

FREDERICK E. WOOD

Real Estate Consultant and Appraiser

426 KANE AVENUE, EAST PATCHOGUE, NEW YORK 11772

(516) 447-2750

January 18, 1996

Meyer, Meyer & Metli
28 Manor Road
Smithtown, New York 11787

Attn: Terrence Meyer, Esq.

Re: Appeal of Expressway 60
Patent & Bernard Meyer
Allocation of Pine Barrens Credits

Dear Mr. Meyer,

In accordance with the instructions of your attorney, Mr. Phillip Sanderman, Esq., I have completed an analysis of the above affected parcels with regard to their gross potential value (1) as unimproved lots (2) as if fully improved, assuming in both cases, in the absence of the Long Island Pine Barrens Protection Act.

The subject parcels consist of thirty seven (37) single and separately owned parcels, each with a frontage of one hundred thirty-two (132) feet on unimproved mapped roads, and containing approximately .5± acres of lot area. The property is wooded and generally level in terrain. Ignoring the provisions of the Long Island Pine Barrens Protection Act, each parcel constitutes a valid single and separate building plot and would be entitled to building permits without the necessity of variances from the Town of Brookhaven.

The subject parcels are located on unimproved mapped roads known as Maxwell Avenue, Faraday Avenue, and Hertz Avenue, each having a 50 foot wide right-of-way meeting the minimum width requirements of the Town of Brookhaven Planning Department and Highway Department. At the date of my inspection, no evidence of road improvement was noted. The combined unimproved road frontages totals approximately 3,200± feet to provide access to Mill Road, the closest improved road lying 80± feet to the south.

A search was conducted for vacant land sales data within the Manorville area. The raw data obtained are contained in Enclosure 1 covering the time period from late 1991 to 1995. As can be seen, the data reflects individual lot sales, complete filed subdivisions as well as raw acreage, both with and without paved roads.

(1) Gross Potential Value as Unimproved Plots

For my analysis, I will first consider the gross potential value of the 37 parcels as unimproved building plots. A review was made of the sales data contained in Enclosure 1, selecting from these data those sales that reflect underlying unimproved subdivision maps as summarized below. Further analysis was made of each sale to determine the actual plot yield and hence, the indicated value of a building plot on an unimproved map.

(a) SCTM# 0200 - 58900 - 0200 - 001000

Purchased 12/31/91 subject to map approval for 7 building plots
(Gem Estates)
\$210,000 or \$30,000 Per Plot

(b) SCTM# 0200 - 59100 - 0300 - 015002

Purchased 5/24/93 as "Map of Evergreen at Manorville" (35 lots)
\$892,500 or \$25,500 Per Plot

(c) SCTM# 0200 - 59200 - 0200 - 008007 thru 008036

Purchased 11/30/92 as "Map of Fairways Lake", Section 1
\$991,000 or \$33,000 Per Plot

(d) SCTM# 0200 - 67700 - 0100 - 025000

Purchased 6/26/92 as Map of Jerusalem Hollow Estates, 14 plots
\$420,000 or \$30,000 Per Plot

In each of the above sales transactions, the yield of the subdivision was based upon A Residence 1 zoning which required a minimum plot area of 40,000 square feet while the subject parcels are smaller (21,400± sq.ft.). Based upon my experience, the smaller lots would lose approximately 20% in value compared to a 40,000 square foot plot, yielding a unit value of

$$\$30,000/\text{Lot} \times .80 = \$24,000 \text{ Per Lot}$$

An estimate of the Gross Potential Value of the property unimproved is obtained as follows:

$$37 \text{ Lots} @ \$24,000 \text{ Per Plot} = \$888,000.$$

(2) Gross Potential Value as Market Ready Plots

For this analysis, I will consider the gross potential value of the 37 parcels, as if, improved market ready building plots. A review of the sales data contained in Enclosure 1, revealed a large number of market ready building plot sales on improved streets. Selecting sales of smaller plots most similar to the subject parcels indicates a value range from \$45,000 to \$50,000 per market ready plot. It is my opinion that the value of the subject parcel would lie at the lower range of value because of its remote location and proximity to the existing LILCO power transmission lines and the LIRR right-of-way to the north. I have concluded therefore, that a market ready building plot, if improved, would have a value of \$45,000.

An estimate of gross potential value may be obtained as follows:

$$37 \text{ Plots} \quad @ \quad \$45,000 \text{ Per Plot} \quad = \quad \$1,665,000.$$

(3) Estimated Costs of Improvement

Current Town of Brookhaven subdivision requirements include asphalt paved roads, concrete curbs and aprons, storm water drainage, street lighting, grading and seeding of shoulders, street signs, street and lot monuments. In addition, application fees, recreation fees, performance bonds, legal fees, engineering and surveying fees are necessary to complete the subdivision. Ignoring the developers soft costs (overhead and profit, financing and carrying charges), an expense of approximately \$150 per linear foot of road improvement would be experienced. Developers soft costs would generally range from 20 to 25% additional. For a smaller project, such as 37 plots, soft costs of 25% would be expected. Applying these development costs estimates to the actual road length to be improved yields:

$$3,200 \text{ Feet} \quad @ \quad \$150 \text{ Per Ft.} \times 1.25 \quad = \quad \$600,000.$$

$$\text{or} \quad \$16,200 \text{ Per Plot}$$


SUMMARY

The subject property comprises 37 unimproved, single and separate building plots located on unimproved mapped roads and within the Core Protection Area of the Central Pine Barrens. An analysis was made of the subject property, ignoring the effect of the L.I. Pine Barrens Act. The purpose of this analysis was to prepare an estimate of the gross potential value of the property (1) as unimproved lots and (2) as if fully improved and market ready. An estimate was also made of the probable development costs to bring the property to a market ready condition. The results of my analyses are summarized as follows:

Gross Potential Value	(37 Lots)	
As Unimproved		\$ 888,000.
As if Market Ready		\$1,665,000.
Estimated Development Costs		\$ 600,000.

It should be noted that the foregoing analysis is not an appraisal of the subject property under its current limitations and was prepared at the request of Phillip Sanderman, Esq., only to assist in the matter of Pine Barrens Credits. Should you have any questions regarding my analysis, please do not hesitate to contact me.

Respectfully submitted,



Frederick E. Wood

FEW/lw

Enclosure

QUALIFICATIONS

The following information is presented as evidence attesting to the professional competence of FREDERICK E. WOOD, principal author of this report.

FREDERICK E. WOOD, a real estate appraiser and licensed real estate broker, has been actively engaged in the valuation of real property for the past twenty three (23) years, during which time has appraised all types of properties located in New York State, with an aggregate value in excess of five hundred million dollars. Appraisal assignments have included residential, commercial and industrial properties with appraisement for investment, financing, condemnation, certiorari, estate, resale, fire insurance, etc. purposes. Mr. Wood has also lectured on real estate appraisal practice at various real estate academies and professional associations.

By Administrative Order dated June 7, 1982, Mr. Wood was appointed as small claims hearing officer for assessment matters by the Supreme Court, Tenth Judicial District, Suffolk County. Mr. Wood is also currently certified as a HUD/FHA fee appraiser for residential properties, has been tested and accepted by the New York State Dept. of Transportation as qualified to perform appraisals for condemnation purposes and is accepted by other Federal, New York State and County agencies for appraisal purposes. The Incorporated Village of Patchogue appointed Mr. Wood as Sole Assessor in 1995.

In addition to his real property appraisal qualifications, he is a Licensed Professional Engineer in the State of New York, heading his own consulting firm engaged in cost surveys, technical valuations, land planning, building design, inspection services, as well as many other related areas.

He is qualified as an Expert Witness for court testimony in matters pertaining to the valuation of real property and fields of engineering, and has testified in local, county and state courts in the State of New York.

EDUCATION

Rensselaer Polytechnic Institute - Bachelor of Science, 1954

Adelphi University - Master of Science, 1965

Completion of various courses, seminars and lectures on Real Estate Appraising sponsored by various colleges, universities, and appraisal societies.

PROFESSIONAL AFFILIATIONS

Member: New York State Society of Professional Engineers
Member: National Society of Professional Engineers

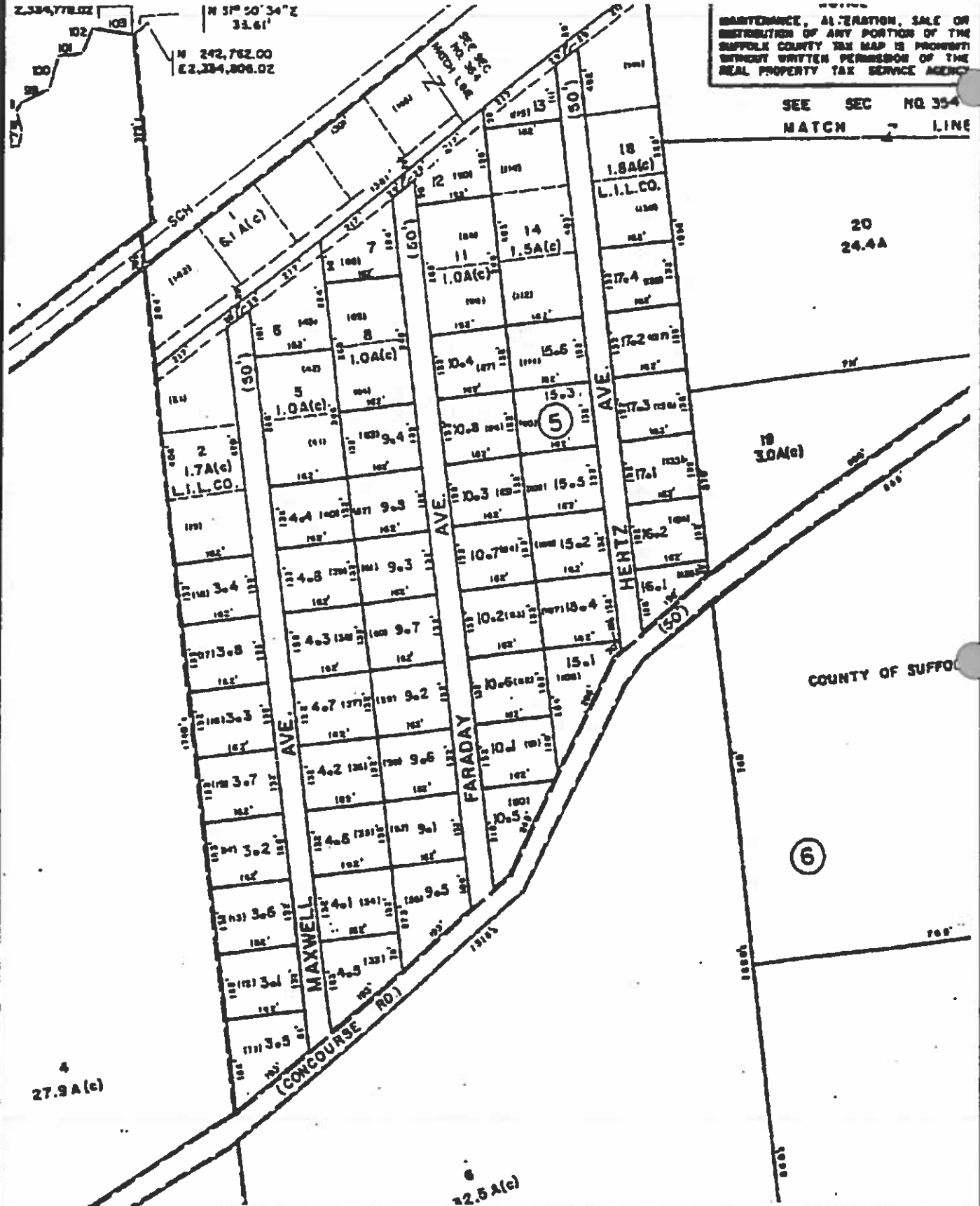
DESIGNATIONS

Real Estate General Appraiser: N.Y.S. License #46000006445
Professional Engineer : N.Y.S. License #42377
Real Estate Broker : N.Y.S. License #451835

2,334,778.02
 N 51° 50' 34" E
 33.61'
 N 242,762.00
 E 2,334,806.02

MAINTENANCE, ALTERATION, SALE OR
 DISTRIBUTION OF ANY PORTION OF THE
 SUFFOLK COUNTY TAX MAP IS PROHIBITED
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COUNTY OF SUFFOLK

MANORVILLE SALES ACTIVITY

SUFFOLK RESEARCH SERVICE				P.O. BOX 721, BELFORT, N.Y. 11713				(516) 447-2750				VACANT LAND SALES ACTIVITY			
DATE: 9/91 TO 9/95, 1995				VOL 95 NO				COPYRIGHT 1995 BY SUFFOLK RESEARCH SERVICE				TOWN OF MANORVILLE			
DISTRICT-TAX MAP NO/OTHER LOTS				SELLER/BUYER				BUYERS ADDRESS				PROPERTY LOCATION			
								TRANS TX ASND MTG				LIBER-PG DEED DATE			
								PH MTG							

SUFFOLK RESEARCH SERVICE				P.O. BOX 721, BELLPORT, N.Y. 11713				(516) 447-2750				VACANT LAND SALES ACTIVITY			
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DISTRICT-TAX MAP NO/ OTHER LOTS				SELLER/ BUYER				BUYERS ADDRESS				PROPERTY LOCATION			
												LIBER-PG			
												DEED DATE			
												PRICE			

SUFFOLK RESEARCH SERVICE
DATE: 9/91 TO 9/95, 1995
DISTRICT-TAX MAP NO/
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P.O. BOX 721, BELLPORT, N.Y. 11713
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PH MTG

VACANT LAND SALES ACTIVITY
TOWN OF MANORVILLE
LIBER-PG
DEED DATE
INDICATO
PRICE

**MAP#/
CODE**

0200-50800-0200-048000	Laviero, Joseph & W	145 Ryerson Ave.	130.00	0	Carmody St.	11618-779	32,500	M25
0200-50800-0200-051000	Hartz, Theodore	Manorville, NY 11949	0	0	.55Acres	01/29/93		311
0200-50800-0200-052000	Offermann, Julia & G	226 Ryerson Ave.	80.00	0	Carmody St.	11571-225	20,000	M25
0200-50800-0200-056000	Hartz, Theodore	Manorville, NY 11949	0	0	140x100	10/19/92		311
0200-50800-0200-064000	Bates, Brendan	45 Inlet View Path	168.00	0	Wilbur Ave.	11704-909	42,000	M25
0200-50800-0300-005000	People's Choice Contract	E. Moriches, NY 11940	0	0	.37Acres	11/22/94		311
0200-50800-0300-005000	Laviero, Joseph & G	45 Inletview Path	82.00	0	Bensel St.	11643-42	20,500	M25
0200-50800-0300-005000	People's Choice Contract	E. Moriches, NY 11940	0	0	60x100	08/25/93		311
0200-50800-0300-005000	Asendorf, Patrick	266a Ryerson Ave.	176.00	0	Conway St.	11385-290	44,000	M25
0200-50800-0300-005000	Hartz, Theodore	Manorville, NY 11949	0	0	100x220	11/27/91		311
0200-50800-0300-005000	Dzenski, Frank	205 South Ocean Ave.	0.00	0	No# Freeman Ave.	11716-349	0	M25
0200-50800-0300-005000	Town of Brookhaven	Patchogue, NY 11772	0	0	5x75	02/27/95		311
0200-50800-0300-005000	Dzenski, Frank	562 Canal Rd.	160.00	0	Freeman Ave.	11716-350	40,000	M25
0200-50800-0300-005000	Godzieba, John & W	Mt. Sinai, NY 11766	0	0	5x75	02/27/95		311
0200-50800-0300-005000	Silver Ponds Townhome	72-25 Blue Skies Dr.	400.00	0	112 Oxls Nest Ct.	11727-967	100,000	M25
0200-50800-0300-005000	Krainin, Dorothy & G	Spring Hills, Fla.	0	0	.04Acres	05/30/95		322
0200-50800-0300-005000	Angst, Inc.	3233 Rt. 112	0.00	0	Silar Carter Rd.	11375-347	0	M25
0200-50800-0300-005000	Town of Brookhaven	Medford, NY 11763	0	0	4.00Acres	11/25/88		311
0200-50800-0300-005000	Town of Brookhaven	No# Silas Carter Rd.	0.00	0	4.00Acres	11/08/91		311
0200-50800-0300-005000	Manorville Fire District	Manorville, NY 11949	0	0	Broadway St.	11724-846	49,500	M26
0200-50800-0300-005000	Hartz, Theodore	110 Hagaw Place	198.00	0	.84Acres	05/02/95		311
0200-50800-0300-005000	Webber, Wesley & W	W. Babylon, NY 11704	0	0	Broadway St.	11660-175	43,500	M26
0200-50800-0300-005000	Brunn, Kurt	145 Ryerson Ave.	174.00	0		12/31/93		311
0200-50800-0300-005000	Hartz, Theodore	Manorville, NY 11949	0	0	No# Haney Court	11707-812	25,500	M26
0200-50800-0300-005000	Johnson, Edward	20-3 Pond Way	102.00	0	132xVar	12/13/94		311
0200-50800-0300-005000	Cea, Benjamin	Manorville, NY 11949	0	0	Caputo Dr.	11625-305	67,500	M26
0200-50800-0300-005000	DeVito, Michael & G	Holtville, NY 11741	270.00	0	.92Acres	04/09/93		311
0200-50800-0300-005000	Shea, Robert & W	5018 Express Dr. So.	4320.00	0	Chapman Blvd.	11382-550	1,080,000	M26
0200-50800-0300-005000	Kaplan, Evan & G	Ronkontoma, NY 11779	4320.00	0	CR 91	10/29/91		311
0200-50800-0300-005000	Town Houses at Cobblersidg	5018 Express Dr. So.	0.00	0	Chapman Blvd.	S396333	1,080,000	M26
0200-50800-0300-005000	Kaplan, Evan & G	Ronkontoma, NY 11779	0.00	0		10/29/91		311
0200-50800-0300-005000	Town Houses at Cobblersidg	3233 Rt. 112	0.00	0		S419096	0	M26
0200-50800-0300-005000	Town of Brookhaven	Medford, NY 11763	0	0		11/04/92		M26
0200-50800-0300-005000	Giza, Edward & G	520 Rowlinson	240.00	0	5 Easterly Ct.	11421-76	60,000	311
0200-50800-0300-005000	Insogna, Daniel & W	N. Shirley, NY 11967	0	0	.92Acres	02/11/92		M26
0200-50800-0300-005000	Schneider, Gary & W	51 Heston Rd.	270.00	0	3 Easterly Ct.	11664-635	67,500	311
0200-50800-0300-005000	Powers, Kevin & W	Shirley, NY 11967	0	0	249xVar	11/06/92		M26
0200-50800-0300-005000	Plumer, Mickey	12 E. Tiana Rd.	140.00	0	Halsey Manor Rd.	11459-13	35,000	311
0200-50800-0300-005000	Seiferheld, Joe & W	Hampton Bays, NY 11946	0	0	75xVar	04/20/92		M26
0200-50800-0300-005000	Fairways at Manorville	3233 Rt. 112	0.00	0	Golf Club Circle	11629-272	0	311
0200-50800-0300-005000	Town of Brookhaven	Medford, NY 11763	0	0		10/11/89		M26
0200-50800-0300-005000	Fairways at Manorville	3233 Rt. 112	0.00	0	Hot Water St.	11629-271	0	M26
0200-50800-0300-005000	Town of Brookhaven	Medford, NY 11763	0.00	0	Bauer Ave.	11721-255	0	M26
0200-50800-0300-005000	Procopio, Pat & G	3233 Rt. 112	0.00	0		02/17/95		M26
0200-50800-0300-005000	Town of Brookhaven	Medford, NY 11763	0.00	0	Bauer Ave.	11721-260	0	M26
0200-50800-0300-005000	Procopio, Pat & G	3233 Rt. 112	0.00	0		02/17/95		M26
0200-50800-0300-005000	Town of Brookhaven	Medford, NY 11763	0	0				M26

SUFFOLK RESEARCH SERVICE

DATE: 9/31 TO 9/35, 1995

DISTRICT-TAX MAP NO/
OTHER LOTS

P.O. BOX 721, BELLPORT, N.Y. 11713

VOL 95 NO

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SELLER/
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BUYERS ADDRESS

TRANS TX ASMD MTG
PM MTG

[516] 447-2750

PROPERTY LOCATION

PLOT SIZE

LIBER-PG
DEED DATEINDICATED
PRICEMAP/
CODE

VACANT LAND SALES ACTIVITY

TOWN OF MANORVILLE

MAP/
CODE

DISTRICT-TAX MAP NO/ OTHER LOTS	SELLER/ BUYER	BUYERS ADDRESS	TRANS TX ASMD MTG PM MTG	PROPERTY LOCATION PLOT SIZE	LIBER-PG DEED DATE	INDICATED PRICE	MAP/ CODE
0200-50900-1000-044001	Procopio, Pat &ano Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	CR 91	11721-256 02/17/95	0	M26
0200-50900-1000-045000	Procopio, Pat &ano Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	CR 91	11721-259 02/17/95	0	M26
0200-50900-1100-000000	Procopio, Pat &ano Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	2.22 Acres Bauer Ave.	11721-264 02/17/95	0	M26
56000-0600-000000	Procopio, Pat &ano Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	5x1079	11630-767 05/20/93	630,000	M26
0200-50900-1200-003000	Park Ridge aCountryManor Wedgewood Homes Inc.	947 Old Town Rd. Coram, NY 11727	2520.00	5 Evelyn Ct. +	11376-265 11/12/91	63,000	M26
004,005,008,014,015+	Park Ridge aCountryManor Waage, James &v	123 Oakfield Ave. Dix Hills, NY 11746	252.00	6 Larry Ct.	11558-553 10/08/92	59,500	M26
0200-50900-1200-018000	Park Ridge aCountryManor Gubin, Jerold	56 Ballard Circle Holbrook, NY 11741	238.00	29 Evelyn Ct.	11418-399 02/06/92	68,000	M26
0200-50900-1200-039000	Park Ridge aCountryManor Songiorno, Gasper &v	289 Cherokee St. Ronkonkoma, NY 11779	272.00	10 Evelyn Ct.	11710-804 12/28/94	940,500	M26
0200-51000-0200-005003	Manorville Hills Assocs. Hidden Ponds Devel. Corp.	5018 Express Dr. So. Ronkonkoma, NY 11779	3762.00	Hot Water St.	11699-514 08/18/94	0	M26
0200-51000-0200-005029	Manorville Hills Assocs. Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	Hot Water Street	11699-515 08/18/94	0	M26
005028,000000	Manorville Hills Assocs. Manorville Hills Assocs.	3233 Rt. 112 Medford, NY 11763	0.00	Hot Water St.	11699-508 08/18/94	0	M27
0200-51000-0200-005065	Manorville Hills Assocs. Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	Hot Water St.	11648-381 10/06/93	281,000	M27
0200-51000-0300-001001	Cjogs Assocs. Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	Hot Water St.	11718-506 03/04/95	68,000	M27
0200-51000-0300-001002	Cjogs Assocs. Town of Brookhaven	3233 Rt. 112 Medford, NY 11763	0.00	Hot Water St.	11631-881 05/12/92	5,500	M23
0200-51100-0700-002000	Suff. Cnty. Water Auth. Mesiano, John &ano	4060 Sunrise Highway Oakdale, NY 11769	1124.00	Hot Water St.	11622-997 03/03/93	1,000	M23
0200-55500-0200-016000	Carlson, Carol Munzel, John	609 Blue Point Rd. Holtsville, NY 11742	272.00	4 Nicole Ct.	11709-73 01/17/94	20,000	M23
0200-55500-0200-026000	County of Suffolk Dittmer, Henry	548 Roanoke Ave. Riverhead, NY 11901	22.00	North St.	11481-44 04/30/92	162,000	M24
0200-55500-0200-035000	Dovale Enterprises Inc. Wiltsey, Leonard	139 West Main St. Bay Shore, NY 11706	4.00	North St.	11695-598 09/16/94	3,000	M24
0200-55800-0100-010001	Brunner, Joseph Breck Contracting Corp.	126 Storm Drive Holtsville, NY 11742	80.00	North Street	11729-218 05/31/95	50,000	M24
0200-55800-0200-006002	Suff. Cnty. Nat. Bank Travetyn, Raymond &ano	29C Station Rd. Bellport, NY 11713	648.00	Weeks Ave.	11736-127 07/25/95	312,500	M24
0200-55800-0200-008002	Campos Brothers Tomas, Fernando &v	73 Weeks Ave. Manorville, NY 11949	12.00	Weeks Ave.	11735-734 07/21/95	65,000	M24
0200-55800-0200-008003	Campos Brothers Patmar Devel. Corp.	18 Raymond Ave. Farmingville, NY 11738	200.00	L11, Tall Oaks Ct.	11726-632 05/15/95	50,000	M24
008006-008008	Campos Brothers Arvidsson, Jay &v	29 Mayfield Dr. Hastie Beach, NY 11951	1250.00	Weeks Ave.	11729-277 05/31/95	35,000	M24
0200-55800-0200-008010	Campos Brothers Oliveri, Robert &v	122 Remington Ave. Selden, NY 11784	260.00	Tall Oaks Ct.	11740-220 08/25/95	102,500	M24
0200-55800-0200-008011	Campos Bros. Bruto, Jose	44 Montauk St. Selden, NY 11784	200.00	L9, M9571			
0200-55800-0300-006000	Shackowsky, Patricia L. BHI Contractors, Corp.	105 Pine Ave. Farmingville, NY 11738	140.00	L10, Tall Oaks Ct.			
		36 Flint Pl. Ronkonkoma, NY 11779	410.00	Woodland Ave.			
			0	6.25 ac			

SUFFOLK RESEARCH SERVICE
DATE: 9/91 TO 9/95, 1995
DISTRICT-TAX MAP NO/
OTHER LOTS

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TOWN OF MANORVILLE
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DEED DATE
PRICE
INDICATO
**MAP#/
 CODE**

0200-55800-0300-006000	BHI Contractors Corp. Stoneridge Contr.Int.Inc	47 Sea Cliff Ave. Miller Place, NY 11764	600.00	0	0	Woodland Ave. 6.25 ac	11740-221 08/30/95	150,000	N24
0200-55800-0400-003010	Bilello, Salvatore &ano McBride, Donald	405 Wading River Manor Rd Manorville, NY 11949	252.00	0	0	19 Rosewood Lane .99Acres	11641-204 08/17/93	63,000	N24
0200-55800-0400-003018	Bilello, Salvatore &ano Town of Brookhaven	3233 Rt. 112 Hedford, NY 11763	0.00	0	0	Rosewood Lane 31xVar	11577-453 09/22/92	0	N24
0200-55800-0400-003019	Bilello, Salvatore &ano Town of Brookhaven	3233 Rt. 112 Hedford, NY 11763	0.00	0	0	Dayton Ave. 5x559	11577-451 02/06/92	0	N24
0200-55900-0100-035001	Petrucchi, Jean Raywat Homes Inc.	500 Clancy Rd. Manorville, NY 11949	220.00	0	0	Wading River Rd. 162xVar	11669-702 03/09/94	55,000	N25
0200-55900-0200-004003	Raimondi, Rosalie Nuccio, Paul &ano	206A Wading River Annex Manorville, NY 11949	180.00	0	0	Wading River Rd. 39xVar	11690-493 08/11/94	45,000	N25
0200-55900-0200-008002	Suffolk County Nat. Bank thur 008014	407 E. Main St. Pt. Jefferson, NY 11777	1040.00	0	0	Weeks Avenue 182xVar	11703-759 11/17/94	260,000	N25
0200-55900-0200-057003	Campo Brothers Carmel, Joyce &ano	34 Thorney Lane Huntington Sta., NY 11746	100.00	0	0	S. Manor Rd.	11609-28 12/31/92	25,000	N25
0200-55900-0200-057004	Lyndgal Buidling Corp. CHS Quality Devel. Corp	5018 Express Dr. So. Ronkonkoma, NY 11779	3804.00	815000	0	So. Manor Rd. 43.50Acres	11743-211 09/22/95	1,766,000	N25
0200-55900-0300-008001	Park Cedarwood Assoc. Jarvic Development Corp.	1405 William Floyd Pkwy. Shirley, NY 11967	880.00	0	0	South St.	11676-244 05/02/94	220,000	N25
0200-55900-0300-008004	Tony Kryshak Assoc. Lucania, Joseph	501 William Floyd Pkwy Shirley, NY 11967	372.00	0	0	Silas Carter Rd. 117xVar	11386-125 12/13/91	93,000	N25
0200-55900-0300-017001	Master Homes Inc. Miller, Edwin (REF)	P.O. Box 396 Mt. Sinai, NY 11766	1364.00	0	0	Silas Carter Rd.	11727-444 11/10/94	341,000	N25
0200-55900-0300-017001	3 Village Homes Pension Dries, William	136 Silas Carter Rd. Manorville, NY 11949	182.00	0	0	Silas Carter Rd.	11727-445 05/01/95	45,500	N25
0200-55900-0300-017001	Carroll, Kevin &ano Three Village Homes	136 Silas Carter Rd. Manorville, NY 11949	364.00	0	0	Silas Carter Rd.	11727-446 05/12/95	91,000	N25
0200-55900-0300-017002	Carroll, Kevin &ano Gazzio, Julia &ano	143 Silas Center Rd. Manorville, NY 11949	148.00	0	0	Silas Carter Rd.	11728-545 06/01/95	37,000	N25
0200-55900-0300-017005	Kossman, Gary &ano 3 Village Homes Pension	98 Schultz Rd. Manorville, NY 11949	560.00	0	0	1.40Acres Silas Carter Rd.	11743-122 08/23/95	140,000	N25
0200-55900-0300-034001	Tropea, Joseph &ano Baranello, Dominic	295 North Sea Rd. Southampton, NY 11968	682.00	0	0	South Street 15.00Acres	11661-132 10/07/93	170,500	N25
0200-55900-0300-034001	Bank of the Hamptons Suff. County Nat. Bank	No# Wading River Rd. Manorville, NY 11949	520.00	0	0	South Street 15.00Acres	11690-542 07/21/94	130,000	N25
0200-56000-0300-004001	BrookfieldPresbyterianch Hunters Run Assocs.	5018 Express Dr. So. Ronkonkoma, NY 11779	8180.00	0	0	Surry Lanet	11471-318 04/03/92	2,045,000	N26
0200-56000-0300-004001	Gates Assocs., Ltd. Heller-Miller Rlty. Corp	5018 Express Dr. So. Ronkonkoma, NY 11779	4600.00	0	0	Surry Lanet	11471-320 04/03/92	1,150,000	N26
0200-56000-0300-004002	Gateway Manor Inc. Sledge, William &ano	214 Crestwood Dr. No. Shirley, NY 11967	586.00	112000	0	4 Gateway Lane 1.03Acres	11714-668 02/01/95	258,500	N26
0200-56000-0300-004045	Hunters Run Assocs. Gates Assocs., Ltd.	5018 Express Dr. So. Ronkonkoma, NY 11779	440.00	0	0	South St. .92Acres	11443-50 03/23/92	110,000	N26
0200-56000-0300-004074	Hunters Run Assocs. Town of Brookhaven	205 So. Ocean Ave. Patchogue, NY 11772	0.00	0	0	South St.	11651-95 04/29/87	0	N26
0200-56000-0400-007013	Balabanow Corp. Balabanow, Victor &ano	78 West Main St. Riverhead, NY 11901	160.00	0	0	L13, M9459	11693-857 08/18/94	40,000	N26

SUFFOLK RESEARCH SERVICE			P.O. BOX 721, BELLPORT, N.Y. 11713			(516) 447-2750			VACANT LAND SALES ACTIVITY		
DATE: 9/31 TO 9/35, 1995			VOL 95 NO			COPYRIGHT 1995 BY SUFFOLK RESEARCH SERVICE			TOWN OF MANORVILLE		
DISTRICT-TAX MAP NO/ OTHER LOTS			SELLER/ BUYER			BUYERS ADDRESS			PROPERTY LOCATION		
						TRANS TX ASMD MTG			PLOT SIZE		
						PM MTG			DEED DATE		
									LIBER-PG PRICE		
									MAPH/ CODE		
0200-56000-0400-007014	Balabanov Corporation	Steel, Christopher &w	306 East 96th St.	160.00	0	L14, M9459	11693-858	40,000	N26		
0200-56000-0400-009009	Town of Brookhaven	Christine Nicholl	New York, NY 10128	0.00	0	Putter Ct.	08/17/94		311		
0200-56000-0400-009022	Park Ridge a CountryMano	Wisniewski, Glenn &w	2 Orchard Neck Rd.	0.00	0	25x298	11354-57	0	N26		
0200-56000-0400-013005	Fisher, Robert	Manorville, NY 11949	Center Moriches, NY 11934	324.00	0	53 Evelyn Ct.	08/28/91	81,000	N26		
0200-56000-0400-013006	Fisher, Harold &no	Gurello, Michael &w	32 Glen Dr.	260.00	0	Moriches Rd.	11407-257		N26		
0200-56000-0600-000000	Procopio, Pat &ors	Town of Brookhaven	Sound Beach, NY 11789	700.00	0	159xVar	12/06/91	65,000	N26		
0200-56000-0600-005000	Procopio, Pat &no	Town of Brookhaven	500 Clancy Rd.	0.00	0	Moriches Rd.	02/14/92	175,000	N26		
0200-56100-0100-004011	Zollo, Zoe (REF)	Manorville, NY 11949	85 Mohican St.	0.00	0	Bauer Ave.	11424-263		N26		
0200-56100-0100-009004	Spinner, Jeffrey (REF)	Gold View Properties	Ronkontoma, NY 11779	0.00	0	Bauer Ave.	01/28/92	0	N26		
56100-0100-016000+	Beau Bres Realty Assoc.	Breskel Assoc.	3233 Rt. 112	0.00	0	Bauer Ave.	11721-265	0	N26		
0200-58900-0100-028000	Archway Group Corp.	Town of Brookhaven	Medford, NY 11763	0.00	0	Bauer Ave.	02/17/95	0	N26		
0200-58900-0100-030000	Kastron Properties	Sunset Construction Co.	Medford, NY 11763	5704.00	0	Clancy Rd.	11721-266	0	N26		
0200-58900-0200-000000	Dovale, William	Town of Brookhaven	Clancy Rd.	7448.00	0	17.34acres	02/17/95	1,426,000	N26		
0200-58900-0200-000000	Sunview Homes Ltd.	Town of Brookhaven	Manorville, NY 11949	94.00	0	Clancy Rd. +	06/07/95	1,862,000	N26		
0200-58900-0200-000000	S.E.H. Development Corp.	Solomon, Maureen	1029 William Floyd Hwy.	0.00	0	4.22Acres	11728-91	23,500	N24		
0200-58900-0200-000000	People's Choice Contract	So. Manor Estates Corp.	Shirley, NY 11967	0.00	0	Weeks Ave.	05/31/95		N24		
0200-58900-0200-000000	Douglas Lake Devel. Corp.	People's Choice Contract	500 Old Country Rd.	0.00	0	Weeks Ave.	11564-580	0	N24		
0200-58900-0200-000000	People's Choice Contract	So. Manor Estates Corp.	Garden City, NY	0.00	0	Weeks Ave.	10/12/92	0	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	3233 Rt. 112	0.00	0	Weeks Ave.	11711-469	0	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	1000.00	0	Weeks Ave.	11725/94	250,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11703-153	0	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11709/94	0	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11706-560	0	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	10/24/94	0	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11716-809	0	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	03/02/95	210,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11397-318	66,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	12/31/91	66,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11336-431	66,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	06/24/91	66,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11417-37	65,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	02/11/92	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11408-281	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	01/16/92	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11416-556	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	02/03/92	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11422-23	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	02/11/92	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11419-535	17,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	01/28/92	66,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11417-35	66,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	02/11/92	66,000	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11506-477	52,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	06/18/92	52,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	11618-730	52,500	N24		
0200-58900-0200-000000	So. Manor Estates Corp.	People's Choice Contract	Medford, NY 11763	0.00	0	Weeks Ave.	02/04/93	52,500	N24		

SUFFOLK RESEARCH SERVICE			P.O. BOX 721, BELLPORT, N.Y. 11713			[516] 447-2750			VACANT LAND SALES ACTIVITY		
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DISTRICT-TAX MAP NO/			SELLER/			BUYERS ADDRESS			PROPERTY LOCATION		
OTHER LOTS			BUYER			PH MTG			PLOT SIZE		
						TRANS TX ASHD MTG			LIBER-PG		
						DEED DATE			PRICE		
						MAP#/			CODE		
0200-58900-0200-004020	South Manor Ests. Corp.	42 College Rd.	262.00	0	19 Victoria Lane	11495-240	65,500	N24			
0200-58900-0200-004022	People's Choice Contract	Selden, NY 11784	0	0	1.04Acres	06/18/92		311			
0200-58900-0200-004023	South Manor Ests. Corp.	42 College Rd.	264.00	0	23 Victoria Lane	11494-13	66,000	N24			
0200-58900-0200-004026	People's Choice Cont.	Selden, NY 11784	0	0	.92Acres	06/18/92		311			
0200-58900-0200-004028	So. Manor Estates Corp.	947 Old Town Rd.	228.00	0	18 Victoria Lane	11397-556	57,000	N24			
0200-58900-0200-004029	Legend Homes Inc.	Coram, NY 11727	0	0	.92Acres	11/19/91		311			
0200-58900-0200-004030	So. Manor Estates Corp.	42 College Rd.	52.00	0	12 Victoria Lane	11505-72	13,000	N24			
0200-58900-0200-013001	People's Choice Contract.	Selden, NY 11784	0	0	.93Acres	06/18/92		311			
014000	Klein, Charles	390 West Shore Ct.	500.00	0	Woodland Rd.	11690-662	125,000	N24			
0200-58900-0200-015002	Dovale, William	Moriches, NY 11955	0	0		08/03/94		311			
0200-58900-0200-018005	Dovale, Thomas	23 Floradora Dr.	204.00	0	Woodland Ave.	11585-183	51,000	N24			
0200-58900-0200-022004	Sakowski, Thomas &ano	Hastic, NY 11952	0	0	218x230	11/27/92		311			
0200-58900-0200-022005	Robert Sakowski Enterpr	125 Dayton Ave.	240.00	0	Dayton Ave.	11472-276	60,000	N24			
0200-58900-0200-022006	County of Suffolk	Manorville, NY 11949	0	0	220x543	05/12/92		311			
0200-58900-0200-022007	Handel, Alan &w	127 Dayton Ave.	0.00	0	Dayton Ave.	11454-128		N24			
0200-58900-0200-022008	Clements, John &w	Manorville, NY 11949	144.00	0	1.10Acres	04/14/92	36,000	N24			
0200-58900-0200-022009	J.Q. Organization Ltd	70 John Lane	0	0	Woodland Rd.	11676-35		311			
0200-58900-0200-023006	Amerbach, Mitchell &w	Manorville, NY 11949	280.00	0	221xVar	04/19/94	70,000	N24			
0200-58900-0200-026000	Lehmann, Gunther	Shirley, NY 11967	120.00	0	240xVar	11/12/91	30,000	N24			
0200-58900-0300-013005	Pearo, Agnes	104 Dayton Ave.	0	0	Woodland Ave.	11732-281		311			
0200-58900-0300-017001	Ramacca, Providence	Manorville, NY 11949	0	0	222x588	06/29/95	0	N24			
0200-58900-0300-017002	Bd. of Ed./South ManorSch	Dayton Ave.	0.00	0	Dayton Ave.	11537-563		311			
0200-58900-0300-017003	Dosiak, Linda	Manorville, NY 11949	240.00	0	206x531	09/01/92	60,000	N24			
0200-58900-0300-017004	Deon, Charles &w	73 Dana Avenue	0	0	180x493	11658-771	65,000	N24			
0200-58900-0300-017005	P & H Development of NY	Main St.	260.00	0	Dayton Ave.	09/07/93	73,500	N25			
0200-58900-0300-017006	Marino, Michael (REF)	Mastic Beach, NY 11951	0	0	180xVar	08/24/93	55,000	N25			
0200-58900-0300-017007	Collins, Edwin	65 Wright Ave.	294.00	0	Mor Wading River Rd.	11466-465	10,000	N25			
0200-58900-0300-017008	Collins, Edwin	Halverne, NY 11565	0	0	1.20Acres	05/08/92	101,500	N25			
0200-58900-0300-014002	Baldelli, Alan &w	5-19 Greenway	220.00	0	Moriches WadingRiver	11657-477	96,000	N25			
0200-58900-0300-029002	Brennan, Patricia	Manorville, NY 11949	40.00	0	176xVar	12/13/93	32,000	N25			
0200-58900-0300-029002	Harris, Mary Ellen	Manorville, NY 11949	406.00	0	87xVar	05/06/94	44,000	N25			
0200-58900-0300-029002	Radman, Frances	368 Broadway	384.00	0	Silas Carter Rd.	01/28/93	59,500	N25			
0200-58900-0300-029002	Keung & Cheng Devel. Corp	New York, NY 10013	48000	0	Silas Carter Rd.	11639-442	60,000	N25			
0200-58900-0300-029002	Clarke, Henry	756 Amsterdam Ave.	238.00	0	Silar Carter Rd.	06/28/93	44,000	N25			
0200-58900-0300-032002	Cheng, Kasing	E. Patchogue, NY 11772	0	0	Jerusalem Hollow Rd.	11355-248	44,000	N25			
0200-58900-0300-032002	Cheng, Kasing	8 Pearce Pl.	240.00	0	21xVar	10/08/91	44,000	N25			
0200-58900-0300-032002	Quinones, Maria	Great Neck, NY 11021	128.00	0	Jerusalem Hollow Rd.	11357-107		311			
0200-58900-0300-032005	Clarke, Henry	46 Madison St.	176.00	0	136xVar	10/08/91		311			
0200-58900-0300-032005	Sabell, Carlo	New York, NY 10038	0	0							
0200-58900-0300-032005	Orlando, Tracey	947 Americus Ave.	0	0							
0200-58900-0300-032005	Solomon, Naureen	E. Patchogue, NY 11772	0	0							
0200-58900-0300-032005	Orlando, Vincent	76th Heron St.	0	0							
0200-58900-0300-032005	DeAngelis, Vincent &w	Long Beach, NY	0	0							
0200-58900-0300-032005		1650 Powers Ave.	0	0							
0200-58900-0300-032005		E. Meadow, NY	0	0							

SUFFOLK RESEARCH SERVICE

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DISTRICT-TAX MAP NO/

OTHER LOTS

P.O. BOX 721, BELLPORT, N.Y. 11713

VOL 95 NO

BUYERS ADDRESS

SELLER/

BUYER

(516) 447-2750

TRANS TX ASHD HTG

PM HTG

PROPERTY LOCATION

PLOT SIZE

TOWN OF MANORVILLE

LIBER-PG

DEED DATE

MAP/H/

CODE

PRICE

0200-59100-0200-003000	Kinasvitz, Pauline	155 Bellport Ave.	280.00	0	Jerusalem Hollow Rd.	11726-728	70,000	N25
	Zysk, Robert &w	Medford, NY 11763	0	0	2.50Acres	05/17/95		311
0200-59100-0200-005000	Hickmann, Charles (REF)	1546 47th St.	1056.00	0	Jerusalem Hollow Rd.	11616-691	264,000	N25
	Congregation, Voidslaver	Brooklyn, NY 11219	0	0	712xVar	12/09/92		322
0200-59100-0200-006000	Mahfar, Sina &ano	205 South Ocean Ave.	0.00	0	Jerusalem Hollow Rd.	11525-152	0	N25
	Town of Brookhaven	Patchogue, NY 11772	0	0	5.439Acres	11/08/92		322
0200-59100-0200-006001	Abisi Assocs.	309 Ocean Ave.	250.00	0	Green Ct.	11705-623	62,500	N25
	Giorgetti, Edward &w	Massapequa Pk., NY 11762	0	0	.69Acres	11/23/94		311
0200-59100-0200-006002	Abisi Assocs.	29 Mayfield Dr.	232.00	0	Green Ct.	11681-676	58,000	N25
	P & M Development of NY	Mastic Beach, NY 11951	0	0	.69Acres	06/02/94		311
0200-59100-0200-006003	ABSI Assocs.	947 Old Town Rd.	232.00	0	L3, M9261	11627-35	58,000	N25
	Old Town Assocs., Inc.	Coram, NY 11727	0	0		04/23/93		311
0200-59100-0200-006004	ABSI Assocs.	2 Mandavi Lane	248.00	0	Lot 4, M9261	11661-578	62,000	N25
	D & J Homes Inc.	Setauket, NY 11733	0	0		01/18/94		311
0200-59100-0200-006005	Abisi Assocs.	Mayfield Dr.	232.00	0	L5, M9261	11664-207	58,000	N25
	P & M Development of NY	Mastic Beach, NY 11951	0	0		01/28/94		311
0200-59100-0200-006006	Abisi Assocs.	947 Old Town Rd.	696.00	0	L6, 11, 13, M9261	11570-238	174,000	N25
	Old Town Assocs., Inc.	Coram, NY 11727	0	0		11/05/92		322
6.7, 67700-0600-005000	Abisi Assocs.	9 Village Drive	248.00	0	Hickory Lane	11669-398	62,000	N25
0200-59100-0200-006008	D & J Homes Inc.	Medford, NY 11763	0	0	.69Acres	03/15/94		311
0200-59100-0200-006009	Abisi Assocs.	No# Main St.	240.00	0	Hickory Lane	11682-284	60,000	N25
	No. American Rlty. Group	Ridge, NY 11971	0	0	.69Acres	06/08/94		311
0200-59100-0200-006011	Abisi Assocs., Inc.	25 Brandywine Dr.	232.00	0	L17, M9261	11650-148	58,000	N25
	Stevens, Thomas &w	Mastic, NY 11950	0	0		10/25/93		311
0200-59100-0200-006012	Abisi Assocs.	29 Mayfield Dr.	236.00	0	Green Ct.	11681-675	59,000	N25
	P & M Development of NY	Mastic Beach, NY 11951	0	0	.69Acres	06/02/94		311
0200-59100-0200-011000	Joseph Kohn Land Co	120 Bethpage Rd.	20.00	0	Freeman Lane	11640-368	5,000	N25
	Cajule Inc.	Hicksville, NY 11801	0	0	407xVar	08/04/93		311
0200-59100-0200-021002	Cunha, John &w	3233 Rt. 112	0.00	0	Jerusalem Hollow Rd.	11422-136	0	N25
	Town of Brookhaven	Medford, NY 11763	0	0	113xVar	01/20/92		311
0200-59100-0200-023004	Mercep, Nancy	66 Chichester Ave.	272.00	0	Jerusalem Hollow Rd.	11538-193	68,000	N25
	Lettieri, Thomas	Center Moriches, NY 11934	0	0	171xVar	09/08/92		311
0200-59100-0200-023006	Mercep, Nancy	29 Mayfield Dr.	250.00	0	Jerusalem Hollow Rd.	11692-437	62,500	N25
	P & M Development of NY	Mastic Beach, NY 11951	0	0	.97Acres	08/29/94		311
0200-59100-0200-023007	Mercep, John &w	Barnes Rd.	300.00	0	Jerusalem Hollow Rd.	11697-432	75,000	N25
	Jurgielewicz Duck Farm	Moriches, NY 11955	0	0	1.41Acres	09/29/94		311
0200-59100-0200-023008	Mercep, John	6 Cedars Ave.	316.00	0	Jerusalem Hollow Rd.	11730-179	79,000	N25
	Roemer, Joseph &w	Flanders, NY 11901	0	0	1.38Acres	06/13/95		311
0200-59100-0200-024001	Casalini, Andrew &ors	1344 William Floyd Pkwy.	228.00	0	442 Chapman Blvd.	11633-825	57,000	N25
	North Ray Corp.	Shirley, NY 11967	0	0	.89Acres	06/08/93		311
0200-59100-0200-024001	North Ray Corp.	3233 Rt. 112	0.00	0	442 Chapman Blvd.	11670-321	0	N25
	Town of Brookhaven	Medford, NY 11763	0	0	28xVar	01/14/94		311
0200-59100-0200-024002	Casalini, Andrew &ors	120 Fourth Ave.	208.00	0	438 Chapman Blvd.	11578-534	52,000	N25
	CV Dare Development Corp	Bay Shore, NY 11706	0	0	.89Acres	09/28/92		311
0200-59100-0200-024004	Casalini, Andrew &ors	120 Fourth Ave.	208.00	0	430 Chapman Blvd.	11474-174	52,000	N25
	CV Dare Development	Bay Shore, NY 11706	0	0	.89Acres	05/08/92		311
0200-59100-0200-024005	Casalini, Andrew &ors	120 Fourth Ave.	208.00	0	2 Jerusalem Hollow Rd	11426-282	52,000	N25
	CV Dare Development Corp	Bay Shore, NY 11706	0	0	.85Acres	02/20/92		311

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OTHER LOTS

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BUYERS ADDRESS

(516) 447-2750
TRANS TX ASHD MTG
PH MTG

VACANT LAND SALES ACTIVITY
TOWN OF MANORVILLE
LIBER-PG
DEED DATE
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CODE**

0200-59100-0200-024006	Casalini, Andrew & Gors	120 Fourth Ave.	208.00	0	4 Jerusalem Hollow Rd	11424-417	52,000	N25
0200-59100-0200-024007	CV Dare Devel. Corp.	Bay Shore, NY 11706	0	0	.89Acres	12/05/91	311	311
0200-59100-0200-024008	Casalini, Andrew & Gors	120 Fourth Ave.	208.00	0	3 Hampton Ct.	11391-430	52,000	N25
0200-59100-0200-024012	CV Dare Development Corp	Bay Shore, NY 11706	0	0	.92Acres	12/12/91	311	311
0200-59100-0200-024014	Casalini, Andrew & Gors	120 Fourth Ave.	208.00	0	5 Hampton Ct.	11394-498	52,000	N25
0200-59100-0200-024015	CV Dare Development	Bay Shore, NY 11706	0	0	.92Acres	12/05/91	311	311
0200-59100-0200-024016	Cy Dare Development	120 Fourth Ave.	208.00	0	6 Hampton Ct.	11399-453	52,000	N25
0200-59100-0200-024017	Hackle, Vincent & G	Bay Shore, NY 11706	0	0	.92Acres	12/05/91	311	311
0200-59100-0200-024018	Advantage Homes Inc.	11 Equestrian Way	240.00	0	2 Hampton Ct.	11569-376	60,000	N25
0200-59100-0200-024019	Casalini, Andrew & Gors	Brookhaven, NY 11719	0	0	.89Acres	10/13/92	311	311
0200-59100-0200-025002	C.V. Dare DevelopmentCor	120 Fourth Ave.	208.00	0	4 Hampton Ct.	11392-384	52,000	N25
025003, 025004, 025005	Greenwood Vill. Assoc.	Bay Shore, NY 11706	0	0	.92Acres	12/05/91	311	311
0200-59100-0200-025002	Malcolm Devel & Greenwood	Manorville, NY 11949	73804.00	0	Chapman Blvd.	11575-114	18,451,000	N25
25.3, 25.4, 25.6, 25.5	Malcolm Development	5550 SW Macadam Ave.	21600.00	0	Chapman Blvd.	11651-780	5,400,000	N25
0200-59100-0300-015002	ELL-cap 91 Greenwood Vil	Portland, Oregon	0	0	Manorville Branch Rd	11631-278	892,500	N26
0200-59100-0300-015004	Brody, Rita & Gors	500 Clancy Rd.	3570.00	0	41.50Acres	05/24/93	330	330
0200-59100-0300-015005	Fisher, Harold & Goro	Manorville, NY 11949	0	0	Manorville Branch Rd	11631-896	0	N26
0200-59100-0300-015013	Brody, Rita & Goro	205 So. Ocean Ave.	0.00	0	12/02/92	12/02/92	104,000	N26
0200-59100-0300-015017	Town of Brookhaven	Patchogue, NY 11772	416.00	0	L9, 13, H9358	10/08/93	57,500	N26
0200-59100-0300-015019	Fisher, Harold	5 Smith Point	230.00	0	L15, H9358	03/22/94	57,500	N26
0200-59100-0300-015021	Tony Kryshak Assoc.	Shirley, NY 11967	230.00	0	L17, H9358	03/11/94	27,000	N26
0200-59100-0300-015022	Procopio, David	Shirley, NY 11967	108.00	0	L18, H9358	03/21/94	62,000	N26
0200-59100-0300-015024	P & M Development of NY	29 Hayfield Dr.	248.00	0	L20, H9358	01/04/95	57,500	N26
0200-59100-0300-015027	Fisher, Harold & Goro	500 Clancy Rd.	230.00	0	Evergreen Dr.	03/11/94	62,000	N26
0200-59100-0300-015033	Fisher, Harold	Manorville, NY 11949	248.00	0	145x207	03/15/95	58,000	N26
0200-59100-0300-015040	Fisher, Harold	Newport Beach Blvd.	0.00	0	145x207	01/02/94	0	N26
0200-59100-0300-022002	Santimon, Lawrence	E. Horiches, NY 11940	14.00	0	Evergreen Dr.	11725-329	3,500	N26
0200-59100-0400-038000	P & M Development of NY	Hastic Beach, NY 11951	220.00	0	Manorville Branch Rd	11543-403	55,000	N25
0200-59100-0500-009000	Filosa, Michael	36 Main Sail Dr.	232.00	0	5.35Acres	08/11/92	58,000	N26
0200-59100-0500-030000	Fisher, Harold	Patchogue, NY 11772	0.00	0	23 Carol Ave.	04/17/92	63,000	N26
0200-59100-0500-030000	P & M Development of NY	Hastic Beach, NY 11951	14.00	0	.92Acres	11429-359	225,000	N26
0200-59100-0600-001000	Procopio, David & Goro	205 So. Ocean Ave.	252.00	0	Manor Hills Dr.	01/10/92	225,000	N26
56000-0300-004065+	Town of Brookhaven	No# Fourth St.	900.00	0	.92Acres	11431-543	0	N26
	County of Suffolk	Horiches, NY 11955	0	0	.93Acres	02/26/92	0	N26
	Hornung, Judith	933 Old Town Rd.	0	0	Gateway Lanet	04/03/92	0	N26
	McHanus, Mary	Coram, NY 11727	0	0				
	Pt. Woods Development Co	Main St.	0	0				
	Nationwide Assocs., Inc.	Hadley, NY	0	0				
	Carlo, Rose	5 Phyllis Ct.	0	0				
	Japa Enterprises Ltd.	Manorville, NY 11949	0	0				
	Quintiliani, Nunzio	5018 Express Dr. so.	0	0				
	Manorville Hunters Run	Ronkonkoma, NY 11779	0	0				
	Manorville Gateway Corp.		0	0				

SUFFOLK RESEARCH SERVICE

DATE: 9/91 TO 9/95, 1995

DISTRICT-TAX MAP NO/
OTHER LOTS

P.O. BOX 721, BELLPORT, N.Y. 11713

VOL 95 NO

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PROPERTY LOCATION

PLOT SIZE

LIBER-PG

DEED DATE

INDICATED PRICE

MAP#/
CODE

VACANT LAND SALES ACTIVITY

TOWN OF MANORVILLE

MAP#/
CODE

SUFFOLK RESEARCH SERVICE	DATE: 9/91 TO 9/95, 1995	DISTRICT-TAX MAP NO/ OTHER LOTS	SELLER/ BUYER	VOL 95 NO	BUYERS ADDRESS	COPYRIGHT 1995 BY	PH MTG	PROPERTY LOCATION	PLOT SIZE	LIBER-PG	DEED DATE	INDICATED PRICE	MAP#/ CODE
0200-59200-0100-040000			B.N.A. Development Corp. Tekton Group Inc.		18 Evelyn Rd. West Islip, NY 11795		56.00	Manorville Branch Rd	60xVar	11582-487	11/20/92	14,000	026
0200-59200-0100-040000			Kaufman, Richard (REF) Hoyt, Bruce		103 Cooper St. Babyton, NY 11702		54.00	Manorville Branch Rd	60xVar	11651-29	10/22/93	13,500	311
0200-59200-0200-006002			Kepner, Cristina Ferris, Steven & Westwood Equities		4 Fernwood Dr. Commack, NY 11725		272.00	Manorville Branch Rd	60xVar	11726-600	05/01/95	68,000	026
0200-59200-0200-008001			Westwood Equities Town of Brookhaven		3233 Rt. 112 Medford, NY 11763		0.00	Windcrest Drive	211xVar	11573-568	10/30/92	0	026
0200-59200-0200-008001			Westwood Equities Town of Brookhaven		3233 Rt. 112 Medford, NY 11763		0.00	Paper Mill Rd.	270xVar	11573-570	10/30/92	0	312
0200-59200-0200-008004			Westwood Equities Town of Brookhaven		3233 Rt. 112 Medford, NY 11763		0.00	Head of Neck Rd.	1.63Acres	11573-566	10/30/92	0	026
0200-59200-0200-008007			Westwood Equities Deerfield Homes II		232 Indian Head Rd. Kings Park, NY 11754		3964.00	Paper Mill Rd.	265xVar	11621-340	11/30/92	991,000	311
0200-59200-0200-008037			Westwood Equities Deerfield Homes II Inc.		232 Indian Head Rd. Kings Park, NY 11754		6084.00	Windcrest Dr.	77x11R	11690-77	08/05/94	1,521,000	026
0200-59200-0200-011000			Hayes, Laraine (REF) Henniker Realty Corp.		22 Chadwick Rd. Great Neck, NY 11021		800.00	Clancy Rd.	10.70Acres	11564-420	08/05/92	200,000	311
0200-59200-0300-069000			VanDeusen, Richard Town of Brookhaven		3233 Rt. 112 Medford, NY 11763		0.00	William St.	40x100	11572-407	09/23/92	0	026
0200-59200-0400-001004			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	L48, M9285		11648-72	10/05/93	45,000	311
0200-59200-0400-001009			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	L3, S5, M9285		11642-198	08/13/93	45,000	311
0200-59200-0400-001011			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	L5, S5, M9285		11631-166	05/21/93	45,000	311
0200-59200-0400-001012			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	L6, S5, M9285		11664-263	02/03/94	45,000	311
0200-59200-0400-001014			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	1 Meadow Ct. 75x120		11696-834	09/19/94	45,000	311
0200-59200-0400-001015			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	L9, M9285		11663-94	01/14/94	45,000	311
0200-59200-0400-001016			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	L10, S5, M9285		11626-866	03/29/93	45,000	311
0200-59200-0400-001017			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	Head of Neck Rd.		11656-982	12/09/93	45,000	311
0200-59200-0400-001035			Prudenti, John & Structural Tech., Inc.		1397 William Floyd Pkwy. Shirley, NY 11967		196.00	L29, M9285		11639-682	03/31/93	49,000	311
0200-59200-0400-001037			Jenna Organization Inc Prudenti, John & Montelione, Mark &		163 Flower Rd. Shirley, NY 11967		200.00	L31, S5, M9285		11642-104	08/28/93	50,000	026
0200-59200-0400-001038			Prudenti, John & Anderson, Joanne H.		53-19 Longtree La. Moriches, NY 11955		200.00	Meadow Ct 75x120		11730-105	06/13/95	50,000	311
0200-59200-0400-001043			Prudenti, John & Coltazzo, William		295 Ocean Pkwy. Brooklyn, NY 11218		200.00	Meadow Ct. .21Acres		11708-828	12/20/94	50,000	026
0200-59200-0400-001050			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	Meadow Ct. .25Acres		11712-625	01/18/95	45,000	311
0200-59200-0400-001051			Prudenti, John & Structural Tech., Inc.		1029 William Floyd Pkwy. Shirley, NY 11967		180.00	L45, M9285		11654-363	11/19/93	45,000	026

SUFFOLK RESEARCH SERVICE				P.O. BOX 721, BELLPORT, N.Y. 11713				(516) 447-2750				VACANT LAND SALES ACTIVITY			
DATE: 9/01 TO 9/05, 1995				VOL 95 NO				COPYRIGHT 1995 BY SUFFOLK RESEARCH SERVICE				TOWN OF MANORVILLE			
DISTRICT-TAX MAP NO/ OTHER LOTS				SELLER/ BUYER				BUYERS ADDRESS				PROPERTY LOCATION			
								TRANS TX ASHD MTG				PLOT SIZE			
								PM MTG				DEED DATE			
												LIBER-PG			
												PRICE			
												MAP#/ CODE			
0200-59200-0400-001052	Prudenti, John &ano	Structural Tech., Inc.	1029 William Floyd Pkwy.	180.00	0	0	L46, M9285	11656-71	45,000	026					
0200-59200-0400-001053	Shirley, NY 11967			0				12/02/93		311					
0200-59200-0400-001055	Prudenti, John &ano	Structural Tech., Inc.	1029 William Floyd Pkwy.	180.00	0	0	Headow Ct.	11699-523	45,000	026					
0200-59200-0400-001056	Shirley, NY 11967			0			.21Acres	10/12/94		311					
0200-59200-0400-001056	Prudenti, John &ano	Structural Tech., Inc.	1029 William Floyd Pkwy.	180.00	0	0	L49, S5, M9285	11634-730	45,000	026					
0200-59200-0400-001061	Shirley, NY 11967			0				06/17/93		311					
0200-59200-0400-001061	Prudenti, John &ano	Structural Tech., Inc.	1029 William Floyd Pkwy.	180.00	0	0	Headow Ct.	11707-65	45,000	026					
0200-59200-0400-001068	Shirley, NY 11967			0			.21Acres	12/08/94		311					
0200-59200-0400-001070	Prudenti, John &ano	Jenna Organization Inc.	1397 William Floyd Pkwy.	196.00	0	0	Lea Avenue	11684-184	49,000	026					
0200-59200-0400-001070	Shirley, NY 11967			0			75x120	04/05/94		311					
0200-59200-0400-001071	Prudenti, John &ano	Madley, Jeffrey	73 Meadow Ct.	120.00	0	0	Lea Ave.	11696-656	30,000	026					
0200-59200-0400-001071	Prudenti, John &ano	Jenna Organization, Inc.	Manorville, NY 11949	200.00	0	0	.27Acres	09/23/94		311					
0200-59200-0400-001071	Prudenti, John &ano	SHP Development Corp.	1421 Wm. Floyd Pkwy.	220.00	0	0	Lea Ave.	11735-175	50,000	026					
0200-59200-0400-001072	Prudenti, John &ano	Jenna Organization Inc.	29 Mayfield Dr.	196.00	0	0	120xvar	07/18/95		311					
0200-59200-0400-001074	Prudenti, John &ano	Jenna Organization Inc.	Mastic Beach, NY 11951	196.00	0	0	Lea Avenue	11703-255	55,000	026					
0200-59200-0400-001085	Prudenti, John &ano	Gray, James &w	1397 William Floyd Pkwy.	196.00	0	0	.25Acres	11/09/94		311					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	L66, M9285	11651-704	49,000	026					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	75x120	10/23/93		311					
0200-59200-0400-001086	Prudenti, John &ano	Gray, James &w	34 Ruth Lane	200.00	0	0	.21Acres	11685-172	49,000	026					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Ridge, NY 11961	196.00	0	0	63 Meadow Ct.	11682-233	50,000	026					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	132xvar	06/21/94		311					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	L80, S5, M9285	11659-267	49,000	026					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	L58, M9285	11639-681	49,000	026					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	L1-5, BL, M486	11712-453	10,000	N26					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Sleepy Hollow Dr.	11625-215	28,000	N23					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	.40Acres	10/26/92		311					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Yaphank Manor Rd.	11414-401	45,000	N23					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	4.05Acres	01/29/92		311					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Manor Yaphank Rd.	11488-269	20,000	N23					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	87xvar	04/15/92		340					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	40x150	11404-317	9,000	N23					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Woodland Rd.	11633-600	0	N24					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Weeks Ave.	11730-446	85,000	N24					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	5.00Acres	06/15/95		312					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Woodland Ave.	11444-232	0	N24					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	11x203	03/26/92		N24					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Woodland Ave.	11522-434	140,000	N24					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	9.40Acres	08/11/92		311					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Woodland Ave.	11633-913	235,000	N24					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	9.40Acres	06/08/93		311					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0	Pine Needle Dr.	11668-688	0	N24					
0200-59200-0400-001086	Prudenti, John &ano	Jenna Organization Inc.	Shirley, NY 11967	196.00	0	0		12/13/93							

SUFFOLK RESEARCH SERVICE

DATE: 9/91 TO 9/95, 1995

DISTRICT-TAX MAP NO/
OTHER LOTS

P.O. BOX 721, BELLEPORT, N.Y. 11713

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PROPERTY LOCATION
PLOT SIZE

VACANT LAND SALES ACTIVITY

TOWN OF MANORVILLE

LIBER-PG
DEED DATEMAP/
CODEINDICATED
PRICE

0200-67500-0200-020001	Fisher, Robert	No# Farm Rd.	260.00	0	Pine Needle Dr.	11549-352	65,000	N24
0200-67500-0200-020002	Sunset Const. Co.	Wading River, NY 11792	0	0	.69Acres	09/23/92		311
0200-67500-0200-020003	Fisher, Robert	No# Farm Road South	500.00	0	L2,4,H9066	11398-327	125,000	N24
0200-67500-0200-020004	Sunset Construction Co.	Wading River, NY 11792	0	0		12/20/91		311
0200-67500-0200-020005	Fisher, Robert	947 Old Town Rd.	240.00	0	Pine Needle Dr.	11390-272	60,000	N24
0200-67500-0200-020006	C.V. Dare Devel. Corp.	Coram, NY 11727	0	0	130xVar	12/13/91		311
0200-67500-0200-020007	Fisher, Harold &ano	947 Old Town Rd.	280.00	0	Pine Needle Dr.	11390-269	70,000	N24
0200-67500-0200-020008	C.V. Dare Devel. Corp.	Coram, NY 11727	0	0	173xVar	12/13/91		311
0200-67500-0200-020009	Sunset Construction Co.	No# Farm Road South	480.00	0	L6,8,H9066	11398-329	120,000	N24
0200-67500-0200-020010	Fisher, Harold	Wading River, NY 11792	0	0		12/20/91		311
0200-67500-0200-020011	Sunset Construction Co.	Farm Road So.	272.00	0	Pine Needle Dr.	11612-64	68,000	N24
0200-67500-0200-020012	Fisher, Harold &ano	Wading River, NY 11792	0	0	.69Acres	01/13/92		311
0200-67500-0200-020013	Town of Brookhaven	3233 Rt. 112	0.00	0	Pine Needle Dr.	11633-599	0	N24
0200-67500-0200-020014	Heaton, Neal	Medford, NY 11763	0	0		02/01/93		821
0200-67500-0200-020015	Steers, Richard &ano	7 Manor Dr.	230.00	0	Dayton Ave.	11727-578	57,500	N24
0200-67500-0200-020016	Vertucci, Alane	Shirley, NY 11967	0	0	1.18Acres	05/25/95		311
0200-67500-0200-020017	Armour, Henry &ano	Wright Rd.	620.00	0	Wright Rd.	11624-902	155,000	N24
0200-67500-0200-020018	Hill, Frederick &ano	Manorville, NY 11949	0	0	300xVar	03/22/93		311
0200-67500-0200-020019	Sunview Homes Inc	390 W. Shore Ct.	204.00	0	Dayton Ave.	11640-561	51,000	N24
0200-67500-0200-020020	Barry, Norman &ano	Moriches, NY 11955	0	0	1.27Acres	08/09/93		311
0200-67500-0200-020021	Gazzola, Vito	544 Duntion Ave.	100.00	0	Dayton Ave.	11612-396	25,000	N24
0200-67500-0200-020022	Barry, Norman &ano	E. Patchogue, NY 11772	0	0	247xVar	01/14/93		311
0200-67500-0200-020023	Gazzola, Anthony	544 Duntion Ave.	100.00	0	Dayton Ave.	11612-394	25,000	N24
0200-67500-0200-020024	Hazee, John	E. Patchogue, NY 11772	0	0	268xVar	01/14/93		311
0200-67500-0200-020025	Sunset Construction	No# No. Country Rd.	220.00	0	Woodland Ave.	11691-980	55,000	N24
0200-67500-0200-020026	Jarvis Development Corp.	Wading River, NY 11792	0	0	1.00Acres	08/09/94		311
0200-67500-0200-020027	P & M Development of NY	489 Brookhaven Ave.	220.00	0	Barnes Rd.	11691-958	55,000	N24
0200-67500-0200-020028	Jarvis Development Corp.	Flanders, NY 11901	0	0	21xVar	08/23/94		311
0200-67500-0200-020029	P & M Development of NY	Main St.	220.00	0	Barnes Rd.	11640-518	55,000	N24
0200-67500-0200-020030	Kupke, Carl	1138 William Floyd Pkwy.	140.00	0	Barnes Rd.	11680-941	55,000	N24
0200-67500-0200-020031	Aliperti, Maria	Shirley, NY 11967	0	0	168xVar	05/31/94		311
0200-67500-0200-020032	Rumph, Evelyn	39 Union Ave.	70.00	0	Wading River Rd.	11610-43	35,000	025
0200-67500-0200-020033	Hanna, Karen	Center Moriches, NY 11934	0	0	20xVar	01/04/93		311
0200-67500-0200-020034	Aliperti, Carmine	66 Nearwater Ave.	1200.00	0	Jerusalem Hollow Rd.	11654-41	17,500	025
0200-67500-0200-020035	Savini, Anthony &ano	Massapequa, NY	0	0	4.11Acres	07/30/93		311
0200-67500-0200-020036	Aliperti, Carmine &ano	66 Nearwater Ave.	450.00	0	Wading River Rd.	11678-155	300,000	025
0200-67500-0200-020037	Savini, Anthony &ano	Massapequa, NY	0	0	Sunrise Highway	11678-156	112,500	025
0200-67500-0200-020038	Guichard, Donald	320 Canoe Lake Drive	180.00	0	1.00Acres	10/27/94		311
0200-67500-0200-020039	Sabhanani, Dayal	Calverton, NY 11933	0	0	5.00Acres	11/30/93		311
0200-67500-0200-020040	Campo, Frank &ano	407 East Main St.	160.00	0	Railroad Ave.	11694-552	40,000	025
0200-67500-0200-020041	Roman Cath. Ch. of St. Jos	Pt. Jefferson, NY 11777	0	0	2.50Acres	09/08/94		311
0200-67500-0200-020042	GUC Developers	No# E. Main St.	130.00	0	Railroad Ave.	11724-334	32,500	025
0200-67500-0200-020043	Garcia, Carlos (REF)	139 N. Ocean Ave.	432.00	0	2.50Acres	04/28/95		311
0200-67500-0200-020044	Manorville Group	Patchogue, NY 11772	0	0	Cozine Rd.	11419-66	108,000	025
					208x1049	01/06/92		311

SUFFOLK RESEARCH SERVICE
DATE: 9/91 TO 9/95, 1995
DISTRICT-TAX MAP NO/
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P.O. BOX 721, BELLPORT, N.Y. 11713
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VACANT LAND SALES ACTIVITY
TOWN OF MANORVILLE
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DEED DATE
PRICE
**MAP#/
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0200-67700-0100-019000	Joseph Kohn Land Co.	120 Bethpage Rd.	20.00	0	Freeman Lane	11655-885	5,000	025
0200-67700-0100-020000	Cejule, Inc.	Hicksville, NY 11801	0	0	5.00Acres	08/04/93		311
0200-67700-0100-020000	Joseph Kohn Land Co.	120 Bethpage Rd.	20.00	0	Freeman Lane	11655-884	5,000	025
0200-67700-0100-025000	Cejule Inc.	Hicksville, NY 11801	0	0	2.50Acres	08/04/93		311
0200-67700-0100-028000	S.E.M. Development Corp.	76 Heron St.	1680.00	0	Jerusalem Hollow Rd.	11492-119	420,000	025
67600-0200-025001	The Solomon Group	Long Beach, NY 11561	0	0	14.50Acres	06/26/92	148,500	311
0200-67700-0200-001001	DeVerna, Edward (REF)	140 Burns Ave.	594.00	0	Bay Rd.	11408-143		025
1.2, 1.3, 2.1-2.3.3.1-++	Riker, Martha	Hicksville, NY	0	0	Bay Dr.	12/31/91		311
0200-67700-0200-008001	Murphy, Francis (REF)	31 Oak Street	644.00	0	No. Cozine Rd.	11724-845	161,000	025
0200-67700-0200-008001	Bernard, Richard & Angelone, Stephanie	Patchogue, NY 11772	150.00	0	1.35Acres	05/03/95	37,500	314
0200-67700-0200-008002	Dovale, William	390 W. Shore Ct.	0	0	No. Cozine Rd.	11736-795		025
0200-67700-0200-008002	Angelone, Joseph	Moriches, NY 11955	100.00	0	1.38x291	08/03/95	25,000	311
0200-67700-0200-016003	Angelone Enterprises Inc	50 Homewood Pl.	0	0	Railroad Ave.	11530-12		025
0200-67700-0200-016003	Surdo, Nicholas & Davis Homes Inc.	Manhasset, NY 11030	184.00	0	1.31Acres	08/18/92	46,000	025
0200-67700-0200-016004	Surdo, Nicholas & Davis Homes Inc.	54 Westwood Blvd.	0	0	Railroad Ave.	05/11/95		311
0200-67700-0300-001001	Lang, Gary	Aquebogue, NY 11931	184.00	0	1.00Acres	11726-271	46,000	025
0200-67700-0300-004003	Watson, Craig	No# Main St.	0	0	Railroad Ave.	05/11/95	16,000	311
0200-67700-0300-014000	County of Suffolk	E. Moriches, NY 11940	64.00	0	186xVar	11441-266		025
0200-67700-0300-026009	de Bremond, Mary Ann & Iacono, George & Sullivan, Andrew	800 Newport Center Dr.	0	0	Russell St.	01/07/92	0	311
0200-67700-0400-000000	Greenwood Vill. Assocs.	Newport Beach, Ca.	0.00	0	10x175	11461-148		025
0200-67700-0400-008009	Governale, Carl & Sons	3233 Rt. 112	10.00	0	Hickle Ave.	04/14/92	2,500	025
0200-67700-0400-012000	Suffolk Manorville Assoc	Hedford, NY 11763	0	0	.31Acres	10/05/92	40,000	025
0200-67700-0400-015000	Patmar Development Corp	Bay Shore, NY 11706	160.00	0	N. Service Road	11658-867		311
0200-67700-0400-017001	Suffolk Manorville Assoc	21 Riverside Ave.	0	0	.92Acres	12/20/93	0	026
0200-67700-0400-017001	P & H Development	Hastic Beach, NY 11951	0	0	Bernstein Blvd.	11725-455		026
0200-67700-0400-017001	Walsh, William & Wadloski, Richard	3233 Rt. 112	600.00	0	Bernstein Blvd.	09/25/93	150,000	026
0200-67700-0400-017001	Wadloski, Richard	Hedford, NY 11763	0	0	273xVar	11663-689		311
0200-67700-0400-017001	Wadloski, David & Wadloski, David & Annunziato, Sal & Suff. Manorville Assoc.	62 Pine St.	240.00	0	Paper Mill Rd.	01/27/94	60,000	026
0200-67700-0400-018000	Town of Brookhaven	E. Moriches, NY 11940	0	0	5.55Acres	11740-477		314
0200-67700-0400-018000	Suffolk Manorville Assoc	29 Mayfield Dr.	100.00	0	Paper Mill Rd.	08/24/95	25,000	026
0200-67700-0400-020000	Goverale, Carl & Sons	Hastic Beach, NY 11951	140.00	0	.78Acres	11677-883		314
0200-67700-0500-011000	Independent Group Home	No# Main St.	0	0	Mill Rd.	05/03/94	35,000	026
	Hong, William	Hastic Beach, NY 11951	140.00	0	.90Acres	11555-476		311
	Ayala, Gloria	P.O. Box 971	220.00	0	Mill Rd.	09/21/92	35,000	026
		Riverhead, NY 11901	0	0	334xVar	11622-17		311
		425 Riverleigh Ave.	0	0	Mill Rd.	03/09/93	55,000	026
		Riverhead, NY 11901	0	0	.90Acres	11705-586		311
		24 Haig Ave.	0	0	Jamaica Ave.	12/15/94	0	026
		Patchogue, NY 11772	0	0	174xVar	11629-289		314
		3233 Rt. 112	0	0	Jamaica Ave.	04/19/93	60,000	026
		Hedford, NY 11763	240.00	0	L9, M9427	11732-494	45,000	026
		29 Mayfield Dr.	180.00	0	5 Chapman Blvd.	11675-842	41,000	311
		Hastic Beach, NY 11951	0	0	1.07Acres	04/11/94		311
		62 Pine St.	164.00	0				
		E. Moriches, NY 11940	0	0				
		11 Ridge Rd.	0	0				
		Shirley, NY 11967	0	0				

SUFFOLK RESEARCH SERVICE
DATE: 9/31 TO 9/35, 1995
DISTRICT-TAX MAP NO/
OTHER LOTS

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VACANT LAND SALES ACTIVITY
TOWN OF MANORVILLE
LIBER-PG
DEED DATE
PRICE

**MAP#/
CODE**

0200-67700-0600-001000	Absti Assocs., Inc. Old Town Assocs., Inc.	947 Old Town Rd. Coram, NY 11727	240.00	0	L7, M9261	11650-285 10/27/93	60,000	025
0200-67700-0600-002000	ABSI Assocs. D & J Homes Inc.	2 Mandavi Lane E. Setauket, NY 11733	248.00	0	L8, M9261	11661-577 01/18/94	62,000	025
0200-67700-0600-003000	Absti Assocs. P & M Development of NY	No# Main St. Hastic Beach, NY 11951	260.00	0	Green Ct. .69Acres	11693-366 08/23/94	65,000	025
0200-67700-0600-004000	Absti Assocs. D & J Homes Inc.	9 Village Drive Medford, NY 11763	248.00	0	Green Ct. .69Acres	11669-399 03/16/94	62,000	025
0200-67700-0600-006000	Absti Assocs., Inc. Old Town Assocs.	947 Old Town Rd. Coram, NY 11727	464.00	0	L12, L16, M9261	11615-167 01/21/93	116,000	025
59100-0200-006010	Suffolk Manorville Assoc P & M Development of NY	No# Main St. Hastic Beach, NY 11951	240.00	0	Jamaica Ave. 5.67Acres	11686-511 07/07/94	60,000	026
0200-67800-0100-002000	Eclw Realty Co. SHP Development Corp.	29 Mayfield Dr. Hastic Beach, NY 11951	660.00	0	Gloria Rd.	11695-569 09/13/94	165,000	026
0200-67800-0100-003001	Wallkam Assocs. Jafil Homes Inc.	1029 William Floyd Pkwy Shirley, NY 11967	430.00	0	Gloria Rd.	11682-723 06/09/94	107,500	026
0200-67800-0100-003002	Laurino Assocs. Jobun Builders Inc.	1029 William Floyd Pkwy. Shirley, NY 11967	430.00	0	Gloria Rd.	11682-722 06/09/94	107,500	026
0200-67800-0100-003004	Eclw Realty Co. Bamboo Homes Inc.	1029 William Floyd Pkwy. Shirley, NY 11967	1720.00	0	Gloria Rd. + .46Acres	11682-720 06/09/94	430,000	026
0200-67800-0100-003005	Esposito Assocs. B.G. Realty corp.	1029 William Floyd Pkwy. Shirley, NY 11967	860.00	0	Georgann Rd.	11682-724 06/09/94	215,000	026
0200-67800-0100-003014	Levy, Sherri (REF) Hinsch, Mary Gors	914 Hillside Blvd. New Hyde Park, NY 11040	1198.00	0	Chapman Blvd. 15.00Acres	11517-163 08/10/92	299,500	026
0200-67800-0100-003021	Executrix Corp. Osp, Katherine	No# Main Street E. Moriches, NY 11940	88.00	0	Chapman Blvd. 15.00Acres	11656-235 12/09/93	22,000	026
0200-67800-0100-005000	Esposito Assocs. Sunshine Management Co.	29 Mayfield Dr. Hastic Beach, NY 11951	1100.00	0	Georgann Rd.	11695-572 09/13/94	275,000	026
0200-67800-0100-003003	Kwik Kold Refrigeration Mennuti, Domenick	863 Montauk Hwy. Shirley, NY 11967	346.00	0	Weeks Ave. 5.00Acres	11707-435 12/08/94	86,500	024
0200-67800-0100-009000	Ellner, Ethan Town of Brookhaven	205 South Ocean Ave. Patchogue, NY 11772	0.00	0	Sunrise Hwy. 13x153	11348-463 09/25/91	0	024
0600-13400-0100-007000	Sill, Julia Nichols, Lois &ano	Wading River Manor Rd. Wading River, NY 11792	180.00	0	Wading River Manorvil 11637-261	11637-261 07/12/93	45,000	311
005000,004000 p/o	Stanley BrayCalverton Pr County of Suffolk	Center Dr. Riverhead, NY 11901	36000	0	Middle Country Rd. 265.00Acres	11397-482 12/23/91	0	311
0600-13400-0100-009001	Herman, Myan (REF) Dassaro, Charles	No# Timber Dr. Calverton, NY 11933	40.00	0	6159 Middle CountryR 3.15Acres	11673-395 04/07/94	10,000	330
0600-14101-0100-009002	Paumanock Devel. Corp. The Nature Conservancy	1815 No. Lynn St. Arlington, Va.	0.00	0	Swan Pond Rd. + 11454-581	11454-581 03/26/92	0	340
0600-14101-0100-001000	Petersen, Rose Nature Conservancy	1815 No. Lynn Street Arlington, Va.	0.00	0	Swan Pond Rd. 11657-115	11657-115 11/10/93	0	340
009,013001,021,023+	County of Suffolk Troccchio, John &w	16 Schultz Rd. Manorville, NY 11949	14.00	0	Wading River Manorvil 11577-74	11577-74 10/06/92	3,500	314
0600-14101-0200-020000	Wuczar, Michael C. Dill, Paul	400 East Jericho Tpke. Saithtown, NY 11787	320.00	0	221 Wading River Rd. 1.2 ac	11737-810 08/03/95	80,000	311
0600-14600-0100-010011	Gazes, Ian Hicky, Maria	141 N. Path St. James, NY 11780	2520.00	0	60 Old River Rd. 36.01Acres	11722-361 04/07/95	630,000	311
0600-14600-0100-016002			0	0				126
0600-14600-0200-008004			0	0				116

SUFFOLK RESEARCH SERVICE

DATE: 9/91 TO 9/95, 1995

**DISTRICT-TAX MAP NO/
OTHER LOTS**

**SELLER/
BUYER**

0600-14600-0200-014000 Aliperti, Carmine
Graziano, Samuel

P.O. BOX 721, BELLPORT, N.Y. 11713

VOL 95 NO 95 BY SUFFOLK RESEARCH SERVICE

BUYERS ADDRESS

164 Hawkins Rd.
Centereach, NY 11720

(516) 447-2750

PROPERTY LOCATION

**TRANS TX ASHD MTG
PM MTG**

120.00 0 25 Old River Rd.
87xVar

VACANT LAND SALES ACTIVITY

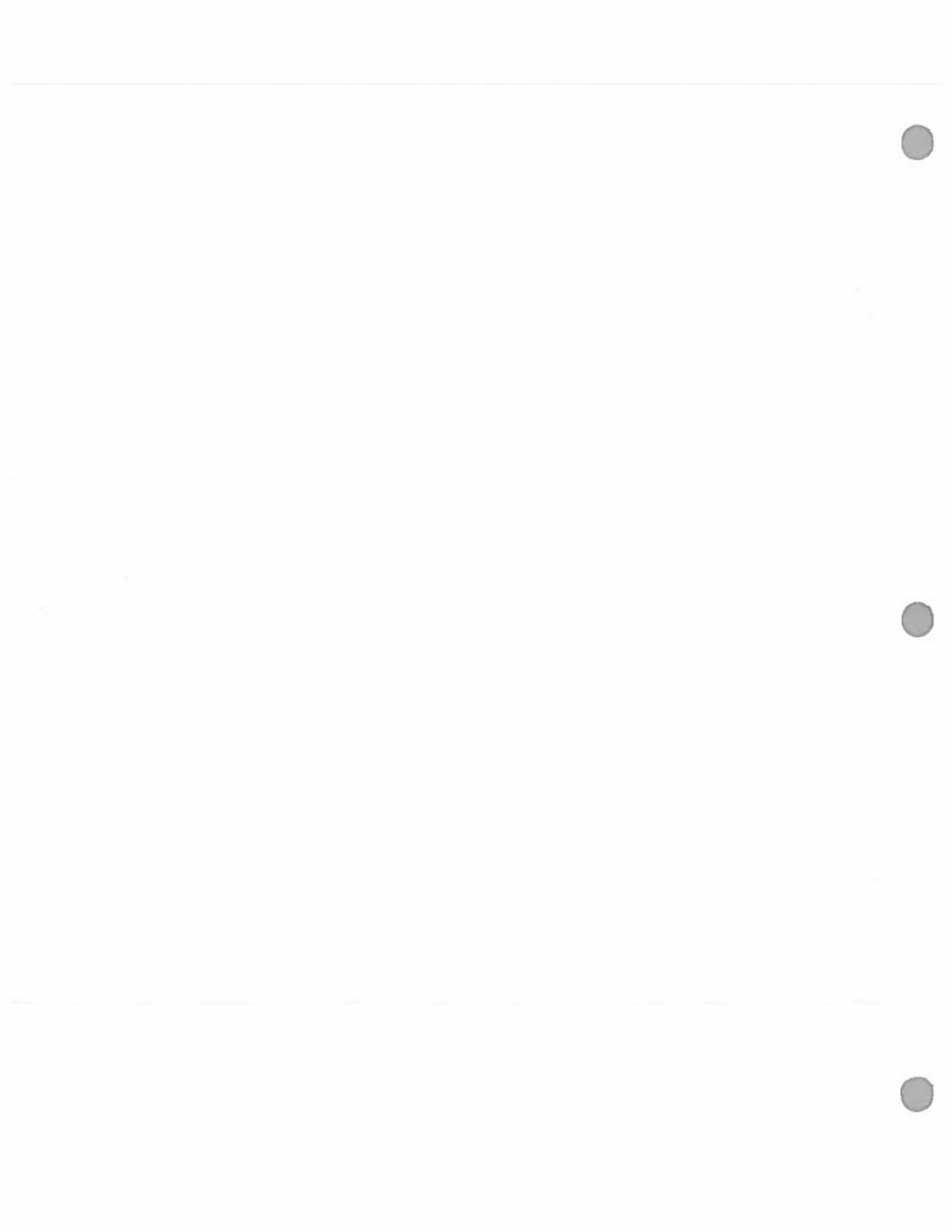
TOWN OF MANORVILLE

**LIBER-PG
DEED DATE**

11724-650 30,000
05/05/95

**MAP#/
CODE**

L26
312



PINE BARRENS

CREDIT CLEARINGHOUSE

In the Matter of the
Public Hearing on the Appeals of
BERNARD MEYER
and
EXPRESSWAY 60 PATENT.

3525 Sunrise Highway
Great River, New York 11739

February 28, 1996
3:30 p.m.

PUBLIC HEARING

* * * *



A P P E A R A N C E S:

BOARD OF ADVISORS

JAMES TRIPP - Chairman

JACK HANLEY - Member

ALAN GRECCO - Member

ROBERT DUFFY - Member

MITCHELL PALLY - Member

RAY CORWIN - Executive Director

JOHN MILAZZO- Attorney

TIMOTHY HOPKINS- Attorney

BARBARA WIPLUSH- Town of Brookhaven

JAMES RIGANO- General Counsel

DORIS ROTH- General Counsel

ALSO PRESENT:

LORRAINE TREZZA

DONNA PLUNKETT

PHILIP SANDERMAN

TERENCE MEYER

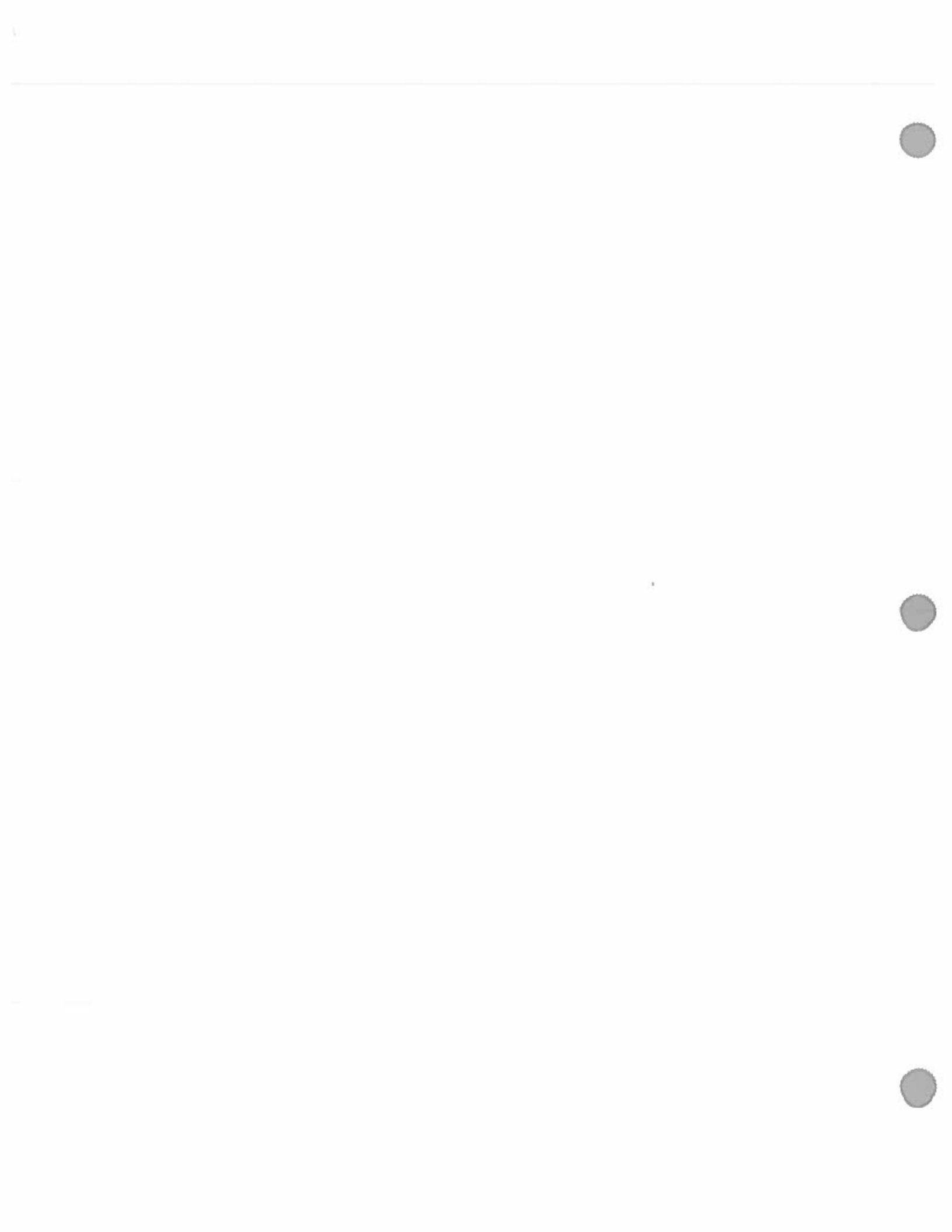
* * * *



1
2 MR. TRIPP: The notice of
3 public hearing. Notice has been
4 sent out that a public hearing will
5 be held by us today to consider the
6 appeals of persons allegedly agreed
7 by the application of Pine Barrens
8 credits contained in the Letter of
9 Interpretation. We are hearing this
10 appeal pursuant to Section 6.7.3.4
11 of the Central Pine Barrens
12 Comprehensive Land Use Plan.

13 At this hearing we will hear
14 two appeals. The first appeal is of
15 Bernard Meyer who is appealing the
16 Pine Barrens credit allocation
17 contained in 18 Letters of
18 Interpretation issued to him on
19 December 26, 1995.

20 The second appeal is of
21 Expressway 60 Patent, a partnership
22 that is appealing the allocation
23 contained in 19 Letters of
24 Interpretation issued to the
25 partnership on December 26, 1995.

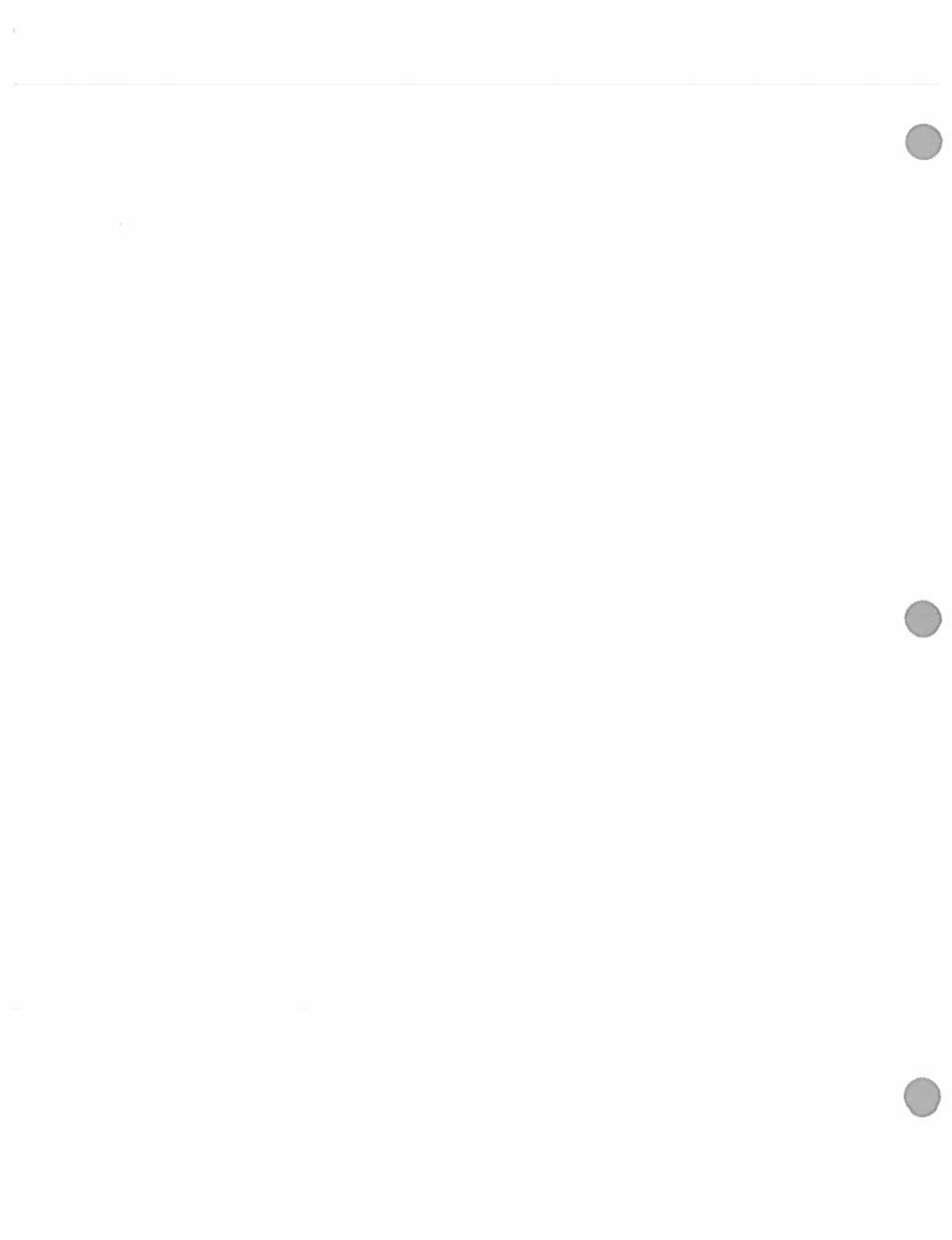


1
2 So, we are now ready to
3 commence this hearing and Alan
4 Grecco, I believe you wish to make
5 a statement.

6 MR. GRECCO: Yes, thank you.
7 I have just been appointed to this
8 Board and I wanted to disclose for
9 the Board that in the past I have
10 had business dealings with Mr.
11 Sanderman, none with Mr. Meyer
12 directly. However, it's mentioned
13 here that Pierlits Abstract
14 Corporation (phonetic) had done
15 separate searches. That is my
16 corporation. If any of the members
17 of the Board or the applicants wish
18 to have me recused from this
19 hearing, I will do so.

20 Other than that, I would
21 prefer to remain on the Board for
22 this hearing.

23 MR. TRIPP: Anyone have any
24 comments about that? I think we
25 can assume that you can serve.



1
2 MR. SANDERMAN: We have no
3 objections.

4 MR. TRIPP: One other thing
5 before we start, you're entitled to
6 a decision within sixty days. I
7 believe the sixty days is up on
8 March 25th.

9 MR. SANDERMAN: 23rd.

10 MR. TRIPP: Our next
11 regularly scheduled meeting is on
12 the 26th. It could be March 20th,
13 but we have lots of things to do on
14 March 20th. Are you agreeable to
15 extending the deadline to March
16 26th?

17 MR. SANDERMAN: Do you want
18 to twist my arm? Of course, no
19 problem.

20 MR. CORWIN: Just a
21 recommendation, if you want to do
22 that normally we must have a vote
23 for clarity, a resolution --

24 MR. TRIPP: Affirming.

25 MR. CORWIN: -- that the



1
2 decision deadline is now March 26
3 instead of the 20th.

4 MR. TRIPP: We need a vote.

5 MS. PLUNKETT: A resolution
6 to accept the extension.

7 MR. TRIPP: We need a vote to
8 accept Mr. Sanderman's request.

9 MR. CORWIN: Essentially,
10 yes.

11 MR. TRIPP: With the
12 agreement of Mr. Sanderman it is
13 resolved that the deadline for
14 making a decision in this matter
15 extended until March 26.

16 Is there a second to that
17 motion?

18 MR. PALLY: Second.

19 MR. TRIPP: Is there a
20 favor?

21 MR. HANLEY: Aye.

22 MR. DUFFY: Aye.

23 MR. TRIPP: The procedure, I
24 think is to let you make a
25 presentation and I think we are



going to hear from the staff.

MR. MILAZZO: I think we will here from the staff and give that to the stenographer and make a record.

MR. TRIPP: You may want to respond here or you will sort of agree at a time.

MR. SANDERMAN: For the record, I am Philip Sanderman. I am the attorney for the applicants and my address is 1770 Motor Parkway, Hauppauge.

This matter consists -- it's actually the property is located in Manorville and it consists of a total, although we are here for an appeal of interpretation concerning 37 lots, there is a total of 44 lots here which average roughly a half-acre in size all on an old filed map.

We have previously applied to the Clearinghouse for Letters of

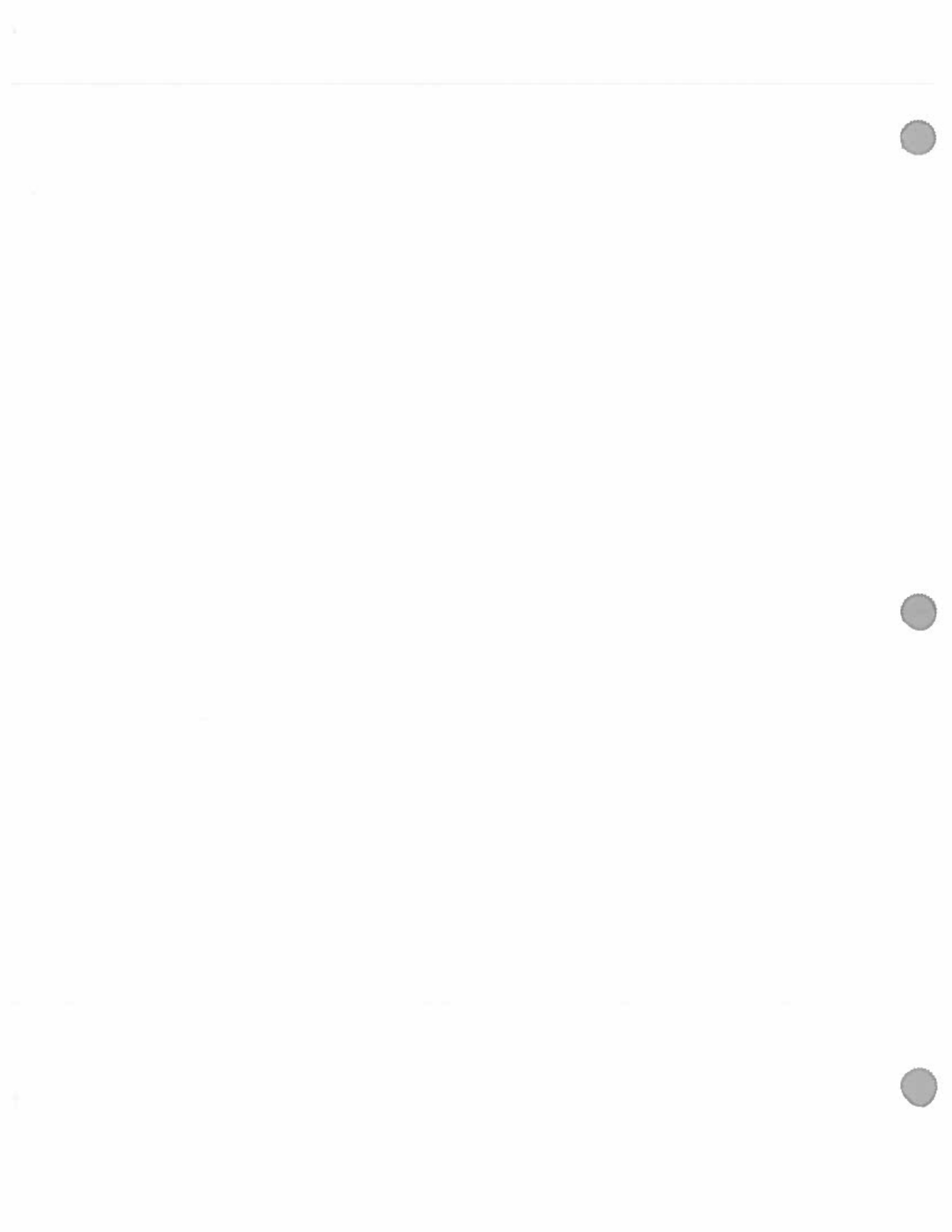


1
2 Interpretation, and as a result of
3 that, seven lots that front on
4 Concourse Road or Mill Road, North
5 Street -- it runs into different
6 names as it weaves through this
7 area -- were each given a full Pine
8 Barrens credit. So there is no
9 appeal concerning those 7 parcels.
10 That leaves us with 37 that we
11 applied for.

12 What I have are copies of the
13 Suffolk County tax map with this
14 outlined in.

15 You could just pass this
16 around (Handing).

17 What I have done is, we have
18 outlined the lots which my clients
19 own in a checkerboard of
20 ownership. The lots along the
21 improved road, which is indicated
22 as Concourse Road with the checks,
23 are the ones that have each
24 received a full Pine Barrens
25 credit.



The lots to the rear of us, behind the heavy line that I have outlined, are all owned by Lilco and are part of their high tension wire right-of-way. We are basically surrounded. I think pretty much all the land around us is owned by Suffolk County.

There is very little development out there. It is all forested and really quite nice. It's right up against the Brookhaven/Riverhead Town border.

My clients have owned this property in one form or another in checkerboarded fashion since prior to 1974, and it was always their intent to just hold this property and develop it in the future.

At one point there was an application to the Town, but then the recession in the mid eighties caused property owners to back out of the deal and my clients took

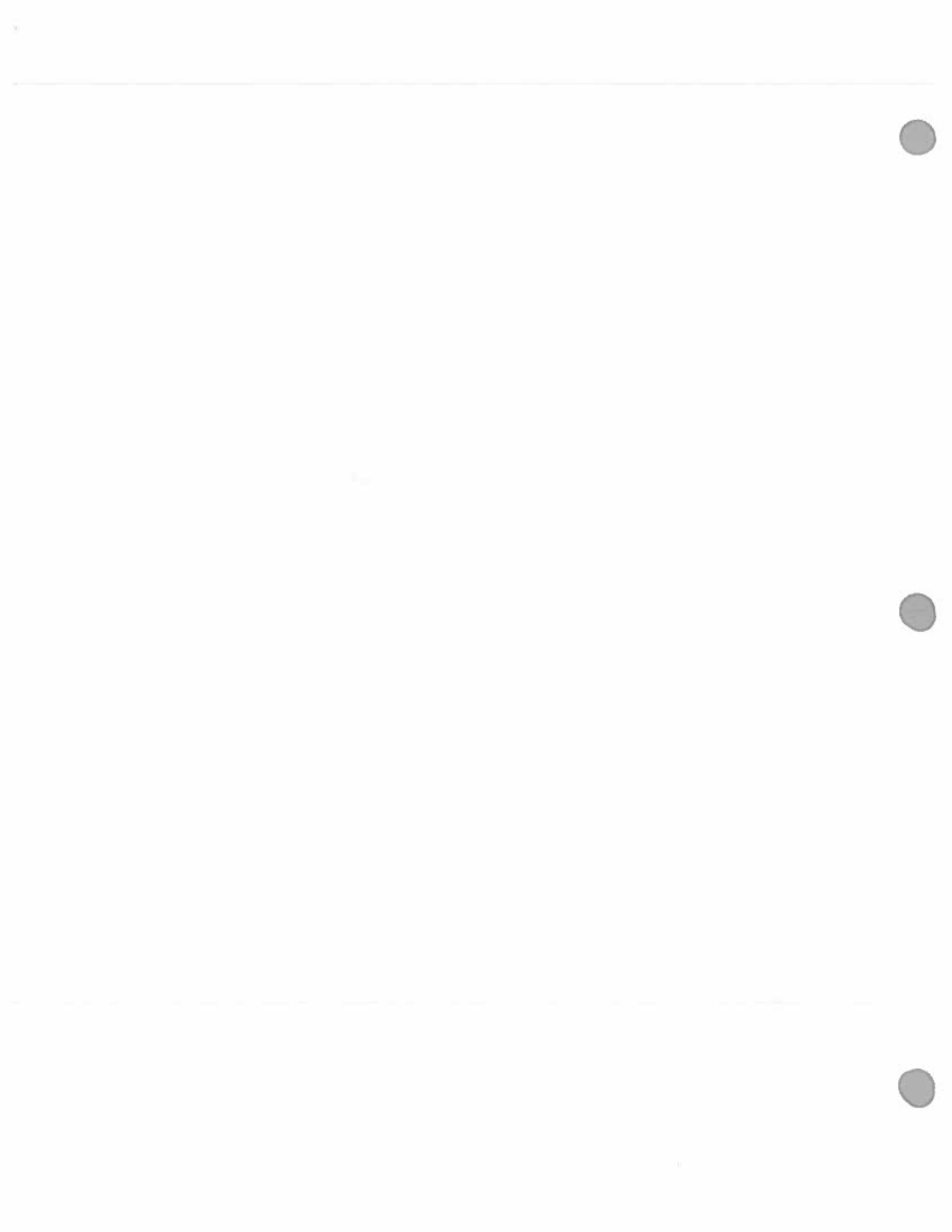
ownership of the site back.

At this time it would really -- we are trying to seek -- we feel that we are entitled to a full Pine Barrens credit for each of these half-acre lots.

MR. TRIPP: They are all half-acre?

MR. SANDERMAN: Yes, they are all single and separate, they are all half-acre. They average 132 feet of frontage on paper roads. But they start right up against an improved road, so the cost of improving this road is really not very great when you amortize it over all the lots.

We submitted as a part of our petition and appraisal prepared by Fred Wood, who is both a Certified General Appraiser, as well as a Licensed Professional Engineer. In that appraisal he identified what the improvement costs per parcel

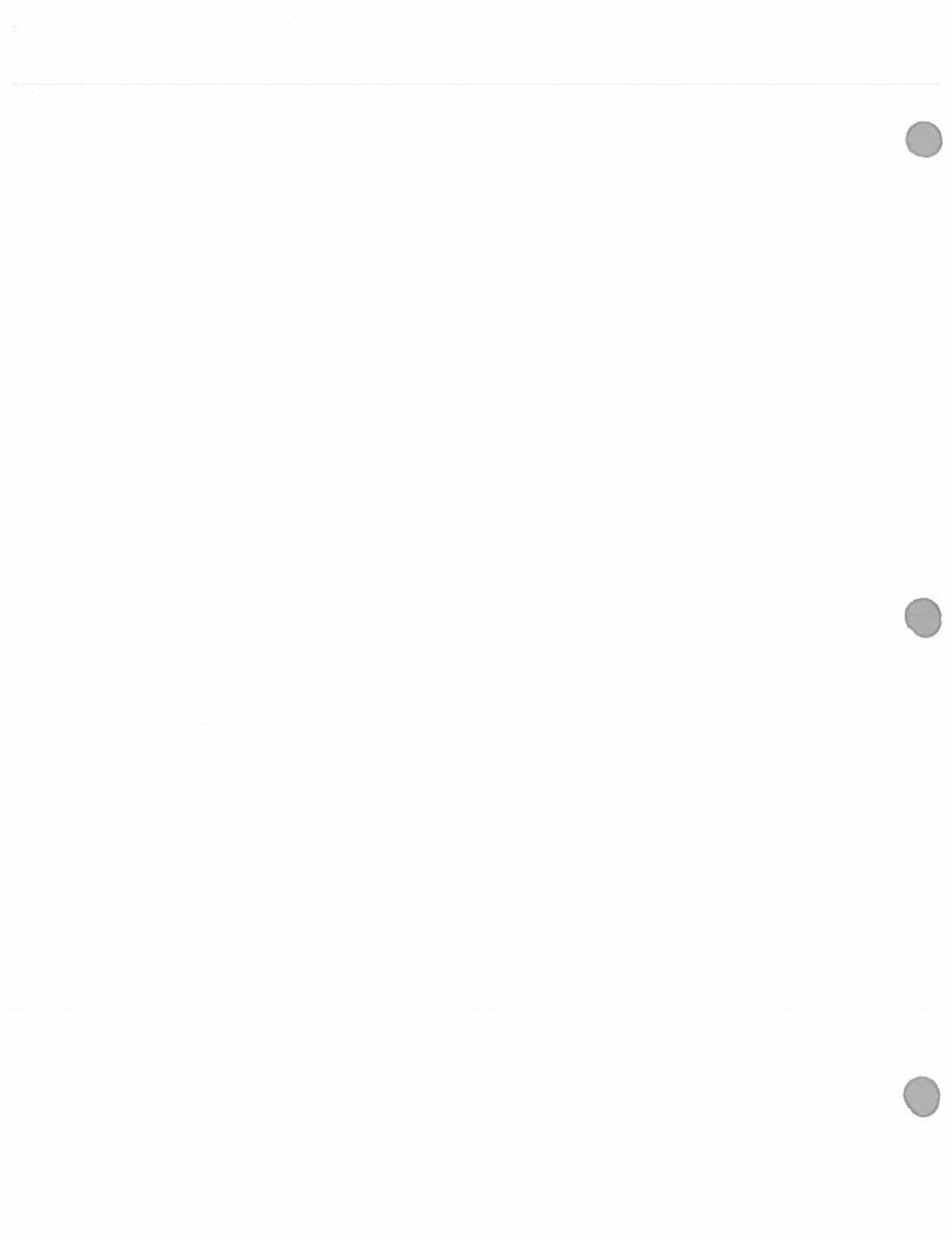


1
2 would be, what the market value
3 was, and came up with a report.

4 I will just go over the
5 summary on this. We are a business
6 basing this just on the 37 lots
7 which is the subject of this
8 appeal. If unimproved, just the way
9 they stand, we felt that the lots
10 were worth \$808,000.00.

11 Market ready; that's with
12 permits, with the roads paved, the
13 Town specs, utility lines
14 installed, we felt it was worth
15 1.665 mill. And he estimated the
16 development costs at \$600,000.00. A
17 market ready map is worth something
18 more than raw lands plus improvements
19 because of the factor of going
20 through the year or two that it
21 takes to process an application.

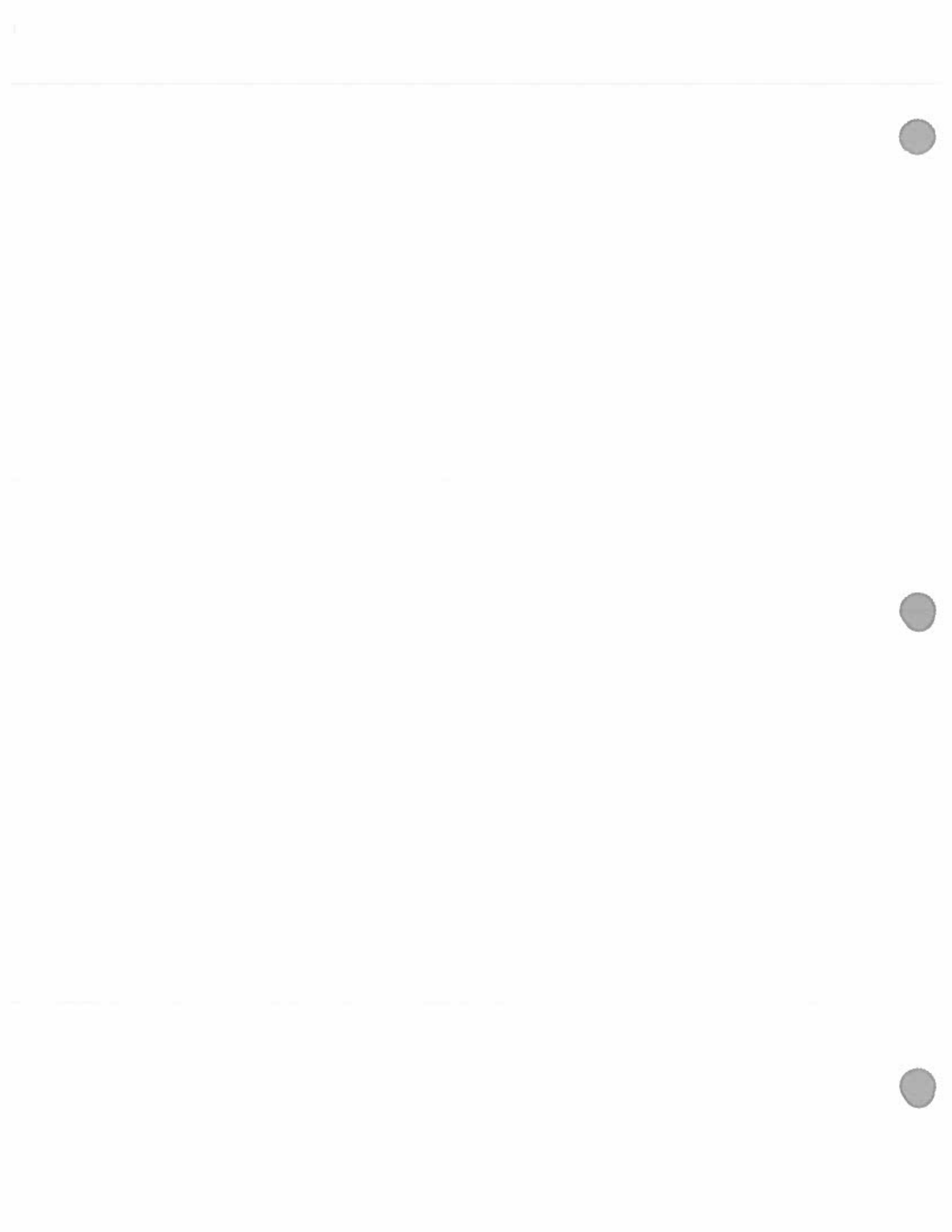
22 These estimated that the
23 actual improvement costs were
24 roughly \$16,200.00 per lot. Fully
25 improved the lots were worth



roughly \$45,000.00 each.

That then leads me to why I am here. As some of you are aware and most of you are aware, I have been part of this process of developing the Long Island Pine Barrens Protection Act from inception, and I have been involved since it was enacted in several appeals. I think I have a fairly good background in what went on and what was intended. As the Act developed in Albany, one of the primary concerns of property owners was what was going to happen to the property in the core, protecting the property values.

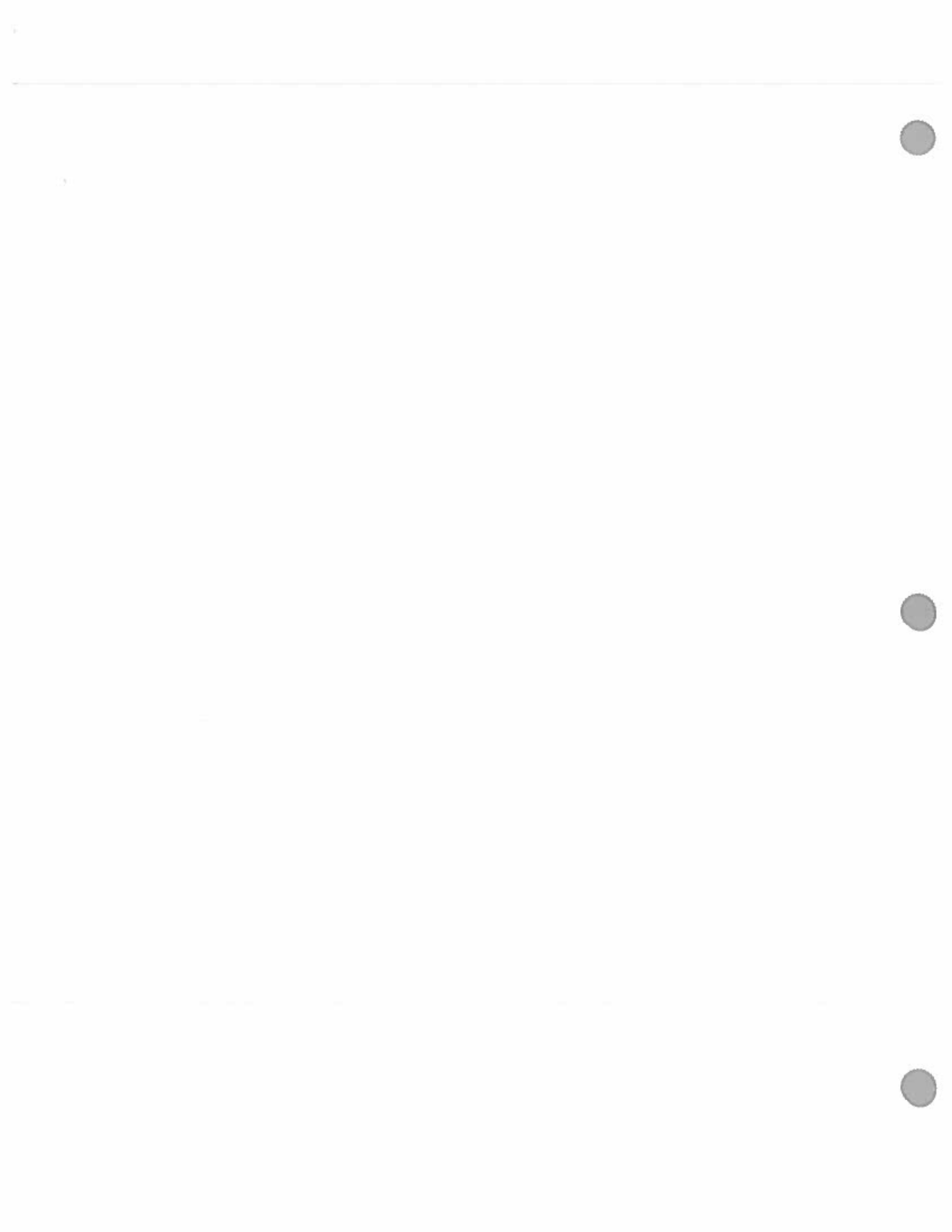
Several places in the Act there is reference to using it, to develop a workable Transfer of Development Rights Program, something that would help ensure and help maintain property values. I cited the section in my



petition.

For example, 57-0119
Paragraph 6J, and I am referring to
the Environmental Conservation Law
which gave the Commission the power
to establish regulation values and
standards which may include a
system of bonuses and incentives in
order to purchase, sell, hold and
trade Development Rights as defined
in Paragraph A of subdivision 1 of
section 261-A of the New York State
Town Law.

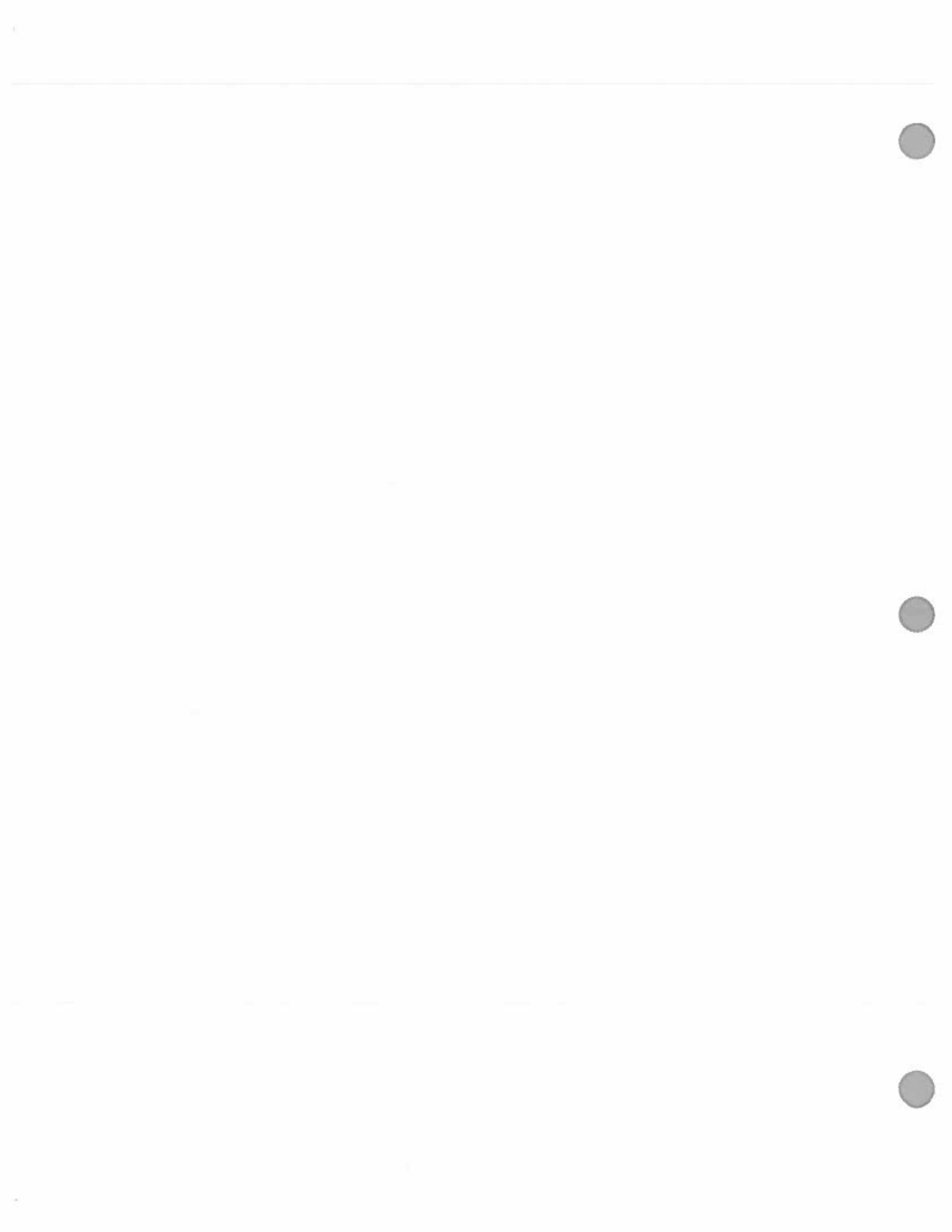
In addition, Paragraph 6 of
57-30101, directed that the Land
Use Plan identifies sending
districts. I will just summarize
it, but the purpose was to provide
for the transfer of Development
Rights and values to further the
preservation and development goals
of the Plan and methodologies and
standards for proper equity and
appropriate values in establishing



1
2 rights and values consistent
3 with -- again, it refers to 261-A
4 of the New York State Town Law.

5 As you are aware, that
6 provision of the New York State
7 Town Law is the Transfer of
8 Development Rights System that was
9 sustained by the New York State
10 legislature, I believe it was 91, I
11 am not sure of the date. But --
12 1989 was the date. But when I
13 looked at that, and looked at the
14 legislative intent of 261-A as
15 stated in chapter 40, the laws of
16 1989, they clearly state, I have to
17 read this for the record, "the
18 legislature further find and
19 declares that transfer of
20 development rights utilizing the
21 normal marketing land may provide
22 just compensation to owners of
23 property to be protected or
24 preserved."

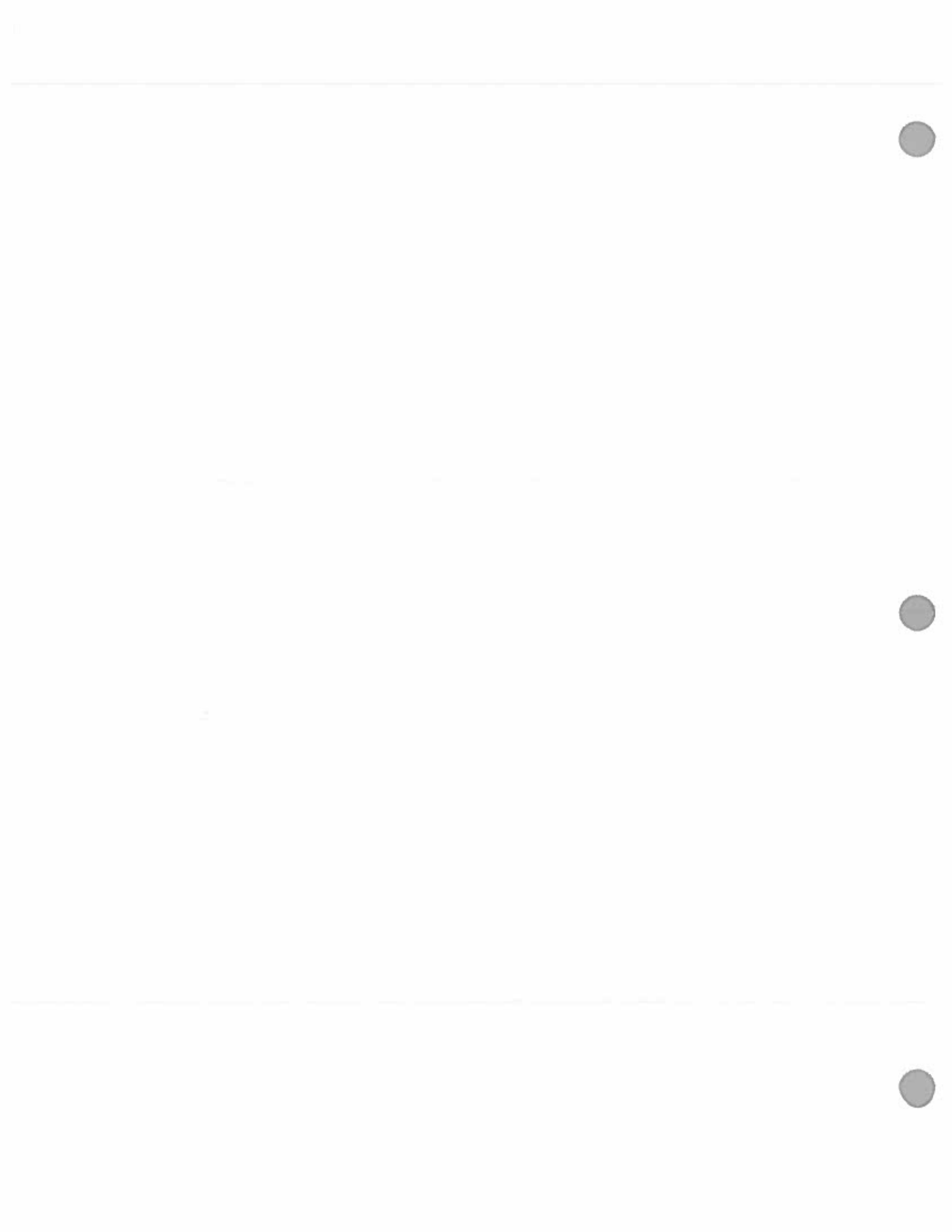
25 Again, when the Acts, and I



1
2 have to go back to the -- I think
3 it is also in the Plan. Yes, this
4 is in the Plan, I state that it's
5 in the Act but that's a typo.

6 Section 6.1 of the Plan deals with
7 the purpose of the Pine Barrens
8 Credit Program and the quote is,
9 "it is a primary purpose of the
10 Pine Barrens Credit Program to
11 maintain value in lands designated
12 for preservation or protection
13 under the plan by providing for the
14 allocation and use of Pine Barrens
15 Credits."

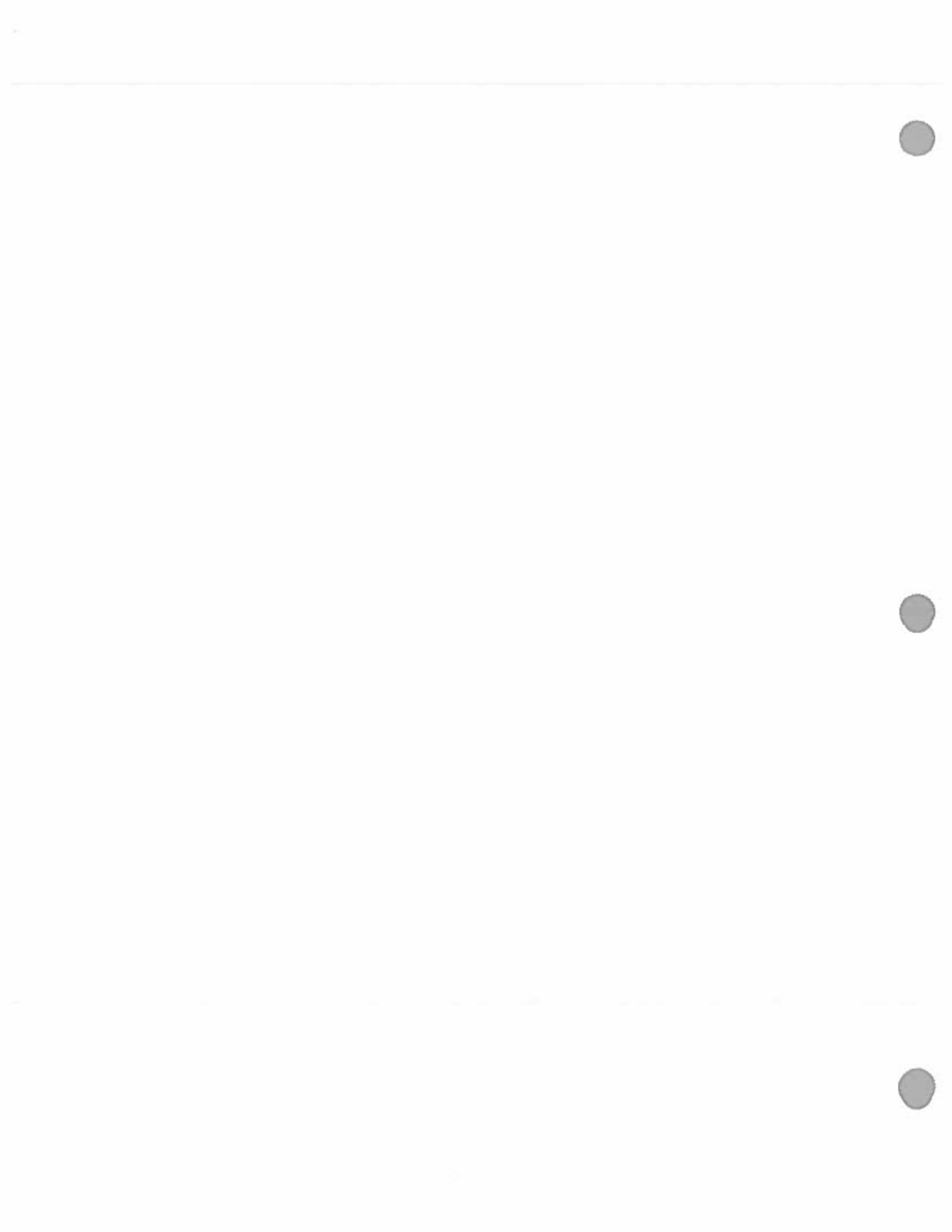
16 Unfortunately, when the Plan
17 was adopted it neglected single and
18 separate lots. Many requests from
19 different groups of, from trade
20 groups, from property owners to
21 come to grips with the single and
22 separate lots head on. There are
23 hundreds of them out there. Some
24 of them maybe buildable and some
25 are not buildable, but the Plan



just ignored that.

They stated with the holder of 37 lots that's the subject of this hearing. We applied to the Commission and we were allocated a total of 3.7 Pine Barrens Credits for 37 lots, which our appraiser puts at a value in excess of \$800,000.00. Even if he is off by a factor of 50 percent we are down to a \$400,000.00 value on this. It's just the award of those 3.7 Pine Barrens Credits is just worth taking. It's left us with no source of compensation.

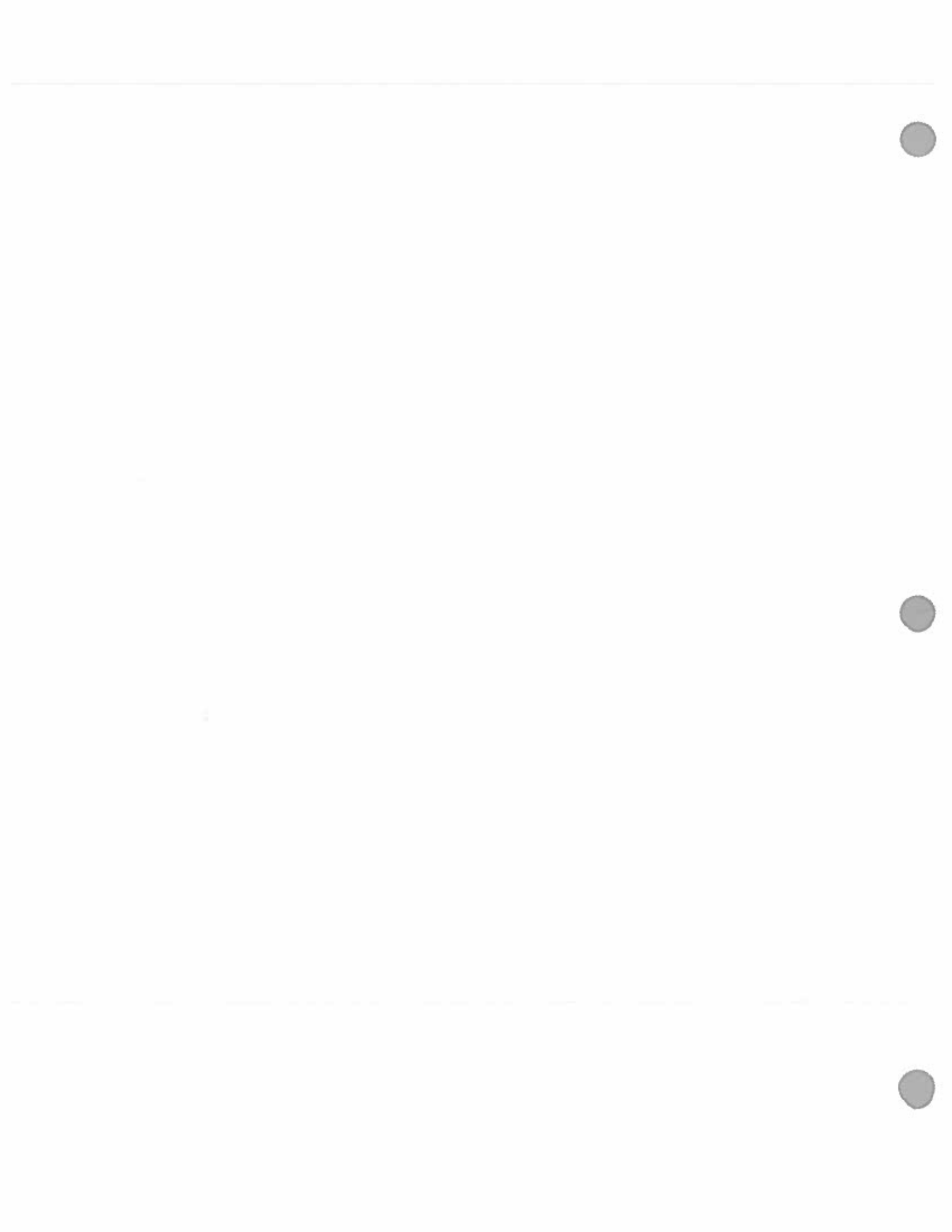
We'd like very much to try to market the Pine Barrens Credits and be able to seek some compensation whether we get \$800,000.00, \$6,000.00. We don't know what they were going to market for and hopefully we can walk away with this with my clients' heads up high and recoup some investment gain on



1
2 it. But, where we are now is just
3 left virtually with nothing.

4 The alternatives then, we
5 have discussed alternatives are
6 one, to litigate, and as you know
7 that is never really a solution, it
8 just drags things out for years and
9 years.

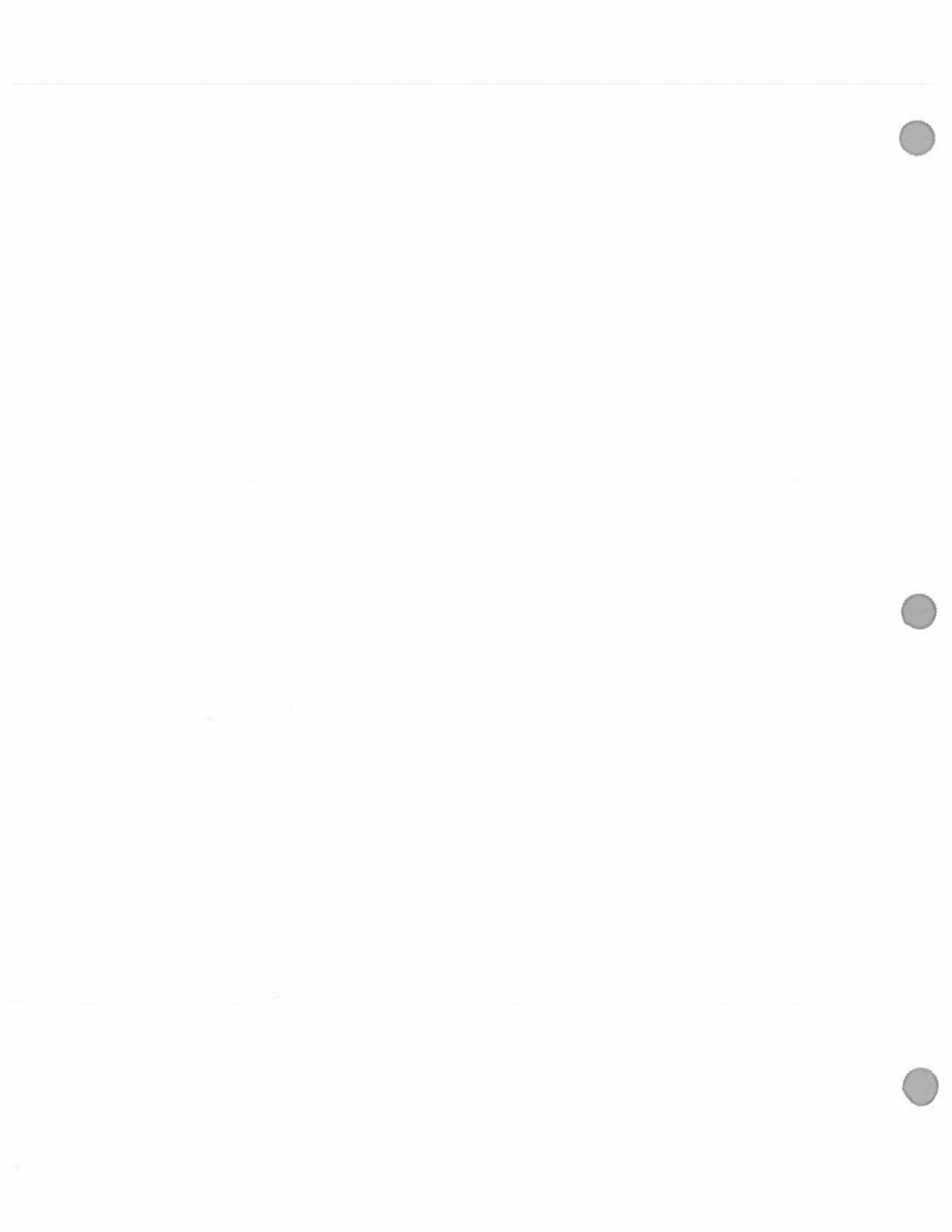
10 Another alternative which we
11 are thinking about and we may
12 discuss with the Commission, we
13 would be possibly coming in for a
14 hardship relief; maybe developing
15 20, 21 lots on the parcel right
16 along the existing road utilizing
17 flag lots or small lots, half-acre
18 and be able to dedicate half the
19 property to the Commission. I don't
20 know whether that is viable,
21 whether you would want development
22 in this area because it's totally
23 surrounded by county owned land.
24 But, it is an alternative. It is
25 something which we would be willing



1
2 to discuss.

3 To show where we are on this,
4 our tax bill on these parcels runs
5 approximately \$12,000.00 a year.
6 Two tax grievances since the Pine
7 Barrens Act has been enacted have
8 been filed and have been denied.
9 Can't use the property and we are
10 still paying \$12,000.00 a year in
11 taxes.

12 I haven't guided through the
13 equalization rate based on the tax,
14 the assessed value, but I would
15 estimate that the assessor is
16 roughly saying that these parcels
17 are worth \$400,000.00. The
18 equalization rate for this year is
19 2.17 in the Town of Brookhaven. The
20 standard way of determining value
21 based on, for tax purposes is to
22 guide the equalization rate into
23 the total assessed value. But, as I
24 said, we haven't added everything
25 up. So that's roughly an estimate.



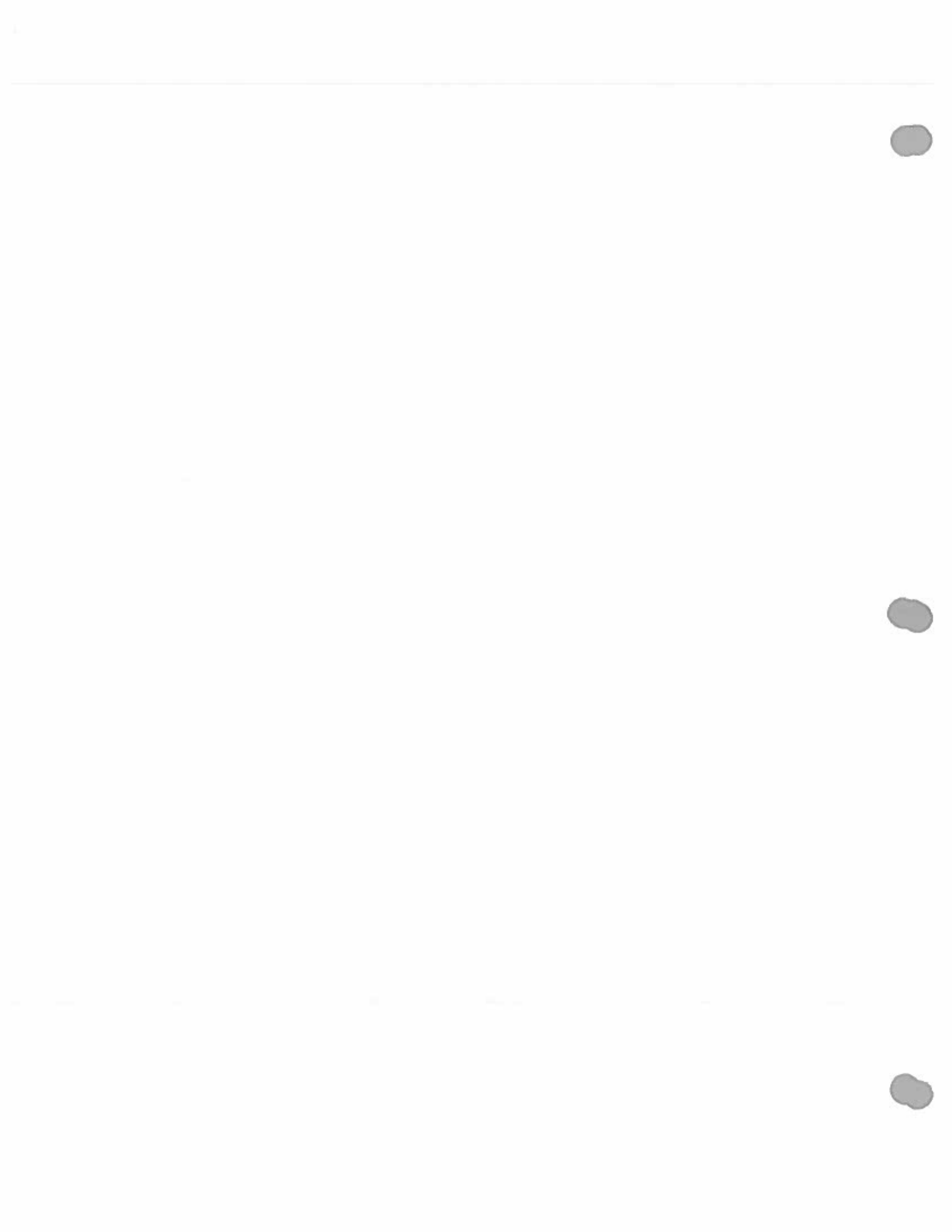
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2 MR. TRIPP: Since this is a
3 formal hearing, would it make
4 sense, Phil, to mark your petition
5 and attachment as Exhibit 1 and tax
6 map as Exhibit 2?

7 MR. SANDERMAN: If you wish
8 to handle it that way. I think
9 there is also a copy of the tax map
10 included with the appraisal which
11 is part of the petition. But it's
12 buried in there.

13 MR. MILAZZO: At the last
14 meeting we gave you the complete
15 copy of the petition. For this
16 meeting I just took the process and
17 the letter from Mr. Wood and also
18 his qualifications.

19 MR. TRIPP: All we have to do
20 is mark the petition, if you want
21 that includes the tax map.

22 MR. SANDERMAN: Let's make
23 that Exhibit 2, because this is the
24 tax map I submitted and it is
25 marked up to indicate the lots that



1
2 received the full Pine Barrens
3 Credit, and I do have the
4 boundaries of the overall parcel
5 delineated.

6 MR. TRIPP: We will then mark
7 that Exhibit 2.

8 (A Petition, was marked as
9 Exhibit 1 for identification, as of
10 this date.)

11 (A Tax Map, was marked as
12 Exhibit 2 for identification, as of
13 this date.)

14 MR. TRIPP: Have you finished
15 your presentation?

16 MR. SANDERMAN: I would just
17 like to hold it open, any questions
18 and a very brief summary.

19 MS. ROTH: Just a point of
20 correction, that the appraisal that
21 Mr. Sanderman refers to is attached
22 to his petition in the form of a
23 letter from Mr. Wood dated January
24 18, 1996.

25 MR. SANDERMAN: Correct, that

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1
2 was included as part of the
3 petition.

4 MR. MILAZZO: We are just
5 going to submit to the record.

6 MR. TRIPP: Does anyone here
7 right now have any questions of Mr.
8 Sanderman, or should we wait until
9 we hear from the staff?

10 MR. MILAZZO: We are going to
11 give the staff report number 3, and
12 number 4 will be a letter of the
13 Town of Brookhaven Law Department.
14 You have received a copy of the
15 staff report in your binders and we
16 are just putting that on the
17 record.

18 (A Staff Report, was marked
19 as Exhibit 3 for identification, as
20 of this date.)

21 (A letter dated 2/27/96, was
22 marked as Exhibit 4 for
23 identification, as of this date.)

24 MR. HOPKINS: I could
25 summarize for the record if the

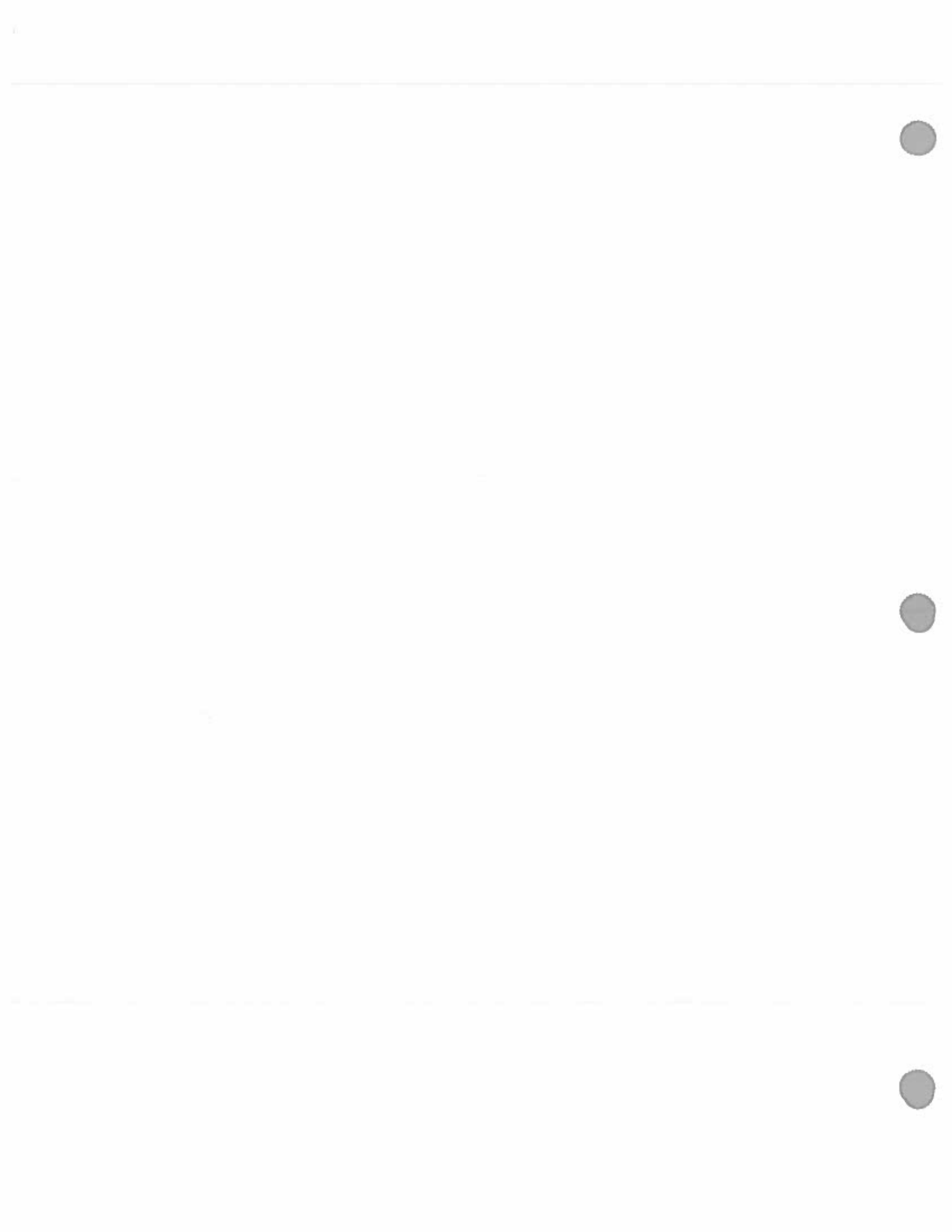
members would be so moved.

MR. TRIPP: Yes.

MR. HOPKINS: The staff report, I will try to summarize it in simple terms, goes over the history of the parcels. And the first item that I would like to draw your attention to is the development of the parcels with respect to the Suffolk County Sanitary Code. The APGAN has stated they were all half-acre lots. However, under the Suffolk County Sanitary Code they could not, all of them could not be developed as half-acre lots because they would be subject to the restriction of Article 6 of the Suffolk County Sanitary Code which requires a minimum of 40,000 square feet per lot.

MR. TRIPP: Why does Article 6 apply?

MR. HOPKINS: Article 6

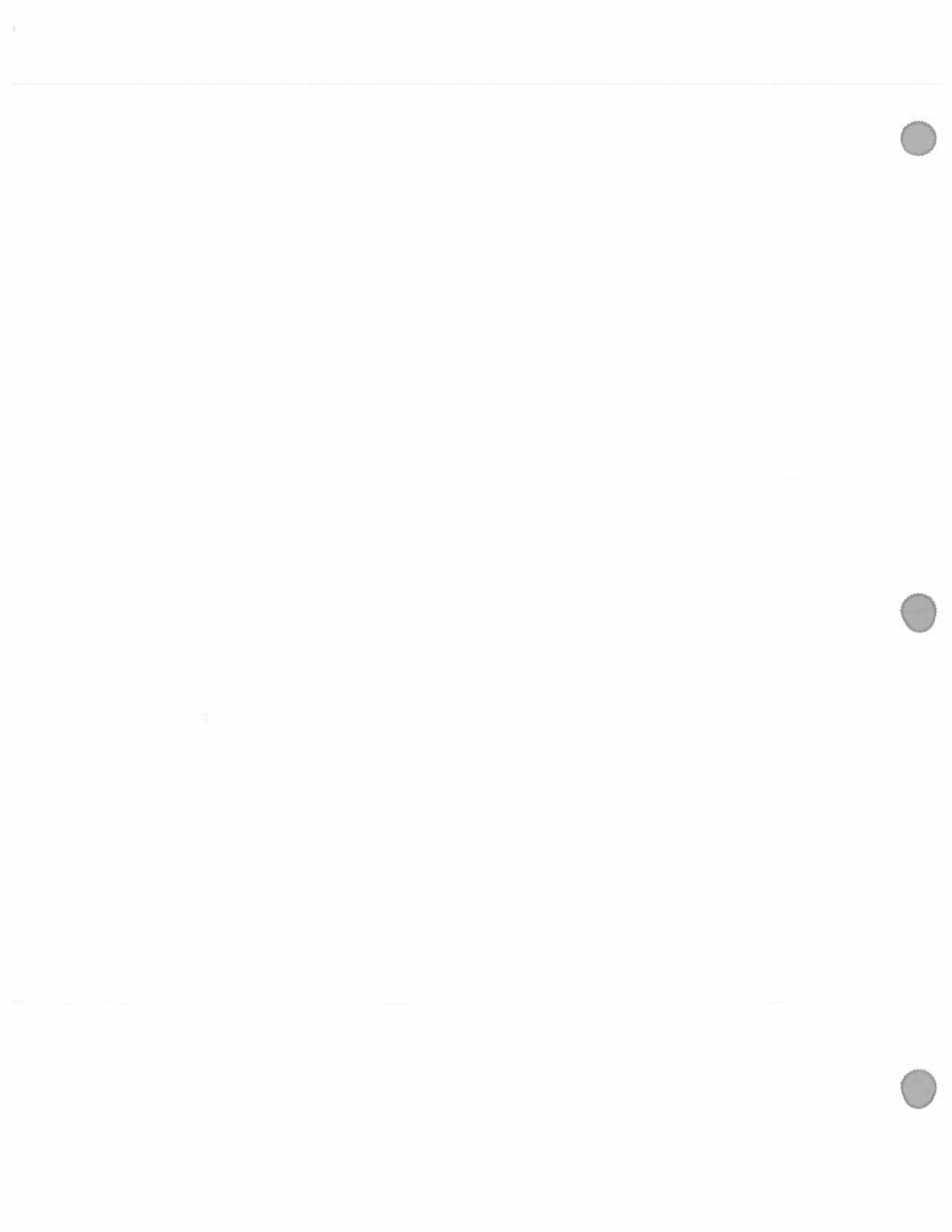


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2 applies because --

3 MR. TRIPP: I ask that
4 question because I gather Mr.
5 Sanderman argues that it doesn't
6 apply.

7 MR. HOPKINS: Article 6
8 provides for stern compensations
9 including single and separate lots
10 as of 1981 or '82, I believe.
11 However, that exception does not
12 apply to lots that are a part of a
13 common plan or scheme. And the last
14 sentence of Article 6 points out
15 that there would be no automatic
16 waiver of the provisions of Article
17 6 to a scheme of developments such
18 as this, these checkerboarded lots
19 are currently held.

20 The second point I would like
21 to make is I would like to
22 reiterate the point of Counsel,
23 that the applicant made reference
24 to an appraisal, there is not an
25 appraisal. It is a letter from an

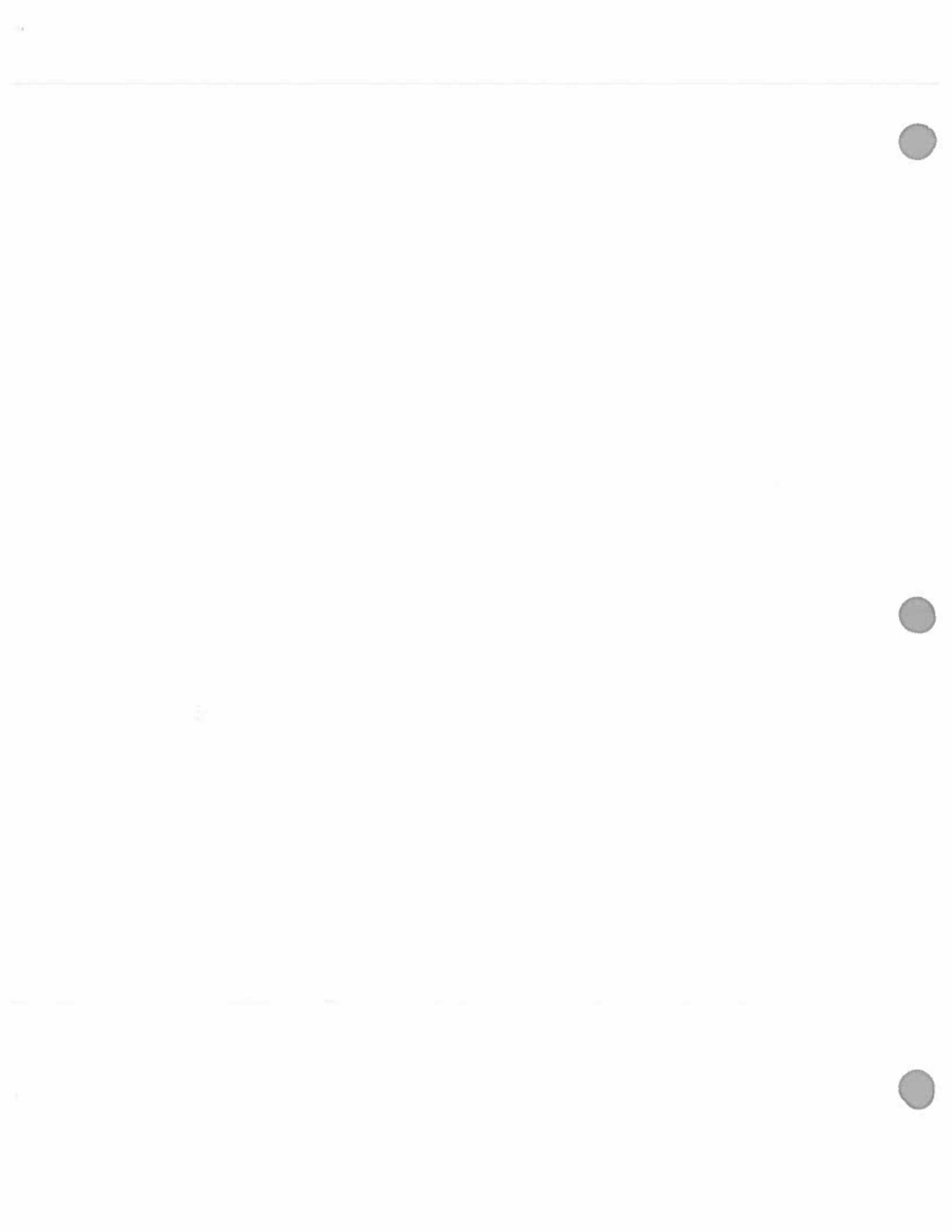


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2 appraiser.

3 I would like to point out
4 that that letter includes stern
5 estimated costs of improvements.
6 That letter did not include costs
7 associated with public water supply
8 infrastructure. If these lots were
9 clustered in half-acre lots there
10 would be a requirement for a public
11 water supply.

12 And I would point out that
13 the Suffolk County Water Authority
14 has adopted a policy against
15 extending water mains to the Core
16 Area of the Central Pine Barrens
17 area. So that if these lots were
18 to avail themselves of a public
19 water supply system, it would
20 require a development of a separate
21 water company or water supply
22 district.

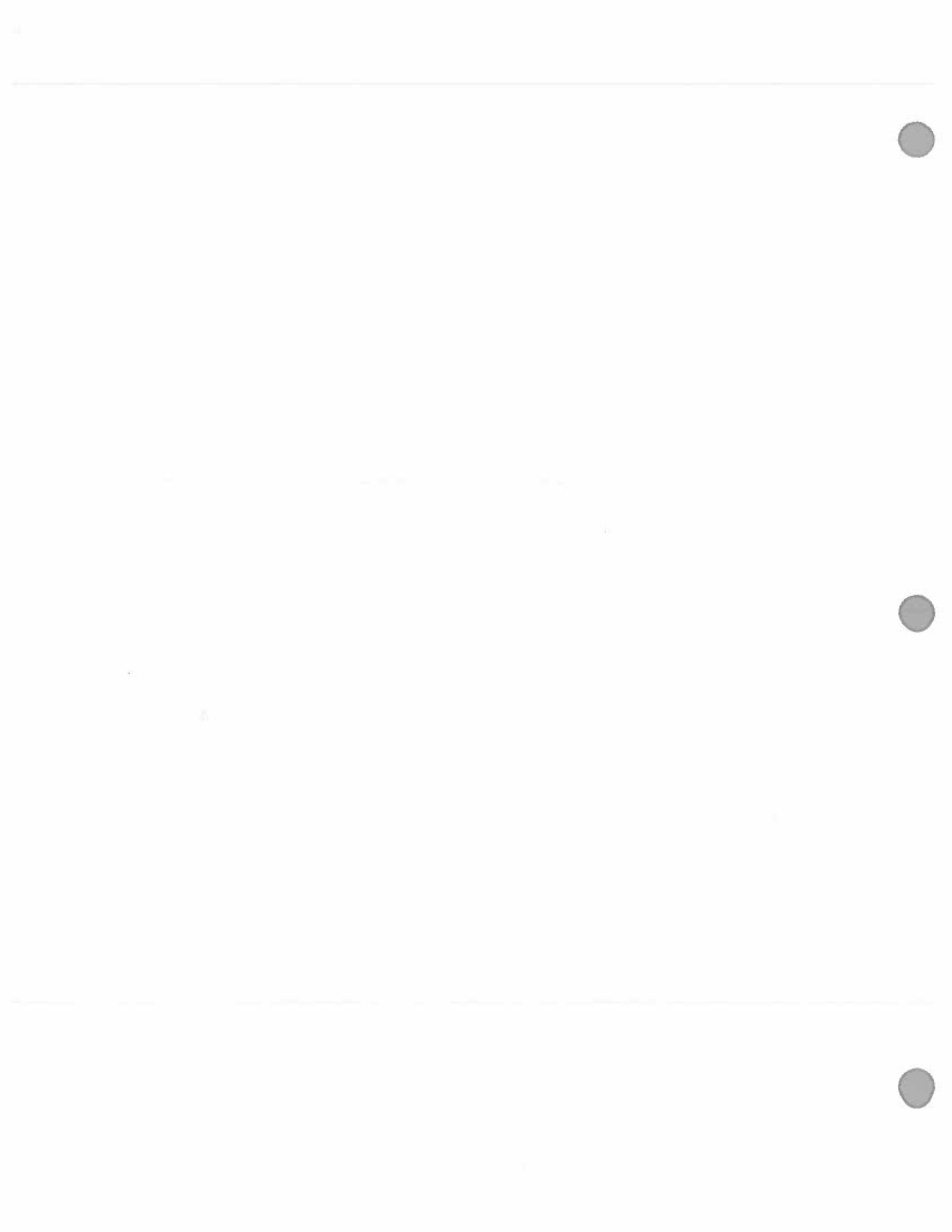
23 Third, the applicant makes
24 examples with respect to a fair
25 return. However, the applicant has



1
2 not submitted any documentation or
3 evidence with respect to any
4 investments that they have made in
5 the land in question. All of which
6 could be supplied, I suppose, by
7 the applicant up to a subsequent
8 date.

9 And a final point to be made,
10 is that the applicant refers to
11 these lots as single and separate
12 lots. But Exhibit 4 which was
13 submitted, reveals the fact that
14 when you talk about single and
15 separate you have to talk about it
16 with respect to the Brookhaven
17 Review Process for single and
18 separate lots so that the fact that
19 they may or may not be single and
20 separate must be considered in
21 light of Brookhaven's procedure.
22 And the document from the Town
23 Attorney's Office of Brookhaven
24 details that proposition.

25 MR. TRIPP: I have a question

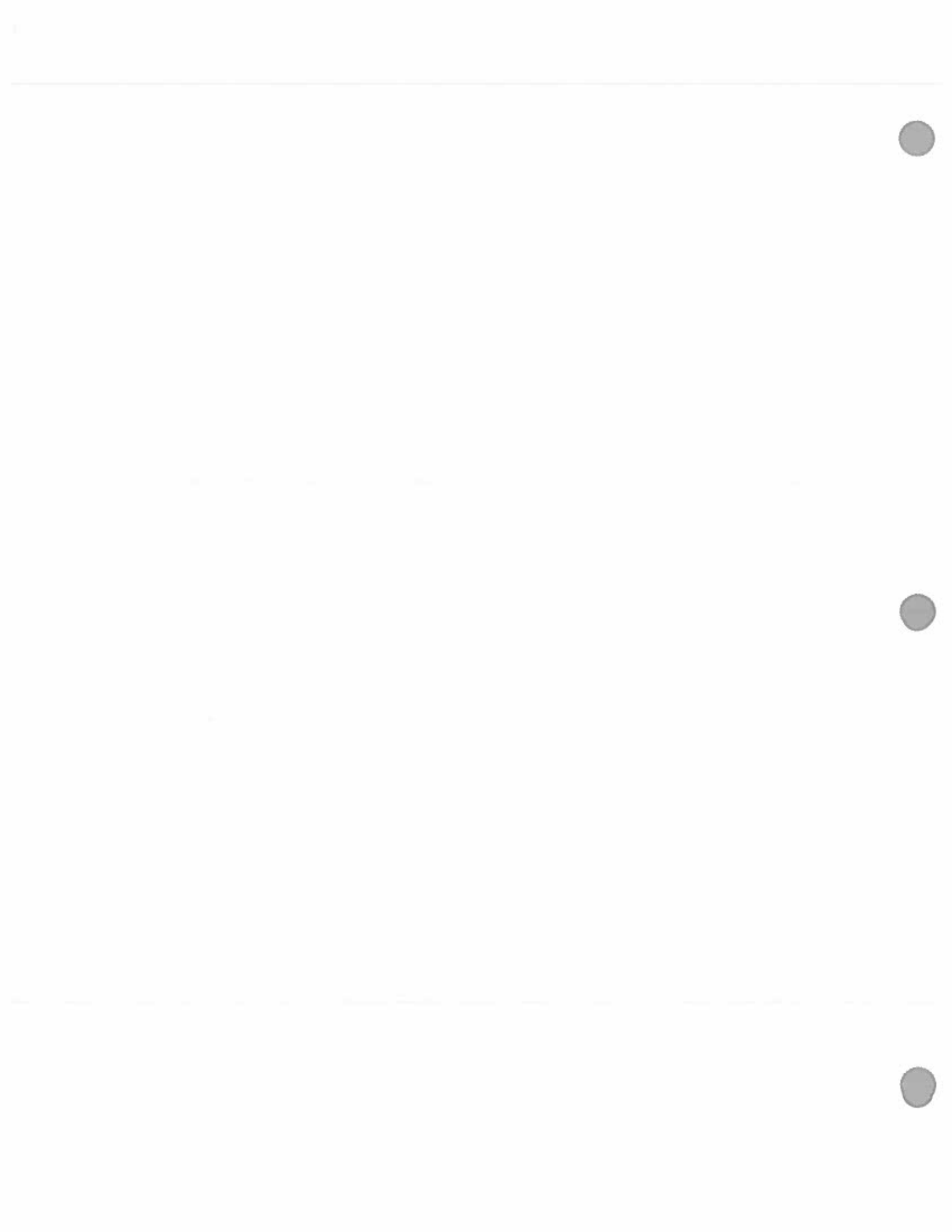


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2 about the Brookhaven Code 85-372.
3 Is that the section we are talking
4 about?

5 Maybe, the question is
6 basically this, that is, how and in
7 what respects, I mean, Exhibit 4
8 sets forth a kind of procedure.
9 And I will assume for present
10 purposes that Mr. Sanderman and his
11 clients could produce a survey and
12 then original chain of title could
13 do the things that are noted in
14 Exhibit 4. Now maybe he can't, but
15 let's assume for the present
16 purposes he can. The question I
17 have is: Is there an issue as to
18 how the Town of Brookhaven would
19 interpret it's own Code 85-372 in
20 light of the adoption of the
21 Central Pine Barrens Plan?

22 MR. HOPKINS: I'm not sure I
23 can answer that question.

24 MR. TRIPP: Is that a
25 question you can answer, Barbara?

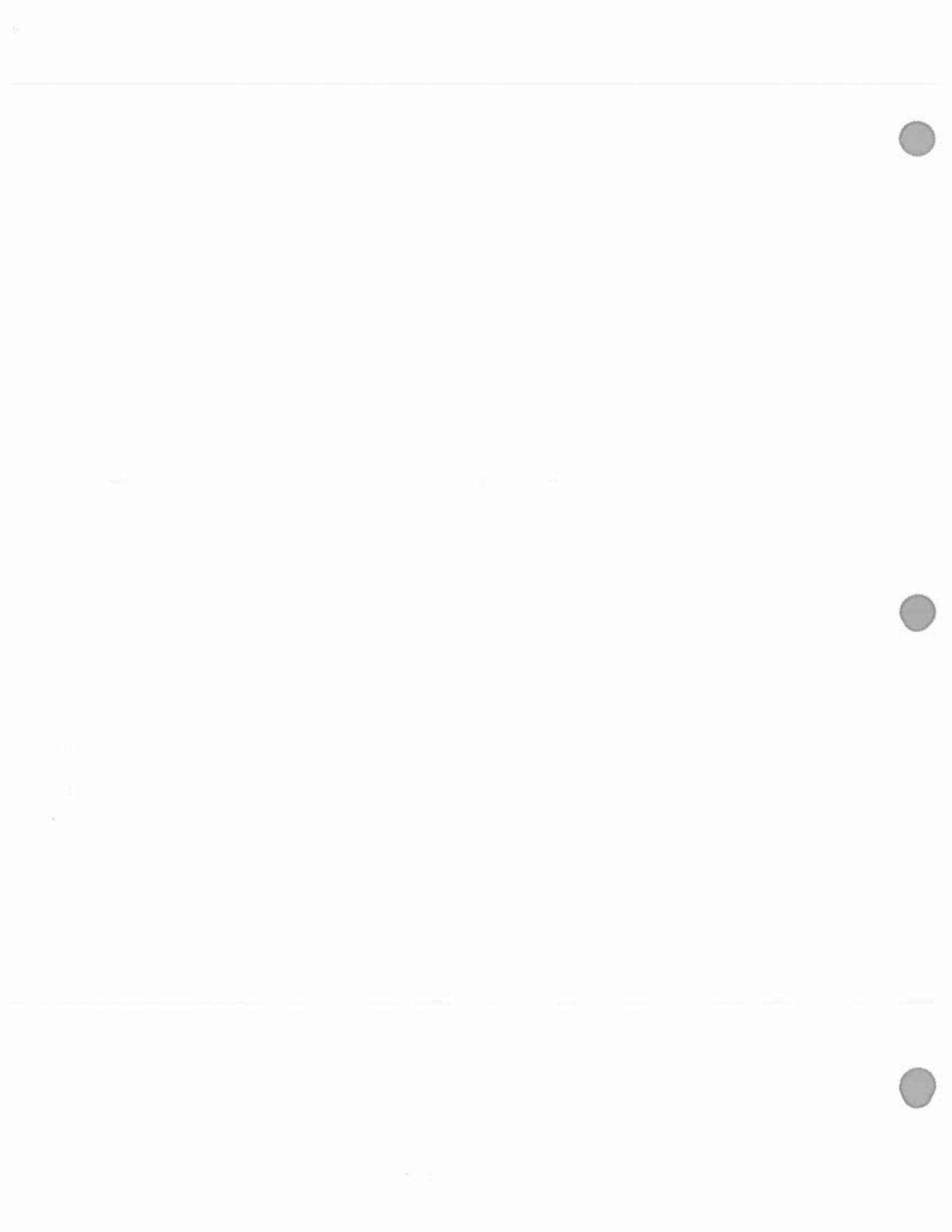


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2 Or, if you can't answer it today,
3 would you help us provide an answer
4 to that question.

5 MS. WIPLUSH: Would you
6 please restate the question,
7 please.

8 MR. TRIPP: Mr. Sanderman
9 poses reference to specifically
10 Section 9E, section 85-372. This is
11 on page 3 of his petition he says
12 of the development yield factor
13 section of the Plan totally ignores
14 section 85-372 which deals with
15 single and separate. And the staff
16 report does so, as well.

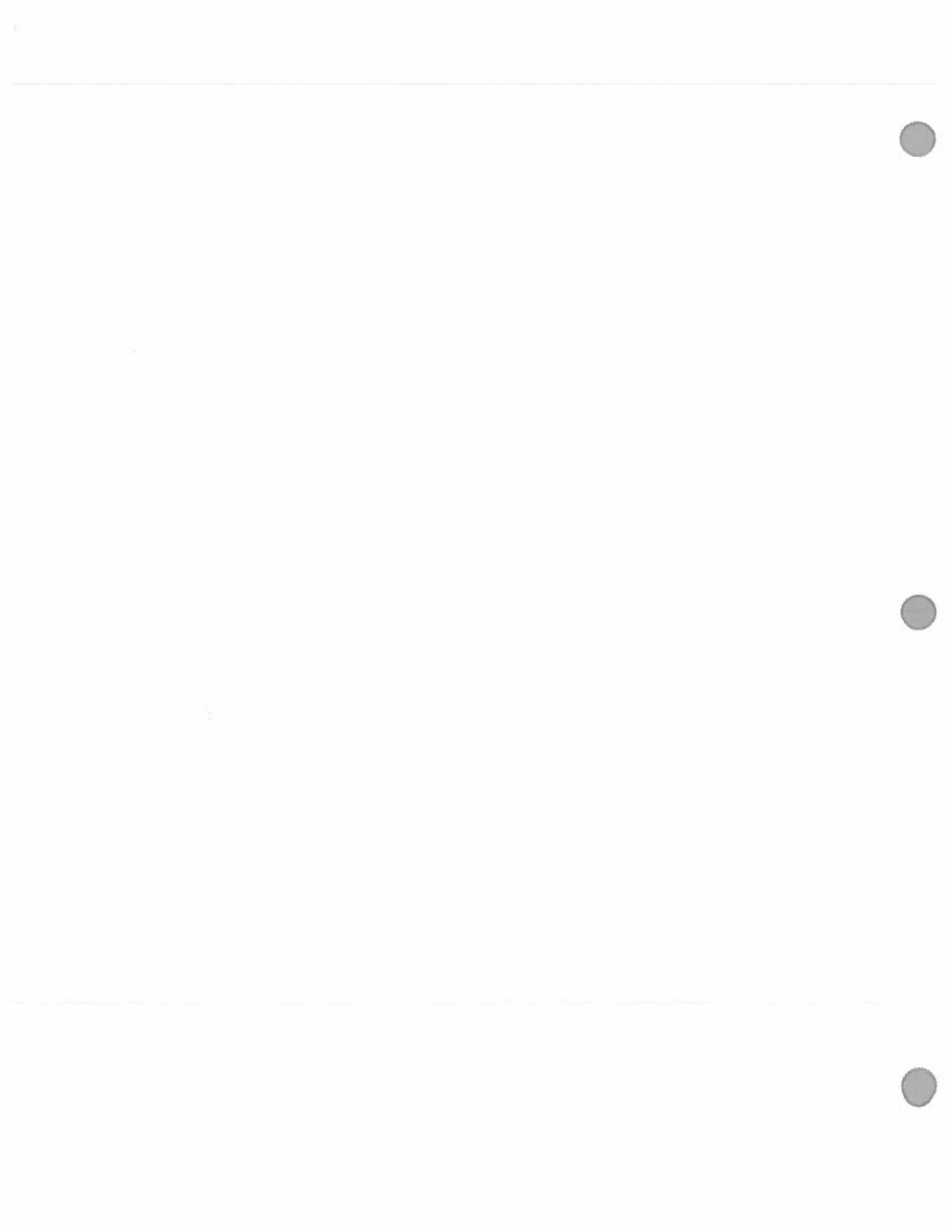
17 My question is: There is
18 85-327, but the Town has also
19 approved the Central Pine Barrens
20 Plan that, you know, says that this
21 is within the Core Area, that says
22 that Pine Barrens Credits are
23 supposed to be allocated based on
24 current money, that establishes the
25 kind of a limit based on the number



1
2 of credits to be issued to the
3 Town, and so on. I guess my
4 question is: What is the
5 relationship between 85-372 and the
6 Plan, they have both been adopted
7 and Brookhaven has 35-372 instead
8 of the Plan.

9 Mr. Sanderman has assumed
10 that 85-372 has not been changed
11 one iota, that as a result of the
12 adoption of the Plan by the
13 Commission of Brookhaven. Is that
14 the case, is that Brookhaven's view
15 for that matter or is it the
16 Commissions view?

17 MR. HOPKINS: I just have one
18 other point to make. The applicant
19 stated that no consideration of
20 single and separate at that time
21 you say of parcels was given in the
22 Plan, and I would argue that
23 position to the extent that even as
24 part of this applicant's original
25 application they did get one full



1
2 credit for all those single and
3 separate lots that were on the
4 existing improved road. And that
5 was the provision that was made in
6 the Plan in light of those smaller
7 single and separate parcels.

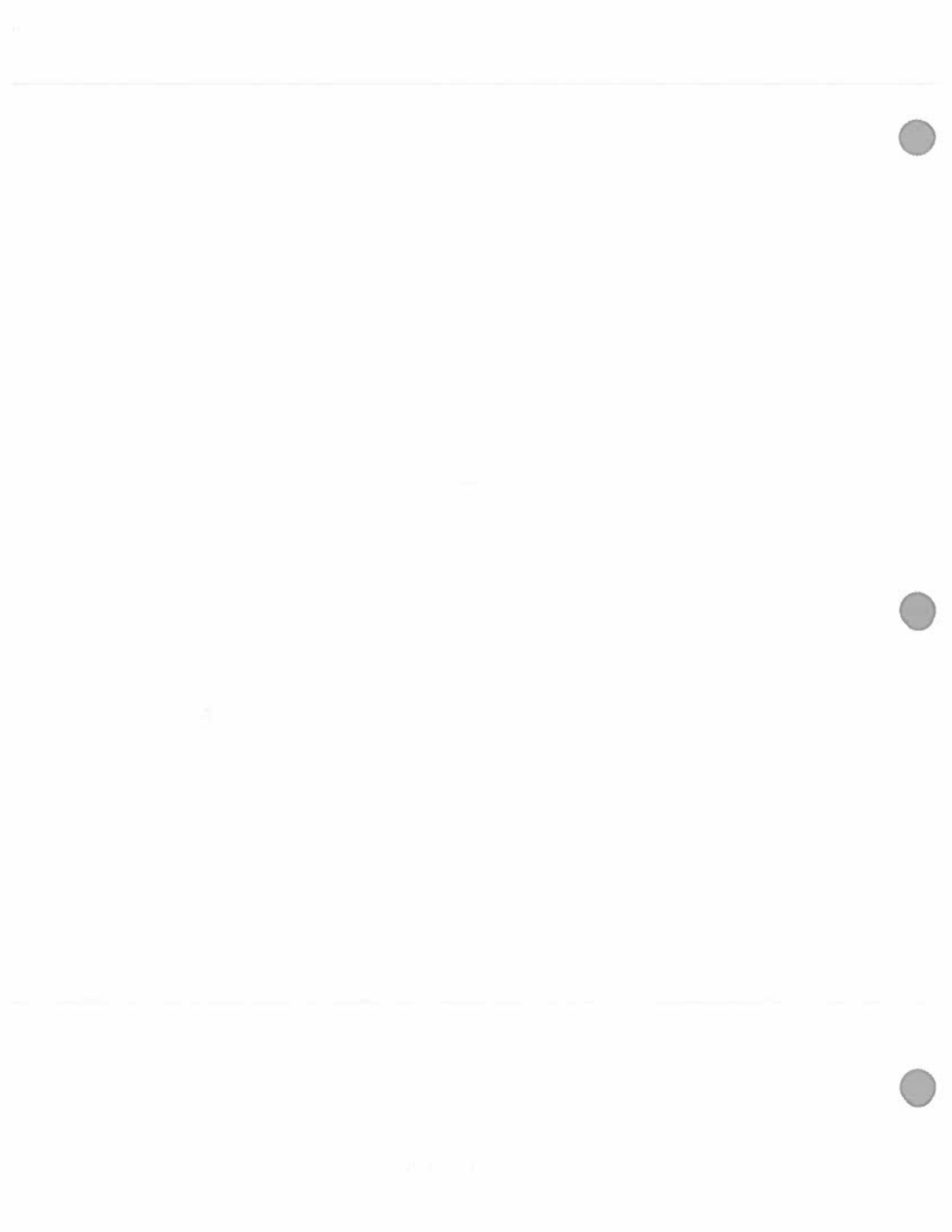
8 MR. TRIPP: Let me add, or
9 you have heard, Phil, Tim Hopkins'
10 claim that you are not
11 automatically entitled to a waiver,
12 an exemption under Article 6?

13 MR. SANDERMAN: Correct.

14 MR. TRIPP: Do you agree with
15 that you are not automatically
16 entitled to an exception under
17 Article 6?

18 MR. SANDERMAN: There is
19 scads of litigation which considers
20 what constitutes a scheme or
21 development, a plan. I am not
22 going to concede that we are
23 automatically or not automatically
24 entitled to a waiver.

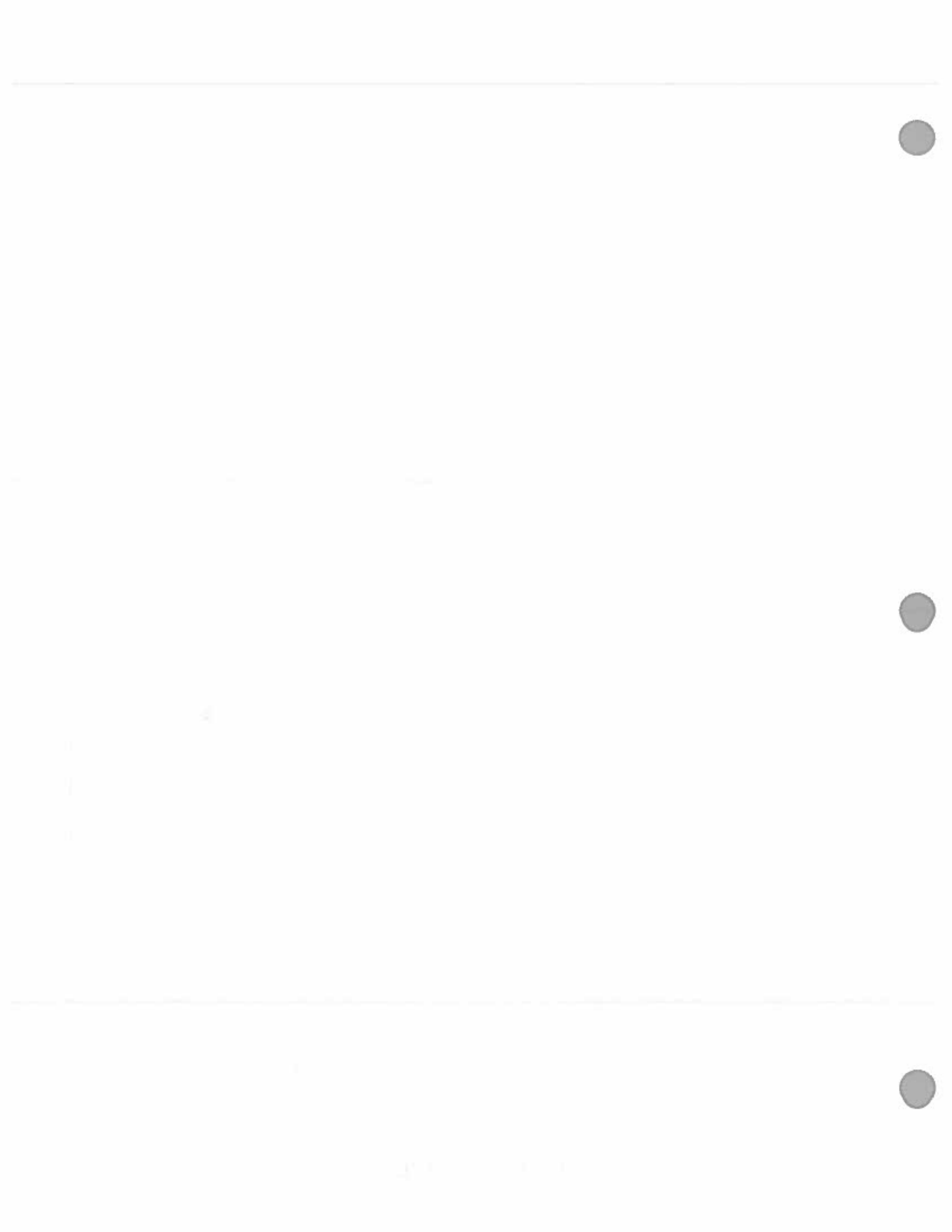
25 But, I think if we are



1
2 talking about protecting the value
3 of a property, whether the property
4 was developed as one-acre lots, we
5 would have -- let's just address
6 the 37, we would have 18 one-acre
7 lots that would conform to Article
8 6. So, whether we have 18 valid
9 building lots or 37 valid building
10 lots, the appeal is to try to come
11 up with something that will
12 approximate consideration for my
13 client.

14 MR. TRIPP: Okay.

15 MR. SANDERMAN: There is
16 nothing in the Plan that says we
17 must first exhaust all of our
18 remedies. I mean, if the Commission
19 -- the Clearinghouse is going to
20 take that position and make
21 everyone that comes in here have to
22 go to the Town, pay the \$40.00 per
23 lot application fee, survey each
24 parcel, 6, \$700.00 per survey,
25 apply to the Planning Division for

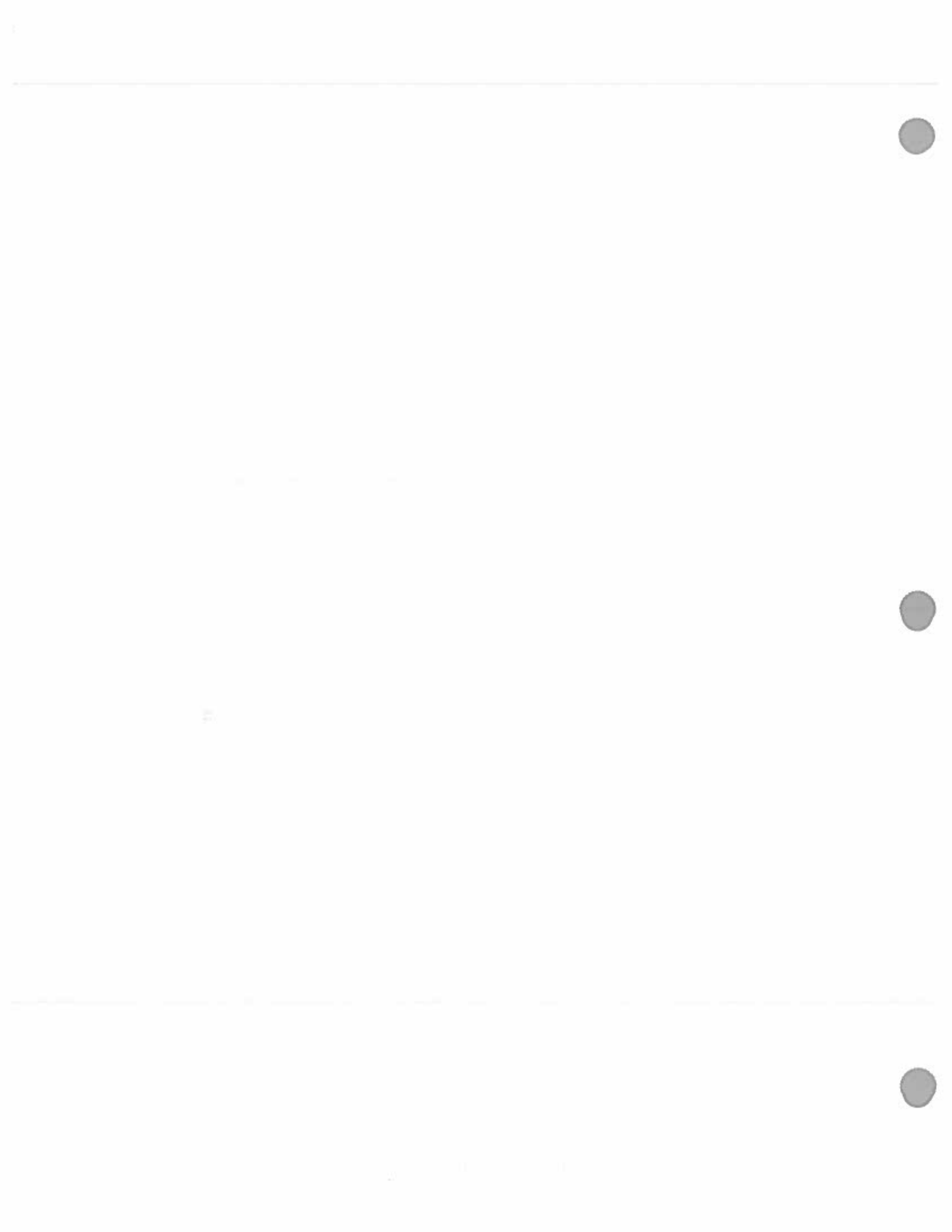


1
2 a re-subdivision or a road
3 improvement or whatever, they would
4 call the application, apply to the
5 Board of Health for approvals and
6 go through that process. I would
7 say this whole thing is a sham and
8 why am I wasting my time here.

9 MR. TRIPP: I understand
10 that. I am trying to understand
11 your views as to the applicability
12 to Article 6.

13 MR. SANDERMAN: I haven't
14 litigated the Article 6 myself. I
15 know there is a lot of litigation
16 involved in it with the County,
17 some has been successful and some
18 has resulted in settlements and
19 compromises.

20 Tim is right, there is a
21 provision in there that does deal
22 with single and separate lots and a
23 common plan or scheme of
24 development. To get an ultimate
25 determination you are asking me how



1
2 we would do it. We would have to
3 go through an appeal to the Board
4 of Review and ultimately if they
5 turned us down to the Courts.

6 MR. TRIPP: Other people I'm
7 sure have questions, but let me
8 just understand that. Dennis Moran
9 is here too, so this question can
10 be addressed to you, as well as
11 Phil Sanderman.

12 Phil Sanderman makes this
13 application to the Health
14 Department and or for the Board of
15 Review and the question is: What
16 happens with the Plan, the Plan
17 says there is supposed to be no
18 development, number one.

19 Two, the Plan says we don't
20 want any morale, that is the whole
21 reason we are trying to protect
22 this area. It's keep pristine. What
23 is the Health Department to do in
24 light of the Plan that talks about
25 keeping it current zoning and so



1
2 on? Does the Plan change? Anyway,
3 what is the Department of Health or
4 Board of Review supposed to do?

5 MR. SANDERMAN: I don't think
6 it would. I think as a matter of
7 law it would not. I think it was
8 black-letter law. I could not use
9 something that regulates property
10 to the point of confiscation and
11 let's face it, that's why we are
12 here.

13 I think that is what we will
14 be doing. I think the rules have to
15 be interpreted whether or not blind
16 as far as the Plan that holds
17 through to the Town of Brookhaven's
18 Section 85-372, as well as Article
19 6. I think those interpretations
20 would have to be blind to the Plan
21 and to the Act.

22 MR. TRIPP: Do you think, you
23 have some idea how many, what you
24 call single and separate lots are
25 out there in the Town of

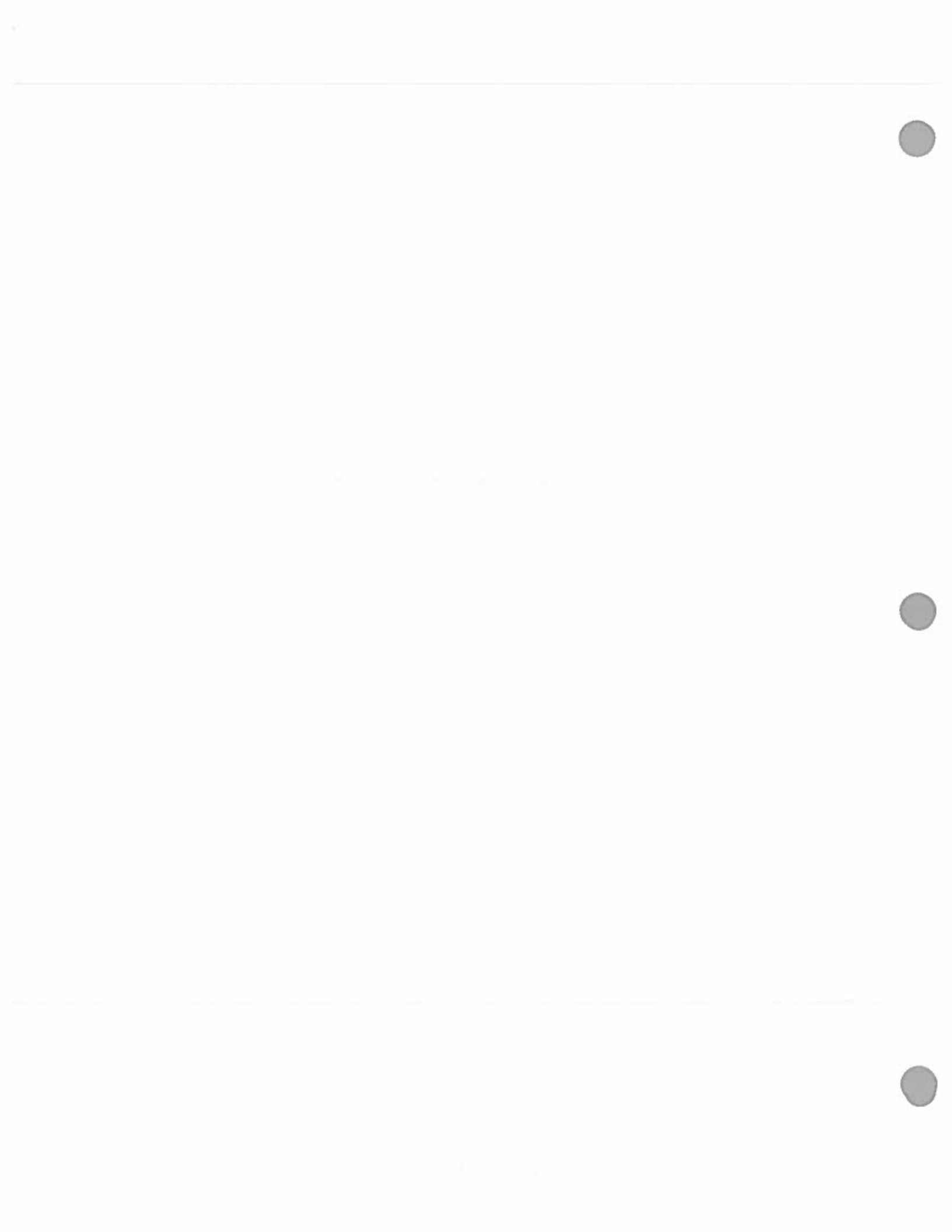


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2 Brookhaven? I believe the town,
3 the DEIS came up with some
4 estimates as to what the codings
5 would be in Suffolk county if, in
6 fact, those lots were built under
7 "single and separate."

8 Do you think it is reasonable
9 and fair for us to take the
10 environmental impacts of a proposed
11 building scheme into account and
12 determine whether restrictions are
13 fair and reasonable, i.e.
14 noncomplisticatory compared with a
15 situation where there would not be
16 such an environmental impact?

17 MR. SANDERMAN: I don't think
18 for purposes much determining
19 whether we were entitled to a full
20 Pine Barrens Credit or for purpose
21 if we were talking about negotiated
22 sale of the property, I don't think
23 that is a relevant factor.

24 MR. TRIPP: You do not think
25 what some people call environmental



1
2 spillover affects an environmental
3 impact outside are property affects
4 that may affect other property
5 relevant to this question?

6 MR. SANDERMAN: I think it is
7 very relevant to the question of
8 development of the property, that's
9 why we are here and that is why the
10 Act was passed. As far as
11 maintaining the values of property
12 which is a promise of the Act,
13 values of properties would be
14 maintained you have to be blind to
15 those issues.

16 The purpose we are willing to
17 gamble and try to go out and market
18 Pine Barrens Credits. Our only
19 alternatives, as I pointed out in
20 the beginning, is to ask for
21 development in here. I don't think
22 there is anyone on the Commission
23 that is going to vote in favor of
24 an extraordinary hardship in this
25 location or to bring an action in

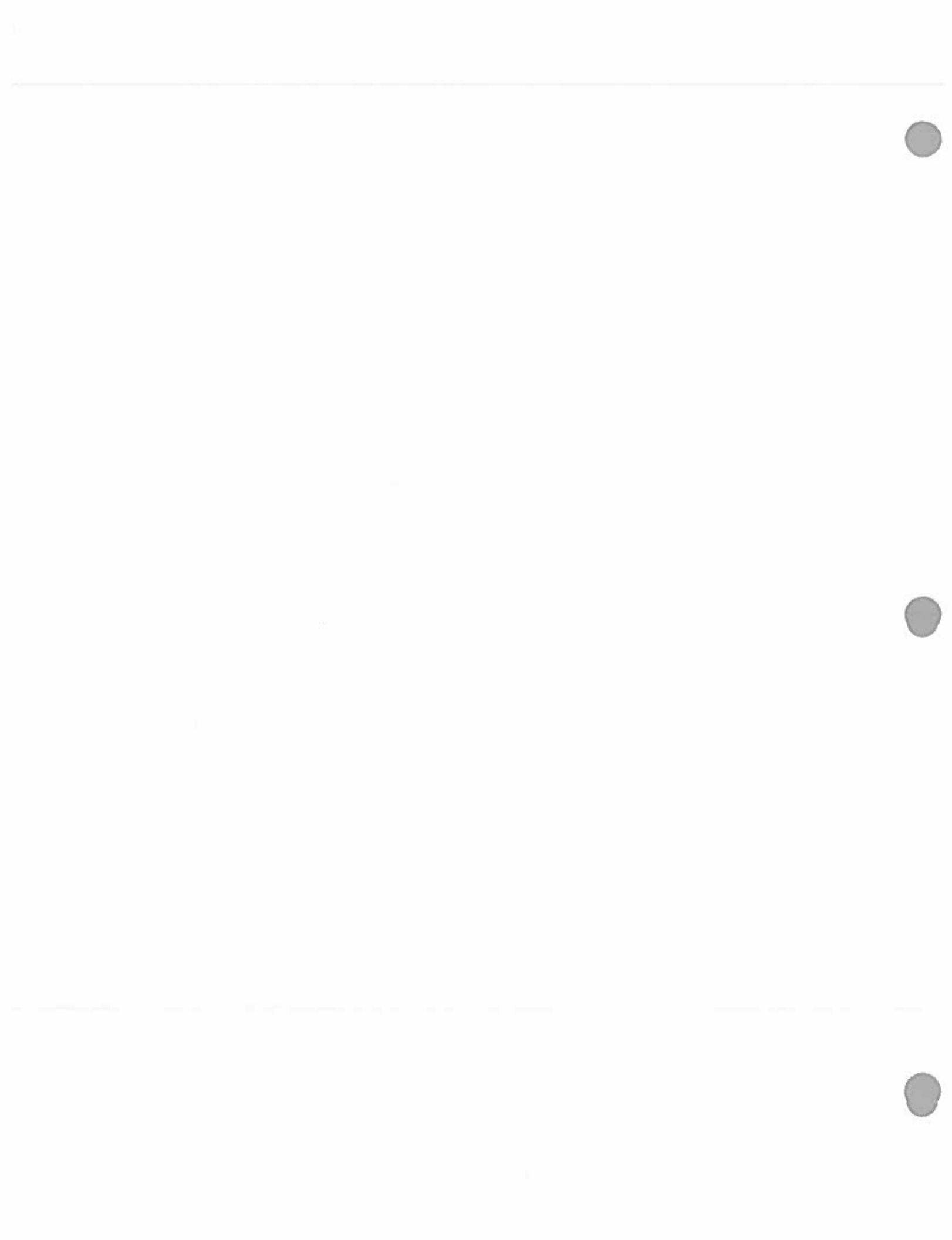


1
2 Federal Court and seek damages, and
3 we are trying to seek a way out.

4 MR. TRIPP: Anyone else any
5 questions?

6 MR. GRECCO: I have some
7 questions. Not having been here for
8 the duration maybe I am being
9 redundant, but assuming arguendo
10 that these are, in fact, single and
11 separate and you can produce
12 sufficient evidence of this single
13 and separateness character; what is
14 the applicability of Article 6 of
15 County Sanitary Code with respect
16 to the 44 lots? Aren't the 44 lots
17 notwithstanding the preexisting
18 rights to build further restricted
19 by Article 6?

20 MR. SANDERMAN: They may be,
21 and that would be an issue which --
22 and again, in this environment as
23 far as, I'm not talking physical
24 environment, to the legislative
25 environment, it would be difficult



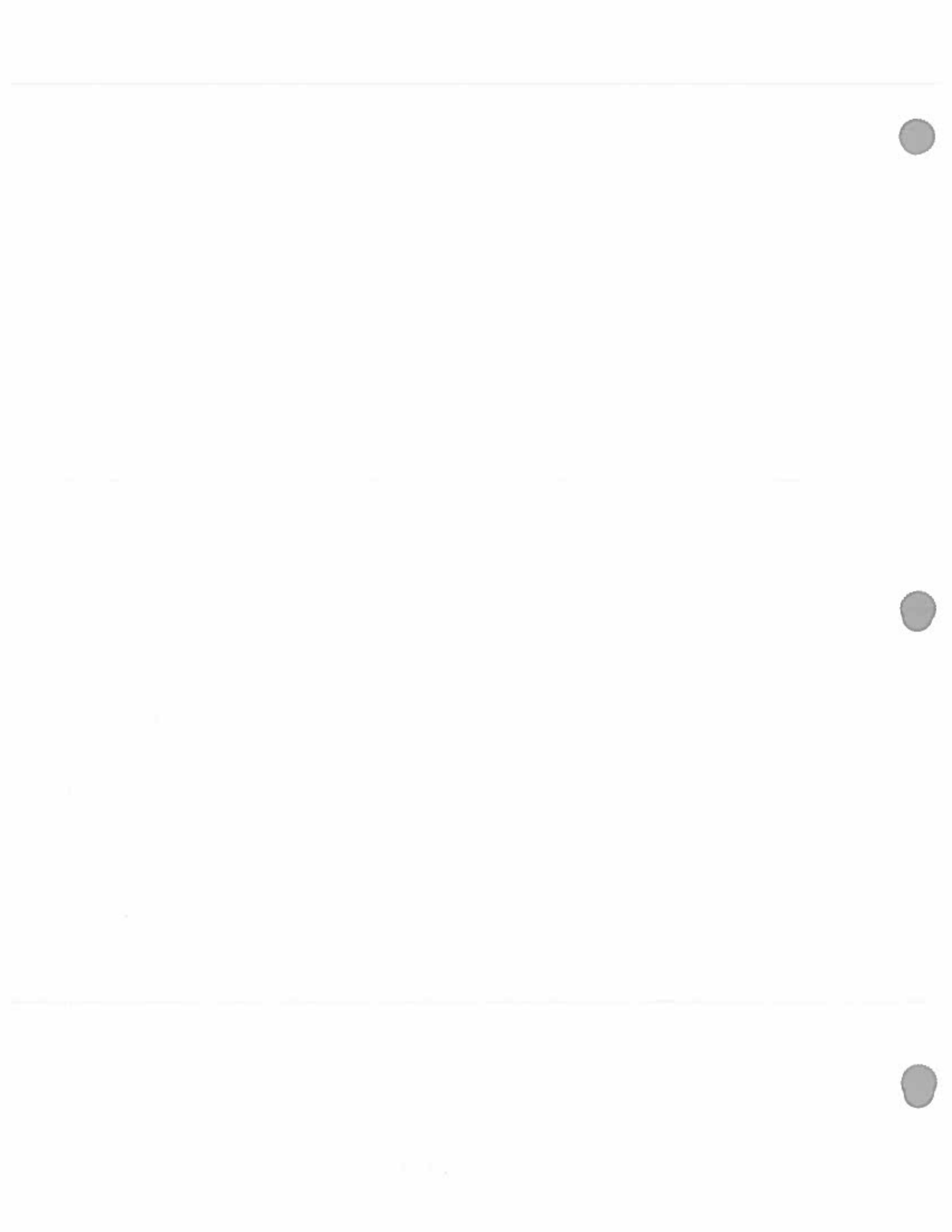
1
2 at this time to get a
3 determination.

4 If the Plan was not here and
5 we were seeking development of this
6 property, we would certainly go to
7 the Board of Review on that issue.
8 And with the number of lots at
9 stake we would certainly bring in
10 Article 78 if we thought the
11 Department of Health Review voted
12 against us.

13 We are in a different
14 environment here. I can't answer
15 you. If you are asking me to
16 concede that we are only entitled
17 to half a Pine Barrens Credit per
18 lot I can't do it. I can only look
19 at the zone that establishes our
20 rights to building lots.

21 MR. GRECCO: Can you comment
22 on the, on how, assuming they have
23 a right to build, how Article 6 may
24 further restrict them?

25 MR. HOPKINS: I think, if you



1
2 wouldn't mind, I think Dennis Moran
3 who is here from Suffolk County
4 Health Services will be able to
5 comment more relevantly.

6 MR. GRECCO: There seems to
7 be two issues, the single and
8 separateness, whether you met the
9 burden and notwithstanding that,
10 the issue of Article 6. So, I would
11 like to just hear a little more on
12 Article 6 and how it would apply
13 here.

14 MR. TRIPP: Dennis Moran.

15 MR. MORAN: Maybe I should
16 clarify at what time the Health
17 Department's position would be on
18 Article 6. Prior to the enactment
19 of the Pine Barrens Law, the way it
20 stands is that if this is a
21 development of more than five lots
22 in common ownership it would fall
23 under the requirements of Article
24 6. Meaning, that the overall
25 density shall not exceed an overall



of 40,000 square foot lots.

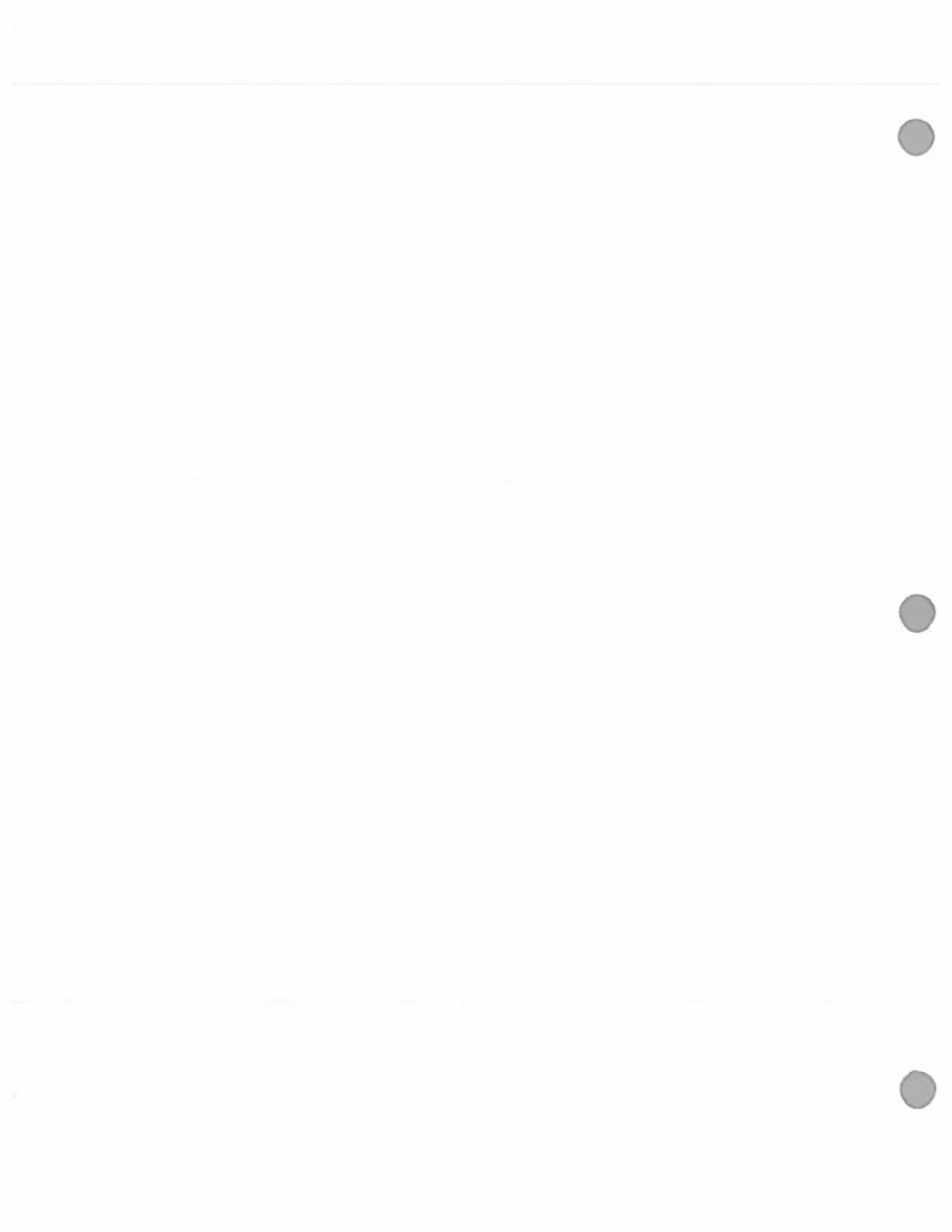
But, I should also point out that because of the passage of the Pine Barrens Law and the incorporation into Article 6 of the recognition of Transfer of Development Rights, we have adopted the Pine Barrens Plan into the transfer concept of Article 6. So therefore, we would have to look at if that is more restrictive, and the restriction would be based on what is in the Pine Barrens Plan.

We could not grant even 40,000 square foot lots. We would have to utilize the tables that are in the Pine Barrens allocation formulas.

MR. SANDERMAN: Are you telling me, Dennis, that this parcel is in the Core?

MR. MORAN: That's correct, Phil.

MR. SANDERMAN: We were

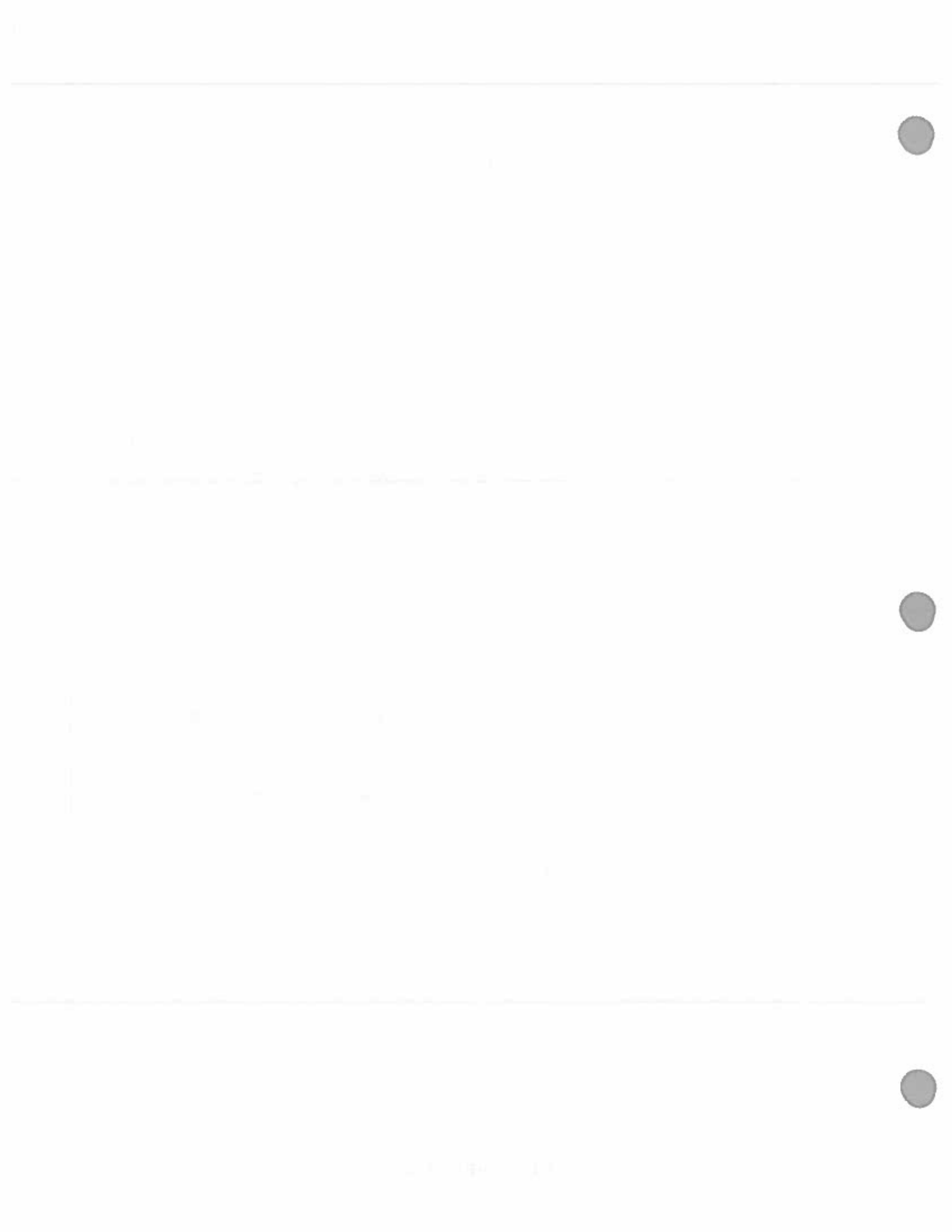


1 talking about allocating Pine
2 Barrens Credits to it for
3 transferring out, that the Health
4 Department would turn around and
5 say a lesser density for one unit
6 for 40,000 square feet would
7 apply?
8

9 MR. MORAN: What we have done
10 is we have adopted the Transfer of
11 Development Rights into Article 6
12 based upon a Plan, so we are
13 accepting the Pine Barrens Plan so
14 that would be the criteria that we
15 would have to abide by. It's
16 similar to if you came into the
17 Health Department prior to Pine
18 Barrens Plan and the Town had a
19 restriction of two-acre zoning. The
20 Health Department could not
21 override that two-acre zoning.

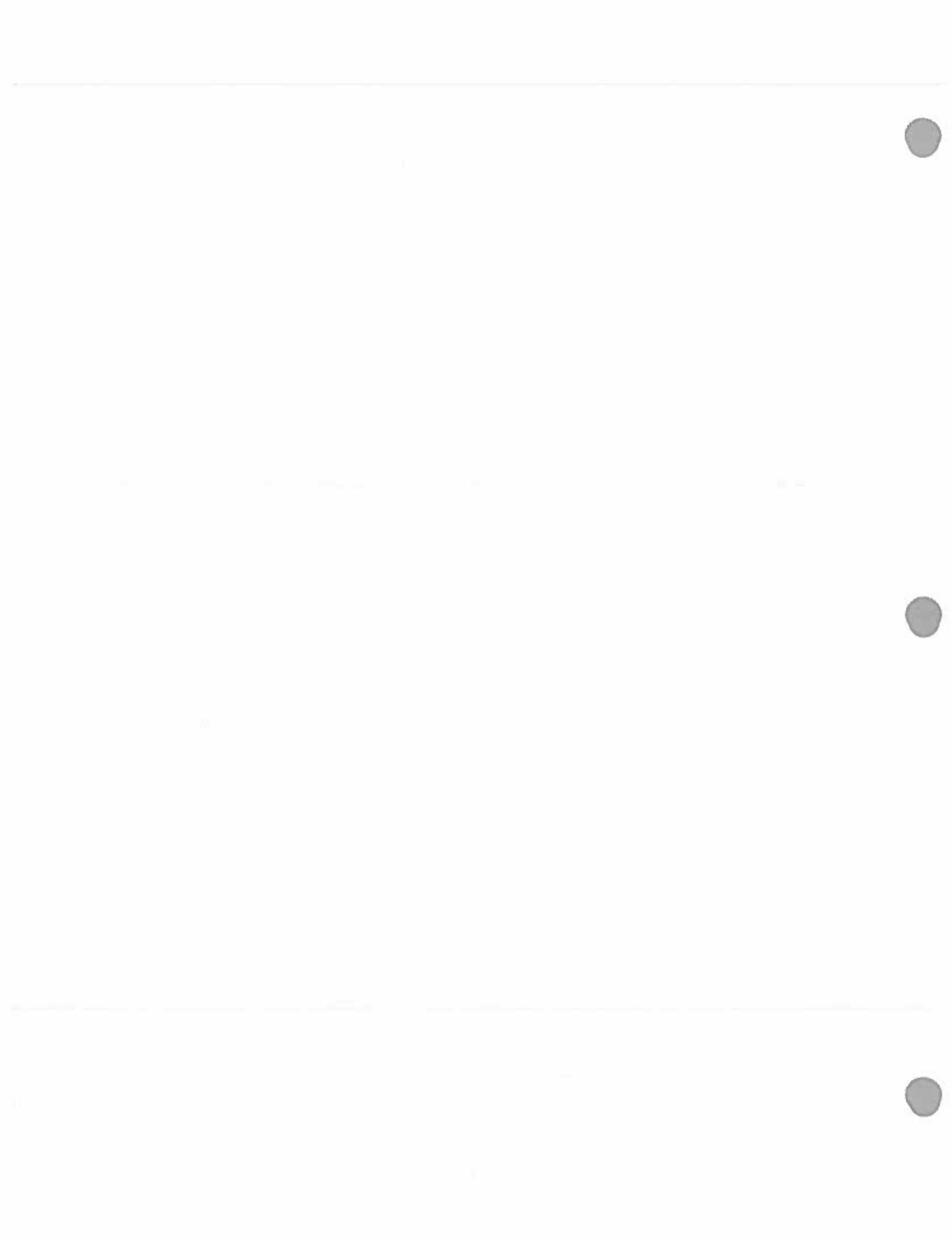
22 MR. SANDERMAN: Correct.

23 MR. MORAN: This Plan takes
24 precedence over Article 6
25 requirements of 40,000 square foot.



1
2 MR. SANDERMAN: I still don't
3 understand this, because when I
4 read the rules that came from the
5 Health Department my impression was
6 that the adoption of the table and
7 chart that was within the Pine
8 Barrens Plan was the Receiving Area
9 chart, the table of acceptable
10 densities and allowances within the
11 receiving area. You weren't talking
12 about -- the Health Department
13 wasn't talking about the Sending
14 Area, they were talking about how
15 many credits to permit within a
16 particular Receiving Area.

17 MR. MORAN: Yes, it does
18 cover the Receiving Areas, but if
19 you look at the standards those
20 criteria are predicated upon a plan
21 that looks at the overall impact on
22 the environment and that there is
23 not going to be an over-development.
24 That plan stands. I don't think
25 the Health Department could

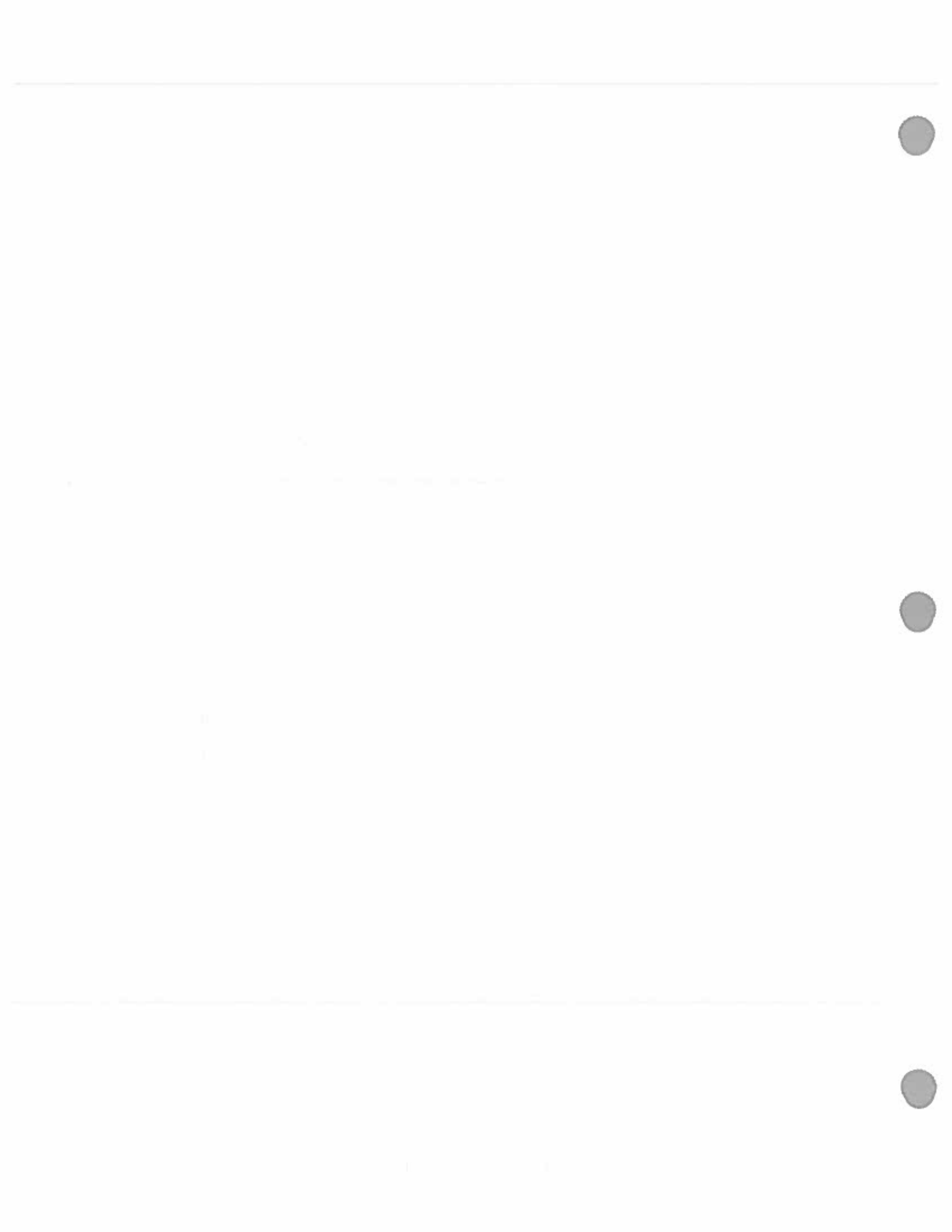


1
2 override the densities.

3 MR. SANDERMAN: Then I don't
4 know why we are here and not in
5 Court. What I am hearing is you
6 adopted a Plan, the Plan is now
7 turning around and creating this
8 planned environment which is now
9 deluding what would have been
10 permitted before the Plan.

11 MR. TRIPP: One change, one
12 that is true. The second thing is
13 one thing that the Plan does say
14 that the kind of pollution of the
15 ground water system that can be
16 tolerated with septic systems on
17 one-half-acre, maybe even on
18 one-acre is not to be tolerated
19 anymore.

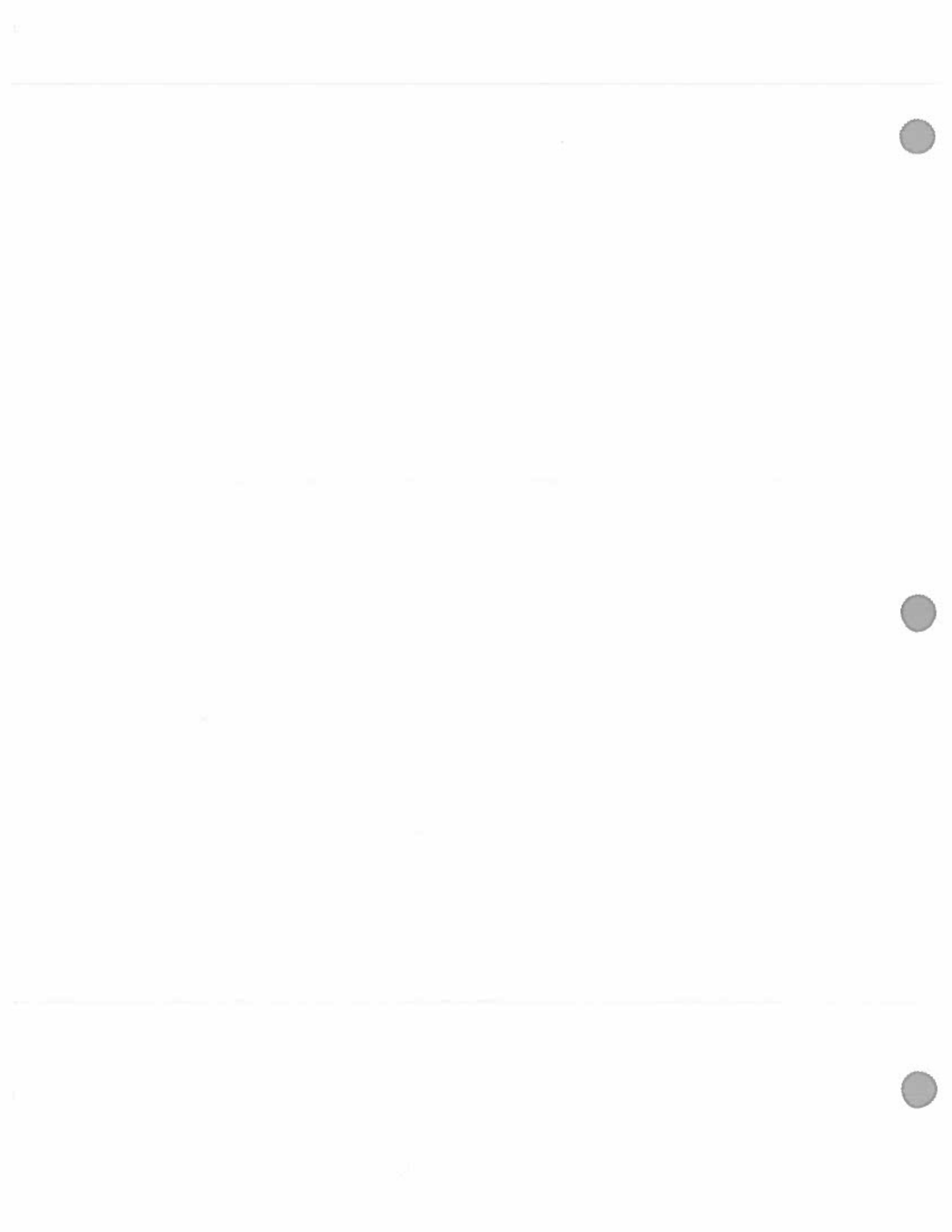
20 MR. SANDERMAN: But that
21 doesn't impact my right to build on
22 property before the Plan was
23 enacted, and that's the property
24 right that we are here trying to
25 reserve. We are trying to offer a



1
2 way out of litigation to the
3 Commission.

4 MR. TRIPP: I understand
5 that. It seems to me that it maybe
6 fair for us to confer what
7 restriction and what levels of
8 pollution you think could be
9 allowed, would mean in terms of how
10 you could develop this property.
11 And also, the cost of providing
12 public water. If all these lots,
13 all these single and separate lots
14 as you call them, were developed
15 with septic systems on the one hand
16 or sewage treatment plants on the
17 other. But let's assume, you can
18 assume a septic system. What will
19 that mean in terms of clean water
20 to the people that would live
21 there?

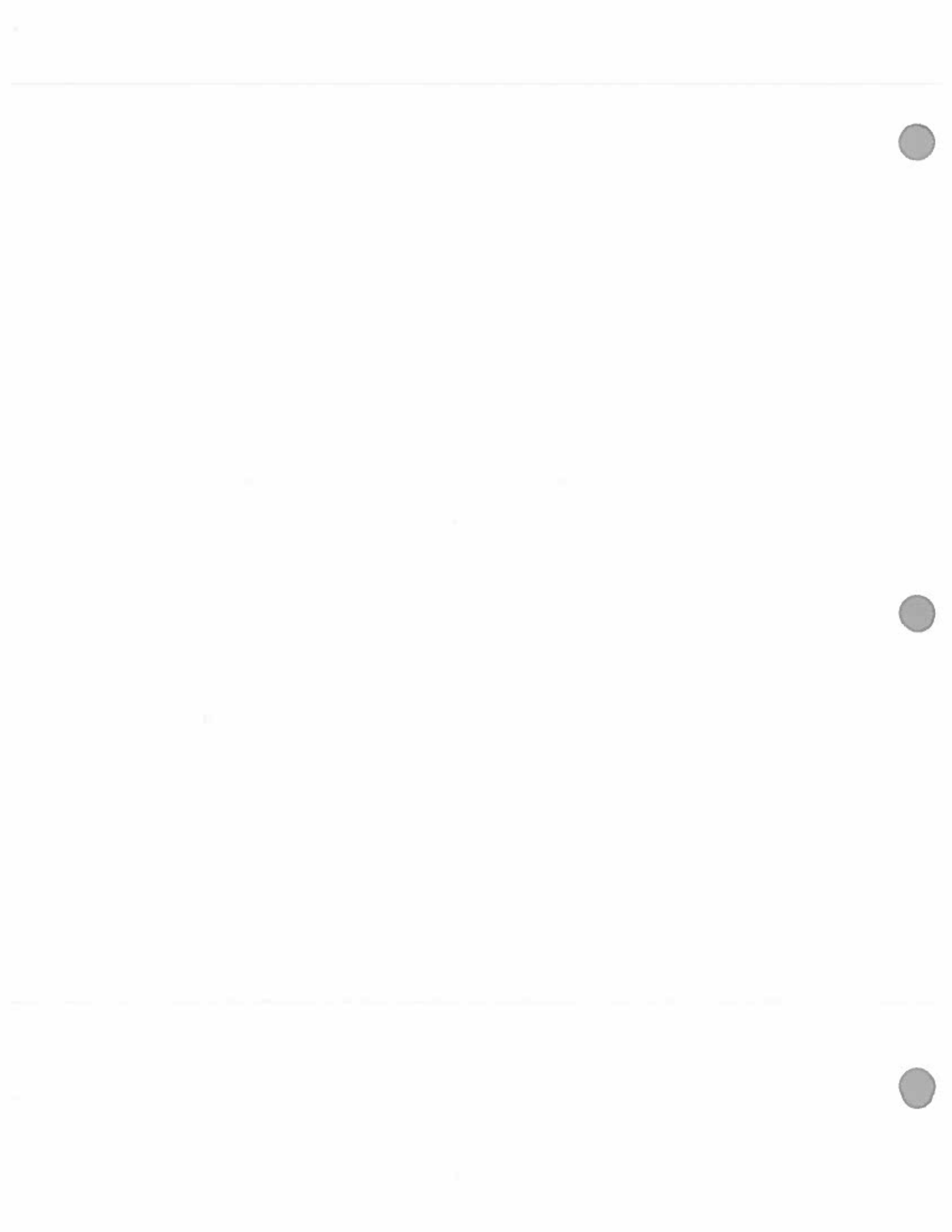
22 MR. SANDERMAN: Let me just
23 make a hypothetical assumption. We
24 will look at the overall parcel
25 including the seven that we are



1
2 awarded full credits. We are 44
3 single and separate half-acre lots,
4 22 acres. I could make an
5 application absent the Pine Barrens
6 Protection Act and the Plan and
7 auditorium and everything that is
8 in place. Tomorrow I would be able
9 to make an application for 22 lots
10 consisting of one-acre each.

11 I would not have to bring
12 public water under Suffolk County
13 Water Authority and Health
14 Department standards. The distance
15 to the nearest water line is
16 miles. Once you exceed a certain
17 distance, even with one-acre lots,
18 you don't have to put it in. So it
19 is, at worst case scenario, this
20 project is a developable project
21 with 22 lots.

22 We have been awarded a total
23 of 10.5 development credits where
24 there is a very weak market, if
25 any. So, that's the worst case



1
2 scenario assuming these assumptions
3 are correct about Health Department
4 yield and Water Authority
5 requirements.

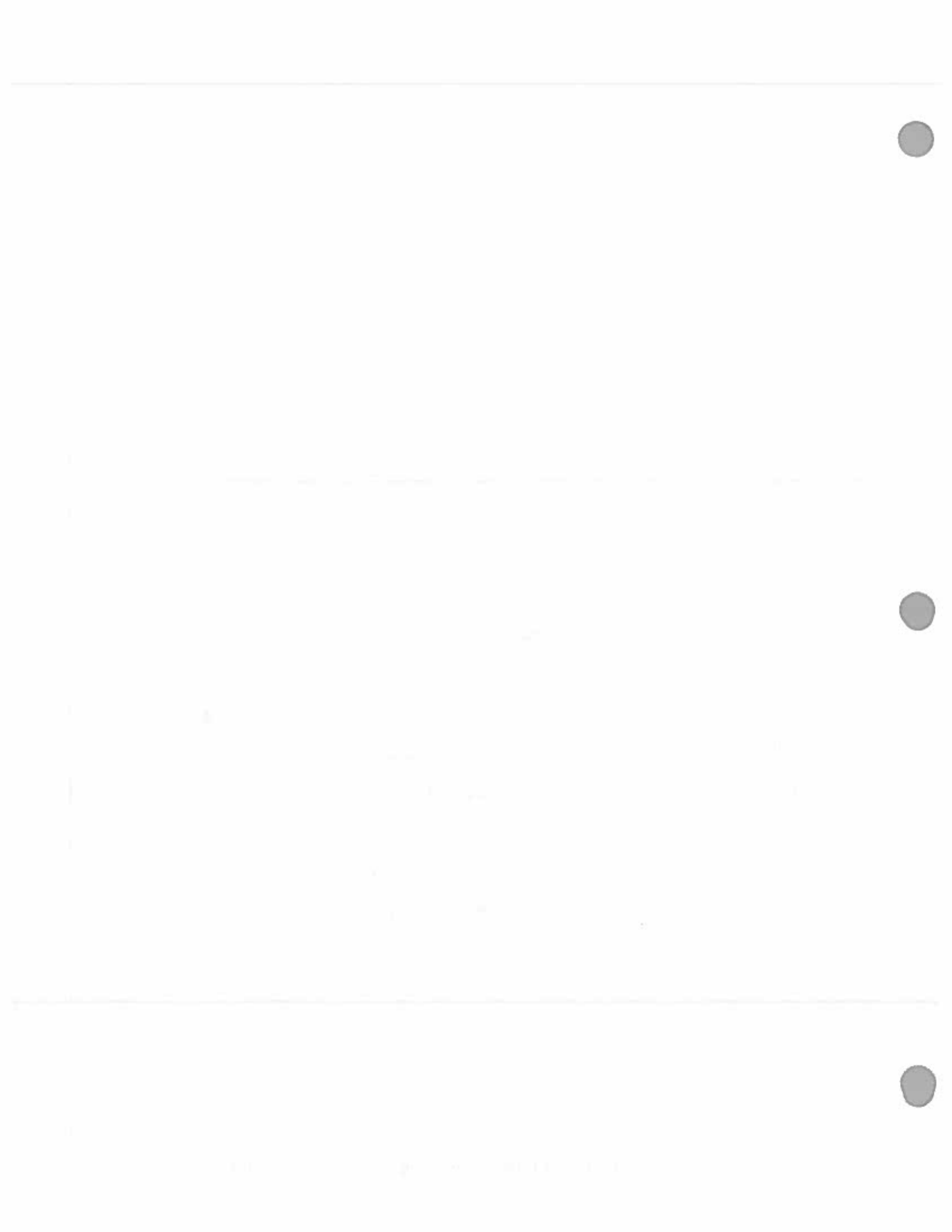
6 MR. TRIPP: There maybe
7 questions or issues that we would
8 want to look at in the next few
9 days, certainly before we make the
10 decision regarding Mr. Woods'
11 letter. Is it clear from what he is
12 saying, what the sales date is?

13 MR. HOPKINS: He listed a
14 number of sales, and it's not clear
15 whether it is all of them or some
16 of them. It's not clear.

17 MR. SANDERMAN: If you have
18 questions I could have Mr. Wood
19 contact you directly and he could
20 discuss it with you.

21 MR. TRIPP: Any other
22 questions?

23 MR. PALLY: Is it possible, I
24 don't know if you want to release
25 it, but is it possible for us to



1
2 get a copy of a tax bill?

3 MR. SANDERMAN: We may have
4 them with us.

5 MR. MEYER: There is 44 of
6 them.

7 MR. PALLY: I would like to
8 have a copy of the tax bill and
9 have the appraisals done.

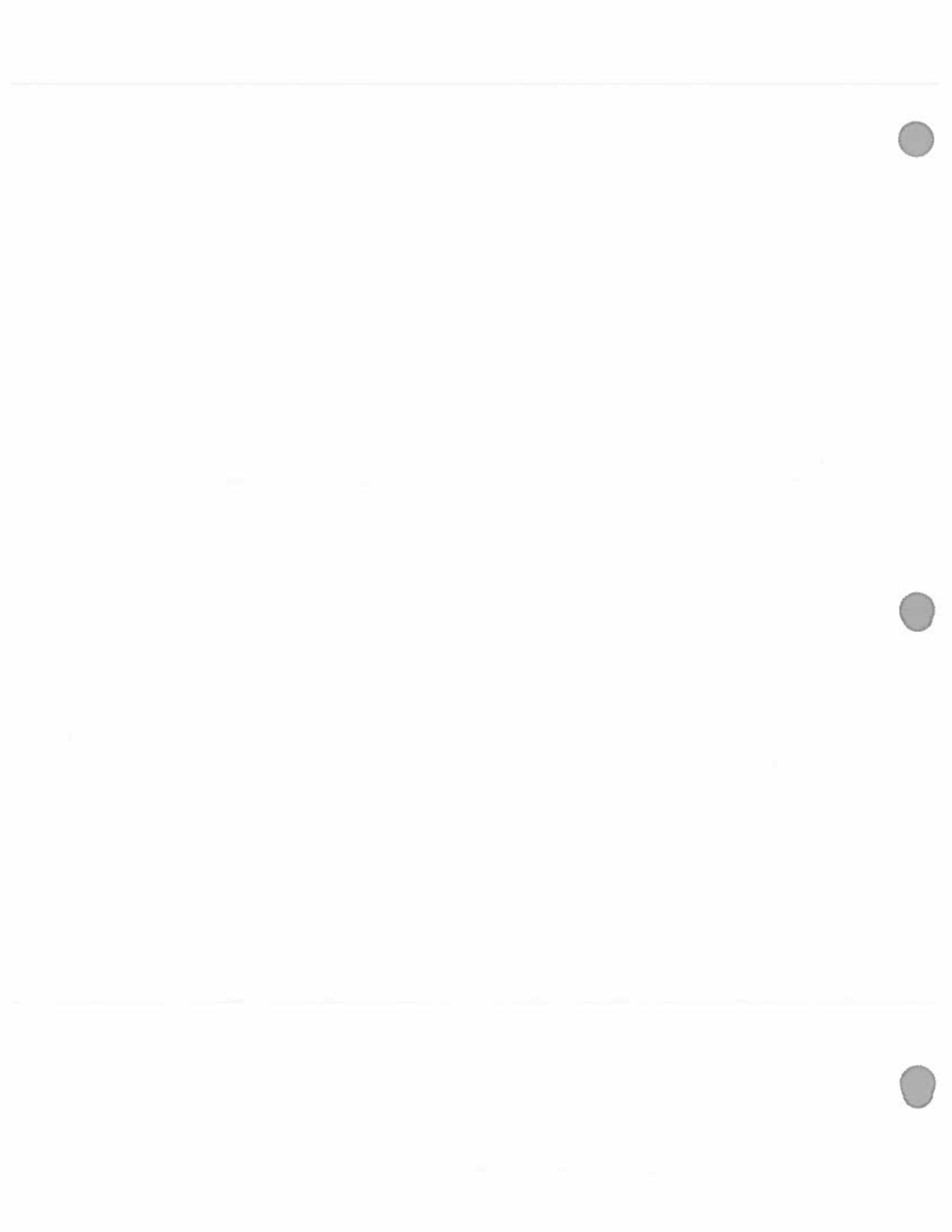
10 MR. SANDERMAN: Sure. I could
11 send them to you.

12 MR. TRIPP: You said there
13 are 44 of them. Why don't we have
14 the 44 tax bills deemed marked
15 Exhibit 5.

16 MR. SANDERMAN: I don't know
17 if we have all 44 here, but they
18 are all fairly representative and
19 they are all within a few dollars
20 of each other.

21 MR. TRIPP: Other than that,
22 Jim.

23 MR. RIGANO: I just had one
24 or two questions. This might be
25 more staff or Mr. Sanderman. Was a



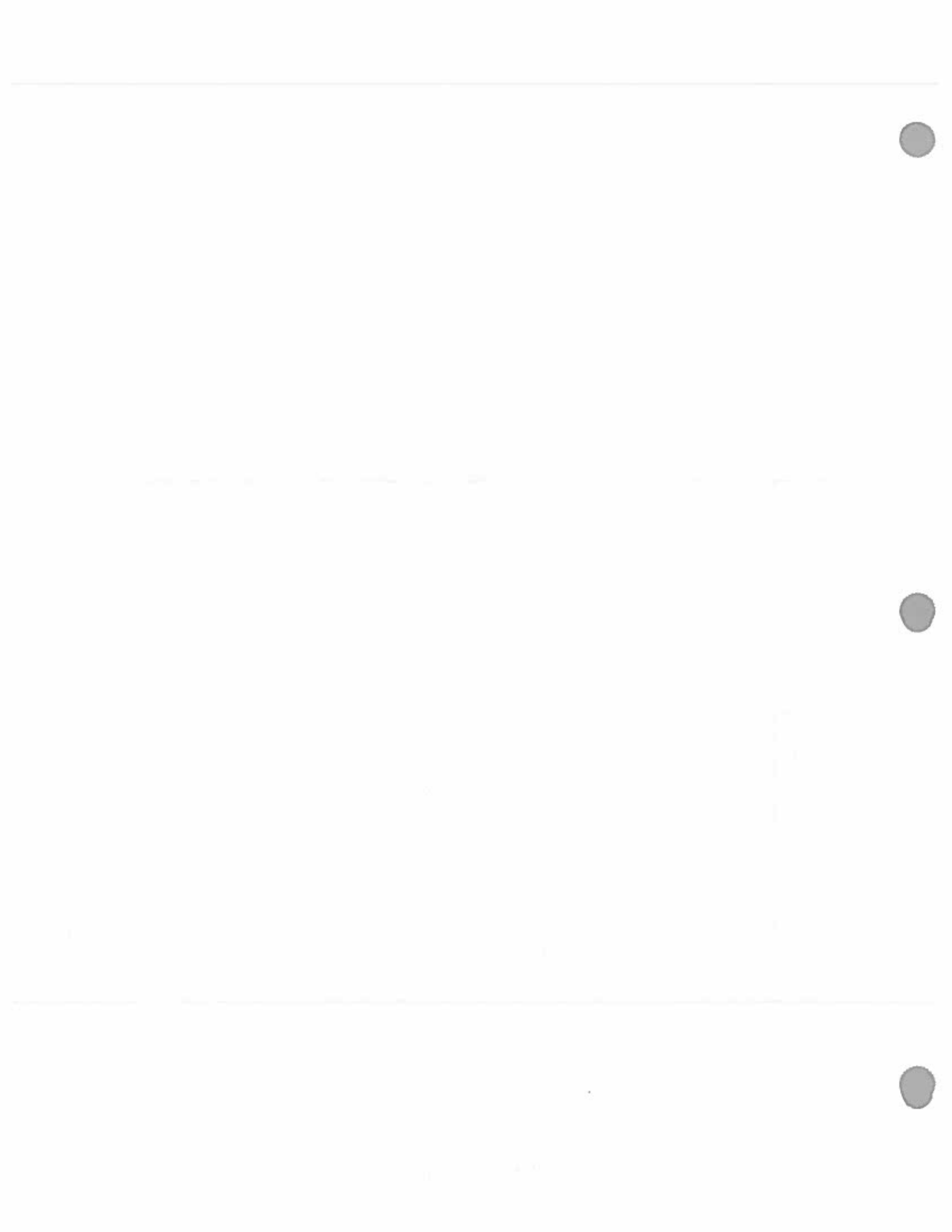
total number of credits allocated to the 22 acres in total 10.7 credits?

MR. SANDERMAN: Correct. It was seven credits that were awarded to seven lots that front on, again, I don't know what it's called here, Concourse, the improved road.

MR. SANDERMAN: There were 3.7 credits awarded to the 37 remaining lots.

MR. RIGANO: What is the relationship of the three parties, 60 Patent, Bernard Meyer and Terence?

MR. MEYER: Basically, it was broken up that way for purposes of checkerboarding it back when the original rezoning was done back in approximately '74. These properties were purchased by Expressway 60, probably in mid 1960. I was in grammar school at that time. It was really an investment by my father

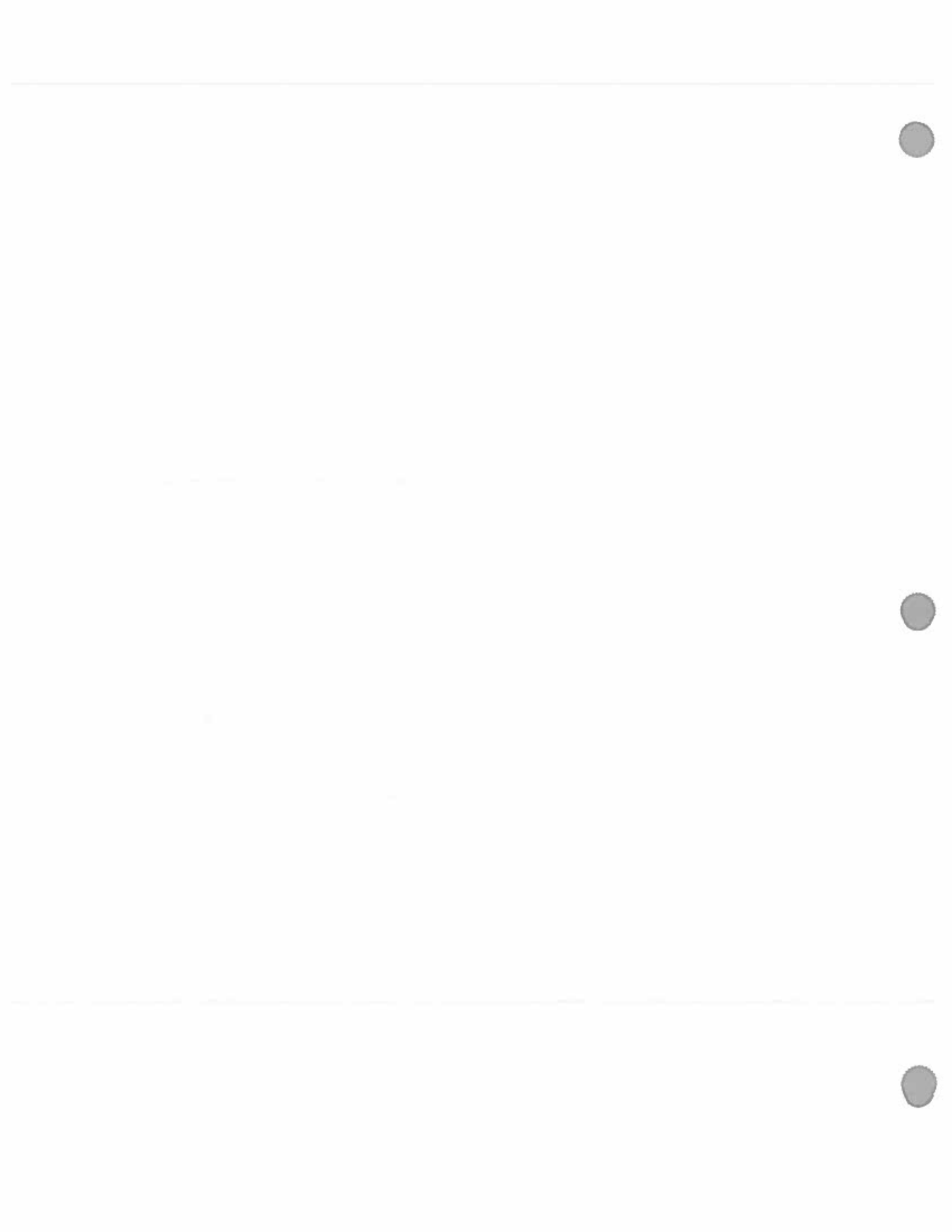


1
2 actually with other people with
3 purposes of putting me through
4 college and hoped law school.

5 In terms of investments, this
6 was probably one of the worst
7 investments that had been made and
8 I managed to get through law
9 school.

10 Also, a number of parcels the
11 County now owns were originally
12 owned by partnerships that my
13 father was a partner of. And the
14 County has bought up a good portion
15 of them and left this one as an
16 isolated piece.

17 It's been a long time going
18 through this whole process and we
19 want out. I mean, there was some
20 comments before, quite frankly by
21 Mr. Tripp earlier before this
22 hearing started, about trying to
23 generate some confidence in this
24 program. And I sit here and I
25 can't say that it's generated a



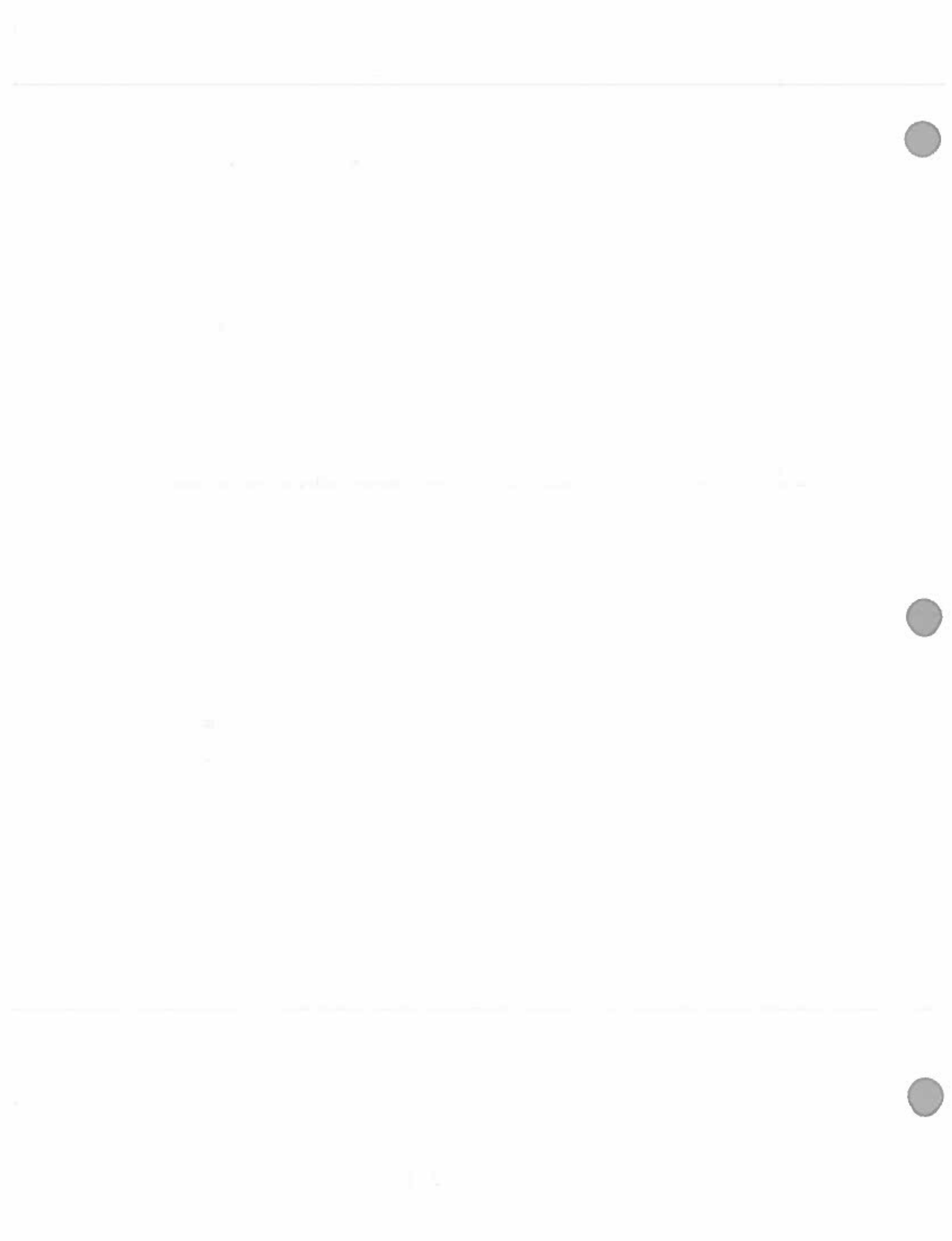
1 whole lot of confidence by me in
2 the program considering the way
3 it's coming down.
4

5 Mr. Pally is going to have a
6 nice thing by the LIA on getting
7 out information to the people and
8 how it's going to be used. They
9 could call me and ask me how it is
10 going to be used. This is absurd
11 and enough is enough. Thirty years
12 of grief as Mr. Sanderman said.

13 I have learned a long time
14 ago that a lawyer who represents
15 himself is a fool for a client, so
16 I am trying to let Mr. Sanderman
17 handle most of it. We are trying to
18 offer alternatives to get out.

19 If the County owns or wants
20 the land, they could have bought it
21 when they bought the other parcels.
22 They boxed us in and now they want
23 to bog us down with 64 technicals.

24 I am all for saving water,
25 but I shouldn't have the cost

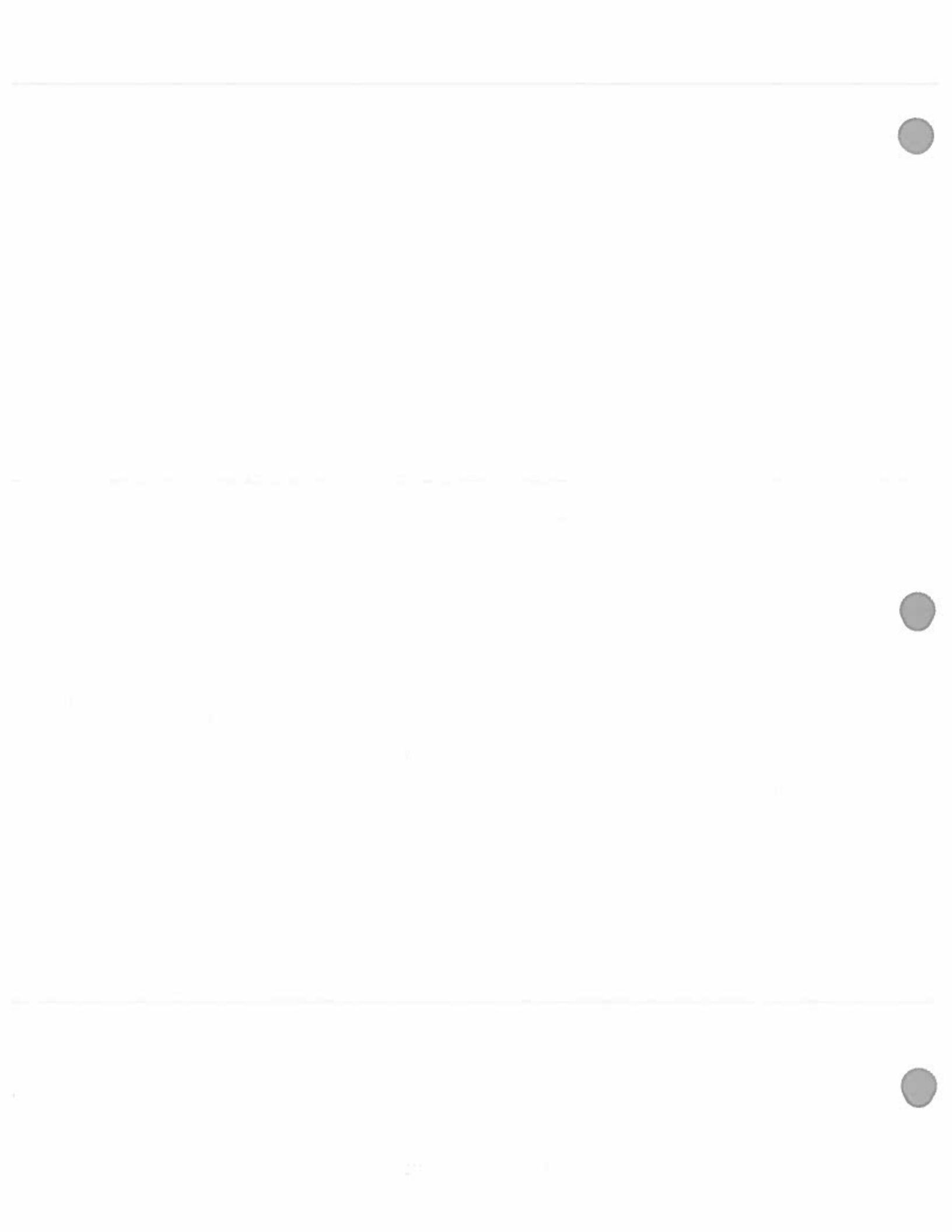


1
2 imposed on us as a land owner
3 because of that. If you want the
4 property buy the property. Let us
5 sell it on the open market. We pay
6 a ton of taxes on this and it just
7 goes on and on.

8 Although I am a lawyer, I
9 prefer to avoid litigation process
10 and have it done. I'm sorry for the
11 extended answer.

12 MR. TRIPP: I think we
13 understand your point.

14 MR. SANDERMAN: There is a
15 little more than history to this
16 than meets the eye. The parcels
17 surrounding as part of the
18 Expressway Patent, they were owned
19 by the same groups and partners.
20 And when they were upzoned from B1
21 to A2 in 1974 they commenced an
22 action in the State Supreme Court
23 to challenge the upzoning. And
24 that went up on appeal and they
25 ultimately lost it.



1
2 Then they sold out to the
3 County and the values when they
4 sold to the County was based on the
5 two-acre zoning.

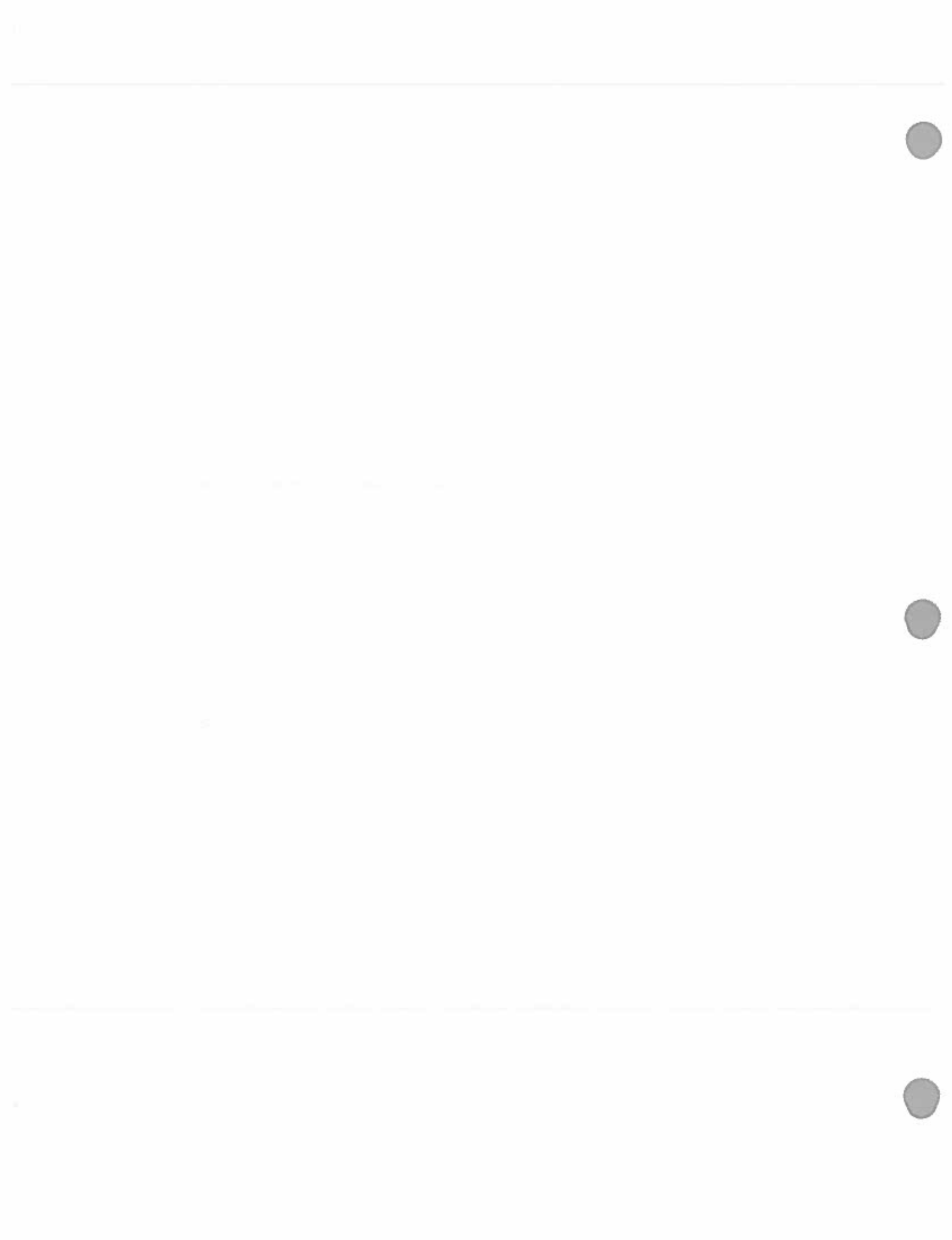
6 MR. TRIPP: When did that
7 take place?

8 MR. SANDERMAN: The lawsuit
9 was commenced in '74. I know the
10 decision came down finally in '76,
11 I don't know when the sale to the
12 County took place.

13 MR. MEYER: The County
14 actually acquired most of the other
15 parcels probably within the last
16 five or six years.

17 MR. TRIPP: The parcels from
18 you are adjacent properties.

19 MR. MEYER: Expressway 60 is
20 really the owner of the property.
21 That's why I ended up with one of
22 the parcels because it was one odd
23 parcel. Since my father is pretty
24 much retired I am left to fend for
25 the property.



1
2 MR. SANDERMAN: I think the
3 reasons these parcels were left
4 when the County did do the
5 acquisition was because they were
6 checkerboarded and they didn't want
7 to take the costs.

8 MR. RIGANO: Expressway 60
9 Patent is a corporation?

10 MR. MEYER: It's a
11 partnership.

12 MR. RIGANO: So that owns
13 some of the parcels and other
14 parcels are owned by Bernard Meyer
15 and Terence?

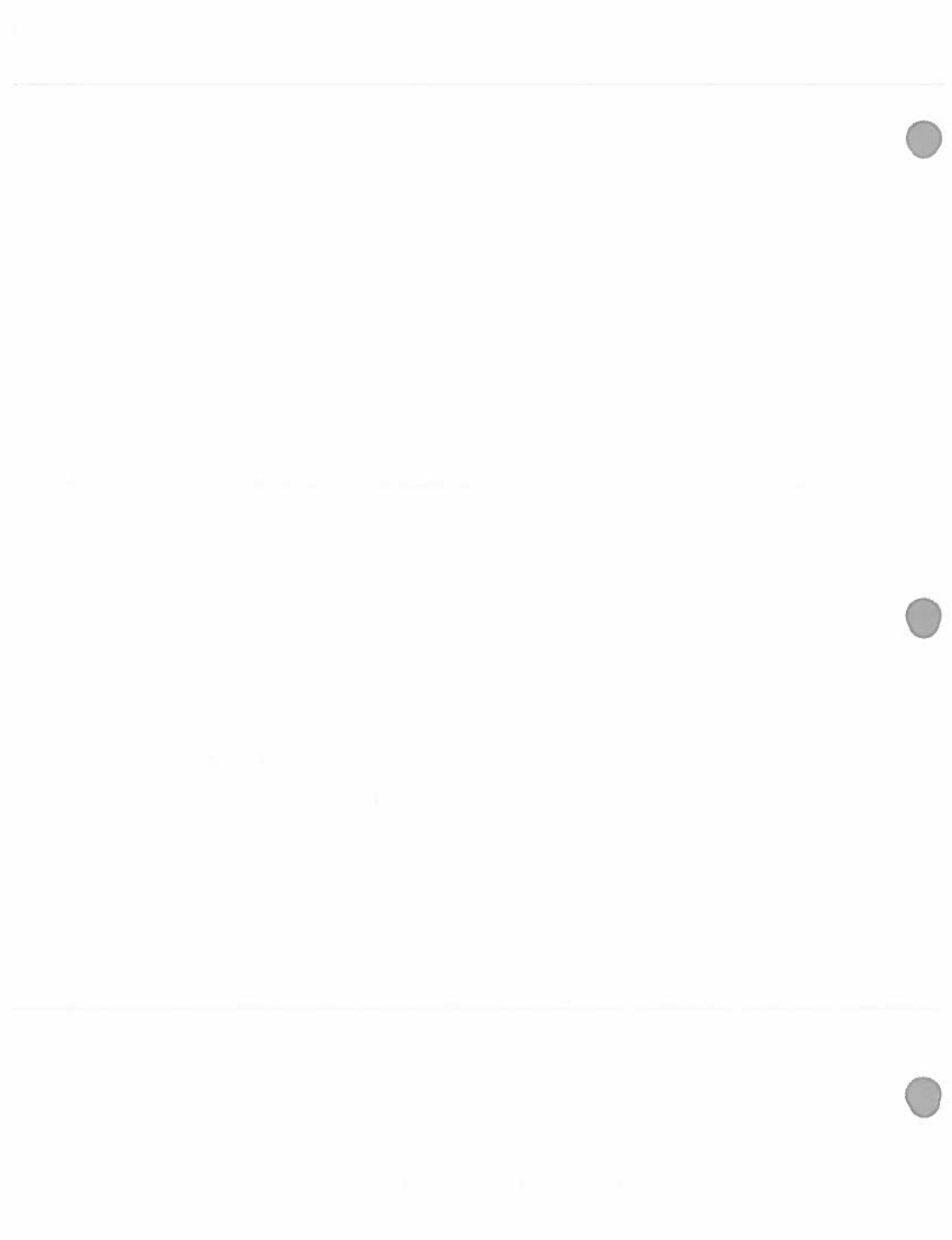
16 MR. MEYER: I own one parcel.
17 It was perfectly checkerboarded.

18 MR. RIGANO: Who are Bernard
19 Meyer and Terence Meyer?

20 MR. MEYER: I am not a
21 partner in Expressway 60.

22 MR. RIGANO: Is the other
23 individual?

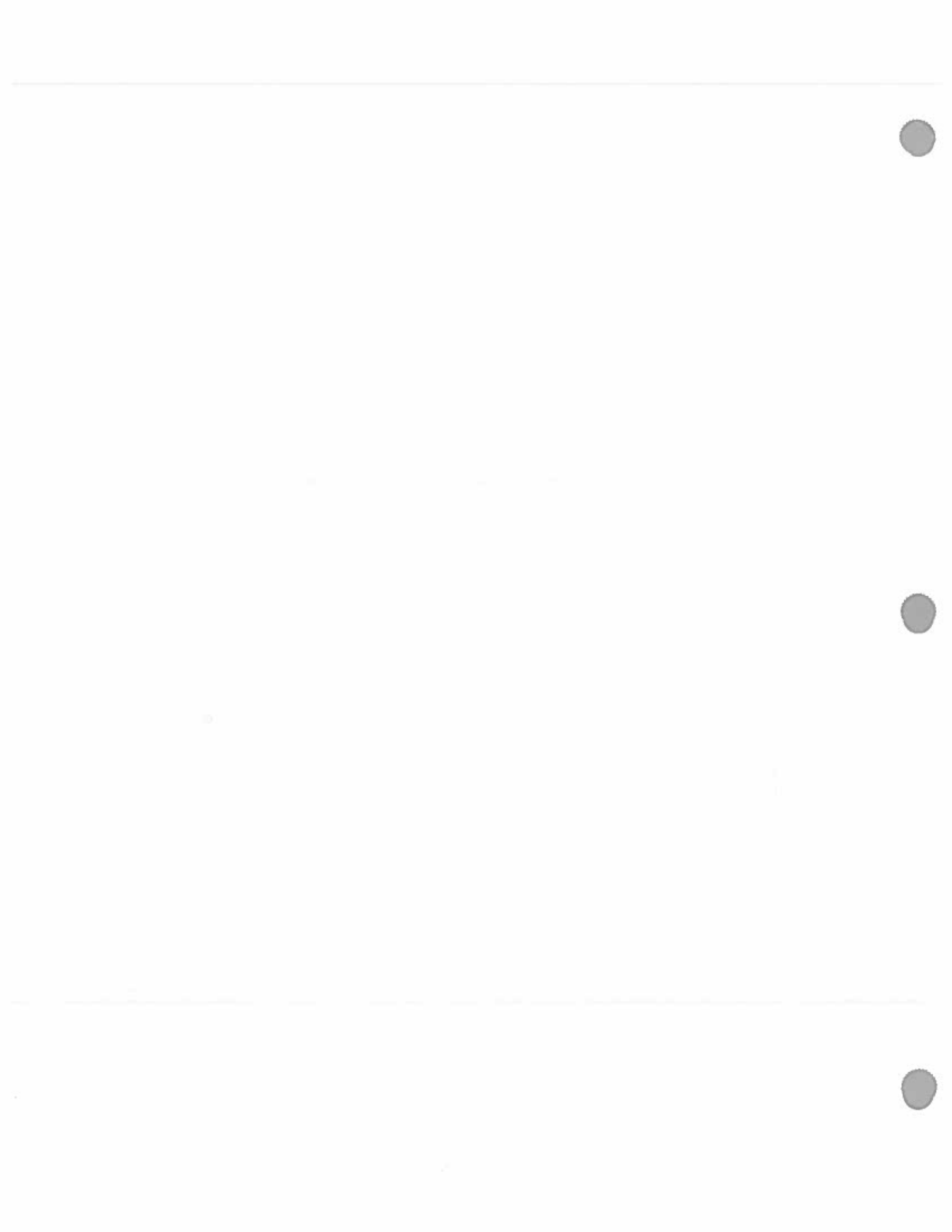
24 MR. MEYER: There are a
25 number of other individuals that



1
2 are partners in that Expressway 60,
3 most of whom quite frankly have
4 deceased during the tendency of
5 Expressway 60. And I generally
6 deal with the estates or children
7 of the deceased members of the
8 partnership who all have basically
9 the same opinion as mine, that they
10 would like to see the property
11 sold, done with or otherwise. And
12 if it's in the best interest for
13 the people of the County and it
14 could go to the County, so be it.

15 MR. RIGANO: Did any of the
16 parties that hold title to any of
17 these parcels obtain title since
18 say 1992?

19 MR. MEYER: No. This has
20 been checkerboarded probably in
21 '72 or '73 before the upzoning
22 occurred. It was actually sold
23 during the 1980's to another group
24 who when they took title also
25 checkerboarded it. And then we



1
2 ended up taking back a deed in lieu
3 of foreclosure which was also
4 checkerboarded. And that's how
5 title ended up as Expressway 60,
6 Bernard Meyer and Terence Meyer.

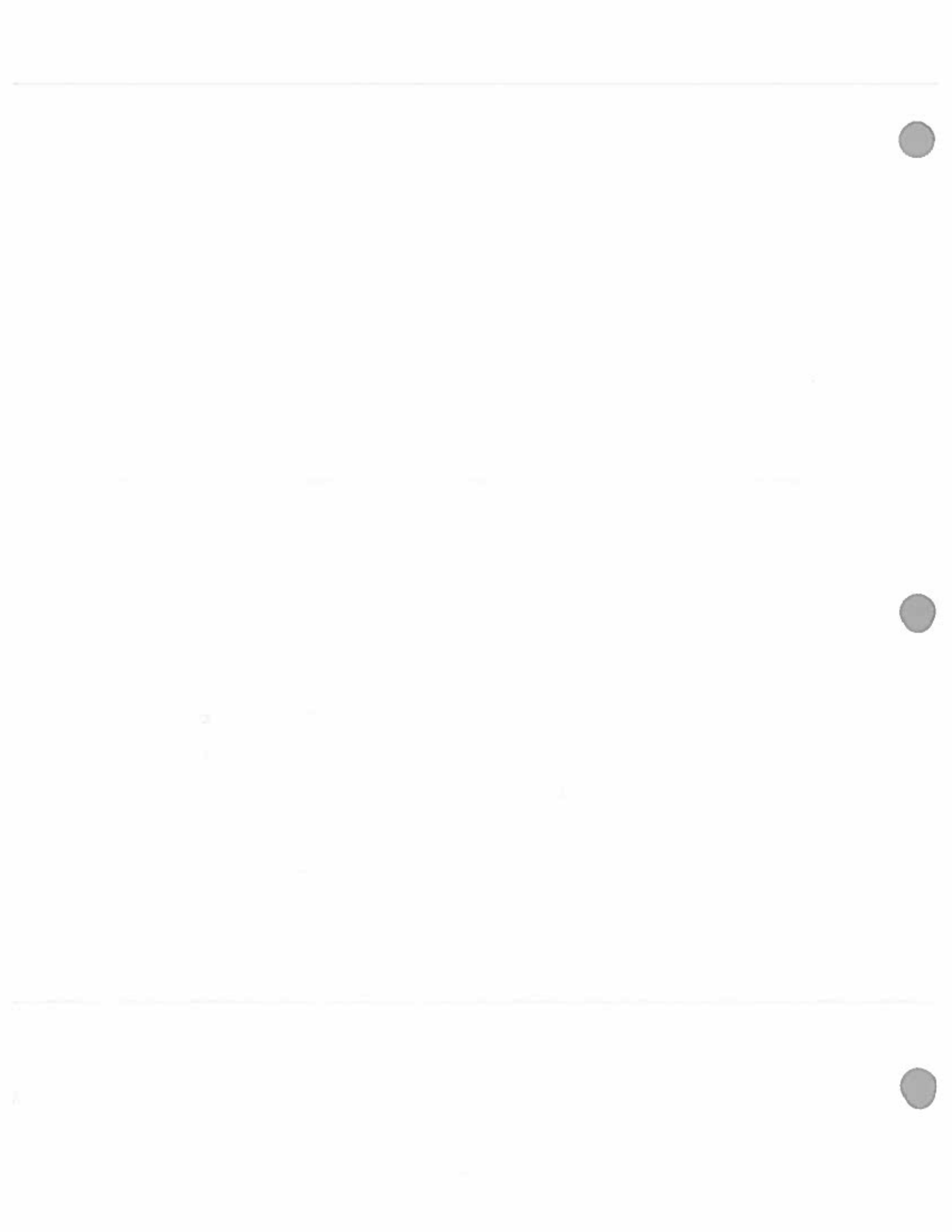
7 MR. SANDERMAN: We would be
8 more than willing to sit down with
9 the Clearinghouse to discuss this.

10 MR. TRIPP: We are not in the
11 acquisition business. You can
12 discuss it with us and --

13 MR. SANDERMAN: Who is in the
14 acquisition business?

15 MR. TRIPP: The County and
16 the State are in the acquisition
17 business. But we can all talk about
18 that.

19 Barbara, I just have one
20 other question in light of this.
21 That is, if we were going to grant
22 the petition in whole or in part,
23 that in affect would be increasing
24 the allocation of credits in the
25 Town of Brookhaven. Conceivably, if

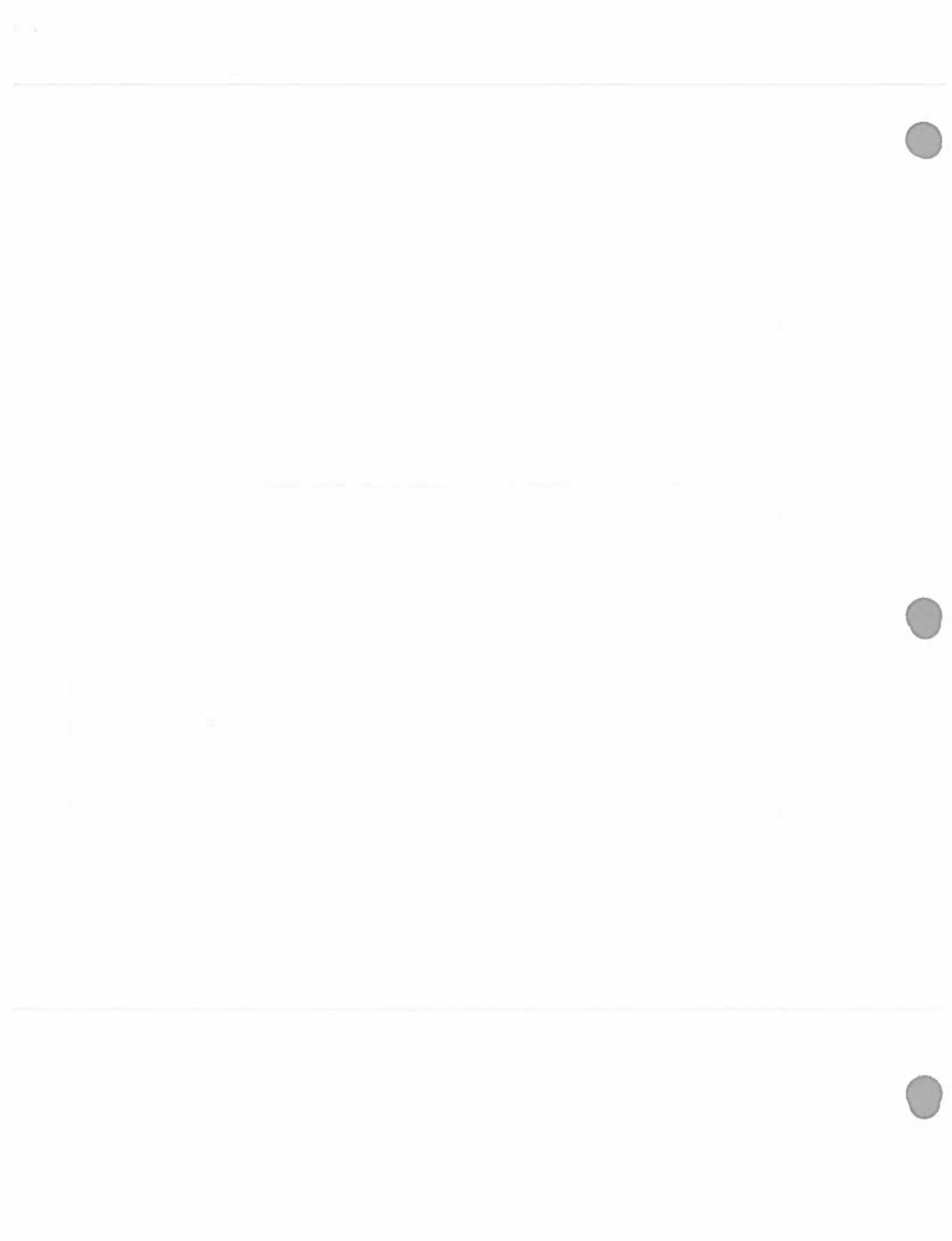


1
2 we did it for this applicant, other
3 applicants would be forthcoming and
4 making similar arguments. What
5 would that mean in terms of
6 increasing the allocation of the
7 credits?

8 MS. WIPLUSH: We would have
9 to know how many potential single
10 and separate allocations.

11 MR. TRIPP: Brookhaven should
12 have an answer to it. What would
13 that mean in the increase of
14 allocation of credits, what will it
15 mean in terms of Brookhaven's
16 compliance with the two ratios, the
17 value and all those kind of
18 things? You know, I think
19 Brookhaven has to be aware of the
20 ramifications of whatever we do.

21 My suggestion would be since
22 we are going to make a final
23 decision on March 26th, anything
24 further in writing from you or from
25 staff or if Brookhaven, should be



1
2 available to us at least a week in
3 advance, say by the 29th -- by the
4 19th. Sooner if possible. Could
5 you get anything further to us by
6 Friday the 15th?

7 MR. SANDERMAN: The
8 information that we would have to
9 submit would be the tax bills which
10 we considered labeled Exhibit 5.

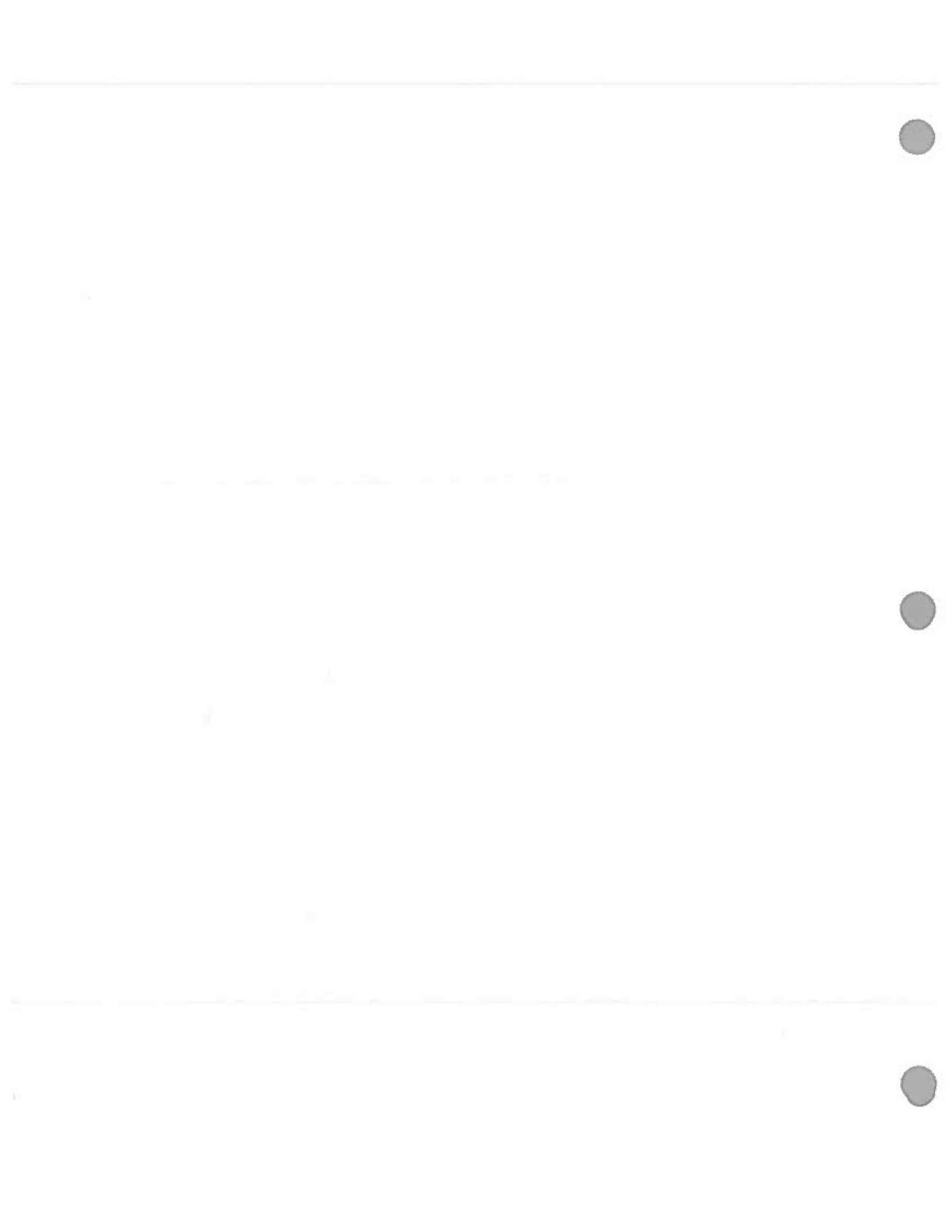
11 MR. TRIPP: Do you want to
12 prepare anything further in
13 writing. Why don't we do it by the
14 15th?

15 MR. SANDERMAN: Is there
16 anyway I could go a little later on
17 that?

18 MR. TRIPP: Let's go back to
19 the 19th.

20 MR. SANDERMAN: That would be
21 fine.

22 MR. TRIPP: I think what we
23 will do is in the meantime, one way
24 or another, think about it. You
25 know, we will get back in touch



1
2 with you.

3 Anything further?

4 Thank you all very much.

5 MR. CORWIN: Are you leaving
6 the record open or are you closing
7 the hearing?

8 MR. TRIPP: The hearing is
9 done for today. The record of the
10 hearing will be opened until we
11 make a decision on it.

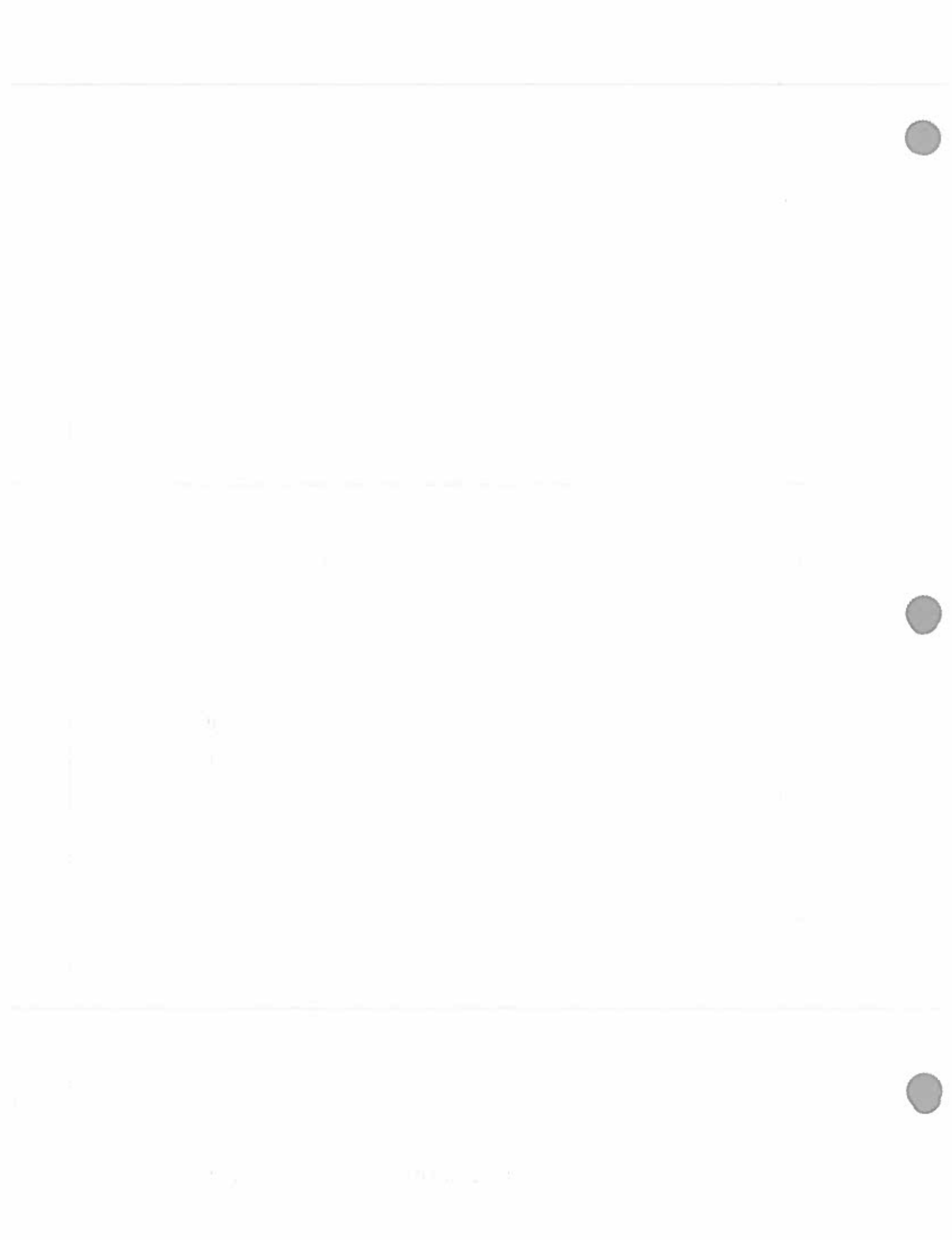
12 MR. OLSEN: Are you going to
13 open the hearing for public
14 comment?

15 MR. TRIPP: Yes.

16 MR. OLSEN: MR. OLSEN: MR.
17 OLSEN: MR. OLSEN: MR. OLSEN: I
18 think you should.

19 MR. TRIPP: Would anyone like
20 to comment?

21 MR. OLSEN: MR. OLSEN: MR.
22 OLSEN: MR. OLSEN: MR. OLSEN:
23 Yes, my name is Walter Olson I am
24 the president of Civil Property
25 Rights Association and this

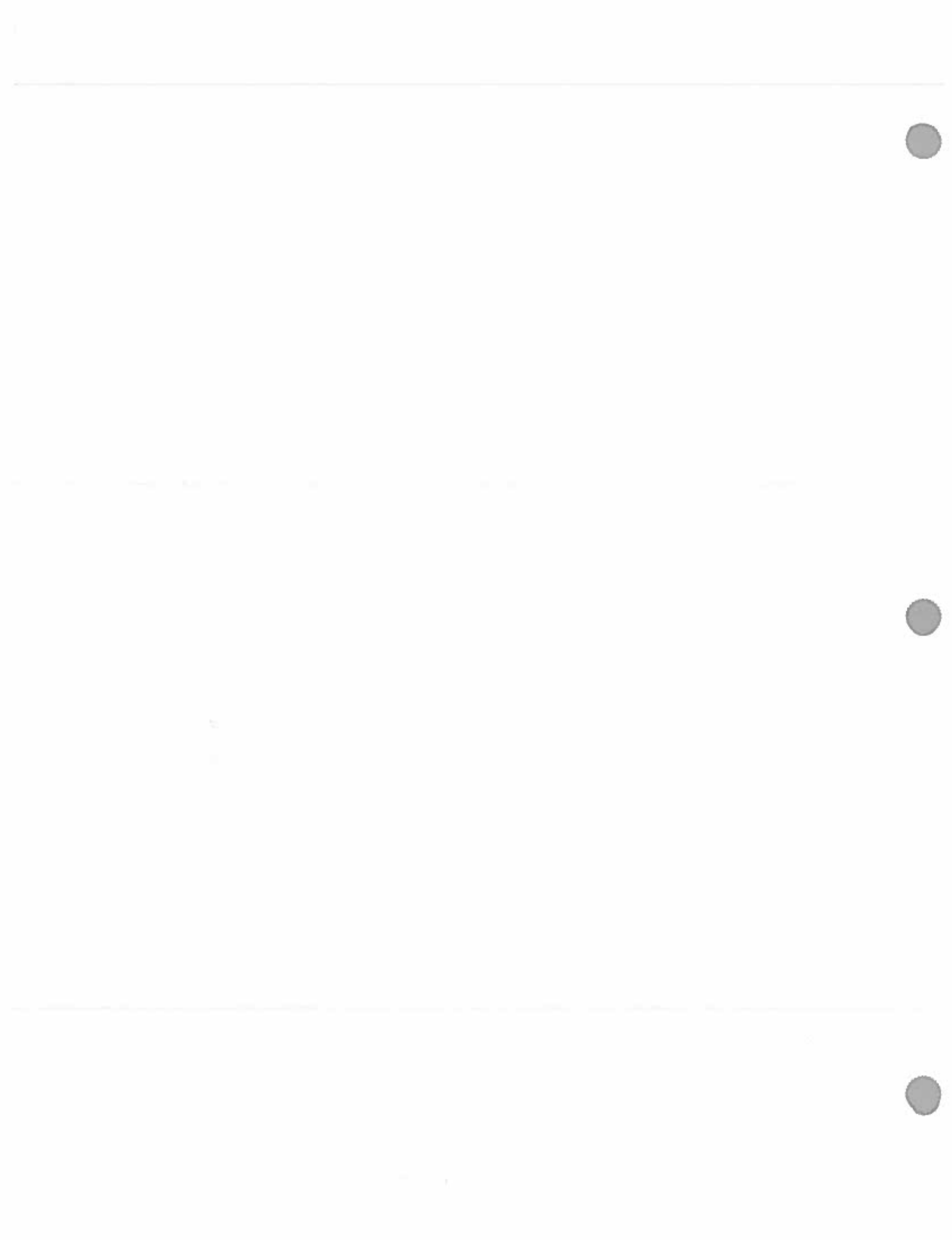


1
2 hearing is of utmost
3 importance to me.

4 The issue that Mr. Sanderman
5 raises here is extremely important
6 to our membership, not only to our
7 membership but every property owner
8 in the Core. The Letter of
9 Interpretation that was issued to
10 Mr. Sanderman's client I think was
11 a display of extremely bad faith.

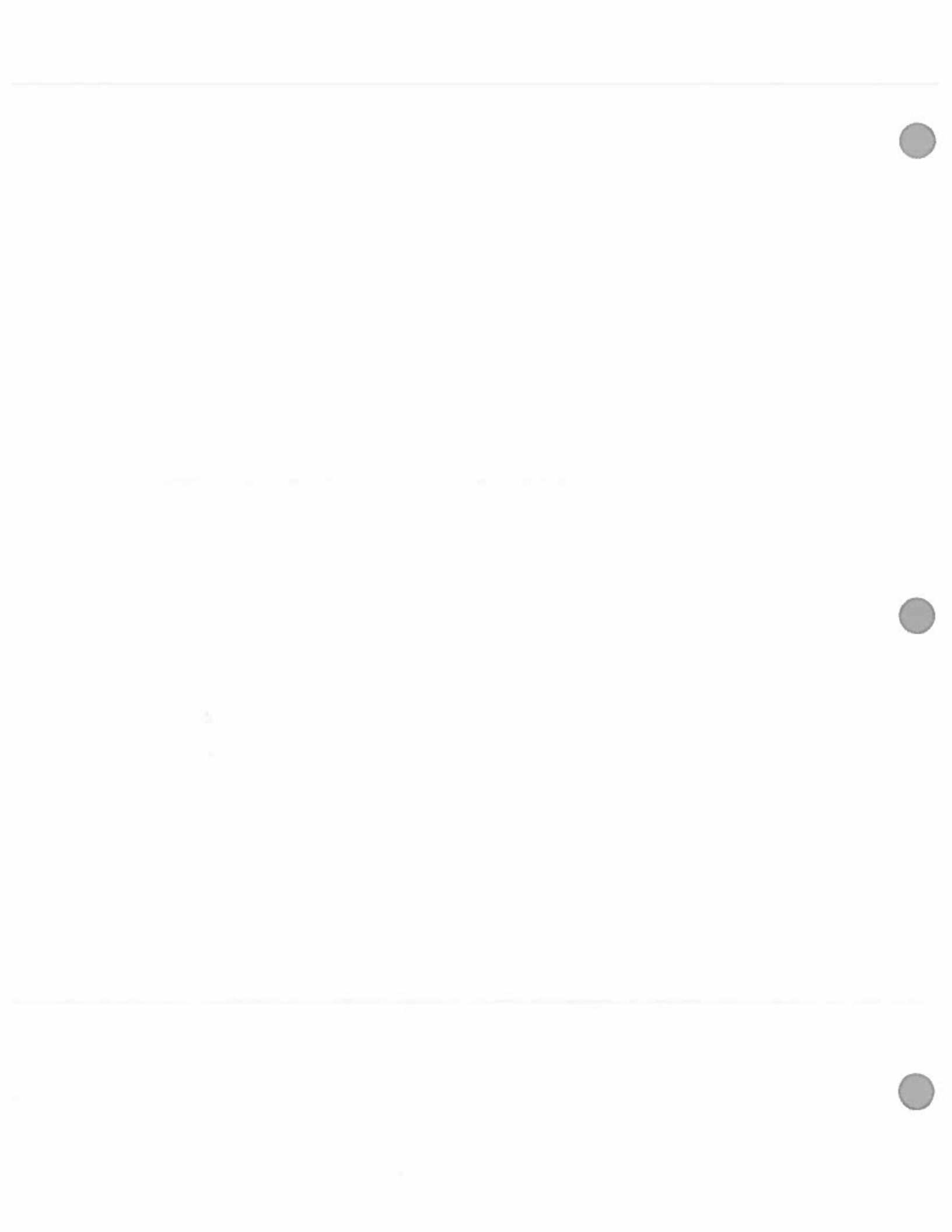
12 As he explained, the
13 intention of the Act and in the
14 Plan it was described that there
15 should be a bonus or incentive
16 offered to the property owner to
17 participate in this TDR program.
18 If you want the program to work,
19 you have to be offering these
20 people something for their
21 property.

22 In this particular case Mr.
23 Sanderman and his client have said
24 that they believe in what you are
25 doing as far as preservation of



1
2 ground water and they are
3 surrounded by County property.
4 They do have an alternative of
5 development on the property, but
6 they are offering you the idea that
7 they will participate in the TDR
8 Program.

9 But the stumbling block is
10 clearly the allocation of credits.
11 At the very least I don't know what
12 the allocation of credits should be
13 on that parcel. But, as a gut
14 feeling from my involvement in the
15 Plan from the start, and I have
16 probably been at more meetings on
17 this than anybody in this room
18 other than maybe Mr. Corwin because
19 he has been virtually at everything
20 I have been at, but my gut feeling
21 as far as the allocation of credits
22 is that these Letters of
23 Interpretation should reflect at
24 least the amounts of development
25 that would have been allowed at the

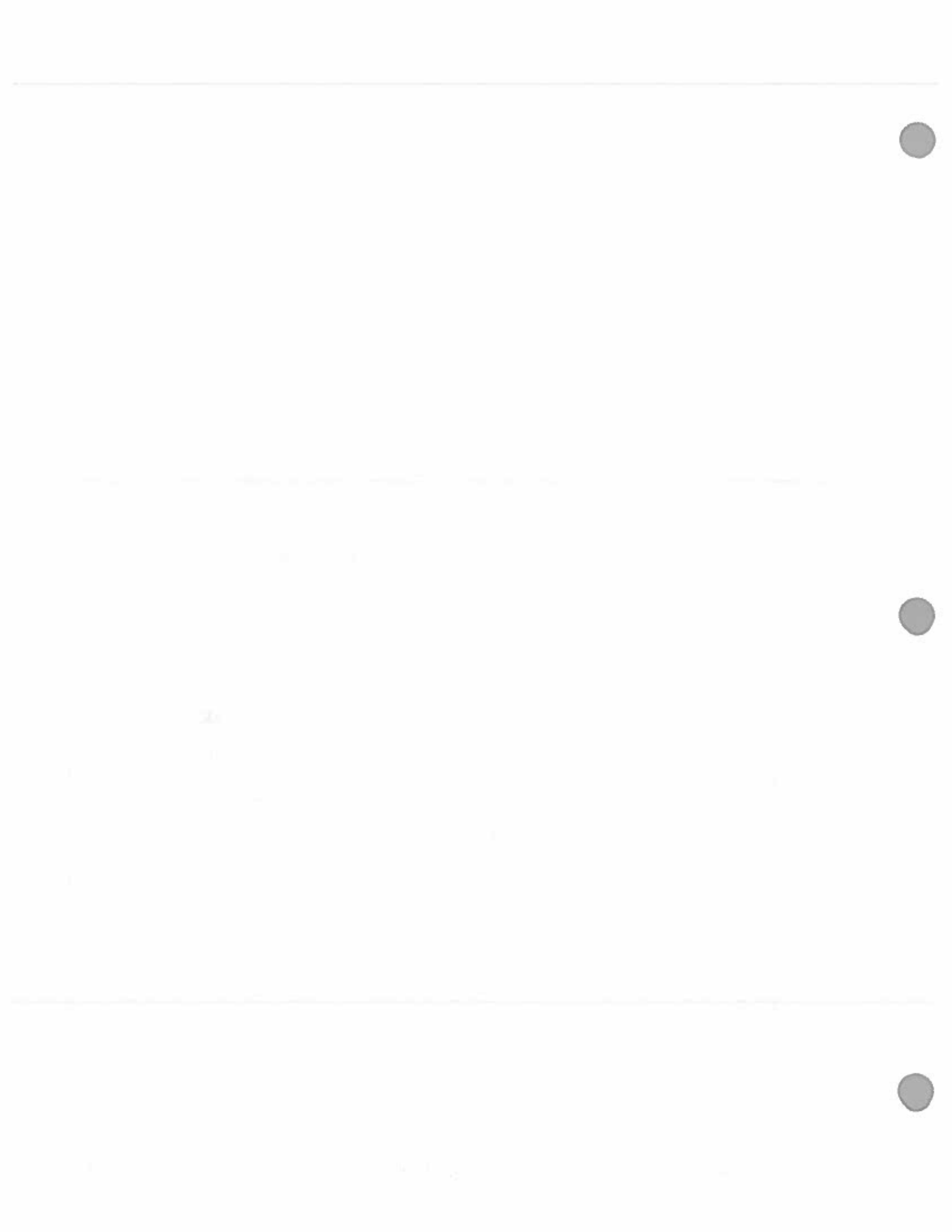


1
2 time of the inception of the Plan
3 with no upzone or downzone.

4 I think that would also
5 include any changes to Health
6 Department regulations. That will
7 be my interpretation of it. I think
8 that if the TDR Bank or
9 Clearinghouse continues to issue
10 Letters of Interpretation, not
11 taking that all into account, they
12 are just headed for failure, they
13 are headed for absolute failure.

14 What I would recommend in
15 this particular case is that you
16 review it carefully and that you
17 steeply increase the number of
18 credits allocated to this property.
19 I will be watching it closely to
20 see how this is handled and how
21 others of single and separate
22 nature are handled. It is an
23 extremely important issue.

24 I think you have to stop
25 kicking it under the table and you



1
2 have to look at it or you are not
3 going to have anybody using this
4 TDR Clearinghouse as an
5 alternative. And that is what it
6 was intended for to prevent the
7 development.

8 Thank you.

9 MR. TRIPP: Anyone else?

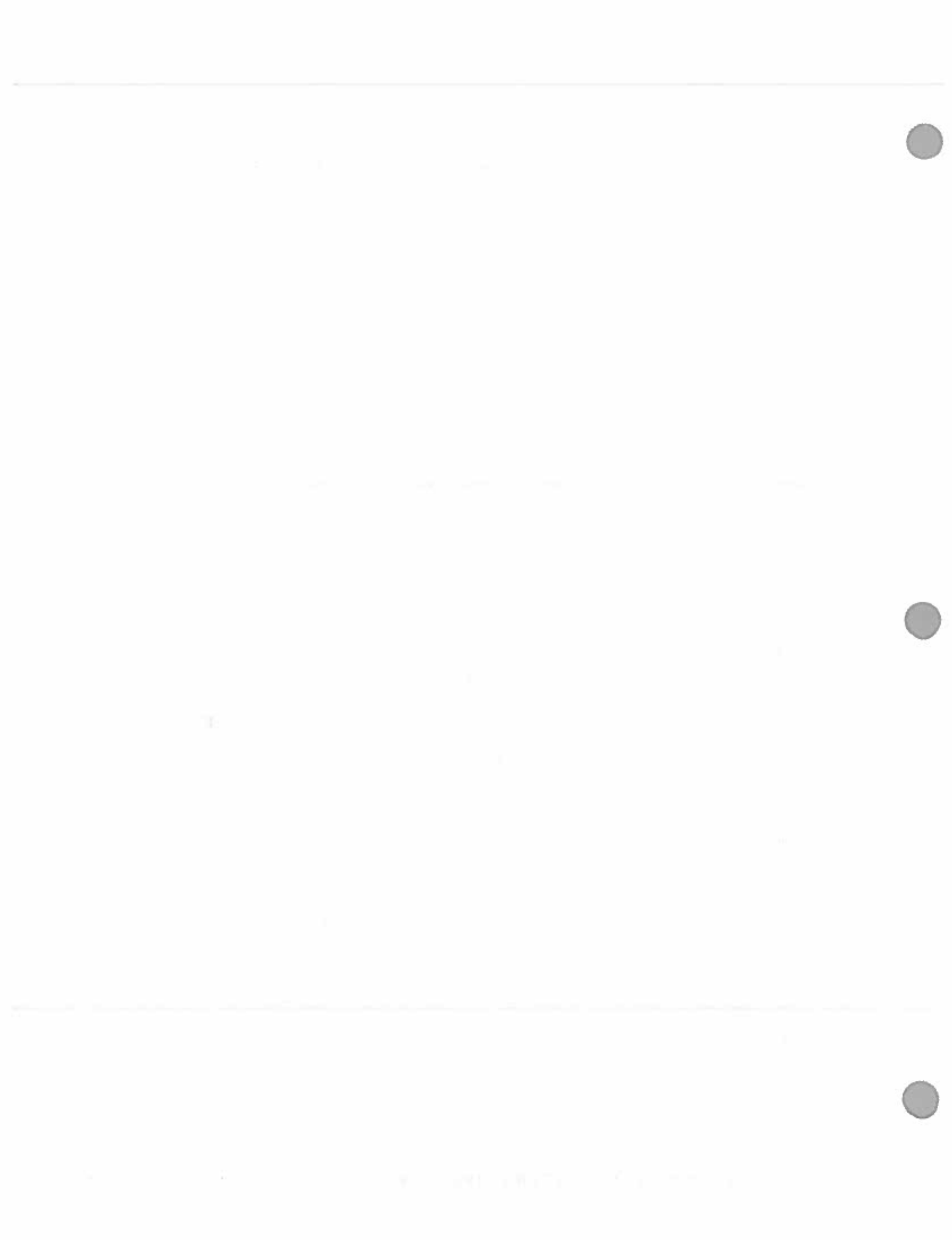
10 Okay. For purpose of today --

11 MS. ROTH: Mr. Trip, excuse
12 me. I think if you are going to
13 keep the hearing open you have to
14 set a day for the hearing to
15 continue.

16 MR. TRIPP: The hearing will
17 continue on March 26th.

18 MS. PLUNKETT: You have to
19 make a decision on that date.

20 MR. TRIPP: Four o'clock in
21 the afternoon. Could we meet at
22 three o'clock in the afternoon on
23 the 26th? Okay, let's meet at
24 three o'clock on the 26th. Why
25 don't we put this on the agenda for



1
2 don't we put this on the agenda for
3 3:30 in the afternoon.

4 MR. MILAZZO: Keep the record
5 open to the 15th so that anyone who
6 wants to make comments.

7 MS. ROTH: He is continuing
8 the hearing.

9 MS. WIPLUSH: Could I just
10 ask a question. If I understand
11 this correctly, in order to have a
12 decision by the Clearinghouse you
13 are going to have to go to the Town
14 and get that determination.

15 MR. SANDERMAN: They left
16 that open.

17 MR. PALLY: That means if you
18 do it for one you have to do it for
19 everyone or you don't do it for
20 anybody.

21 MR. TRIPP: Okay. Anyone else
22 here who wants to submit anything
23 in writing, do so. Thank you very
24 much.

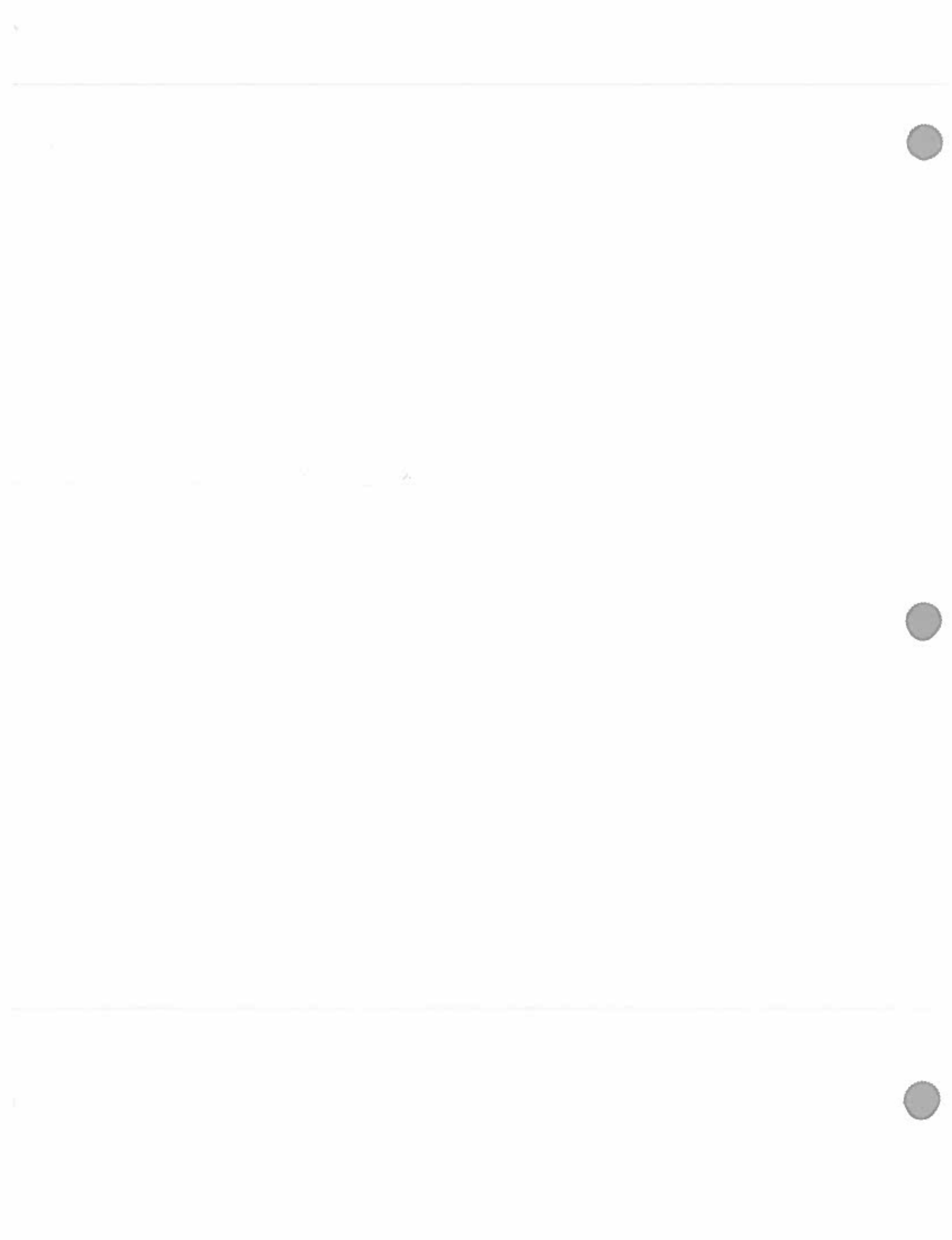
25 (Time noted: 4:35 p.m.)

I N D E X

E X H I B I T S

EXHIBIT	DESCRIPTION	PAGE
1	Petition	20
2	Tax map	20
3	Staff Report	21
4	Letter dated 2/27/96	21

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CERTIFICATION

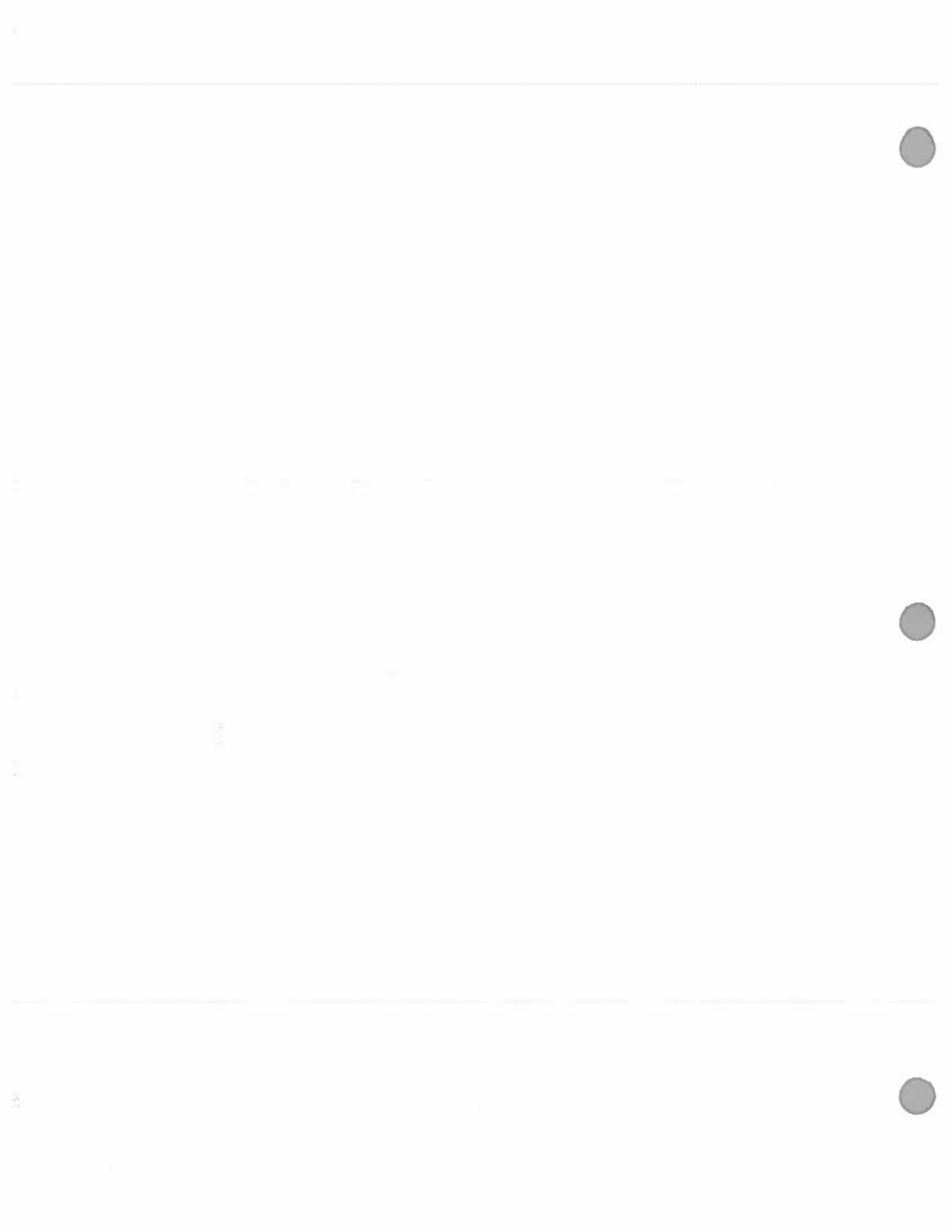
I, KRISTINA SINGROSSI, a Notary Public in and
for the State of New York, do hereby certify that:

THAT the within transcript is a true record
of the testimony.

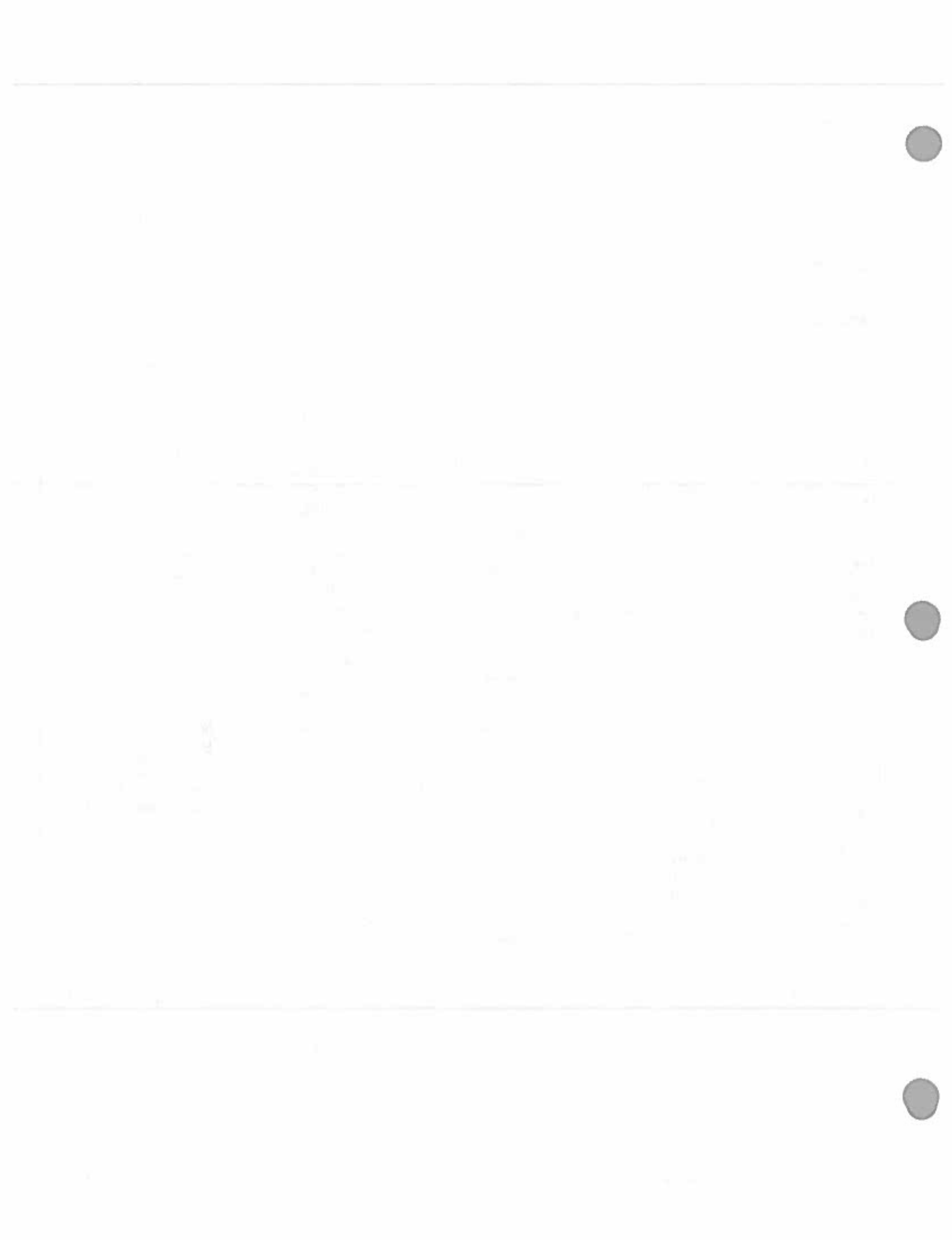
IN WITNESS WHEREOF, I have hereunto set my
hand this 11th day of March, 1996.

Kristina Singrossi

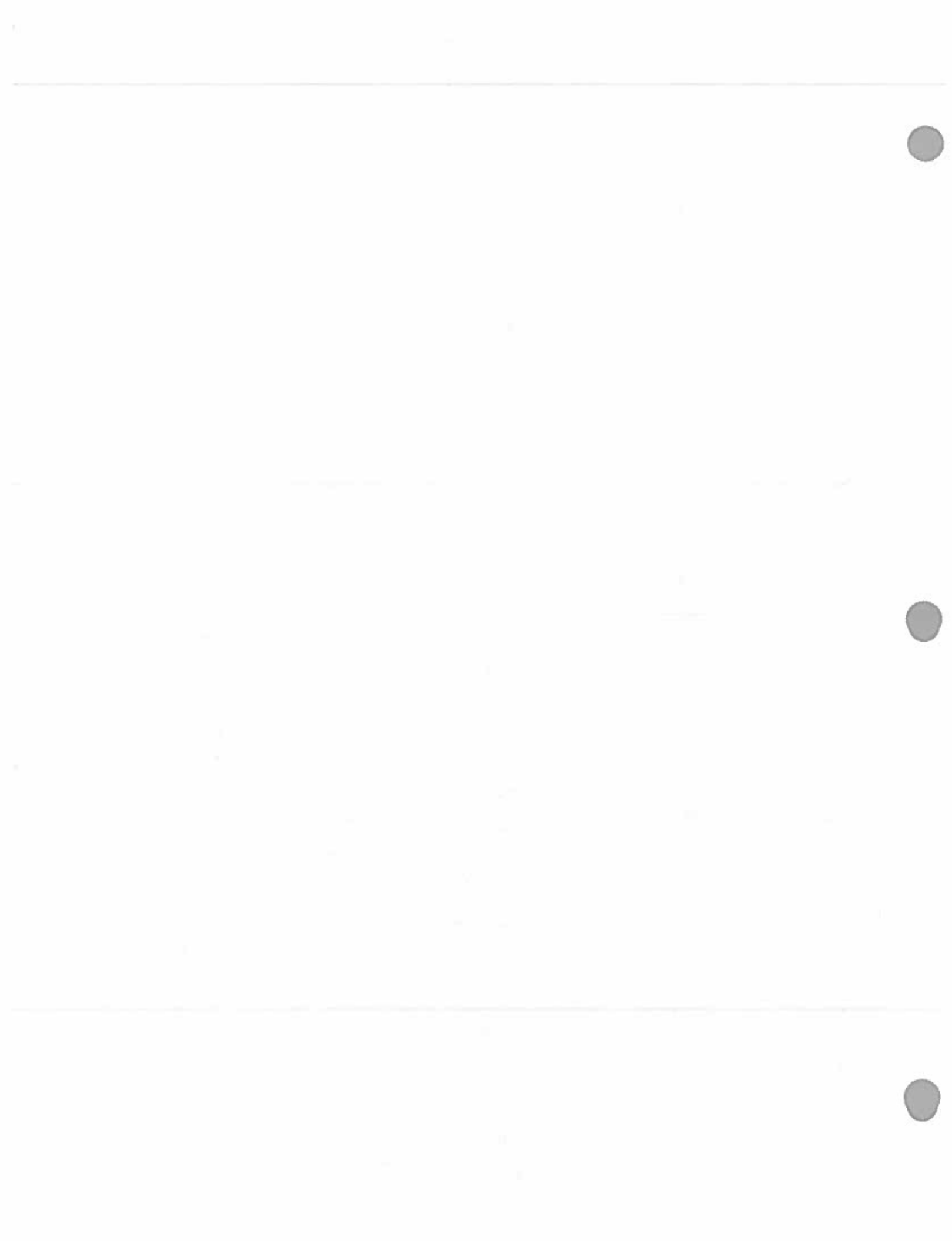
KRISTINA SINGROSSI



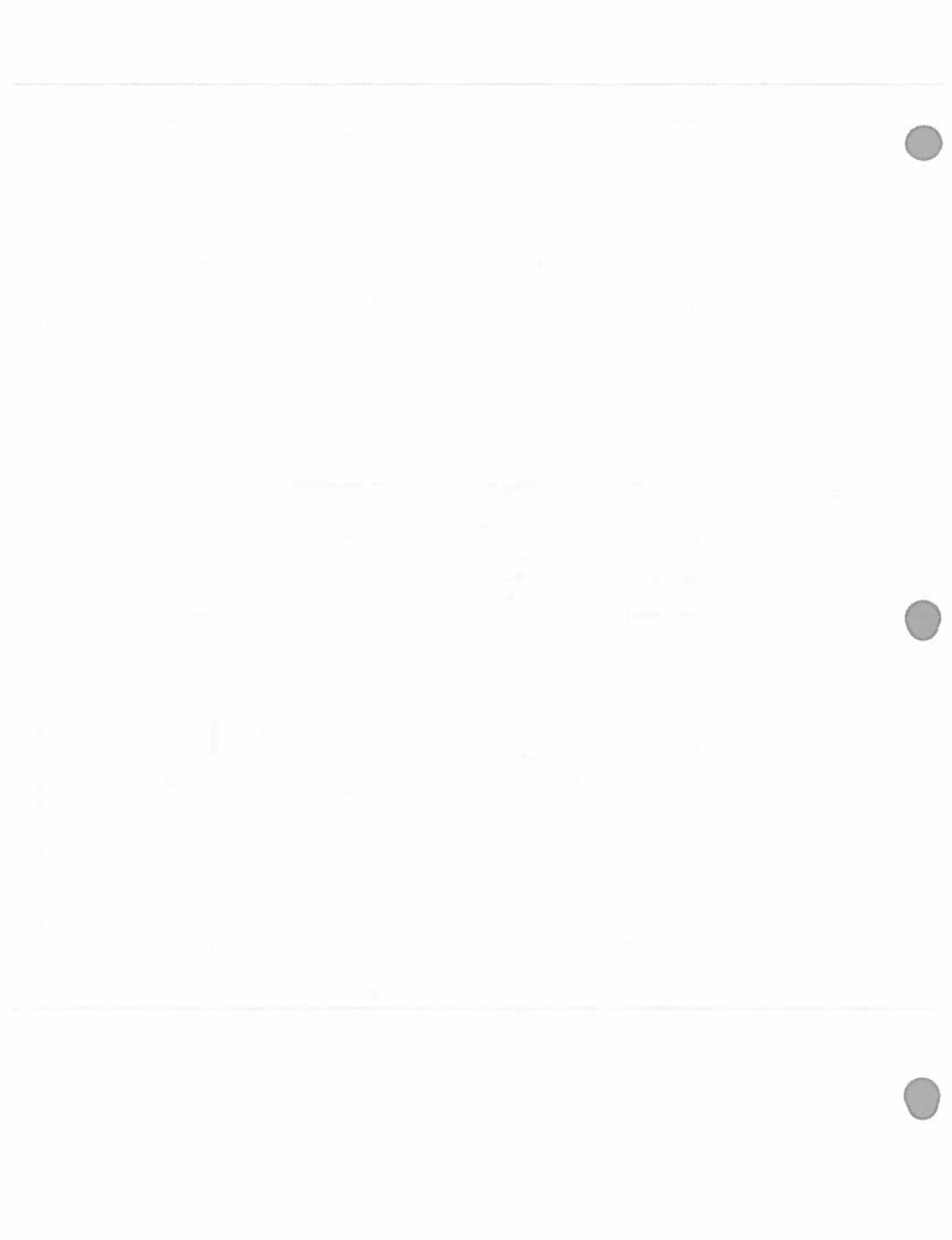
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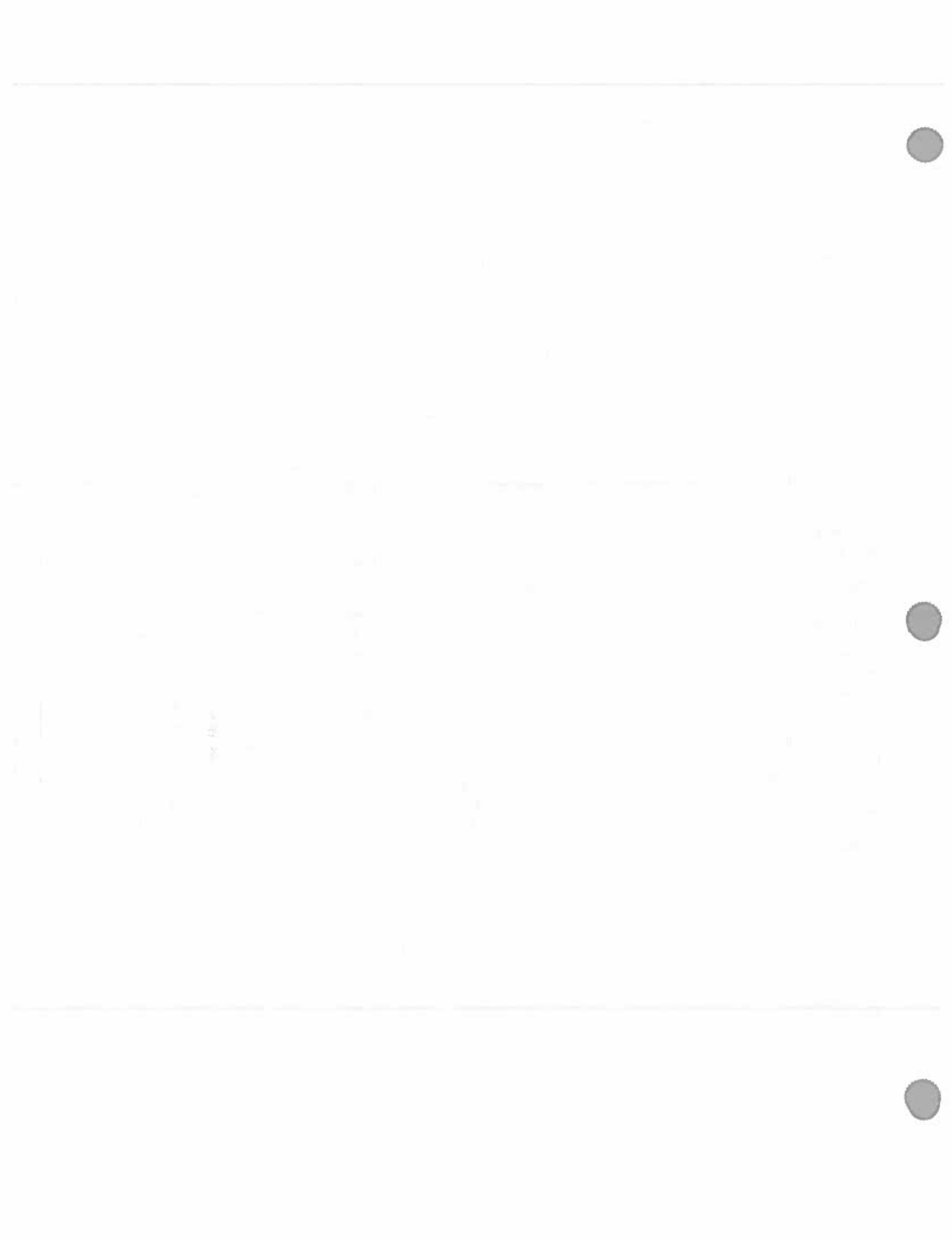
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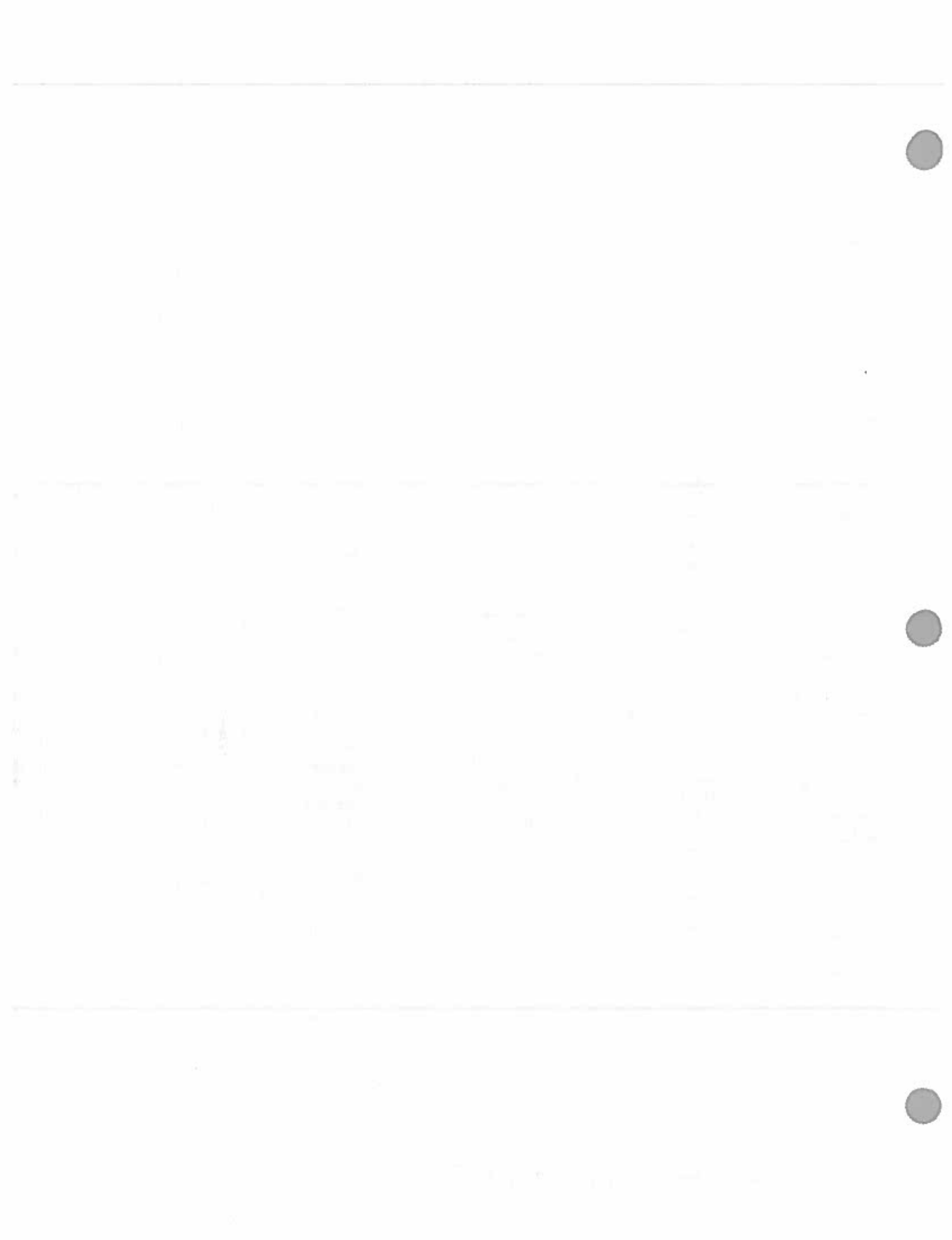
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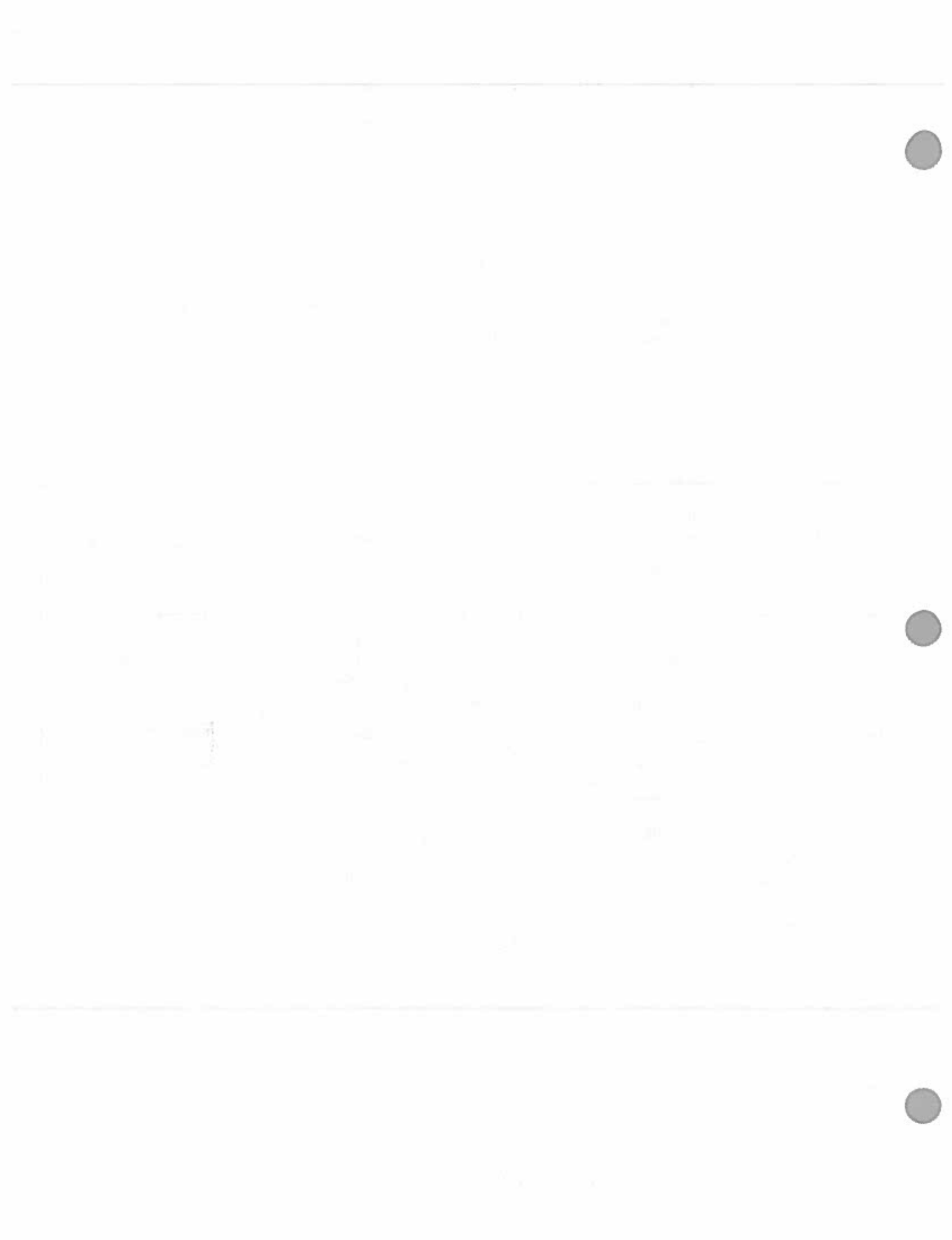
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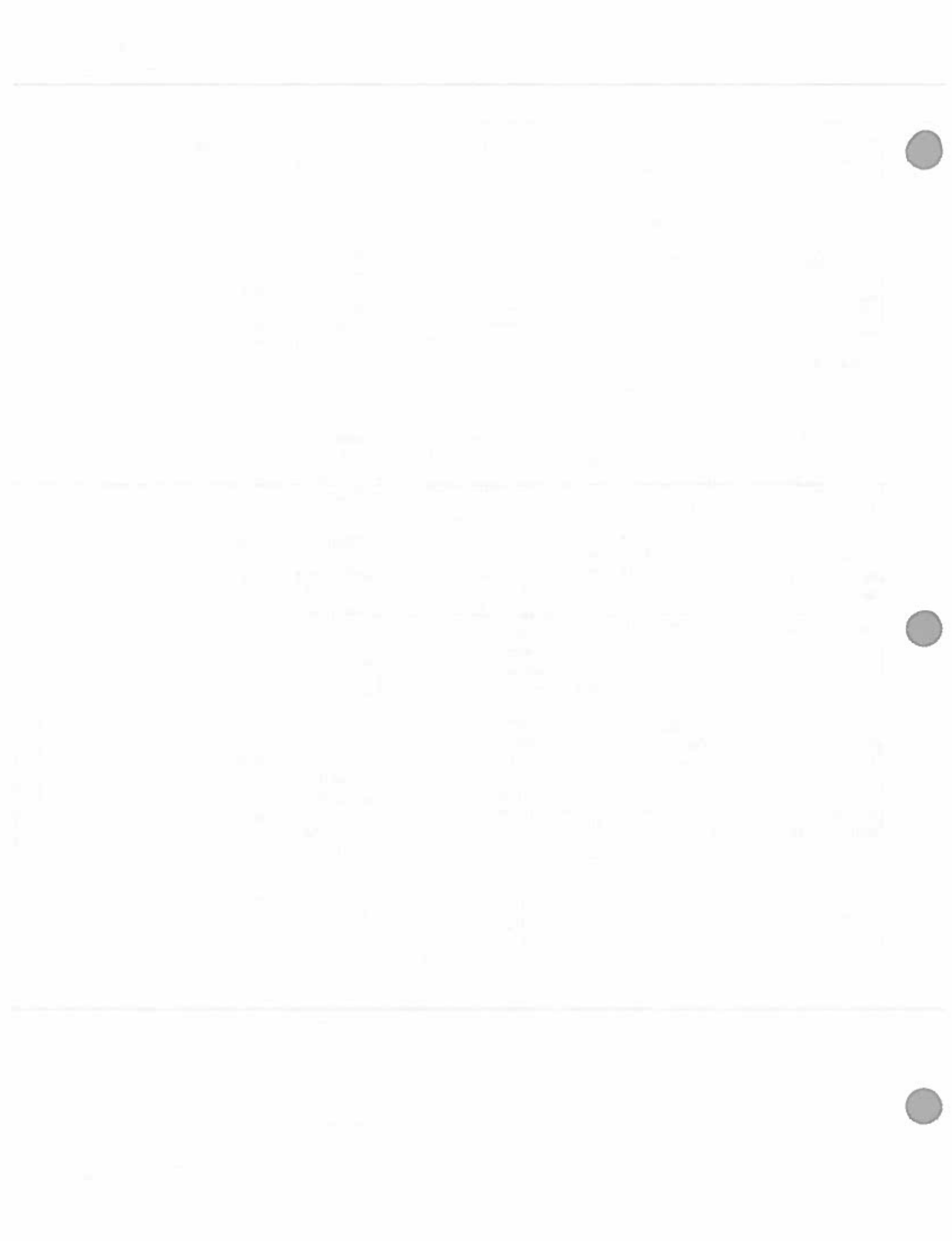
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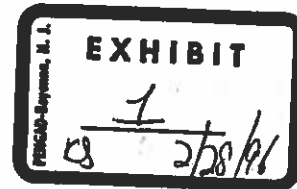
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CENTRAL PINE BARRENS JOINT PLANNING &
POLICY COMMISSION



-----XX
In the Matter of the Appeal of
Expressway 60 Patent & Bernard Meyer
of the Allocation of Pine
Barrens Credits Concerning SCTM Parcel
Nos. 200-411-5-3.1, 3.2, 3.3, 3.4, 3.6,
3.7, 3.8, 4.1, 4.2, 4.3, 4.4, 4.6, 4.7,
4.8, 9.1, 9.2, 9.3, 9.4, 9.6, 9.7, 9.8,
10.2, 10.3, 10.4, 10.6, 10.7, 10.8, 15.2,
15.3, 15.4, 15.5, 15.6, 16.2, 17.1, 17.2,
17.3 and 17.4,

PETITION PURSUANT TO
SECTION 6.7.3.3 OF
THE CENTRAL PINE
BARRENS COMPREHENSIVE
LAND USE PLAN

JAN 23 1996

Petitioners.

-----XX
1. Petitioners, Expressway 60 Patent and Bernard Meyer, with
a mailing address c/o of Meyer, Meyer & Metli, 28 Manor Road,
Smithtown, New York 11787 submit this petition by their attorney,
Philip H. Sanderman, with an office at 1770 Motor Parkway,
Hauppauge, New York 11788 pursuant to Section 6.7.3.3 of the
Central Pine Barrens Comprehensive Land Use Plan.

2. Petitioners, owners of the above referenced parcels,
appeal 37 Letters of Interpretation dated December 26, 1995 issued
by the Pine Barrens Credit Clearinghouse concerning the above
listed parcels. Copies of said Letters of Interpretation are
annexed hereto.

3. Petitioners submitted Letters of Interpretation
Applications concerning said parcels on December 5, 1995. Together
with the Letter of Interpretation Applications, were submitted
individual single and separate title searches prepared by Peerless
Abstract Corporation for each parcel complained of herein. Copies
of said title searches are submitted herewith.

4. The subject parcels consist of thirty-seven (37) singly
and separately owned parcels, each containing approximately one
hundred and thirty-two (132) feet of frontage on unimproved mapped
roads and containing approximately 1/2 acre of lot area. Pursuant
to the single and separate provisions of the zoning ordinance of
the Town of Brookhaven, each of said parcels constitutes a valid
single and separate building lot and absent the fact that they are
located within the Core Preservation Area of the Central Pine
Barrens, would be entitled to building permits without the
necessity of obtaining variances or special relief from the Town of
Brookhaven.

5. The subject parcels are located on Maxwell Avenue, Faraday
Avenue and Hertz Avenue, all of which access an improved town road.

6. Submitted herewith is an appraisal and cost of improvement
estimate prepared by Frederick Wood. Please note that Mr. Wood is

both a Certified General Appraiser and a Professional Engineer. As can be seen from Mr. Wood's report the value of each of said lots unimproved is \$24,000.00 dollars, fully improved is \$45,000.00 dollars and it is estimated that the cost of improving each lot is \$16,200.00 dollars.

7. Had it not been for placement of this property within the Core Preservation Area, it was petitioners intention to obtain building permits, improve Maxwell Avenue, Faraday Avenue and Hertz Avenue and offer said parcels for sale as fully improved lots.

8. In order to do so would involve an application for extraordinary hardship pursuant to the Long Island Pine Barrens Protection Act and, as an alternative, petitioners have elected to try to obtain sufficient Pine Barrens Credits to offer for sale with the hope that any losses incurred as a result of the restrictions on development contained within the Act and the Plan can be sufficiently mitigated.

9. It is respectfully submitted that the allocation of 1/10 of a Pine Barrens Credit for each of the thirty-seven (37) parcels is wholly inadequate for the reasons contained below:

a. The Long Island Pine Barrens Protection Act essentially prohibits development within the Core Preservation Area. The subject parcels are all located within the Core Preservation Area, are undeveloped and due to enactment of the Act have lost all value other than the potential for assignment of Pine Barrens Credits for which a market may, at some future date develop.

b. As a principal means of avoiding claims for damages by aggrieved property owners, the Act contemplated a workable transfer of development rights program. Section 57-0119(6)(j) of the Environmental Conservation Law gave the Commission the power "to establish regulations, values and standards which may include a system of bonuses and incentives in order to purchase, sell, hold and trade development rights as defined in paragraph a of subdivision 1 of Section 261-a of the Town Law; such transfers may cross municipal and special district boundaries".

In addition, sub-paragraph #7 of Section 57-0119 directed the Commission to inventory private parcels within the Core Preservation Area and calculate the development yield for each property.

c. Sub-paragraph #6 of Section 57-0121 directs that the Land Use Plan provide for "identification of sending districts in Core Preservation and Compatible Growth Areas and receiving districts in Compatible Growth Areas and outside the Central Pine Barrens Area for the purpose of providing for the transfer of development rights and values to further the preservation and development goals of the Land Use Plan and methodologies and standards for procedural equity and appropriate values in establishing rights and values consistent with the provisions of Section 261-a of the Town Law".

d. It is abundantly clear that the legislation constituting the Long Island Pine Barrens Protection Act contemplated a viable and workable transfer of development rights program in order to adequately compensate property owners for the loss and use of their property and relies very heavily upon the transfer of development rights legislation contained in Section 261-a of Town Law. When 261-a of Town Law was enacted by Chapter 40 of the laws of 1989 a legislative declaration was stated. In its legislative findings, the legislature stated in part as follows:

"The legislature further finds and declares that transfer of development rights, utilizing the normal market in land, may provide just compensation to owners of property to be protected or preserved."

With this declaration of intent in mind, the appropriate sections of the Central Pine Barrens Comprehensive Land Use Plan governing assignment of Pine Barrens Credits must be examined. The conclusion is inescapable in that the plan and the determinations appealed from herein failed to meet the objectives of the Long Island Pine Barrens Protection Act and Section 261-a of Town Law. Section 6.1 of the Act deals with the purpose of the Pine Barrens Credit Program and states in part as follows:

"It is the primary purpose of the Pine Barrens Credit Program to maintain value in lands designated for preservation or protection under the Plan by providing for the allocation and use of Pine Barrens Credits."

e. Sections 6.3.1 of the Plan provides for allocation of one Pine Barrens Credit for each single family dwelling permitted on a parcel of land based upon the development yield set forth in Section 6.3.1.1.1 through 6.3.1.1.9 under the zoning regulations in existence at the time the Plan was adopted. More specifically the development yield factor section totally ignores Section 85-372 of the Code of the Town of Brookhaven which permits, as of right, development of a single family dwelling on each of the parcels that is subject of this appeal.

f. Despite repeated mention of the problem of allocating development rights to singly and separate parcels at the public hearings leading up to adoption of the Plan, a section dealing with such allocation was omitted from the Plan, thereby leaving the question of allocating rights to owners of single and separate parcels to the discretion of the Pine Barrens Credit Bank and Clearinghouse. However, the Pine Barrens Credit Bank and Clearinghouse was given no standards for issuance of Pine Barrens Credit Certificates on single and separate parcels.

g. In allocating 1/10 of a Pine Barrens Credit to each of the

thirty-seven (37) single and separately owned 1/2 acre parcels, the "Bank" has condemned the subject property and has rendered it essentially valueless.

10. Offers received by petitioners for purchase of Pine Barrens Credits have indicated a range in values of Twenty-five hundred (\$2,500.00) dollars per Pine Barrens Credit to a maximum of Four thousand (\$4,000.00) dollars per Pine Barrens Credit. The offers were speculative in nature and tied to approval on parcels of land located outside the Core Preservation Area which may take years to obtain, if approved at all.

11. Petitioners have elected to seek allocation of Pine Barrens Credits in an effort to attempt to receive a fair and adequate return on their property without the necessity of seeking a hardship permit to develop it. Allocation of a mere 3.7 development credits to thirty-seven (37) buildable lots worth Eight hundred eighty-eight (\$888,000.00) dollars frustrates petitioners purpose.

12. The determination of the bank in awarding a mere 3.7 Pine Barrens Credits to the subject parcels constitutes a taking of property without just compensation, is arbitrary, capricious and, at the least, a disservice to the goals and objections of the Long Island Pine Barrens Protection Act.

WHEREFORE, petitioners respectfully request that the Commission overturn the determination of the bank and award a full Pine Barrens Credit for each and every parcel contained in this petition.

Dated: January 22, 1996

Respectfully Submitted,

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March 25, 1996

Hon. James Tripp, Chairman
Pine Barrens Credit Clearinghouse
P.O. Box 587
Great River, New York 11739-0587

Re: Appeal of Expressway 60 Patent and Bernard Meyer

Dear Mr. Tripp:

As a follow-up to the information requested at the above hearing, held on February 28, 1996, I am enclosing a tabulation of the forty-four (44) parcels that comprise the single and separate lots controlled by Expressway 60 Patent, Bernard Meyer and Terence Meyer. The total assessed value is \$8,540.00. Applying the current equalization rate of 2.17 would yield a full market value of \$393,548.00.

Should we delete the seven (7) lots that have been given a full Pine Barrens Credit each, the assessed value is reduced to \$7,385.00 which would yield a full market value of \$340,322.00 for 37 single and separate lots.

I am enclosing copies of the tax bills that I had in my possession and will forward copies of the missing bills as soon as they can be reproduced. My client has grieved the assessment and has been turned down by the Assessor. At this time a tax certiorari is pending.

A second issue was raised at the hearing concerning the number of actual buildable lots that could result should Suffolk County Sanitary Code Article 6 be applied. If we assume, arguendo, that Article 6 applies, my client can develop twenty-two (22) one acre lots merely by combining alternate single and separate parcels. In such event the parcels can legally be developed with individual private wells and individual septic systems.

Bringing this argument one step further, I would estimate that a twenty-two (22) lots fully approved but undeveloped one acre Pine Barrens Credit Clearinghouse

ATTN: Hon. James Tripp, Chairman
March 25, 1996
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subdivision would be worth between \$450,000.00 and \$500,000.00 dollars. The Long Island Pine Barrens Act has prohibited development on the parcels and has therefore deprived my client of all value.

I am sure the Clearinghouse is aware that when a Court determines that a "regulatory taking" has occurred, the value is the date that the regulation went into effect. It has nothing to do with the purchase price of the property. Accordingly, the comment from one of the Clearinghouse members concerning purchase price is inappropriate.

My client is eager to avoid litigation with the Commission and Clearinghouse. The purpose of our application for Pine Barrens Credits was with the hope that sufficient credits would be awarded to approximate even the lowest estimate of fair market value. In view of the fact that the market for Pine Barrens Credits is speculative and, at best, weak, I would think that my clients offer to try to utilize Pine Barrens Credits in lieu of seeking monetary compensation is more than generous.

There is nothing in the act which would prohibit the Clearinghouse from awarding certificates based upon the value of property as opposed to hypothetical yield formulas. It is not my clients fault that the Town of Brookhaven understated the number of single and separate parcels and has failed to enact a workable TDR program providing for at least a two or three to one receiving site to sending site ratio. At best I would estimate that the Town's formula has reached a one to one ratio which is further devaluing Pine Barrens Certificates. The position that to award a full Pine Barrens Certificate for each single and separate lot would undermine the Town of Brookhaven's TDR program is completely without merit. By failing to provide a TDR program which would encourage an active market for Pine Barrens Credits, the Town of Brookhaven has added to the undermining of value applicable to the land in the Core Preservation Area.

In conclusion, we would respectfully request that the Commission grant a full Pine Barrens Credit to each single and separate parcel regardless of hypothetical development yield. We would then actively try to market the Pine Barrens Credits with the hope that we could sell same and dedicate the land to the public as the certificates were sold.

Pine Barrens Credit Clearinghouse
ATTN: Hon. James Tripp, Chairman
March 25, 1996
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Thank you for your attention on this matter and should you have any questions, please feel free to contact me.

Very truly yours,



PHILIP H. SANDERMAN

PHS:jf
Enclosures

5. Petitioner has furnished all necessary information, and stated the reasons why the said assessments should be reduced and duly complied with all provisions of law entitling Petitioner to have said assessments corrected, revised and reduced as aforesaid.

6. Thereafter, Respondents finally determined that Petitioner's property should be valued as follows:

Tax Map #	Assessment:	Tax Map#	Assessment:
200-411-5-3.1	\$245	200-411-5-10.1	\$15
200-411-5-3.2	\$245	200-411-5-10.2	\$15
200-411-5-3.3	\$245	200-411-5-10.3	\$15
200-411-5-3.4	\$245	200-411-5-10.4	\$15
200-411-5-3.5	\$265	200-411-5-10.5	\$15
200-411-5-3.6	\$245	200-411-5-10.6	\$15
200-411-5-3.7	\$245	200-411-5-10.7	\$15
200-411-5-3.8	\$245	200-411-5-10.8	\$15
200-411-5-4.1	\$245	200-411-5-15.1	\$175
200-411-5-4.2	\$245	200-411-5-15.2	\$200
200-411-5-4.3	\$245	200-411-5-15.3	\$200
200-411-5-4.4	\$245	200-411-5-15.4	\$200
200-411-5-4.5	\$300	200-411-5-15.5	\$200
200-411-5-4.6	\$245	200-411-5-15.6	\$200
200-411-5-4.7	\$245	200-411-5-16.1	\$100
200-411-5-4.8	\$245	200-411-5-16.2	\$150
200-411-5-9.1	\$245	200-411-5-17.1	\$250
200-411-5-9.2	\$245	200-411-5-17.2	\$250
200-411-5-9.3	\$245	200-411-5-17.3	\$250
200-411-5-9.4	\$245	200-411-5-17.4	\$250
200-411-5-9.5	\$285	200-411-5-4	\$15
200-411-5-9.6	\$245	TOTAL ASSESSED VALUE \$8540.00	
200-411-5-9.7	\$245		
200-411-5-9.8	\$245		
		8540 .217 = \$393548.00 FMV	

and refused to further correct or reduce or modify said valuations.

7. Thirty (30) days have not elapsed since the filing of the certified copy of the completed and verified assessment roll as required by law.