES</b>	<b>NAME</b>	<b>TRAVEL DISTANCE* FROM SITE (IN MILES)</b>
<b>MAJOR HIGHWAY(S)</b>	NY-27	<b>3.5</b>
<b>PUBLIC BUS STOP</b>	SCT Bus Stop	<b>0.7</b>
<b>SUBWAY/RAIL STATION</b>	Southampton LIRR Station	<b>1.4</b>
<b>MAJOR EMPLOYERS / EMPLOYMENT CENTERS</b>	Stony Brook Southampton Hospital	<b>2.2</b>
<b>PHARMACY</b>	Southrifty Drug Inc	<b>1.4</b>
<b>GROCERY: NEAREST MARKET</b>	Schmidt Bros Produce	<b>1.1</b>
<b>NEAREST LARGE MARKET</b>	Stop & Shop	<b>1.5</b>
<b>DISCOUNT DEPARTMENT STORE</b>	K-Mart	<b>6.2</b>
<b>SCHOOLS:</b>		
<b>ELEMENTARY</b>	Southampton Elementary School	<b>1.7</b>
<b>MIDDLE / JUNIOR HIGH</b>	Southampton Intermediate School	<b>2.4</b>
<b>HIGH</b>	Southampton High School	<b>2.9</b>
<b>HOSPITAL</b>	<b>Stony Brook Southampton Hospital</b>	<b>2.2</b>
<b>URGENT CARE</b>	Southampton Urgent Med Care	<b>2.2</b>
<b>POLICE</b>	Southampton Village Police Dept.	<b>1.4</b>
<b>FIRE</b>	Southampton Village Fire Dept.	<b>1.4</b>
<b>POST OFFICE</b>	U.S. Post office	<b>1.2</b>
<b>BANK</b>	People's United Bank	<b>0.9</b>
<b>SENIOR CENTER</b>	Hampton Bays Senior Center	<b>7.2</b>
<b>DAY CARE</b>	Childcare Center of the Hamptons	<b>1</b>
<b>RECREATIONAL FACILITIES</b>	Southampton Golf Club	<b>2</b>
<b>LIBRARY</b>	Rogers Memorial Library	<b>1.7</b>

**\* CALCULATED ALONG DEDICATED ROADWAYS**

Note- Walkscore 37

As always, Concern, who, as described hereinabove, has been recognized for its ability to deliver quality affordable developments throughout the New York Metropolitan Community, will create an affordable housing complex which will address all of the Town's architectural and material requirements thereby blending into the nature and character of the surrounding neighborhood.

**2. Pubic Work Session for Change of Zoning Requirement (§330-185) item C-2 of Southampton Town Code**

**a) Name and address of residence owner.**

Southampton Full Gospel Church a New York Religious Corporation



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*Open space, housing for persons of low or moderate income, parks, elder care, day care, or other specific physical, social or cultural amenities, or cash in lieu thereof, of benefit to the residents of the affected community or communities and commensurate with the benefits to the applicant.*

By Providing 100% community benefit units, Concern/Southampton fits the definition of a community benefit as defined by the Town Code.

The following area potential community benefits Concern/Southampton has considered.

### Community Benefit Units

- 100% of units designed for moderate-income households<sup>1</sup> in perpetuity.

### Amenities

- Fitness facilities;
- Laundry facilities with the buildings;
- On-site manager;
- 5000 square foot community building

### Environmental Benefits

- Designed to meet New York State Energy Research and Development Authority (“NYSERDA”) Low-Rise Residential New Construction Program standards;
- Qualify for Leadership in Energy and Environmental Design (“LEED”) for Homes Program;

### Property Value Enhancement

- Encourage further construction and economic activity, thereby increasing property values.

### Public/Private Partnership

- Project will generate millions in public revenue from all levels of government to the Town of Southampton.

### Economic Stimulation

- Increased patronage of local business by community residents.

### Job Creation

- Creation of temporary local construction, legal, architectural, surveying, engineering and consulting jobs;

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<sup>1</sup> As per Town of Southampton Code §216-2, a moderate-income household is defined as: “According to the U.S. Department of Housing and Urban Development (HUD), a household whose gross annual income is greater than 50%, but does not exceed 80% of the median gross household income for households of the same size within the housing region in which the housing is located, or as determined from time to time by Town Board resolution.”

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- Creation of several permanent jobs plus retail jobs from the property's commercial space.

The Suffolk County Workforce Housing Needs Assessment and Responses report prepared at the Center for Urban Policy Research at Rutgers University in 2008 identifies the immense need for workforce housing across Suffolk County. Specifically, according to this report, 66% of Southampton households are defined as "income restrained" and 26% of the total are defined as "Low Income". The projected total demand for workforce housing in Southampton will be 7,735 households by 2020. For 50% to 80% of the median households there will be a projected supply of 189 units and a projected demand of 1,101. This will only cover 17% of the demand. With a change in zoning from the R-20 portion to MF-44 an increase in residential density under §330-8 to establish affordable housing, Concern Southampton will provide 60 community benefit units of workforce housing, which is greatly needed in the Community.

### 3. Procedure for an Applicant for Increased Residential Development Density (§330-8, Item C-1 of the Town of Southampton Code)

#### **a. Location, land area, proposed residential density and general development concept and physical characteristics of the development.**

- i. **Location Section:** 130 Sebonac Road (County Road 39)  
Southampton, New York 11968 District 900, Section 159, Block 2.00,  
Parcel 25.0007
- ii. **Land Area:** The current lot area of the overall property is 9.581 acres. The proposed subdivision will yield 2 lots consisting of the New Church Lot area of 4.331 acres and Concern/Southampton's lot of 5.25 acres. The current zoning is R-20 and the proposed zoning is MF-44 multi-family residence. The Concern/Southampton reflects a total of 5.25 acres. Specifically, the parcel will be accessible off of Sebonac Road (Country Road 39), just west of its intersection with North Sea Road. The specific portion of the parcel that will be developed is behind the existing Church property.
- iii. **Proposed Residential Density:**  
Concern/Southampton conforms to the requirement that "a resultant number of dwelling units per gross acre of land on the development site shall not exceed 12 units" from item D-1 of §730-8 of the Southampton Town Code.
- iv. **General Development Concept  
Building/Units**

The plans indicate that there will be 6 two-story residential apartment

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units built throughout the site. We are anticipating that these will be walk-up style, wood-frame apartments with common entries.

- Each building will have 10 apartment units.
- The site plan indicates that there are three laundry areas that will be located at the ends of the residential structures offering coin-operated systems to the occupants.

There is a 5,000 sq.ft. community building centrally located within the structure. This is a fairly significant community building for a project of this size but is likely necessary in order to account for some of the service provision needed for the supportive housing units. It is anticipated that the gym, computer room, staff office and community room will be housed in this center. The local community would have access to the community room for select meetings and events.

### Unit Layouts and Features

Generally open kitchens with vinyl or laminate floor covering

- Quality kitchen cabinetry and countertops
- Kitchen equipment that typically includes refrigerator/freezer, stove and oven with a hood vent, dishwasher and sink.
- Floor coverings that will be consistent with current patterns reflecting namely higher-end vinyl laminate. The bedrooms often do you have carpeting but carpeting is now less common in living and dining areas.
- Good quality lighting fixtures and an adequate number of electrical outlets throughout.
- Closet space that will include either a small walk-in or adequate-sized bi-fold closets in the bedrooms, a linen closet near the back and an entry closet near the front of the property  
Consideration of balconies or patios to each of the units
- Inclusion of central air-conditioning
- No washer and dryer hookups, as tenants will utilize laundry equipment being provided within the laundry rooms built throughout the complex.

Site improvements will consist of typical features such as:

- Asphalt-paved drive and parking area
- On-site surface parking that will accommodate 54 specific spaces associated with the infrastructure to be built. The site plan also shows that 57 parking spaces will be land banked for future prospective development as necessary. Note that of the 60 units, the development group Concern is anticipating that some, but not all occupants will have vehicles.

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- Landscaping pursuant to Town Planning recommendations and Town Code requirements.
- Community and common area space.

A proposed 29,444 square foot sewage treatment plant.

v. **Insert Discussion of design and physical characteristics –**



The Concern/Southampton promises to design and construct the site into moderate-income affordable mixed use development with provisions for Veterans and the disabled. One hundred percent (100%) of the rental housing shall be community benefit units, in perpetuity which are defined in §216-2 of the Southampton Town Code.

vi. **Preliminary market or demographic analysis that supports the project feasibility**

There is little or no argument regarding the need for affordable housing in the Town of Southampton. The paucity of such housing has led to an unfortunate exodus of important members of this community. Teachers, medical technicians, Town employees and seniors have been forced to seek alternative, affordable housing outside the borders of the community in which they work and love. Numerous County reports project a large demand for work force housing in the Town of Southampton.

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**b. The organizational characteristics, legal basis and financial status of the Not-for-Profit corporation sponsoring the proposed housing.**

Concern for Independent Living Inc. (Concern) is a Not-for-Profit duly formed in the State of New York and a filed and approved 501c3 pursuant to United States Internal Revenue Service Code.

Concern was formed in 1972 and has enjoyed a tremendous reputation as described heretofore. In the past five year alone, it has secured over \$350 Million dollars in capital funding.

Concern has positively impacted many communities in the New York Metropolitan area by providing affordable rental housing that blends with the nature and character of the communities it services.

Concern will create a limited liability company to act as the beneficial owner of the project. It will then create a housing development fund company (“HDFC”), a not-for-profit corporation organized under both the New York State Not-For-Profit and Private Housing Finance Laws to facilitate the creation of affordable housing. The Company will use the HDFC as the entity to hold title to the Property solely as nominee of the Owner.

**c. Projected development costs, the resultant capital and operating costs, the detailed elements of the purchase price or rental costs to be charged and the proposed income limitations to be placed on the owners or tenant.**

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### i. Project and Develop Costs

#### CONCERN SOUTHAMPTON DEVELOPMENT BUDGET

<b>Acquisition Cost</b>	
Land	\$ -
Buildings	\$ 5,000,000
<b>Total Acquisition</b>	<b>\$ 5,000,000</b>
<b>Construction Cost</b>	
Residential	\$ 11,457,600
Commercial	\$ -
Performance Bond Premium	\$ 298,000
General Requirements	\$ 705,336
Builder's Overhead	\$ 235,112
Builder's Profit	\$ 705,336
<b>Total Hard Cost</b>	<b>\$ 13,401,384</b>
<b>Soft Costs</b>	
Appraisal(s)	\$ 10,000
Survey	\$ 10,000
Soil Borings	\$ 15,000
Asbestos/Lead Based Paint Test	\$ 2,500
A/E and Construction Monitoring Fees	\$ 1,145,000
Construction Manager Fee	\$ 100,000
Legal Fees	\$ 250,000
Permits & Expediting	\$ 75,000
Accounting	\$ 25,000
Insurance(s)	\$ 265,000
Paid Interim Interest	\$ 1,030,605
Financing Fees	\$ 551,365
Title & Recording Fees	\$ 247,000
Market Study	\$ 7,500
<b>Total Soft Costs</b>	<b>\$ 3,733,970</b>
<b>Contingency</b>	
Hard Cost Contingency	\$ 587,780
Soft Cost Contingency	\$ 159,130
<b>Total Contingency</b>	<b>\$ 746,910</b>
<b>Developer's Fee</b>	<b>\$ 2,847,401</b>
<b>Working Capital</b>	
Furniture	\$ 162,500
Marketing/Lease Up	\$ 35,000
Common Room/Office Furniture	\$ 50,000
Other Working Capital	\$ 32,731
<b>Total Working Capital</b>	<b>\$ 280,231</b>
<b>Reserves</b>	
Capitalized Replacement Reserves	\$ 60,000
Capitalized Operating Reserve	\$ 270,000
<b>Total Reserves</b>	<b>\$ 330,000</b>
<b>Total Development Cost</b>	<b>\$ 26,339,896</b>

<b>Construction Sources</b>	
Construction Loan	\$ 12,700,000
HCR SHOP Subsidy	\$ 6,840,000
Concern Loan	\$ 318,473
PDG	\$ 162,500
LIHTC Equity	\$ 3,431,657
Deferred Reserves	\$ 330,000
Deferred Developer's Fee/Loan	\$ 2,557,266
<b>Total Construction Sources</b>	<b>\$ 26,339,896</b>

<b>Permanent Sources</b>	
Permanent Loan	\$ 2,847,945
HCR SHOP Subsidy	\$ 7,600,000
Concern Loan	\$ 353,859
Suffolk County	\$ 1,000,000
PDG	\$ 162,500
LIHTC Equity	\$ 13,726,627
Deferred Developer's Fee	\$ 648,966
<b>Total Permanent Sources</b>	<b>\$ 26,339,897</b>

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### ii. Capital and Operating Costs

#### CONCERN SOUTHAMPTON OPERATING BUDGET

<b><u>MAINTENANCE &amp; OPERATING EXPENSES</u></b>	
<b>Services Expenses</b>	
Staff Salaries & Fringe	\$ 292,451
OTPS	\$ 50,000
Admin	\$ 51,368
<b>Total Services Staff</b>	<b>\$ 393,819</b>
<b>Administrative Expenses</b>	
Property Manager	\$ 75,000
Management Fee	\$ 61,087
Accounting & Audit	\$ 15,000
Legal	\$ 10,500
Property and Liability Insurance	\$ 40,500
Replacement Reserve	\$ 15,000
Advertising	\$ 1,500
Office Supplies & Equipment	\$ 3,000
<b>Total Administrative Expenses</b>	<b>\$ 221,587</b>
<b>Maintenance &amp; Operating Expenses</b>	
Janitor & Cleaning Supplies	\$ 3,000
Exterminating	\$ 4,500
Full-Time Security	\$ 40,000
Grounds Expense	\$ 7,500
Maintenance and Repair Payroll	\$ 30,000
Maintenance and Repayr Materia	\$ 18,000
Maintenance and Repair Contract	\$ 18,000
Snow Removal	\$ 7,500
Painting and Decotoring	\$ 7,140
Other M&O	\$ 5,000
<b>Total M&amp;O Expenses</b>	<b>\$ 140,640</b>
<b>Utility Expenses</b>	
Electricity (Common Areas/Site)	\$ 30,600
Water	\$ 35,700
Heat	\$ 51,000
<b>Total Utility Expenses</b>	<b>\$ 117,300</b>
<b>Debt Service</b>	<b>\$ 204,898</b>
<b>Total Annual Expenses</b>	<b>\$ 1,078,244</b>

<b><u>PROJECT INCOME</u></b>	
Tenant Rents	\$ 518,184
Rental Subsidy	\$ 245,400
- Vacancies/Uncollectibles	\$ (38,179)
Services Subsidy	\$ 393,819
<b>Total Project Income</b>	<b>\$ 1,119,224</b>

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### iii. Rental Costs and Proposed Income Limitations

Southampton Rent Schedule  
As of 9/5/18

# Apartments								Total Annual Income Range	
Available	Targeted AMI	Apartment Size	Rent Amount	Utility Allowance	Gross Rent	HH Size	Minimum - Maximum		
25 *	30%	1 BR	\$ 251	\$ 26	\$ 277	1	\$ 10,040	\$ 24,500	
						2	\$ 10,040	\$ 28,000	
11	60%	1 BR	\$ 959	\$ 26	\$ 985	1	\$ 38,360	\$ 49,020	
						2	\$ 38,360	\$ 56,040	
23	60%	2 BR	\$ 1,146	\$ 36	\$ 1,182	2	\$ 45,840	\$ 56,040	
						3	\$ 45,840	\$ 63,060	
						4	\$ 45,840	\$ 70,020	
Super Unit		2 BR	0				N/A		

\* These units will have Project-Based Rental Subsidies. Amount reflected is the tenant's portion only

Utility Allowance Includes:	Electric	Owner Pays:	Hot Water
	Cooking (Electric)		Water
			Heat (Natural Gas)

**d. Details of any program whereby such owners or tenants may acquire equity in housing without changing the future market value of the proposed housing units and any proposals to overcome economic hardship for those eventually moving out of the proposed nonprofit housing.**

Concern/Southampton will be a rental community. Staff will be available to counsel and transition residents desirous of moving from the community.

**e. Instrument or instruments by which the objectives of this program are to be guided and enforced legally.**

Strict guidelines are set by New York State Division of Housing and Community Renewal (NYSHCR). Failure to abide by said guidelines can cause tax credits to be recaptured. A Regulatory Agreement ensures that the property will remain affordable for at least 50 years. The Regulatory Agreement includes among other things.

- a) Annual recertification requirements
- b) Strict requirements defining eligible occupants
- c) Management regulation
- d) Monitoring fees

The operations and management of the proposed development will be performed and supervised by a Concern entity, approved by all the relevant stakeholders, including, but not limited to: owner and co-developers, the Town of Southampton, construction loan lender, permanent loan lender, Suffolk County Office to Community Development, and NYSHCR.

## Concern/Southampton – Request for Public Work Session

The following is a synopsis of Concern's 11 page application for housing.

- General Information/Description of eligibility criteria
- Household composition
- Income analysis
- Asset Inventory
- Personal references
- Vehicle information

**f. Presentation as to the reasonable and beneficial results anticipated from the authorization applied for with respect to the implementation of the Master Plan of 1970.**

Concern/Southampton proposed development responds to numerous implementations outlined by the Master Plan of 1970 and fulfills its goals. Concern/Southampton commissioned GAR Associates LLC to complete a Preliminary Market Study. In doing so, it analyzed, among other things, the demographic of the local population, utilities, and study of the Master Plan of 1970 and pertinent Town Regulations, and public improvements.

A review of this study clearly reinforces the concept the Concern/Southampton will provide 100% community benefit units for members of the community who are employed but still struggle to find affordable housing.

### 4. Conclusion

As Concern submits this application for change of zone and increase of residential density, it believes, as this application has attempted explain, there is a perfect alignment of:

- 1) The need for affordable housing in Southampton
- 2) The acquisition of a perfect site for the proposed development of these much needed units
- 3) Concern's ability to deliver 60 community benefit units with architectural sensitivity to the community and, the professionalism and expertise to manage same.

There are a myriad of studies and comprehensive plans that paint a clear and unequivocal picture of the need for affordable housing as proposed in this application.

The Suffolk County Workforce Housing Needs Assistant and Responses (2008) identifies a "severe demand" for workforce housing in the Townships of Southampton, Riverhead and Huntington.

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Will James, a Newsday reporter, in an article dated May 24, 2015, cites the Townships of East Hampton and Southampton as having the highest poverty rates after the Town of Riverhead.

The Town of Southampton's 400+ Sustainability Element: Addendum to the Town of Southampton Comprehensive Plan (2013) suggests:

1. Increase efforts to provide workforce housing, including Town Board oversight of workforce housing initiatives. Seek alternatives with private/public partnerships. (page 56)
2. Encourage and incentivize a variety of affordable housing (both rentals and for the sale to include the rehabilitation of existing structures for housing stock), especially in Hamlets where it is most scarce. Assemble a working group of stakeholders to collaborate on an affordable housing plan. (Page 100)
3. Explore additional and alternative ways to finance affordable housing as recommended in the 1999 Comprehensive Plan Update. (Page 100)

Study after study dictates that now is the time for the creation of the affordable community benefit units being proposed.

This need, combined with perfect location which Concern has secured, convenient to community services and transportation routes, and Concern's track record of delivering high-quality, architecturally sensitive units which the Town of Southampton and its citizens will be most proud of.

Southampton's Comprehensive Plans entitled: *Southampton Tomorrow: Comprehensive Plans Update Implementation Strategies....(1999)* invites us to:

- c. Create affordable housing that is in keeping with the historic, architectural and natural qualities of Southampton, and does not stigmatize affordable housing tenants.
- d. Leverage private sector financing resources to create affordable housing opportunities. (Page 31)

Concern is poised to deliver on these mandates and seeks the cooperation of the Town of Southampton in rezoning this property and granting the statutory increase in residential density needed to create 60 100% community benefits units.

# **EXHIBIT “A”**

473605 003.000-0001-006.000  
James Campbell  
22 Maple Ln  
East Hampton, NY 11937

473605 003.000-0001-007.000  
John W Gebhardt  
192 Miller Rd  
Southampton, NY 11968

473605 003.000-0001-008.000  
Diane Westbrook  
184 Miller Rd  
Southampton, NY 11968

473605 003.000-0001-009.000  
Willie Smith Jr  
178 Miller Rd  
Southampton, NY 11968

473605 003.000-0001-010.000  
Bonnie M Cannon  
54 Miller Rd  
Southampton NY 11968

473605 003.000-0001-011.000  
David Campbell  
162 Miller Rd  
Southampton, NY 11968

473605 003.000-0001-012.000  
Fareen Ramkhelawan  
154 Miller Rd  
Village of Southampton NY 11968

473605 003.000-0001-013.000  
Sharon P Lacy-Sylvester  
PO Box 71  
Southampton NY 11969

473605 003.000-0001-014.000  
Bonnie M Cannon  
140 Miller Rd  
Southampton, NY 11968

473605 003.000-0001-035.000  
James Campbell  
22 Maple Ln  
East Hampton, NY 11937

473605 004.000-0001-001.000  
Randolph Conquest  
195 Miller Rd  
Southampton, NY 11968

473605 004.000-0001-002.000  
Audrey Dozier (Estate Of)  
C/O Marvin Dozier  
39 David Whites Ln  
Southampton NY 11968

473605 004.000-0001-003.000  
Ernest R Spellman  
c/o Slade  
1124 Norcova Ct  
Chesapeake VA 23320-5022

473605 004.000-0001-004.000  
Albert Brown  
175 Miller Rd  
Southampton, NY 11968

473605 004.000-0001-005.000  
Brenda Simmons  
167 Miller Rd  
Southampton, NY 11968

473605 004.000-0001-006.000  
Boaz Aharoni  
8 E 74th St  
New York NY 10021

473605 004.000-0001-007.000  
William T Turpin  
155 Miller Rd  
Southampton, NY 11968

473605 004.000-0001-008.000  
Willie D Johnson  
149 Miller Rd  
Southampton, NY 11968

473605 004.000-0001-009.000  
HL Hillcrest Properties, LLC  
PO Box 1493  
Southampton NY 11968

473605 004.000-0001-010.000  
Herman Lamison JR  
PO Box 1493  
Southampton, NY 11969

473605 004.000-0001-014.000  
Douglas Murphy (Trustee)  
288 Sycamore Ln

473605 004.000-0001-015.000  
Bertha M Ward  
111 Miller Rd

Islandia NY 11749

473605 004.000-0001-039.000  
James Campbell  
22 Maple Ln  
East Hampton, NY 11937

473605 004.000-0001-041.000  
Herman Lamison  
PO Box 1493  
Southampton NY 11969

473605 004.000-0001-043.000  
Patrick J Dockery  
35 Monmouth St  
Deer Park, NY 11729

473605 004.000-0001-045.000  
James P Ward Sr  
188 Hillcrest Ave  
Southampton, NY 11968

473605 004.000-0001-047.000  
Herman Lamison JR  
PO Box 1493  
Southampton, NY 11969

473605 004.000-0001-049.000  
Richard L Wingfield  
147 Hillcrest Ave  
Southampton, NY 11968

473605 004.000-0001-051.000  
Herman Lamison JR  
PO Box 1493  
Southampton, NY 11969

473605 004.000-0001-053.000  
North Sea Road LLC  
176 Cove Rd  
Oyster Bay, NY 11771

473605 004.000-0001-055.000  
Margaret D Vincent  
97 Hillcrest Ave  
Southampton, NY 11968

473605 004.000-0001-057.000  
Magdalena Adame  
81 Hillcrest Ave  
Southampton NY 11968

Southampton NY 11968

473605 004.000-0001-040.000  
Douglas Murphy (Trustee)  
288 Sycamore Ln  
Islandia NY 11749

473605 004.000-0001-042.000  
Carlos Hernandez  
144 Hillcrest Ave  
Southampton NY 11968

473605 004.000-0001-044.000  
Rena Baxter  
PO Box 1544  
Southampton NY 11969

473605 004.000-0001-046.000  
Deborah Renee Brathwaite  
17 Oakland Dr N  
Riverhead NY 11901

473605 004.000-0001-048.000  
Joseph L Dozier  
153 Hillcrest Ave  
Southampton, NY 11968

473605 004.000-0001-050.001  
Frederick C Bess  
PO Box 568  
Southampton NY 11969

473605 004.000-0001-052.000  
James Campbell  
651 Jefferson Ave  
Miami Beach, FL 33139

473605 004.000-0001-054.000  
James L Campbell  
22 Maple Ln  
East Hampton, NY 11937

473605 004.000-0001-056.000  
Curtis C Parker  
228 Halsey St  
Southampton, NY 11968

473605 004.000-0001-074.008  
Peconic Beverage Inc  
74 County Rd 39  
Southampton, NY 11968

473605 004.000-0001-074.009  
 Southampton Full Gospel Church  
 C/o Rev. Donald Havrilla  
 P.O. Box 128  
 Southampton NY 11969

473605 004.000-0001-074.014  
 Hampton Center Realty LLC  
 20 Franklin Pl  
 Woodmere NY 11598

473605 004.000-0001-080.001  
 Colleen Scanlon  
 PO Box 928  
 Water Mill, NY 11976

473605 004.000-0001-080.002  
 Patrick Dockery  
 35 Monmouth St  
 Deer Park, NY 11729

473689 131.000-0002-011.000  
 Southampton Cemetery  
 PO Box 1081  
 Southampton, NY 11969-1080

473689 131.000-0002-012.000  
 Catholic Cemetery  
 C/o Church Of Sacred Heart  
 P.O. Box 710  
 Rockville Centre, NY 11571

473689 159.000-0001-006.001  
 Southampton Developers LLC  
 C/O Developers Realty LLC  
 1224 Mill St Bld D Ste 103  
 East Berlin CT 06023

473689 159.000-0001-006.002  
 Ashley Corporation  
 C/o Jesson Inc  
 50 E Sample Rd Suite 400  
 Pompano Beach, FL 33064-3552

473689 159.000-0001-007.000  
 Genna Worldwide LLC  
 c/o August Groeber  
 17 Tyler Dr  
 Riverhead NY 11901

473689 159.000-0001-008.000  
 J V E Southampton Corp  
 C/o Philip Di Giacomo  
 51 County Road 39  
 Southampton, NY 11968

473689 159.000-0001-018.000  
 Southampton Cemetery Assoc  
 PO Box 1081  
 Southampton, NY 11969-1081

473689 159.000-0002-004.001  
 Jorge Lira  
 204 County Rd 39  
 Southampton, NY 11968-5265

473689 159.000-0002-004.002  
 Phillip N Watson  
 132 West Neck Rd  
 Southampton, NY 11968

473689 159.000-0002-005.001  
 Melinda M Koravi  
 425 E 79th St Apt 10E  
 New York, NY 10021

473689 159.000-0002-005.002  
 Davar Mohebbi Koravi  
 425 E 79th St Apt 10E  
 New York, NY 10021

473689 159.000-0002-007.001  
 Dilandro Holdings LLC  
 66 Eisenhower Dr  
 East Quogue, NY 11942

473689 159.000-0002-007.002  
 Davar Mohebbi Koravi  
 425 E 79th St Apt 10E  
 New York, NY 10021

473689 159.000-0002-008.000  
 Yvonne Lee  
 91 Hillcrest Ter  
 Southampton, NY 11969

473689 159.000-0002-009.000  
 Christopher Rala  
 83 Hillcrest Ter  
 Southampton NY 11968

473689 159.000-0002-010.000  
 Herman Lamison JR  
 PO Box 1493  
 Southampton NY 11969

473689 159.000-0002-011.000  
 Serena Lee

473689 159.000-0002-013.000  
 Randolph Conquest

PO Box 1485  
Southampton, NY 11968-1485

195 Miller Rd  
Southampton, NY 11968

473689 159.000-0002-014.000  
Audrey Dozier (Estate Of)  
C/O Marvin Dozier  
39 David Whites Ln  
Southampton NY 11968

473689 159.000-0002-015.000  
Leroy Tommy Hines  
1130 Middle Rd  
Riverhead, NY 11901

473689 159.000-0002-016.000  
Deborah Renee Brathwaite  
17 Oakland Dr N  
Riverhead NY 11901

473689 159.000-0002-017.000  
James P Ward Sr  
168 Hillcrest Ave  
Southampton, NY 11968

473689 159.000-0002-018.000  
Richard Taylor JR  
491 North Magee St  
Southampton NY 11968

473689 159.000-0002-019.000  
Sharon W Byrd (Distributee)  
Of The Estate Of Mary Wyche  
177 Hillcrest Ave  
Southampton NY 11968

473689 159.000-0002-020.000  
Doreen Ward  
171 Hillcrest Ave  
Southampton, NY 11968

473689 159.000-0002-021.000  
Sharyn Sammy  
165 Hillcrest Ave  
Southampton NY 11968

473689 159.000-0002-022.000  
Herman Lamson JR  
PO Box 1493  
Southampton, NY 11969

473689 159.000-0002-023.000  
Joseph L. Dozier  
153 Hillcrest Ave  
Southampton, NY 11968

473689 159.000-0002-024.000  
Suffolk County  
330 Center Dr  
Riverhead, NY 11901

473689 159.000-0002-025.006  
Hampton Center Realty LLC  
20 Franklin Pl  
Woodmere NY 11598

473689 159.000-0002-025.007  
Southampton full gospel church  
C/o rev havrilla  
P.o. box 126  
Southampton Ny 00000

473689 159.000-0002-025.008  
Peconic Beverage Inc  
74 County Rd 39  
Southampton, NY 11968

473689 159.000-0002-025.010  
Hampton Center Realty LLC  
20 Franklin Pl  
Woodmere NY 11598

473605 004.000-0001-079.007  
Hampton Center Realty LLC  
20 Franklin Pl  
Woodmere NY 11598

473689 159.000-0002-025.011  
Hampton Center Realty LLC  
20 Franklin Pl  
Woodmere NY 11598

473605 004.000-0001-013.001  
Bernardo Morales  
135 Miller Rd  
Southampton, NY 11968

473689 158.000-0003-053.037  
Mitchell Kellert  
47 E 88th St 9-D  
New York NY 10128

473689 158.000-0003-053.038  
Brian S Kelly  
25 Murray St Apt 6H  
New York NY 10007

473689 158.000-0003-053.039  
 Michael Rossi  
 7 Winter Way  
 Tuckahoe NY 11968

473689 158.000-0003-053.040  
 Jeremy Schein  
 103 E 84th St  
 New York NY 10028

473689 158.000-0003-053.041  
 Adam R Cohen  
 965 Fifth Ave Apt 2C  
 New York NY 10075

473689 158.000-0003-053.042  
 Melissa L Johnston  
 112 John St  
 Garden City NY 11530

473689 158.000-0003-053.043  
 Andrew E Willeb  
 301 E 69th St Apt 10G  
 New York, NY 10021

473689 158.000-0003-053.044  
 Carlos A Garza  
 16 W 21st St Apt THA  
 New York NY 10010

473689 158.000-0003-053.045  
 Margaret Schumacher (Trustee)  
 The Trust u/a/4 fbo Alfred J. Callahan III  
 929 N Astor St Unit 201  
 Milwaukee WI 53202

473689 158.000-0003-053.046  
 Lan Vukhac  
 8 Winter Way  
 Southampton, NY 11968

473689 158.000-0003-053.053  
 Henry Marano  
 7 Seasons Ln  
 Southampton, NY 11968

473689 158.000-0003-053.054  
 Jodi Levy  
 17038 W Dixie Way Apt 204  
 North Miami FL 33160

473689 158.000-0003-053.055  
 Lori Halberg  
 4400 Harding Rd Suite 310  
 Nashville TN 37205

473689 158.000-0003-053.056  
 Kellie Price Rothman  
 3370 NE 190th St Apt 3900  
 Aventura FL 33180-2466

473689 158.000-0003-053.065  
 Southampton Town  
 116 Hampton Rd  
 Southampton NY 11968

473605 003.000-0001-060.000  
 Southampton Town  
 116 Hampton Rd  
 Southampton NY 11968

473605 003.000-0001-005.001  
 Catherine Seymore (Estate Of)  
 47 Hillcrest Ter  
 Southampton NY 11968

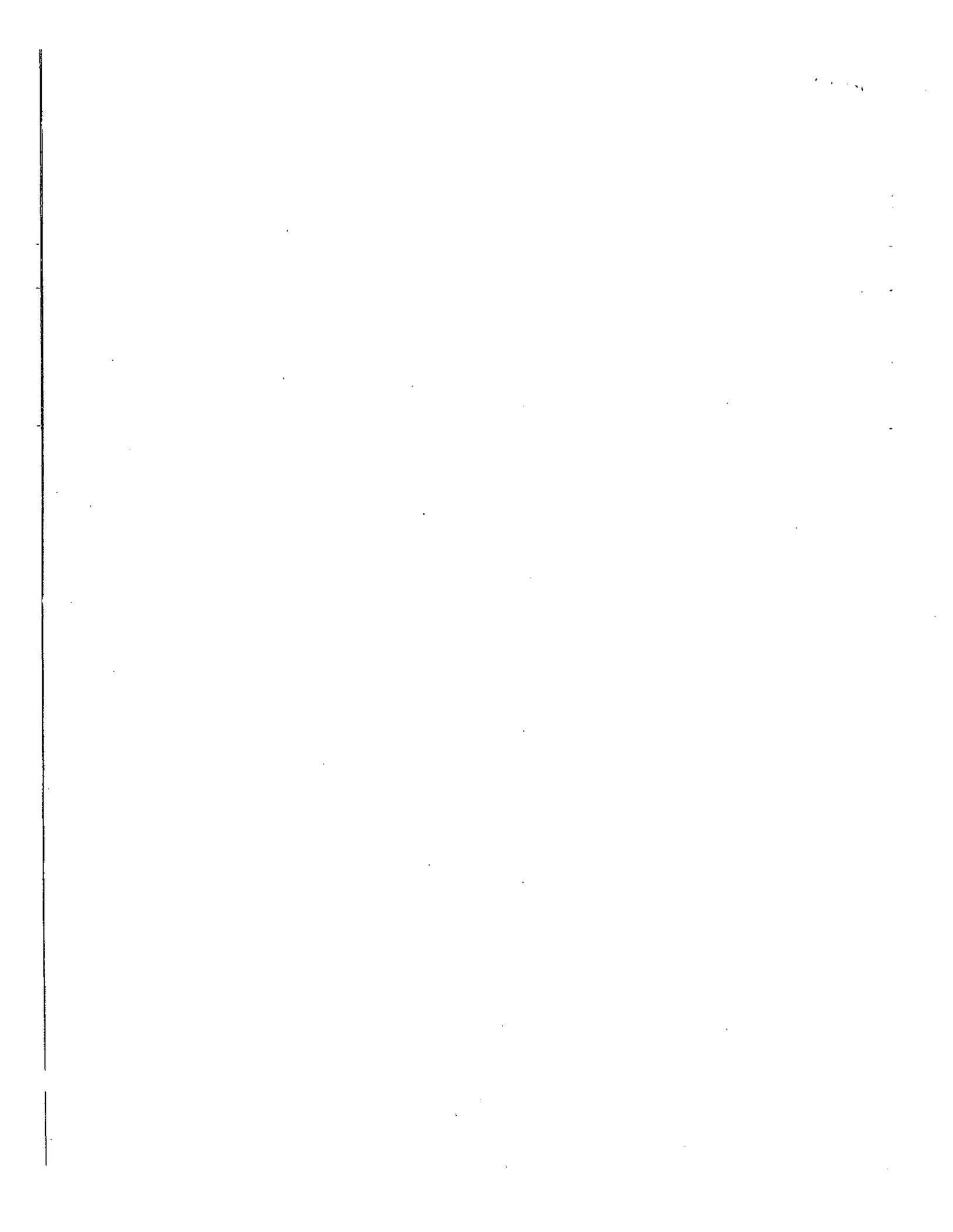
473605 001.000-0003-091.000  
 Southampton Town  
 116 Hampton Rd  
 Southampton NY 11968

473689 159.000-0001-010.002  
 Paul Chiarani  
 1501 Marina Isle Way Apt 106  
 Jupiter FL 33477

473689 159.000-0001-010.003  
 Southampton Fire District  
 33 Flying Point Rd STE132  
 Southampton, NY 11968

473689 158.000-0003-053.066  
 Southampton Town  
 116 Hampton Rd  
 Southampton NY 11968

473605 004.000-0001-038.001  
 Edward King  
 PO Box 2272  
 Southampton, NY 11969-2272



# **EXHIBIT “B”**



# Community Abstract Corp.

---

11 Fairlawn Court, Smithpoint, New York 11967  
telephone 631.772.5550 • facsimile 631.207.8322  
e-mail ~ [community225@optonline.net](mailto:community225@optonline.net)

May 21, 2018

Russo, Karl, Widmaier & Cordano, PLLC  
400 Townline Road – Suite 170  
Hauppauge, New York 11788

Title No.: 5013-18 COM  
Premises: 130 County Road 39, Southampton, New York  
Parties: Concern for Independent Living, Inc. from Southampton  
Full Gospel Church

Dear Gentlemen,

Enclosed please find a Certificate and Report of Title which includes the following:

<input type="checkbox"/>	Survey Reading		
<input checked="" type="checkbox"/>	Taxes	<input checked="" type="checkbox"/>	Street Report
<input type="checkbox"/>	Certificate of Occupancy	<input checked="" type="checkbox"/>	Bankruptcy Search
<input type="checkbox"/>	Housing and Building	<input checked="" type="checkbox"/>	Sewer Search
<input type="checkbox"/>	Fire Search	<input type="checkbox"/>	Emergency Repairs

Items which are not checked, if applicable, will follow shortly.

Sincerely,

Lynne M. Stoppelli

Title Officer

cc: Christine Velia, Concern for Independent Living, Inc.  
[cvelia@concernhousing.org](mailto:cvelia@concernhousing.org)

**THIS REPORT IS NOT A TITLE INSURANCE POLICY!  
PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE  
INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES  
AFFECTING TITLE TO THE PROPERTY.  
YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.**



**CERTIFICATE FOR TITLE INSURANCE**

***Fidelity National Title Insurance Company***

Agrees to issue its standard form of insurance policy after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy, and (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the premium and related charges for the policy are not paid; (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company; or (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of title insurance policy. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

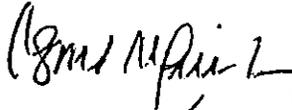
THIS CERTIFICATE IS INTENDED FOR LAWYERS ONLY. SUCH EXCEPTIONS AS MAY BE SET FORTH HEREIN MAY AFFECT MARKETABILITY OF TITLE. YOUR LAWYER SHOULD BE CONSULTED BEFORE TAKING ANY ACTION BASED UPON THE CONTENTS HEREOF. THE COMPANY'S REPRESENTATIVE AT THE CLOSING HEREUNDER MAY NOT ACT AS LEGAL ADVISOR TO ANY OF THE PARTIES OR DRAW LEGAL INSTRUMENTS FOR THEM. SUCH REPRESENTATIVE IS PERMITTED TO BE OF ASSISTANCE ONLY TO AN ATTORNEY. IT IS ADVISABLE TO HAVE YOUR ATTORNEY PRESENT AT THE CLOSING..

IF ANY OF THE CLOSING INSTRUMENTS WILL BE OTHER THAN COMMONLY USED FORMS OR CONTAIN UNUSUAL PROVISIONS, THE CLOSING CAN BE SIMPLIFIED AND EXPEDITED BY FURNISHING THE COMPANY WITH COPIES OF THE PROPOSED DOCUMENTS IN ADVANCE OF CLOSING..

Dated:

**Fidelity National Title Insurance Company**



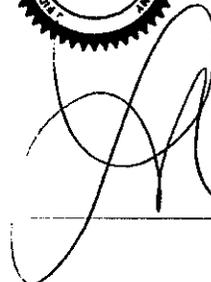
By:  President

ATTEST  Secretary

Redated:

By: \_\_\_\_\_

Will be pleased to confer on any questions concerning this certificate

  
\_\_\_\_\_  
Authorized Signature

**Certificate for Title Insurance  
(Continued)**

The following matters will be expressly excluded from the coverage of the policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10 or loan policy 11, 13 or 14) or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

(a) a fraudulent conveyance or fraudulent transfer; or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes, assessments, water charges or sewer rents imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records.

**Loan Policy additional Exclusions:**

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

The policy will except from coverage any state of facts which an accurate survey might show, unless a survey is provided or survey coverage is available. When a survey is provided, this certificate will set forth the specific survey exceptions which we will include in the Policy. Whenever the word "trim" is used in any survey exceptions from coverage, it shall be deemed to include roof cornices, show window cornices, lintels, sills, window trim, entrance trim, bay window cornices, moldings, belt courses, water tables, keystones, pilasters, porticos, balconies all of which project beyond the street line.



# Community Abstract Corp.

---

11 Fairlawn Court, Smithpoint, New York 11967  
telephone 631.772.5550 • facsimile 631.207.8322  
e-mail address ~ [community225@optonline.net](mailto:community225@optonline.net)

2014

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

## **Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information**

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

## **Our Policies and Practices Regarding the Sharing of Your Personal Information**

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with the services you have requested;
- to third-party contractors or service providers that collect information on our behalf;

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

## **Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion**

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Community Abstract Corp.  
11 Fairlawn Court  
Smithpoint, New York 11967

## Schedule A

Title Number: **5013-18 COM**

Effective Date: **03/20/2018**

Premises	(1)	<b>130 County Road 39, Southampton</b>		
Town/Village/City		<b>Town of Southampton</b>		
County		<b>Suffolk</b>		
District	<b>0900</b>	Section <b>159.00</b>	Block <b>02.00</b>	Lot <b>025.007</b>
District	<b>0904</b>	Section <b>004.00</b>	Block <b>01.00</b>	Lot <b>074.009</b>

---

ALTA Owner's Policy 2006 (with Endorsement Modifications)      \$  
Proposed Insured **Concern for Independent Living, Inc.**

ALTA Loan Policy 2006 (with Endorsement Modifications)      \$  
Proposed Insured

---

The estate or interest in the land described or referred to in this Certificate and covered herein is: **Fee Simple**

Title to said estate or interest in said land at the effective date hereof is vested in:

**Southampton Full Gospel Church, a New York religious corporation**

Source of Title:

**who acquired title by deed made by Frank J. Pagliaro as to an undivided one-half interest, Frank J. Pagliaro, Gloria F. Pagliaro and Irving Trust Company, as Executor and Trustee of the Estate of Joseph S. Pagliaro, as to the remaining undivided one half interest.**

Recertified Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Title Recertified In:

---

The land referred to in this Certificate is described as follows:

**SCHEDULE "A" DESCRIPTION WITHIN**

---

**THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.**

## Schedule A Description

Title Number **5013-18 COM**

Page **1**

ALL that certain plot, piece or parcel of land lying and being in the Town of Southampton, County of Suffolk and State of New York, shown and designated as and by Lot #1 on a certain map entitled, "Subdivision Map of Frank J. Pagliaro and the Estate of Joseph Pagliare", filed in the Suffolk County Clerk's Office on February 17, 1983 as Map No. 7154.

FOR CONVEYANCE PURPOSES ONLY - BEING AND INTENDED TO BE THE SAME PREMISES AS CONVEYED IN DEED IN LIBER 9546 PAGE 326.

## Schedule B

Title Number: 5013-18 COM

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or delivery of the policy.

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Any state of facts which an accurate survey might show  
OR  
Survey exceptions set forth herein.
3. Rights of tenants or persons in possession.
4. Mortgages returned herein ( 0 ). Detailed statement herein.
5. Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth herein.
  - a. Covenants and Restrictions in Liber 8504 page 205 and Liber 9327 page 523;
  - b. Telephone Easment in Liber 640 page 9;
  - c. Electric Easement in Liber 940 page 558;
  - d. Right of Way in Liber 9318 page 205;
  - e. Notes on Filed Map;
  - f. Road Widening at Liber 10730 page 28.
6. Policy will except Rights of Others in connection with Right of Way at Liber 9318 page 205.
7. In the absence of a properly guaranteed survey, the Company will not certify as to the location nor the dimensions of the boundary lines of the within described premises on all sides.
8. Any state of facts an accurate survey would show.
9. The Certified Owner(s) Southampton Full Gospel Church has been run for judgments, parking violations, federal tax liens, and environmental control board liens - no returns.
10. Proposed mortgagor(s) have been run for judgments, parking violations, federal tax liens, transit adjudication bureau liens and environmental control board liens- Concern for Independent Living, Inc. - no returns.
11. (PATRIOT SEARCH) Pursuant to Executive Order 13224, a search has been made of the Specially Designated Nationals List published by the U.S. Treasury Department for Concern for Independent Living, Inc. and Southampton Full Gospel Church. No matches are found of record.
12. Pursuant to Executive Order 13608, a search has been made of the Foreign Sanctions Evaders List (FSE List) published by the Office of Foreign Assets Control (OFAC) for Concern for Independent Living, Inc. and Southampton Full Gospel Church - no returns.
13. Pursuant to New York Religious Corporations Law, Section 12, Supreme Court approval is required prior to closing. The Order must approve the full contract of sale and all amendments made thereto.
14. With respect to Southampton Full Gospel Church:
  - a. Certificate of Incorporation and By-laws, with all amendments made thereto, must be submitted and reviewed prior to closing;
  - b. Corporate Resolution stating the name and the title of the person authorized on behalf of

Continued On Next Page

## Schedule B

Title Number: 5013-18 COM

- the Corporation to execute all closing documents.
- c. Corporate Resolution authorizing the Corporation to execute and deliver the deed and all ancillary tax documents at the time of closing;
  - d. Resolution must state that the members consent is not required for this transaction or in the alternative, that the members consent was given.
15. With respect to Concern for Independent Living, Inc:
- a. Secretary's Certificate is required stating that there has been no change to the Certificate of Incorporation since August 2, 2011 and no change to the By-laws since June 4, 2001. If any changes have been made, copies must be provided.
  - b. Corporate Resolution stating the name and the title of the person authorized on behalf of the Corporation to execute all closing documents.
  - c. Corporate Resolution authorizing the Corporation to execute and deliver all mortgage documents required by lender;
  - d. Resolution must state that the members consent is not required for this transaction or in the alternative, that the members consent was given.
16. If title is made under a power of attorney, which power must be recorded, proof must be furnished that the power is exercised while the principle is alive, competent and solvent and the power has not been revoked at the time of execution, delivery and recording of the deed.
17. Municipal, Departmental and Street Report searches or returns as reported herein are furnished for informational purposes only. They are not insured and the Company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.
18. EVERY MORTGAGE MUST HAVE ONE OF THE FOLLOWING RECITALS -
- (1) This Security Instrument covers real property improved, or to be improved by a one or two family dwelling only; or
  - (2) This Security Instrument covers property principally improved or to be improved by one or more structures containing in aggregate not more than six residential dwelling units, each having their own separate cooking facilities.
19. Policy excepts from coverage any harm, loss or damage (including, but not limited to legal fees and expenses) suffered by the Insured as a result of any filed or recorded notice of violation or enforcement affecting the Land appearing in the public records maintained by the municipality having jurisdiction over the Land: (a) which records the Insured did not specifically in writing request the Company to search or examine prior to the date of closing or (b) which notices of violation or enforcement are filed subsequent to the effective date of such searches specifically requested by the Insured, or (c) which notices of violation or enforcement do not result in the imposition of a judicially enforceable monetary lien on or against the Land.
20. If the mortgages, if any, contained in this report are revolving credit line mortgages, by their nature, the lender may continue to fund the loan until the mortgage has been satisfied of record. In order that no claim may be made to the lender for any additional payments or principal and/or interest which the lender may have advanced after the closing of title, this

Continued On Next Page

## Schedule B

Title Number: **5013-18 COM**

company will require that the pay-off letter received from the lender affirmatively states that the account has been frozen at the current principal amount as shown on the pay-off letter and that no additional funds will be advanced. In the absence of that affirmative statement, this company will require, in addition to the amount stated in the pay-off letter, that funds be deposited in escrow with this company in an amount equal to 120 percent of the face amount of the mortgage. This escrow will be held until satisfaction of the mortgage, in recordable form, is received and recorded by the company.

21. Proof is required that all sewer charges assessed against the premises have been fully paid as of the date of the closing.
22. Satisfactory proof by affidavit must be furnished showing whether any sidewalk or curb work has been performed or any work charges have been assessed against the premises prior to closing.
23. Company excepts any water charges pending where service is supplied by the Town or other municipality and which are or may be levied as a lien against the premises.

NOTE: COMPANY REQUIRES THAT THE CLOSER VIEW THE ORIGINAL AND PHOTOCOPY TWO VALID, UNEXPIRED FORMS OF PHOTO ID AT THE TIME OF CLOSING. UNDER NO CIRCUMSTANCES WILL TITLE BE INSURED WITHOUT THE INDIVIDUALS EXECUTING THE CLOSING DOCUMENTS PRESENTING TO OUR CLOSER EITHER A NEW YORK STATE DRIVERS LICENSE, A PASSPORT, OR A NON-DRIVERS ID CARD ISSUED FROM THE DEPT. OF MOTOR VEHICLES.

NOTE: The Company will accept only certified, bank or attorney checks for title charges.

NOTE: For real property within the City of New York, when consideration is \$400,000.00 or more, a duplicate original of the Contract of Sale with original signatures must be submitted with the RPT for filing. The deed will not be accepted by the Clerk for recording without an original contract.

## **Mortgages**

Title Number **5013-18 COM**

**NONE OF RECORD**

Title Company will require a written payoff statement prior to closing.

These mortgage returns, unless the mortgage is to be insured, will appear as exceptions from coverage. The information set forth herein is obtained from the recorded instrument. Sometimes the provisions of a mortgage may be modified by agreements which are not recorded. We suggest that you communicate with the mortgagee if you desire any additional information. If there has been a change in the owners and holders of the mortgage, such information should be furnished to us promptly to enable further searches to be made.





6901 Jericho Turnpike \* Suite 210 \* Syosset \* New York \* 11791  
Phone (516) 390.4300 Fax (516) 390.4321

Website: www.valtechresearch.com  
E-mail: info@valtechresearch.com

## TAX SEARCH

TITLE NUMBER: C979 - 501318COMA DATE: 5/1/2018  
PREMISES: 130 COUNTY RD 39, SOUTHAMPTON TAX CL: 311  
TOWN: SOUTHAMPTON ITEM NUMBER: 98237201  
VILLAGE: SOUTHAMPTON LOT SIZE: 0.2 AC  
COUNTY: SUFFOLK STATE: NEW YORK  
ASSESSED TO: SOUTHAMPTON FULL GOSPEL CHURCH ASSESSED VALUE: 31,141 / 31,141  
SD: 606 DIST: 0904 SECT: 004.00 BLOCK: 01.00 LOT(s): 074.009 SC: 473605  
SCHOOL DISTRICT NAME: SOUTHAMPTON

## RETURNS

SCHOOL/GENERAL RECEIVER OF TAXES 2017/2018 GENERAL/SCHOOL TAX 1 1/2 \$0.00  
116 HAMPTON ROAD 1ST 1/2 DUE BY: 01/10 2 1/2 \$0.00  
SOUTHAMPTON, NY 11968 2ND 1/2 MUST BE PAID BY: 05/31 FULLY EXEMPT  
631-283-6000 PERIOD: 12/01 TO 11/30 BASE TAX WITHOUT EXEMPTION \$94.08

VILLAGE RECEIVER OF TAXES 2017/2018 VILLAGE TAX, FULL \$0.00  
23 MAIN STREET DUE: 06/01  
SOUTHAMPTON, NY 11968 PERIOD: 06/01 to 05/31 FULLY EXEMPT  
631-283-5234 GRACE: 30 Days BASE TAX WITHOUT EXEMPTION \$348.91

WATER: MUNICIPAL

NOTE: UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING.

\*SUBJECT TO CONTINUATION.

SEARCH DOES NOT GUARANTEE AGAINST ITEMS NOT A LIEN UP TO THE DATE SHOWN HEREON. SEARCH DOES NOT GUARANTEE AGAINST ANY CLAIMS RESULTING FROM LEVIES OF RESTORED TAX. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED. RECEIPTS OF SUCH ITEMS SHOULD BE PRODUCED AT CLOSING. RETURNS ARE BASED ON DISTRICT, SECTION, BLOCK AND LOT. THIS SEARCH WAS PREPARED EXCLUSIVELY FOR COMMUNITY ABSTRACT CORP. ON 5/3/2018.

- C6532 7154

water runoff resulting from the development and improvement of any of its lots shall be retained on the site by drainage structures so that it will not flow out into the street of Sebenee Road.

on Sebenee Road shall make an angle of at least 70° with the county road, except for the business turned left traffic may be directional curb cuts and aprons for exits.

having frontage on Sebenee Road shall have a driveway, such as a T-shaped shut, so that a vehicle will not have to back out into the traffic stream

review shall be required for

is filed with the Suffolk County which affects the lots shown hereon. See Documents.

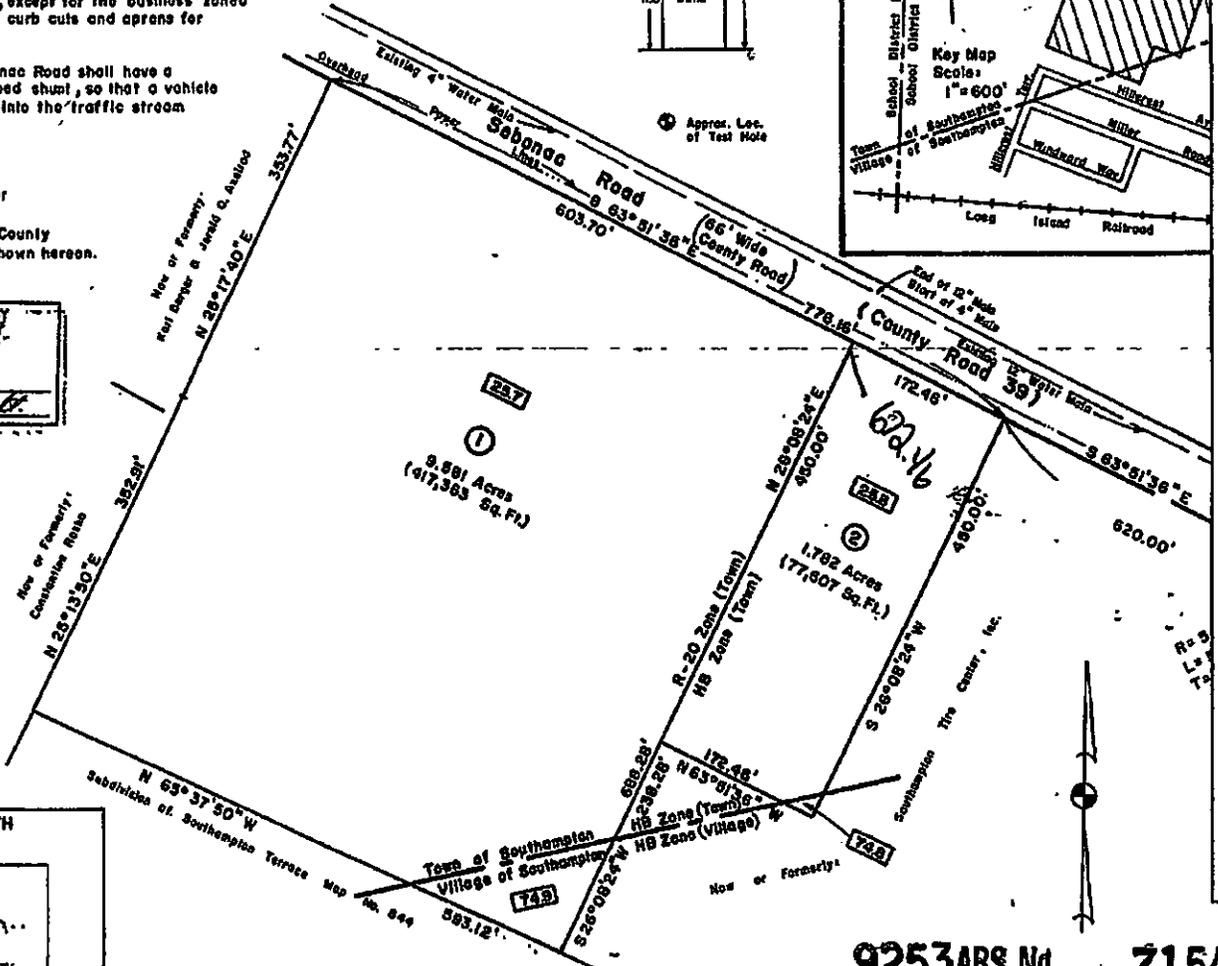
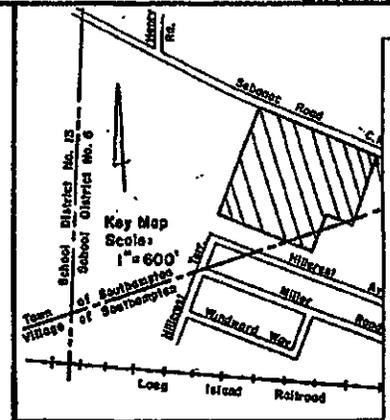
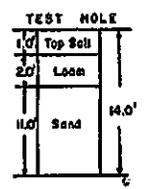
IDENTIFICATION ASSIGNED BY PROPERTY TAX SERVICE AGENCY. *J. T. Blodgett*

is noted that this is restricted to discharge to the ground of untreated domestic sewage, per day (flows regulated by Departmental orders).

DEPARTMENT OF HEALTH. STATE OF NEW YORK. OFFICE OF ENVIRONMENTAL HEALTH SERVICES, SUFFOLK COUNTY. CAROLINE, N.Y. (JAN 20 1983)

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF SOUTHAMPTON.

BY: *Mardonna Valsadran* (CHAIRMAN'S OR SECRETARY'S SIGNATURE) DATE Feb 1 1983



FRANK J PAGLIARO and EST OF JOSEPH - #7154

9253ABS.No. 7154 FILE SUBDIVISION MAP OF

Property of Frank J. Pagliaro & Est. of Joseph N. Pagliaro

SITUATE in and near Inc. Village of Southampton TOWN OF SOUTHAMPTON SUFFOLK COUNTY, N. Y.



This subdivision will appear in District 0900 on Section 159 in Block 0 District 0904 on Section 004 in Block 01 of the Suffolk County Tax Map.

fy that this subdivision map has been approved as Article 16 of the Town Law... I, *Charles Hausman*, Secretary of the Town of Southampton Planning Board... has irrevocably offered to cede title to the Town of the land areas designated for streets, streets, drainage easements, parks, recharge basins, lands noted on this plat for dedication to the Town. This plat does not constitute acceptance by the Town of the offer of dedication...

Plat Prepared April 1982		
No	Date	Revision
<b>ENGINEER - LAND SURVEYOR</b>		
Squires, Malden, Weisenbacher & Smith 46 Jogger Lane Southampton, N.Y.		
<b>OWNER</b>		<b>SUBDIVIDER</b>
Frank J. Pagliaro Park Ave. North Ryd, N.Y.		Charles Hausman 424 North Sea Road Southampton, N.Y. 11968
<b>SUBDIVISION DATA</b>		
Total Area: 11.363 Acres		
Total No of Lots: 2		
Building Zone: R-20 and HB		
Postal District: Southampton		
Fire District: Southampton		
School District: Southampton		

The water supply and sewage disposal systems for all lots in the development will comply with the standards and requirements of the Suffolk County Department of Health when developed. *Karl W. Weisenbacher*  
Karl W. Weisenbacher, L.S. No. 36195  
Signed and sealed pursuant to Section 7208 paragraph N of the N.Y.S. Education Law.

N.Y. 11968  
of No. *Weisenbacher*  
N.Y.

Note: All stormwater runoff resulting from the development and improvement of this subdivision or any of its lots shall be retained on the site by adequate drainage structures so that it will not flow out into the street or way of Sebecus Road.

All driveways on Sebecus Road shall make an angle of at least 70° and preferably 80° with the county road, except for the business zoned location where there may be directional curb cuts and aprons for entrance and exits.

Each lot having frontage on Sebecus Road shall have a turnaround provision, such as a T-shaped shunt, so that a vehicle leaving a lot will not have to back out into the traffic stream on the road.

Note: Site Plan Review shall be required for Lots 1 and 2.

A Covenant is filed with the Suffolk County Clerk's Office which affects the lots shown hereon. See Recorded Documents.

TAX MAP IDENTIFICATION ASSIGNED BY REAL PROPERTY TAX SERVICE AGENCY  
 Per: John T. Blodorn  
 Date: 12/1/83 Title: Pa. Map Draft

should be noted that this approval is restricted to a human discharge to the ground of effluents of untreated domestic sewage per acre, per day (flows determined by Departmental standards).

FRANK J PAGLIARO and EST OF JOSEPH - #7154

DEPARTMENT OF HEALTH  
 APPROVED  
Robert A. Valle Jr.  
 DIVISION OF ENVIRONMENTAL HEALTH  
 OFFICE OF HEALTH SERVICES, SUFFOLK COUNTY  
 WATERBURY, N.Y. JUN 25 1983  
 (JAN 25 1983 Update)

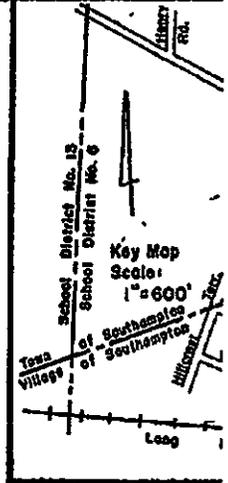
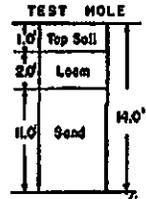
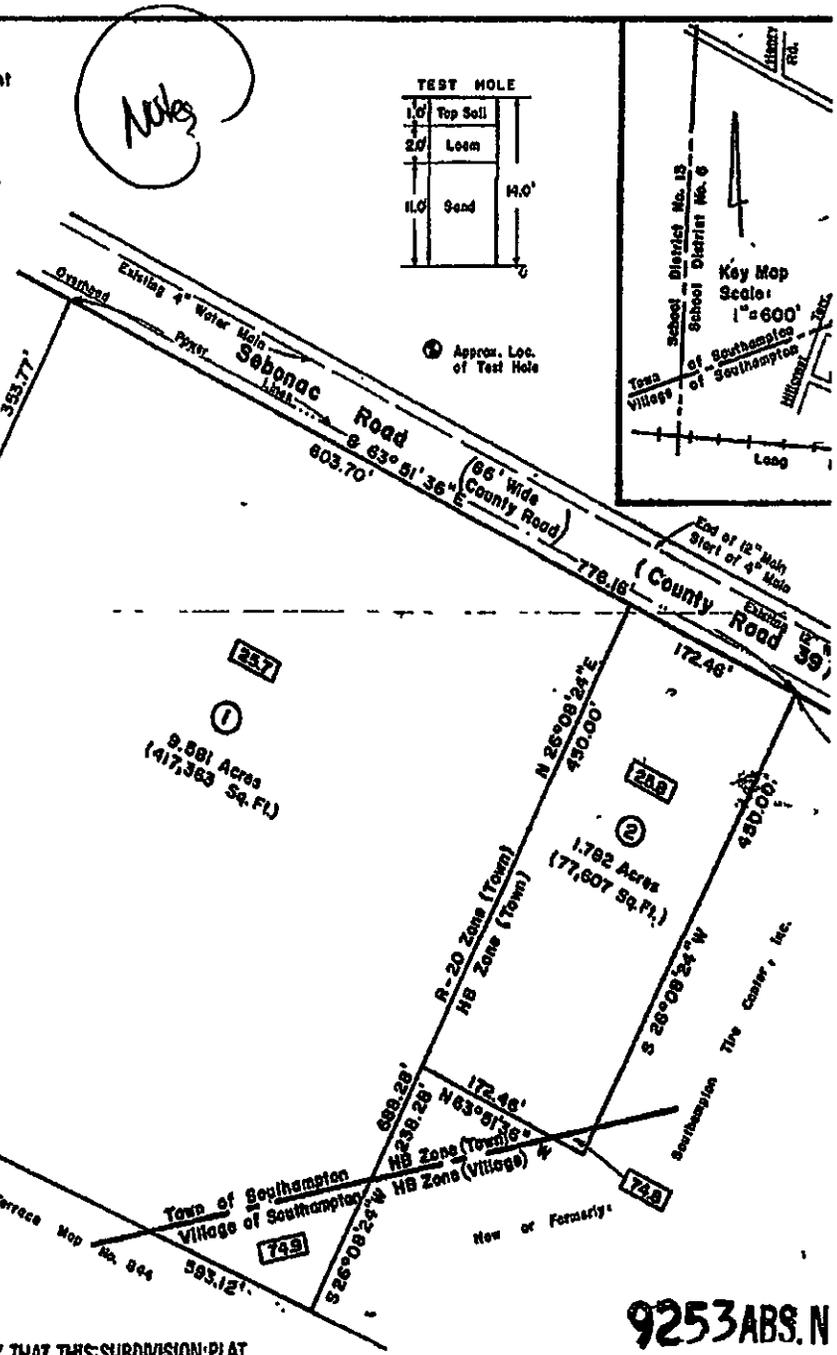
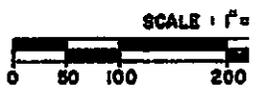
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF SOUTHAMPTON.

BY: Maddonia Valeriano  
 (CHAIRMAN'S OR SECRETARY'S SIGNATURE)

DATE Feb 1 1983

**FILED**  
 FEB 17 1983  
 6:11:00 PM  
 ATTORNEY AT LAW  
 SUFFOLK COUNTY

**9253 ABS. N**  
**SUBDIVISION**  
 Property  
**Frank J. Pa**  
**Est. of Joseph**  
 SITUA  
 in and  
 Inc. Village of  
 TOWN OF SO  
 SUFFOLK CO



*Notes*

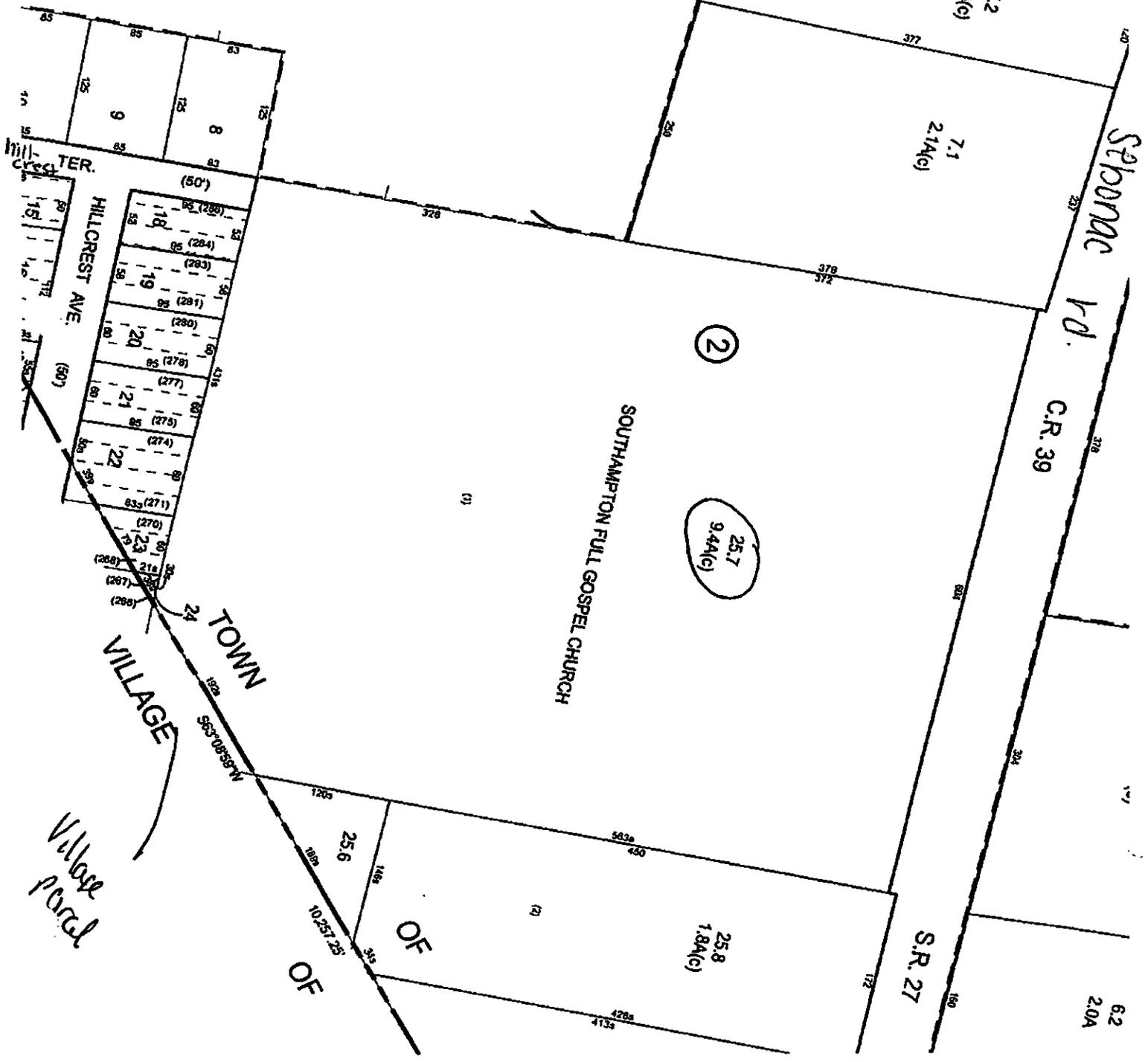
I, the undersigned, do hereby certify that this subdivision map has been approved as required by Article 16 of the Town Law of the State of New York. I am a duly qualified and acting Secretary of the Planning Board of the Village of Southampton, New York. The Subdivider has irrevocably offered to cede title to the Town of Southampton of the land areas designated for streets, sidewalks, drainage easements, parks, recharge basins, and other lands noted on this plat for dedication to the Town. My approval of this plat does not constitute acceptance by the Town of the offer of dedication.

This is to certify that the plat shown on this plat complies with the requirements of the Building Zone Ordinance of the Town of Southampton.

Plat Prepared April 1982		
No	Date	Revision
ENGINEER - LAND SURVEYOR		
Squires, Holden, Weisenbacher & Smith 46 Jogger Lane Southampton, N.Y.		

0900  
15900  
02.00  
025.007

AN



SOUTHAMPTON FULL GOSPEL CHURCH

Sebomac Rd.

C.R. 39

S.R. 27

2

25.7  
9.4A(c)

25.8  
1.8A(c)

OF  
OF

TOWN  
VILLAGE

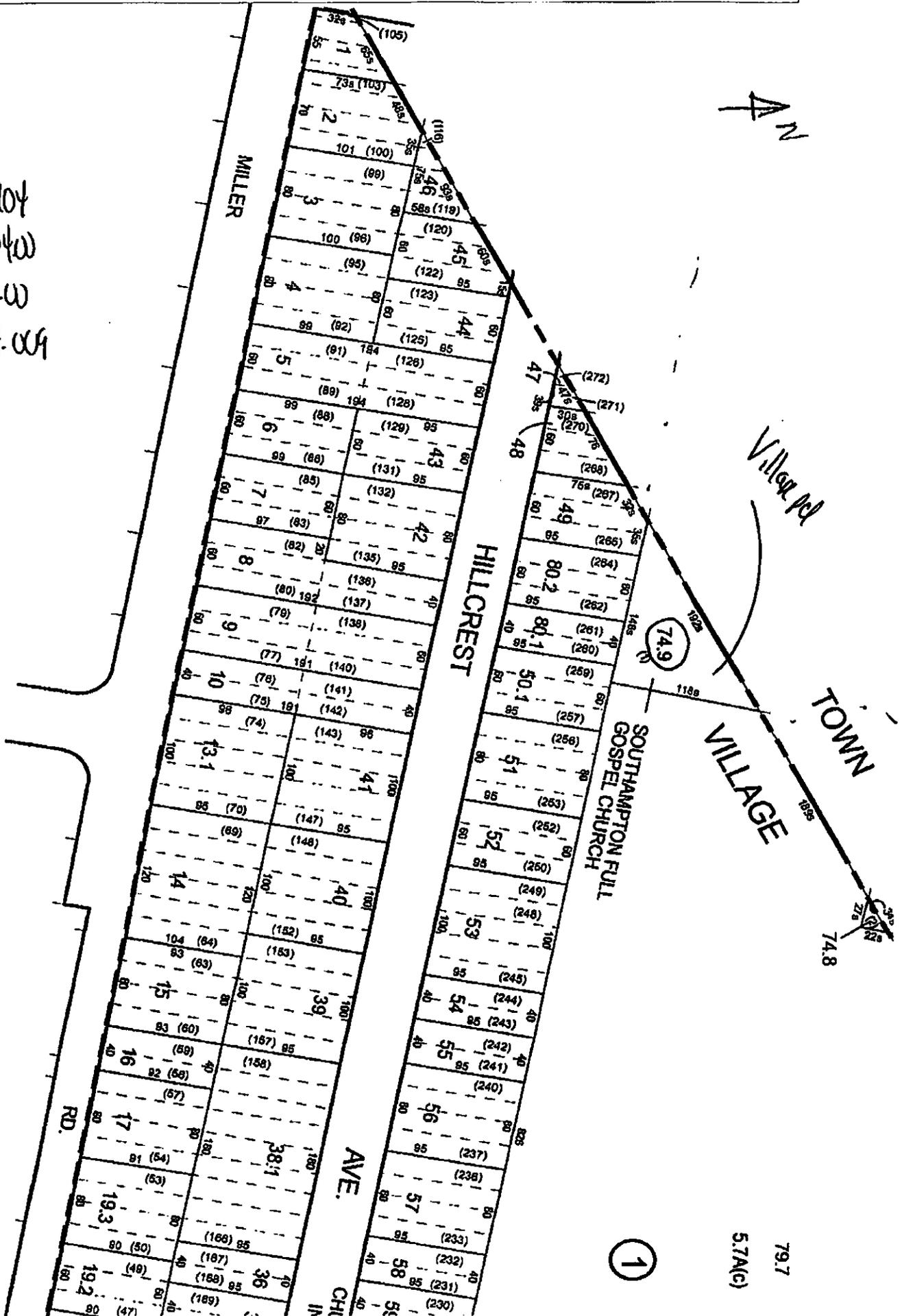
Village Parcel

HILLCREST AVE.

HILLCREST TER.

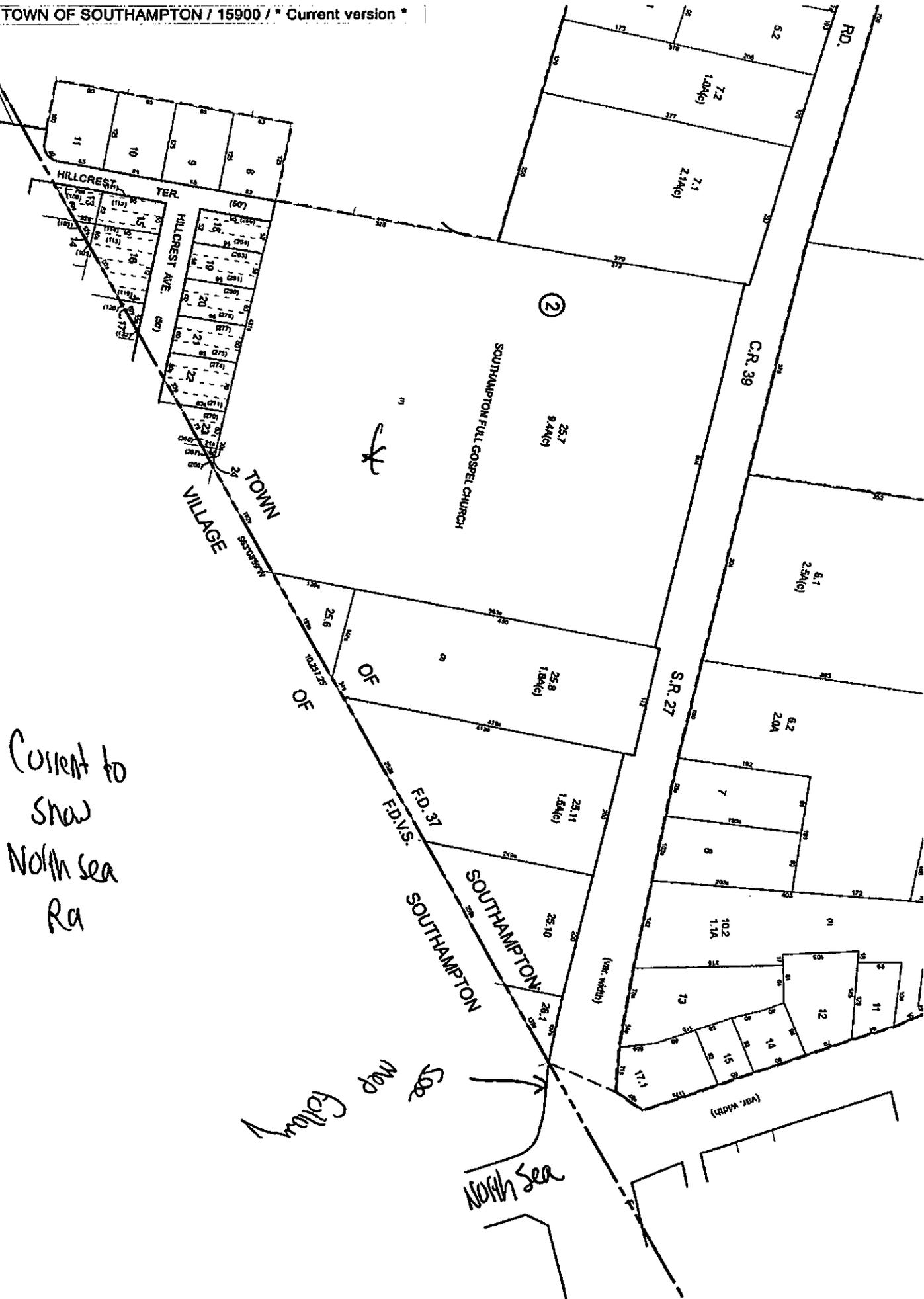
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0904  
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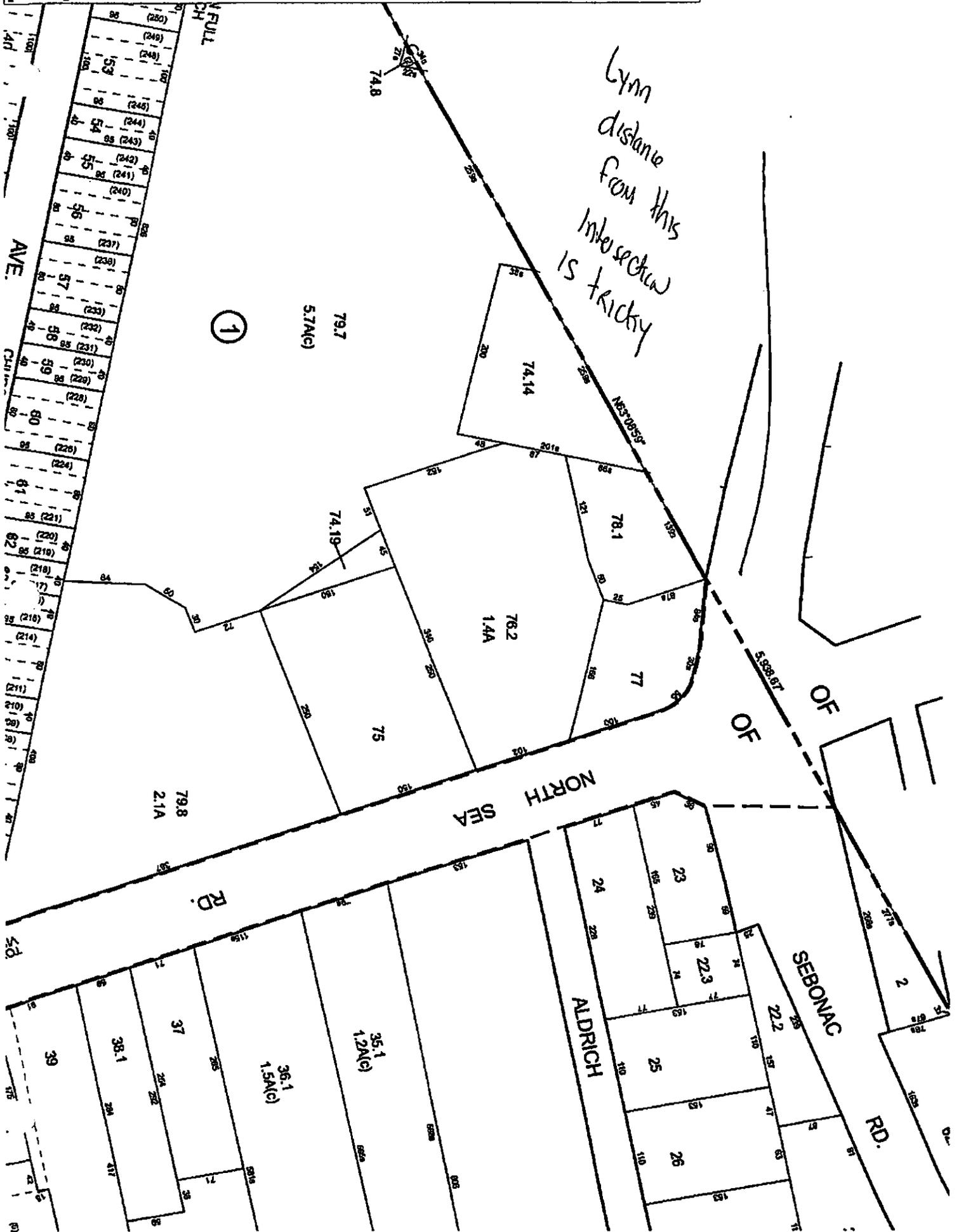
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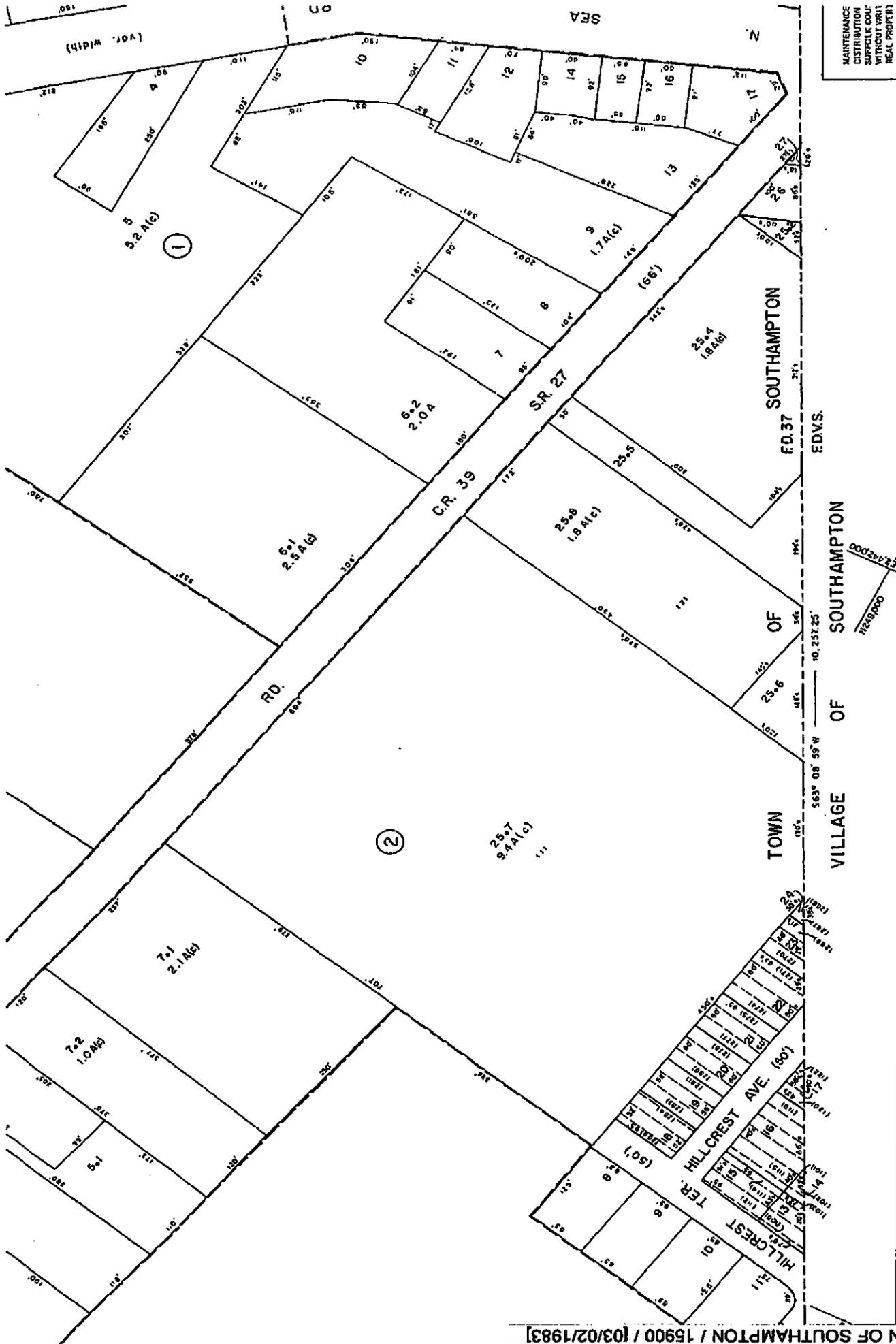
79.7  
5.7A(C)



Current to  
show  
North Sea  
Ra

See Map  
follow  
NORTH SEA





[0900] - TOWN OF SOUTHAMPTON / 15900 / [03/02/1983]

MAINTENANCE  
DISTRIBUTION  
SUPPORT CODE  
WITHOUT THIS  
REAL PROPERTY

© COUNTY  
Real Property  
Court  
Riverheath



KEY MAP

131	159	132
VILLAGE OF SOUTHAMPTON		

Legend

Fire District Line	F	Hydro District Line	H	Subdivision Lot No.	(34)
Water District Line	W	Refuse District Line	R	Deed Dimension	67'
Light District Line	L	Block No.	(12)	Scaled Dimension	67'
Park District Line	P	Parcel No.	73	Deed Area	12A (c)
Sewer District Line	S	Subdivision Block No.	(21)	Calculated Area	12A (c)

reconstruct, operate and maintain its lines of telephone and telegraph, including such poles, cross-arms, wires, cables, guys, stubs, anchors, brace poles, and appurtenances thereto, as said Company may deem necessary or proper therefor, along the highways adjoining and upon, over and along the property which I claim to own or in which I have any interest, in the Town of Southampton, County of Suffolk, State of New York, with the right to trim, from time to time, any trees along said lines necessary to keep the wires cleared at least eighteen inches; and to attach to trees on said highways or said property the necessary guy wires; and in full satisfaction and payment thereof. WITNESS my hand and seal this 20th day of June, A.D. 1907 at Sag Harbor. \$1.00.

Witness, W. A. Reynolds. : OLIN N. EDWARDS, L.S. (Land Owner)  
Approved W. A. F. R.E.B. D.P.S. Div. Plant Supt.

State of New York, County of Kings, ss. On this 27 day of July in the year 1907 before me personally came W. A. Reynolds subscribing witness to the within Instrument, with whom I am personally acquainted, who, being by me duly sworn, said that he resided in the City of New York, Borough of Queens that he was acquainted with Olin N. Edwards and knew him to be the person described in and who executed the said instrument; and that he, the said witness, saw him execute and deliver the same; and that he acknowledged to him, the said witness, that he executed and delivered the same, and that he, the said witness, thereupon subscribed his name as witness thereto. L.S. George S. Chase, Notary Public, Kings County. Certificate filed in Suffolk County.

Recorded 20 September 1907 @ 8 A.M.

*Wm. F. Hamajon Secy.*

64049 (2 pages)

No. 3. Received From the NEW YORK & NEW JERSEY TELEPHONE COMPANY One Dollar, in consideration of which I hereby grant unto said Company, its successors and assigns, the right, privilege and authority to construct, reconstruct, operate and maintain its lines of telephone and telegraph, including such poles, cross-arms, wires, cables, guys, stubs, anchors, brace poles, and appurtenances thereto, as said Company may deem necessary or proper therefor, along the highways adjoining, and upon, over and along the property which I claim to own or in which I have any interest, in the Town of Southampton, County of Suffolk, State of Southampton, with the right to trim, from time to time, any trees along said lines necessary to keep the wires cleared at least eighteen inches; and to attach to trees on said highways or said property the necessary guy wires; and in full satisfaction and payment thereof. WITNESS my hand and seal this 15th day

of July 15th A.D. 1907 at Bridgehampton, L.I. \$1.00.

Witness, W. A. Reynolds. : SAMUEL ELLISON L.S. (Land Owner)

Approved W.A.F. R.E.B. D.P.S. Div. Plant Supt.

State of New York, County of Kings, ss. On this .. day of July in the year 1907 before personally came W. A. Reynolds, subscribing witness to the within instrument, with whom I am personally acquainted, who, being by me duly sworn, said that he resided in the City of New York, Borough of Brooklyn, that he was acquainted with Samuel E. Ellison and knew him to be the person described in and who executed the said instrument; and that he, the said witness, saw him execute and deliver the same; and that he acknowledged to him the said witness, that he executed and delivered the same, and that he, the said witness, thereupon subscribed his name as witness thereto. L.S. J. H. Hons, Notary Public, Kings County.

State of New York, County of Kings, ss. I, CHARLES T. HARTZHEIM, Clerk of the County of Kings, and also Clerk of the Supreme Court for said county, (said Court being a Court of Record), do hereby certify that Mr. J. H. Hons whose name is subscribed to the certificate of proof or acknowledgment of the aforesaid instrument, and thereon written, was at the time of taking such proof or acknowledgment a Notary Public of the State of New York, in and for said County of Kings, dwelling in said county, commissioned and sworn, and duly authorized to take the same. And further, that I am well acquainted with the handwriting of such Notary and verily believe the signature to the said certificate to genuine; and that said instrument is executed and acknowledged according to the laws of the State of New York.

(L.S.)

20

day of July

1907

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court this

CHARLES T. HARTZHEIM, Clerk.

Recorded 20 September 1907 @ 8 A.M.

*Wm. F. Flanagan, Clerk*

~~No. 11. Received from the NEW YORK & NEW JERSEY TELEPHONE COMPANY One Dollar in consideration of which I hereby grant unto said Company, its successors and assigns, the right, privilege and authority to construct, reconstruct, operate and maintain its lines of telephone and telegraph, including such poles, cross-arms, wires, cables, guys, stubs, anchors, brace poles, and appurtenances thereto, as said Company may deem necessary or proper therefor, along the highways adjoining, and upon, over and along the property which I claim to own or in which I have any interest, in the Town of Southampton, County of Suffolk, State of New York, with the right to trim, from time to time, any trees along said lines necessary to keep the wires cleared at least eighteen inches; and to attach to trees on said highways or said property the necessary guy wires; and in full satisfaction and payment thereof. Poles to be set on Boundary Lines. WITNESS my hand and seal this 20th day of June, A.D. 1907 at Bridgehampton, L.I. \$1.00.~~

Witness, W.A.Reynolds. Geo.H.Hildreth.: CHAS.J.FORMER, L.S. (Land Owner)

(L.S.) HENRY P. TUTHILL

As County Treasurer of Suffolk County

State of New York County of Suffolk ss On this 23<sup>rd</sup>

day of November 1916 before me personally came Henry P. Tuthill County Treasurer of Suffolk County, to me known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to me that he executed the same. Kirk Bagshaw Notary Public.

Recorded 12 December 1916 @ 5 P.M.

*James F. Richardson Clerk*

9404558

1 page

Received from SUFFOLK LIGHT HEAT AND POWER CO \$1.00 in consideration of which We hereby grant unto said company its successors and assigns the right privilege and authority to construct re-construct operate and maintain its transmission lines for conducting electricity, including such poles, cross-arms wires cables guys stubs, anchors, brace-poles and appurtenances thereto as said company may deem necessary or proper therefor, along the highways adjoining the property which We claim to own or in which we have any interest in the Town of Southampton County of Suffolk State of New York with the right to trim from time to time any trees along said line necessary to keep the wires cleared at least eighteen inches and to attach to trees on said highway or said property the necessary guy wires; and in full satisfaction and payment thereof. No poles near entrances to property. Witness my hand and seal this 28 day of July 1916 at Southampton N.Y. (Post Office Address) \$1.00

Witness J.F. Terry  
M.A. Elliston  
S.T. Elliston  
(Land Owner)  
Elizabeth Aldrich

State of New York County of New York City of New York ss

On this twelfth day of December in the year one thousand nine hundred sixteen (1916) before me personally came J.F. Terry subscribing witness to the foregoing instrument with whom I am personally acquainted who being by me duly sworn did depose and say that he resided at Southampton New York that he is and then was acquainted with M.A. Elliston S.T. Elliston and Elizabeth Aldrich and knew them to be the individuals described in and who executed the foregoing instrument and that he, said subscribing witness, was present and saw them execute the same; and that he, said witness thereupon subscribed his name as a witness thereto

L.S. George W. Anderson Notary Public New York County No 161  
Certificate filed in Suffolk County

Recorded 15 December 1916 @ 12 M.

*James F. Richardson Clerk*

R-12/15/16

8.9/26/78

LIBER 8504 PAGE 285

consideration  
less than  
\$100

DECLARATION

~~District 0900  
Section 159  
Block 2  
Lot 25~~

THIS DECLARATION, made the 22<sup>d</sup> day of August, 1978, by FRANK J. PAGLIARO, residing at (no #) Crow Hill Road (PO Box 98), Mt. Kisco, New York 10549, and SYDNEY A. GUTKIN, GLORIA L. PAGLIARO and FRANK J. PAGLIARO, as Executors u/w Joseph N. Pagliaro, deceased, c/o Gutkin & Miller, 225 Millburn Avenue, Millburn, New Jersey 07041, hereinafter referred to as the Declarants,

WHEREAS, the Declarants are the owners of certain real property situate on the South side of County Road No. 39 in the Town of Southampton (partially within the Incorporated Village of Southampton), Suffolk County, New York, more particularly bounded and described as set forth in Schedule "A" annexed hereto, and

WHEREAS, the Declarants have made application to the Planning Board of the Town of Southampton for approval to subdivide the said real property into two (2) parcels, bounded and described as set forth in Schedule "B" annexed hereto, and

WHEREAS, for and in consideration of the granting of said approval, the Planning Board of the Town of Southampton has deemed it to be for the best interests of the Town of Southampton and the owners and prospective owners of said parcels that the within covenants and restrictions be imposed on said parcels, and as a condition of said approval said Planning Board has required that the within Declaration be recorded in the Suffolk County Clerk's Office, and

WHEREAS, the Declarants have considered the foregoing and determined that the same will be for the best interests of the Declarants and subsequent owners of said parcels.

03260

DISTRICT	09	00	SECTION	15	90	BLOCK	02	00	LOT	05	00	FT.	00
	09	04		00	40		00	07		40	00		00

ALL that certain plot, piece or parcel of land, situate, lying and being partially within and partially without the Incorporated Village of Southampton, in the Town of Southampton, Suffolk County, New York, being more particularly bounded and described as follows:

BEGINNING at a point which is the northwesterly corner of the premises about to be described, which point lies, measured along the southerly line of Sebonac Road (County Road No. 39), North  $63^{\circ}51'36''$  West 1426.16 feet from the corner formed by the intersection of the southerly line of Sebonac Road (County Road No 39) projected easterly and the westerly line of North Sea Road projected northerly; and

RUNNING THENCE from said point of beginning along said southerly line of Sebonac Road (County Road No. 39) South  $63^{\circ}51'36''$  East 1176.16 feet to lands now or formerly of Salvatore Miglio;

THENCE along said last mentioned lands and along lands now or formerly of Southampton Tire Center, Inc., South  $26^{\circ}08'54''$  West 387.07 feet to a point;

THENCE still along said lands now or formerly of Southampton Tire Center, Inc. on the arc of a regular curve to the left having a radius of 25.00 feet, a distance of 53.36 feet to a point;

THENCE still along said last mentioned lands North  $83^{\circ}51'00''$  East 146.98 feet to lands now or formerly of First National Bank of Boston;

THENCE along said last mentioned lands, South  $6^{\circ}09'00''$  East 150.00 feet to a point;

THENCE still along said last mentioned lands, North  $83^{\circ}51'00''$  East 50.00 feet to lands now or formerly of First National Bank of East Hampton;

THENCE along said last mentioned lands South  $6^{\circ}10'00''$  East 125.00 feet to a point;

THENCE still along said last mentioned lands North  $83^{\circ}51'00''$  East 200.00 feet to the westerly line of North Sea Road;

THENCE along said westerly line of North Sea Road South 6°10'00" East 262.15 feet to the northerly division line of lands shown on Subdivision Map of Southampton Terrace;

THENCE along said last mentioned lands North 65°37'50" West 1827.14 feet to lands now or formerly of the heirs of Adam Rosko;

THENCE along said last mentioned lands and lands now or formerly of Mario Marraccino North 25°13'50" East 352.91 feet to a point;

THENCE along said lands now or formerly of Marraccino North 25°17'00" East 353.77 feet to the southerly line of Sebonac Road (County Road No. 39) aforesaid, and the point or place of BEGINNING;

## SCHEDULE "B"

Page 1

PARCEL NO. 1

BEGINNING at a point which is the northwesterly corner of the parcel about to be described, which point lies, measured along the southerly line of Sebonac Road (County Road No. 39), North  $63^{\circ}51'36''$  West 800.00 feet from the corner formed by the intersection of the southerly line of Sebonac Road (County Road No. 39) projected easterly and the westerly line of North Sea Road projected northerly; and

RUNNING THENCE from said point of beginning along said southerly line of Sebonac Road (County Road No. 39) aforesaid, South  $63^{\circ}51'36''$  East 350.00 feet to lands now or formerly of Salvatore Niglio;

THENCE along said last mentioned lands and along lands now or formerly of Southampton Tire Center, Inc., South  $26^{\circ}08'24''$  West 300.00 feet to a point;

THENCE North  $63^{\circ}51'36''$  West 350.00 feet to a point;

THENCE North  $26^{\circ}08'24''$  East 300.00 feet to the southerly line of Sebonac Road (County Road No. 39) aforesaid, and the point or place of BEGINNING.

PARCEL NO. 2

BEGINNING at a point which is the northwesterly corner of the parcel about to be described, which point lies, measured along the southerly line of Sebonac Road (County Road No. 39), North  $63^{\circ}51'36''$  West 1426.16 feet from the corner formed by the intersection of the southerly line of Sebonac Road (County Road No. 39) projected easterly and the westerly line of North Sea Road projected northerly; and

RUNNING THENCE from said point of beginning along said southerly line of Sebonac Road (County Road No. 39), South  $63^{\circ}51'36''$  East 826.16 feet to the westerly division line of Parcel No. 1 above described;

THENCE along said last mentioned lands South  $26^{\circ}08'24''$

SCHEDULE "B"

PARCEL NO. 2 (Con't)

West 300.00 feet to a point;

THENCE along the southerly division line of Parcel No. 1 above described, South  $63^{\circ}51'36''$  East 350.00 feet to lands now or formerly of Southampton Tire Center, Inc.;

THENCE along said last mentioned lands South  $20^{\circ}08'24''$  West 87.07 feet to a point;

THENCE still along said lands of Southampton Tire Center, Inc., on the arc of a regular curve to the left having a radius of 25.00 feet a distance of 53.36 feet to a point;

THENCE still along said last mentioned lands North  $83^{\circ}51'00''$  East 140.95 feet to the westerly division line of lands now or formerly of First National Bank of Boston;

THENCE along said last mentioned lands, South  $6^{\circ}09'00''$  East 150.00 feet to a point;

THENCE still along said last mentioned lands, North  $83^{\circ}51'00''$  East 50.00 feet to lands of First National Bank of Easthampton;

THENCE along said last mentioned lands South  $6^{\circ}10'00''$  East 125.00 feet to a point;

THENCE still along said last mentioned lands North  $83^{\circ}51'00''$  East 200.00 feet to the westerly line of North Sea Road;

THENCE along said westerly line of North Sea Road South  $6^{\circ}10'00''$  East 202.15 feet to the northerly division line of lands shown on Subdivision Map of Southampton Terrace;

THENCE along said last mentioned lands North  $85^{\circ}37'50''$  West 1527.14 feet to the easterly division line of lands now or formerly of the heirs of Adam Rozko;

THENCE along said last mentioned lands and lands now or formerly of Mario Marrassino North  $25^{\circ}13'50''$  East 352.91 feet to a point;

THENCE along said lands now or formerly of Marrassino North  $25^{\circ}17'40''$  East 353.77 feet to the southerly line of Sebonac Road (County Road No. 39) aforesaid, and the point or place of BEGINNING.



LIBER 8504 PAGE 281

NOW, THEREFORE, THIS DECLARATION WITNESSETH:

That the Declarants, for the purpose of carrying out the intentions above expressed, do hereby make known, admit, publish, covenant and agree that the said premises herein described shall hereafter be subject to the following covenants which shall run with the land and shall be binding upon all purchasers and holders of said premises, their heirs, executors, legal representatives,

(1)

distributees, successors and assigns, to wit:

1. That no overhead utility poles shall be erected on the said two (2) parcels herein described.

2. That the within Declaration may not be annulled, waived, changed, or modified, unless and until approved by resolution of the Planning Board of the Town of Southampton or its successors.

IN WITNESS WHEREOF, the Declarants above named have executed the foregoing Declaration the day and year first above written.

*Frank J. Pagliaro*  
\_\_\_\_\_  
Frank J. Pagliaro

ESTATE OF JOSEPH N. PAGLIARO

*Sydney A. Gufkin*  
\_\_\_\_\_  
Sydney A. Gufkin

*Gloria L. Pagliaro*  
\_\_\_\_\_  
Gloria L. Pagliaro

*Frank J. Pagliaro*  
\_\_\_\_\_  
Frank J. Pagliaro  
Executors

STATE OF NEW YORK }  
COUNTY OF *Westchester* }

SS:1

On the *11* day of *September*, 1978, before me personally came FRANK J. PAGLIARO, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*John F. Youzzo*  
\_\_\_\_\_  
Notary Public

JOHN F. YOUZZO  
Notary Public, State of New York  
No. 437,8090  
Appointed for Putnam County  
Commission Expires March 10, 1979

STATE OF FLORIDA }  
COUNTY OF *Putnam* }

SS:1

On the *11* day of *September*, 1978, before me personally came SYDNEY A. GUFKIN as Executor u/w Joseph N. Pagliaro, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same as such Executor.

*John F. Youzzo*  
\_\_\_\_\_  
Notary Public

JOHN F. YOUZZO  
Notary Public, State of Florida  
My Commission Expires March 9, 1980

STATE OF NEW YORK )  
COUNTY OF *Westchester* ) SS.:

On the *12<sup>th</sup>* day of *Sept*, 1978, before me personally came GLORIA L. PAGLIARO, as Executor u/w Joseph N. Pagliaro, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same as such Executor.

SUZANNE M. MATTHEE  
Notary Public, State of New York  
No. 466590  
Commission Expires March 30, 1979

*Suzanne M. Matthee*  
Notary Public

STATE OF NEW YORK )  
COUNTY OF *Westchester* ) SS.:

On the *11* day of *September*, 1978, before me personally came FRANK J. PAGLIARO, as Executor u/w Joseph N. Pagliaro, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same as such Executor.

*John F. Yozzo*  
Notary Public  
JOHN F. YOZZO  
Notary Public, State of New York  
No. 4373090  
Appointed for Putnam County  
Commission Expires March 30, 1979

LIB# 8504 FILE 293

2025

RECORD AND RETURN TO:  
SOUTHAMPTON TOWN PLANNING BOARD  
TOWN HALL  
SOUTHAMPTON, N.Y. 11968

SEP 26 9 43 AM '78  
ARTHUR J. FELICE  
CLERK OF  
SUFFOLK COUNTY

RECORDED

0327-101 523

DECLARATION

THIS DECLARATION, made the 19th day of October, 1982, by Frank J. Pagliaro, residing at (No#) Crow Hill Road, Mount Kisco, New York 10549 and Frank J. Pagliaro, and Gloria L. Pagliaro, as Executors under the Last Will and Testament of Joseph N. Pagliaro, Deceased, and Irving Trust Company, as Trustee, c/o Gutkin & Miller, 225 Millburn Ave., Millburn, New Jersey 07041,

R-4/19/83

District 0900  
Section 159.00  
Block 02.00  
Lot 000.000  
  
District 0904  
Section 004.00  
Block 01.00  
Lot 000.000



WHEREAS, the Declarants are the owners of certain real property situate in the Town of Southampton, Village of Southampton, County of Suffolk and State of New York, as shown on the major subdivision map entitled "Property of Frank J. Pagliaro and Estate of Joseph N. Pagliaro" prepared by Squires, Holden, Weisenbacher and Smith, licensed land surveyors dated April 1982 which map is filed in the Office of the Suffolk County Clerk on February 17, 1983, as Map No. 7154, and

WHEREAS, the Declarants have made application to the Planning Board of the Town of Southampton for approval to subdivide said real property into 3 lots as shown on the above referred map, and

WHEREAS, for and in consideration of the granting of said approval, the Planning Board of the Town of Southampton has deemed it to be for the best interests of the Town of Southampton and the owners and prospective owners of said parcels that the within covenants and restrictions be imposed on said parcels, and as a condition of said approval, said Planning Board has required that the within Declaration be recorded in the Suffolk County Clerk's Office, and

WHEREAS, the Declarants have considered the foregoing and have determined that the same will be in the best interests of the Declarants and subsequent owners of said parcels,

NOW, THEREFORE, THIS DECLARATION WITNESSETH:

That the Declarants, for the purpose of carrying out the intentions above expressed, does hereby make known, admit, publish, covenant and agree that the said premises herein described shall hereafter be subject to the following covenants

purchasers and holders of said premises, their heirs, executors, legal representatives, distributees, successors, and assigns, to wit:

1. That prior to the issuance of a building permit on parcels 1 and 2, site plan review and approval shall be obtained from the Southampton Town Planning Board.

2. That no new overhead utility poles shall be erected on parcels 1 and 2 on the above referenced map.

3. That at no time hereafter shall there be any further subdivision of or modification to parcel 1 as herein described, and as approved by the Planning Board of the Town of Southampton, unless a major subdivision map is filed with the Suffolk County Clerk with the approval of the Planning Board of the Town of Southampton.

4. That the Declarants, with respect to parcel #2, their heirs, or successors and assigns, shall forever be required to improve and maintain the area described in Schedule "A" as required from time to time by the Town of Southampton. This obligation shall run with the land and said improvements and maintenance shall be at the sole cost and expense of the Declarants, their heirs, or successors and assigns, of parcel #2 as shown on the major subdivision map "Property of Frank J. Pagliaro and Estate of Joseph N. Pagliaro, the buffer area described in Schedule "A" shall be improved to the requirements of the Planning Board of the Town of Southampton.

5. That the within Declaration may not be annulled, waived, changed or modified, unless and until approved by resolution of the Planning Board of the Town of Southampton, or its successors.

IN WITNESS WHEREOF, the Declarants above named have executed the foregoing declaration the day and year first above written.

JURIA T. PAGLIARO, Executor  
FRANK J. PAGLIARO

BY: J. Mc GARMICHAEL, Vice Pres.  
FRANK J. PAGLIARO, RE EXECUTOR of the Estate of Joseph N. Pagliaro

## SCHEDULE A

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

**BEGINNING** at a point on the southwesterly side of Sebonac Road (County Road 79) which is the northeasterly corner of the premises about to be described, said point being situate the following two (2) courses and distances as measured from the southerly most extremity of the curve connecting the southwesterly side of Sebonac Road with the westerly side of North Sea Road;

(1) along the arc of a curve bearing to the left having a radius of 54.45 feet for a distance of 54.84 feet, and

(2) North 63 degrees 51 minutes 36 seconds West 792.46 feet,

and from said point of beginning running thence South 26 degrees 08 minutes 24 seconds West 450.00 feet; running thence North 63 degrees 51 minutes 36 seconds West 50.00 feet; running thence North 26 degrees 08 minutes 24 seconds East 450.00 feet to the southwesterly side of Sebonac Road; running thence along the southwesterly side of Sebonac Road South 63 degrees 51 minutes 36 seconds East 50.00 feet to the point or place of **BEGINNING**.

STATE OF NEW YORK )  
: SS.:  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of October, 1982, before me personally came Frank J. Pagliaro, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
: SS.:  
COUNTY OF Westchester )

On this 19<sup>th</sup> day of October, 1982, before me personally came Frank J. Pagliaro, as Executor under the Last Will and Testament of Joseph N. Pagliaro, Deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*[Signature]*  
\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
: ss:  
COUNTY OF SUFFOLK )

On this 20<sup>th</sup> day of October, 1982, before me personally came GLORIA L. PAGLIARO, as Executor under the Last Will and Testament of Joseph N. Pagliaro, Deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
MARY ANN TEOGLA  
Notary Public, State of New York  
No. 60-766-0950  
Qualified in Westchester County  
Commission Expires March 30, 1984

STATE OF NEW YORK )  
: ss:  
COUNTY OF NEW YORK )

On the 20th day of December 1982, before me personally came Joseph R. Carmichael to me known, who, being by me duly sworn, did depose and say that he resides at No. 332 W. 30th Street, New York, New York that he is the Vice President of Irving Trust Company, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by the order.

*[Signature]*  
\_\_\_\_\_  
Notary Public

2025

PAID 10 30 1968  
POST OFFICE  
SOUTHAMPTON, N.Y.

*Rec'd + Return to:*

**THOMAS E. GILL**  
**ATTORNEY**

Post Office Drawer 1269  
296 Hampton Road  
Southampton, New York 11968  
516-283-8880  
Telex No. 6832113



9318 205

1942

DO NOT PUBLISH

21365

*M/S. Tr. 5128  
1/21/42*

THIS INDENTURE, made the 20<sup>th</sup> day of December, nineteen hundred and eighty-two,

BETWEEN FRANK J. PAGLIARO, residing at (no 8) Crow Hill Road, Mt. Kisco, New York 10549, and IRVING H. COHEN, GLORIA L. PAGLIARO and FRANK J. PAGLIARO, as Executors under the Will of Joseph N. Pagliaro, Deceased, c/o Gutkin & Miller, 725 Millburn Avenue, Millburn, New Jersey 07041, late of County of Westchester, New York who died on the 21st day of October, nineteen hundred and twenty-two,

*at parcel  
Row  
Burd  
pue*

party of the first part, and

CHARLES HAUSMAN of 424 North Sea Road, Southampton, New York 11968, party of the second part,

WITNESSETH, that whereas letters testamentary were issued to the party of the first part by the Surrogate's Court, County, New York, on

and by virtue of the power and authority given in and by said last will and testament, and/or by Article 1) of the Estates Powers and Trusts Law, and in consideration of One Hundred and Ten Thousand (\$110,000.00) Dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Southampton, County of Suffolk, and State of New York, and more fully described in Schedule "A" annexed hereto and made a part hereof.

WITNESSETH FURTHER that the party of the first part does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, for the purposes of an easement to improve and maintain the premises described in Schedule "B" annexed hereto and made a part hereof, with improvements, including, but not limited to, screening, planting and other improvements that may be required by the TOWN OF SOUTHAMPTON only, for the purposes of developing and improving the premises described in Schedule "A" annexed hereto and made a part hereof.

*lot 2*

*Burdens  
pue  
(East 50')*

*Row*

Dist  
0900

Sec  
159.00

Blk  
02.00

Lot  
025.007  
025.008  
+

Dist  
0904

Sec  
004.00

Blk  
01.00

Lot  
074.008  
074.009

21365

1942

DO NOT PUBLISH

RECEIVED  
REAL ESTATE  
1942  
SUFFOLK COUNTY

RECEIVED  
REAL ESTATE  
1942  
SUFFOLK COUNTY

10-3-24-15

**DO NOT PUBLISH**

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

Subject to the trust fund provisions of section thirteen of the Lien Law.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

SCHEDULE A

ALL that certain plot, piece or parcel of land situate, lying and being partly in the Incorporated Village of Southampton, in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Sebonac Road (C.R. 39) distant 620.00 feet measured westerly along the southerly side of Sebonac Road from the westerly end of the curve connecting the southerly side of Sebonac Road with the westerly side of North Sea Road;

THENCE South 26 degrees 00' 24" West along land now or formerly of Southampton Tire Center, Inc., 450.00 feet;

THENCE North 63 degrees 51' 36" West still along last mentioned land 172.46 feet;

THENCE North 26 degrees 08' 26" East 450.00 feet to the southerly side of Sebonac Road;

THENCE North 63 degrees 51' 36" East along the southerly side of Sebonac Road 172.46 feet to the point or place of BEGINNING.

The above described premises are also known and designated as Lot No. 2 as shown on a certain map entitled, "Subdivision Map of Property of Frank J. Pagliaro & Estate of Joseph V. Pagliaro" and filed in the Suffolk County Clerk's Office on Feb. 17, 1943 as Map NO. 7154.

**SCHEDULE B**

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

**BEGINNING** at a point on the southwesterly side of Sebonac Road (County Road 39) which is the northeasterly corner of the premises about to be described, said point being situate the following two (2) courses and distances as measured from the southerly most extremity of the curve connecting the southwesterly side of Sebonac Road with the westerly side of North Sea Road;

(1) along the arc of a curve bearing to the left having a radius of 54.45 feet for a distance of 54.84 feet, and

(2) North 63 degrees 51 minutes 36 seconds West 792.46 feet,

and from said point of beginning running thence South 26 degrees 08 minutes 24 seconds West 450.00 feet; running thence North 63 degrees 51 minutes 36 seconds West 50.00 feet; running thence North 26 degrees 08 minutes 24 seconds East 450.00 feet to the southwesterly side of Sebonac Road; running thence along the southwesterly side of Sebonac Road South 63 degrees 51 minutes 36 seconds East 50.00 feet to the point or place of **BEGINNING**.

57A

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the 13th day of June 1958.

*Frank J. Pagliaro*  
FRANK J. PAGLIARO  
(Executor)

*Frank J. Pagliaro*  
FRANK J. PAGLIARO  
(Executor)

*James J. ...*  
JAMES J. ...  
Vice President

*Gloria L. Pagliaro*  
GLORIA L. PAGLIARO  
(Executor)

10720 10 20

10720-28

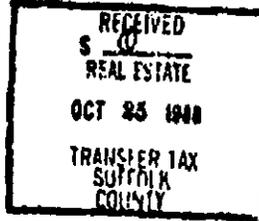
11302

THIS INSTRUMENT, made the 25th day of March, nineteen hundred and eighty-eight

BETWEEN SOUTHAMPTON FULL GOSPEL CHURCH, POST OFFICE BOX 126, 130 NORTH SEA ROAD, SOUTHAMPTON, NEW YORK, 11968,

10720/28

party of the first part, and COUNTY OF SUFFOLK, A MUNICIPAL CORPORATION WHOSE PRINCIPAL PLACE OF BUSINESS IS AT THE SUFFOLK COUNTY CENTER, CENTER DRIVE, RIVERHEAD, NEW YORK, 11901,



11302

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$1.00

ONE AND 00/100 ----- dollars,

lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the first part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Southampton, County of Suffolk, State of New York, adjacent to Sebastic Road, C.R. 39 and described as follows:

BEGINNING at a point on the existing southerly boundary of Sebastic Road C.R. 39, said point being 823.06 feet westerly from the westerly boundary of North Sea Road; thence from said point of beginning at the intersection of the said southerly boundary with the division line between the lands of Southampton Full Gospel Church, reputed owner, on the west and the lands of Peconic Beverage, Inc., reputed owner on the east S 26° 08' 24" W a distance of 7.00 feet to a point; thence through the lands of the Southampton Full Gospel Church, reputed owner, N 63° 51' 36" W a distance of 603.63 feet to a point on the division line between the lands of the Southampton Full Gospel Church, reputed owner on the east and the lands of Karl Berger, Jerold Axelrod and others, reputed owners on the west; thence along said division line N 25° 17' 40" E a distance of 7.00 feet to a point on the southerly boundary of said existing road; thence along said boundary S 63° 51' 36" E a distance of 603.70 feet to the point of Beginning; Being 4,226± s.f. or 0.097 acres more or less.

The map of the above described parcel is on file in the Office of the Commissioner of Public Works of Suffolk County.

This deed is made and delivered for the purpose of dedication of the above described premises as and for public highway purposes.

9-23-88  
REAL ESTATE  
SUFFOLK COUNTY

0900  
15900  
0200  
023007  
plo

φ

10720 N 29

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

*[Signature]* 3-25-88  
SOUTHAMPTON FULL GOSPEL CHURCH

*[Signature]* 3/25/88

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this instrument so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN WITNESS OF:

*[Signature]* 3-25-88  
*[Signature]* 3/25/88

10720 PG 30

STATE OF NEW YORK, COUNTY OF SUFFOLK

On the 27th day of MARCH 1988, before me personally came JONATHAN M. HAVRILLA, PASTOR

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

*Herbert Jansen*

HERBERT JANSEN  
NOTARY PUBLIC, State of New York  
No. 4662187, Suffolk County  
Commission Expires June 30, 1992

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF SUFFOLK

On the 27th day of MARCH 1988, before me personally came RICHARD SELLFANTIN, DEACON

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

*Herbert Jansen*

HERBERT JANSEN  
NOTARY PUBLIC, State of New York  
No. 4662187, Suffolk County  
Commission Expires June 30, 1992

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Patricia Bird

Title No

DISTRICT  
BLOCK  
LOT  
COUNTY OR TOWN

TO

RECORD AND RETURN BY MAIL TO:

COMMISSIONER OF PUBLIC WORKS  
SUFFOLK COUNTY  
"APHANIN" 47 11800

Zip No.

APR 25 10 51 AM '88  
JULIETTE A. KINGSBORN  
CLERK OF  
SUFFOLK COUNTY

1200

RECORDED

356.00

Standard N.Y.S. Form 900 (1-1-64) - Decedent's Will - Individual or Corporation (Single Sheet)  
COMPLETE YOUR LAST PAGE BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE SIGNED BY LAWYERS ONLY.

THIS INSTRUMENT, made the 6<sup>th</sup> day of APRIL, nineteen hundred and eighty-four

BETWEEN FRANK J. PAGLIARO, residing at (no 1) Crow Hill Road, (P.O. Box 93), Mt. Kisco, New York, 10542, AS TO AN UNDIVIDED ONE-HALF INTEREST AND FRANK J. PAGLIARO, GLORIA P. PAGLIARO and IRVING TRUST COMPANY 1 WALL ST. N.Y.C. AS TO THE REMAINING UNDIVIDED ONE-HALF INTEREST.

as executors and trustees under the last will and testament of JOSEPH N. PAGLIARO, late of party of the first part, and

SOUTHAMPTON FULL GOSPEL CHURCH, a New York religious corporation having its office at 117 1/2 Plains Road, Southampton, New York 11968.

party of the second part, WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of EIGHTY - NINE THOUSAND and 00/100<sup>ths</sup> (\$89,000.00)

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain pkt, piece or parcel of land, situated and being in the Town of Southampton, County of Suffolk and State of New York, shown and designated as and by Lot #1 on a certain map entitled, "Subdivision Map of Frank J. Pagliaro and the Estate of Joseph Pagliaro", filed in the Suffolk County Clerk's Office on February 17, 1981 as Map No. 7134.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatsoever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this instrument so requireth.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

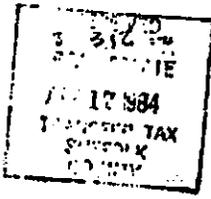
IN PRESENCE OF: FRANK J. PAGLIARO, individually

IRVING TRUST COMPANY, as TRUSTEE and Executor & Trustee

BY: BENET C. [Signature] Vice President

GLORIA P. PAGLIARO, as executor & trustee

0900  
15700  
0200  
025007  
0904  
00600  
0100  
074007

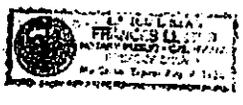


189548 REC 327

STATE OF NEW YORK, COUNTY OF NEW YORK  
On the 17th day of April 1984, before me personally came Frank J. Pagliaro

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

*Arthur Louis*  
Notary Public



STATE OF NEW YORK, COUNTY OF New York  
On the 16th day of April 1984, before me personally came **Boyd O. Danielson** to me known, who, being by me duly sworn, did depose and say that he resides at **1111 State Street, Erie, Pa.**

that he is the Vice-President of **Irwin Trust Company**, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name **Boyd O. Danielson** as Vice-President of said corporation.

*Arthur Louis*  
Notary Public  
ARTHUR LOUIS  
NOTARY PUBLIC, State of New York  
No. 41-177-195  
Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires March 30, 1986

STATE OF NEW YORK, COUNTY OF NEW YORK  
On the 17th day of April 1984, before me personally came **Gloria F. Pagliaro**

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

*Arthur Louis*  
Notary Public  
ARTHUR LOUIS  
NOTARY PUBLIC, State of New York  
No. 41-177-195  
Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires March 30, 1986

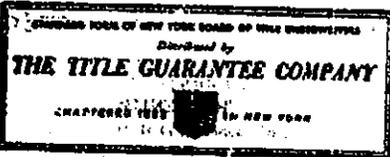
STATE OF NEW YORK, COUNTY OF New York  
On the 17th day of April 1984, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. [redacted] that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Executed in Beed  
Title No. **1254104 T&G, T.**

FRANK J. PAGLIARO, et al.,  
TO  
SOUTHAMPTON FULL GOSPEL CHURCH

District: 900  
SECTION: 159  
BLOCK: 2  
LOT: 23.7  
COUNTY OR TOWN: 74.9

*Suffolk*  
*Village Southampton*  
*Village Southampton*  
Recorded At Request of The Title Guarantee Company  
RESIDEN BY MAIL TO:



ROBERT W. ESPACH, ESQ.  
MAIN STREET (P.O. BOX 130)  
SAC HARBOR, NEW YORK  
20 No. 11965

2034  
APR 17 11 45 AM '84  
RECORDED  
ETTER A. KRISTELA  
SUFFOLK COUNTY