

NEW LEGAL NOTICE OF SPECIAL ELECTION AND MANDATORY PUBLIC
REFERENDUM TO BE CONDUCTED BY THE HAMPTON BAYS FIRE DISTRICT ON
TUESDAY JUNE 16, 2026

The Board of Fire Commissioners of the Hampton Bays Fire District having determined that a Special Election and mandatory public referendum of the Hampton Bays Fire District pertaining to a resolution passed by the Board of Fire Commissioners of the Hampton Bays Fire District on May 6, 2026 to sell certain real property as hereinafter detailed and owned by the Fire District but no longer suitable for its uses and purpose shall be held on the 16th day of June 2026 between the hours of 6:00 p.m. and 9:00 p.m. The mandatory referendum, Special Election and vote shall come before the qualified and eligible voters of the Hampton Bays Fire District and be conducted and held at the Hampton Bays Fire District Headquarters, 69 W Montauk Highway, Hampton Bays, New York with notice of said special election and mandatory referendum to be published by the District Secretary not more than thirty five (35) days and not less than twenty seven (27) days prior to the date of the mandatory referendum, Special Election and vote.

Only residents of the Hampton Bays Fire District registered to vote with the Suffolk County Board of Elections on or before May 25, 2026, and resident in the Hampton Bays Fire District for at least 30 days prior to the date of the special election and mandatory referendum shall be eligible to vote .

PROPOSITION

Proposed Sale of Certain Real Property Owned by the Hampton Bays Fire District Located At 84 W. Montauk Highway Hampton Bays, Town of Southampton, County of Suffolk and State of New York (also known or referred to as Lots 1 and 3 of the “Hornet Property” with the Taa Map Identification Numbers hereinafter referred) (Lot 2 of the Hornet Property, with the Tax Map Identification Numbers hereinafter referenced - Heretofore Having Been Sold by the Hampton Bays Fire District in 2016 to Good Ground Commons - Inc. Pursuant to An Approved Mandatory Public Referendum and Special Election) Said Sale Now Proposed As Was the Prior Sale Pursuant to The Law of the State of New York, Including But Not Limited to, New York State Town Law Section 176(23) and General Municipal Law Section 6-g and all applicable laws of the State of New York and Subject to Mandatory Public Referendum and Special Election to Be Held and Conducted Before the Qualified and Eligible Voters of the Hampton Bays Fire District.

RESOLUTION

A RESOLUTION AUTHORIZING THE HAMPTON BAYS FIRE DISTRICT OF THE TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, BY ITS ELECTED AND CONSTITUTED BOARD OF FIRE COMMISSIONERS, PURSUANT TO NEW YORK STATE TOWN LAW, TO SELL OR OTHERWISE TRANSFER A PORTION OF TM REAL PROPERTY OWNED BY THE HAMPTON

BAYS FIRE DISTRICT, COMMONLY REFERRED TO AS 84 W.MONTAUK HIGHWAY, HAMPTON BAYS, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, AND MORE SPECIFICALLY TWO LOTS OR PARCELS THEREIN, TO WIT, TAX MAP DESCRIPTION AND DESIGNATION DISTRICT 0900, SECTION 223.00, BLOCK 02.00, LOT 004.003 (Lot 1), and TAX MAP DESCRIPTION AND DESIGNATION DISTRICT 0900, SECTION 223.00, BLOCK 02.00, LOT 004.002 (Lot 3) WHICH REAL PROPERTY IS NO LONGER NECESSARY FOR THE USES AND PURPOSES OF THE HAMPTON BAYS FIRE DISTRICT WITH THE SALE PROPOSED TO BE MADE TO 84-1 W MONTAUK LLC (LOT 1) FOR THE SUM OF \$625,000.00, AND TO 84-2 W MONTAUK LLC (LOT 3) FOR THE SUM OF \$375,000.00, AND THEREBY A TOTAL AND COLLECTIVE PURCHASE PRICE OF ONE MILLION (\$1,000,000.00) DOLLARS SUBJECT TO SPECIAL ELECTION AND MANDATORY PUBLIC REFERENDUM, AND IF APPROVED BY REFERENDUM, TO SUBDIVISION APPROVAL, IF NEEDED, AND IF NOT ANY APPLICATION FOR THAT RELIEF TO BE WITHDRAWN, ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, ALL REQUIREMENTS OF LAW, AND THE NEGOTIATION AND EXECUTION OF A CONTRACT OF SALE DEEMED SATISFACTORY TO THE HAMPTON BAYS FIRE DISTRICT, IT'S BOARD OF FIRE COMMISSIONERS AND LEGAL COUNSEL.

PROPOSITION AND PREDICATE PROVISIONS AND ACTIONS SUPPORTING PROVISIONS OF THE RESOLUTION AS UNANIMOUSLY ADOPTED BY THE HAMPTON BAYS FIRE DISTRICT BOARD OF FIRE COMMISSIONERS IN PUBLIC SESSION ON MAY 6, 2026

BE IT RESOLVED, by the Board of Fire Commissioners of the Hampton Bays Fire District, (hereinafter “ the District “) Town of Southampton, County of Suffolk, State of New York, as follows:

Section 1. Pursuant to the Town Law of the State of New York, the Board of Fire Commissioners may sell or otherwise dispose of real property of the Fire District, the value of which real property exceeds \$100,000.00 when such property no longer is necessary for any of the Fire District's uses and purposes, and when a proposition authorizing such sale is duly submitted and approved at a special fire district election and referendum.

Section 2. As regards the acquisition , use and purposes of real property by the District , including that which is the subject of this matter , The Hampton Bays Fire District owns real property in the Town of Southampton, County of Suffolk, State of New York commonly referred to as property located at 84 Montauk Highway, Hampton Bays, Town of Southampton, County of Suffolk and State of New York (also known as “the Hornet Property”) under the

original State of New York Tax Map Designation and Description being District 0900, Section 223.00, Block 02.00 Lot 004.001 (“ the Property”), which at the time of its purchase was purchased for Fire District uses and purposes.

Section 3- The Hampton Bays Fire District by its Board of Fire Commissioners heretofore proposed the sale of a certain portion and singular parcel and lot of said the Property to be sold in accordance with the terms and conditions and declared purposes of a purchase offer presented by one Alfred Caiola, a resident of Hampton Bays, and as Principal of B and L Management Co. LLC and his counsel, in the sum of at least One Million (\$1,000,000.00) Dollars to secure title to a portion of the property known and designated as Lot 2 of the Property within a proposed 3 lot subdivision, to be purchased by B and L Management Co. LLC, or its authorized representatives and conveyed to Good Ground Commons Inc., a New York corporation duly organized and existing under and by virtue of the laws of the State of New York, and said sale to be subject to a potential subdivision approval if and as needed, existing easements, restrictions and covenants, requirements of all statutes, laws, ordinances rules and regulations, and it's future use and occupancy at the time if approved planned to be in conformity with planned enhanced pedestrian access to Good Ground Park as proposed by the Town of Southampton and all of the approved improvement plan(s) of the Town of Southampton, said plans having subsequently been judicially invalidated and made subject to reconsideration by the Town of Southampton, and the negotiation and execution of a contract of sale deemed satisfactory by the District, the Board and legal counsel. Said proposed sale was thereafter placed before the eligible resident voters of the Hampton Bays Fire District at a special election and mandatory public referendum on May 17, 2016 and was approved by the public referendum vote on that date and the sale of Lot 2 was thereafter completed on or about August 30, 2016.

Section 4. The Hampton Bays Fire District continues to own certain parcels and lots in the real property in the Town of Southampton, County of Suffolk, State of New York (commonly referred to as the Property) and located at 84 West Montauk Highway, Hampton Bays, Town of Southampton, County of Suffolk and State of New York, heretofore overall Tax Map Designation and Description being District 0900, Section 223.00, Block 02.00 Lot 004.001, and the parcels, lots and property thereof still owned by the Hampton Bays Fire District also known as Lots 1 and 3 thereof, which property like Lot 2 previously sold as recited hereinabove, which at the time of its purchase was purchased for Fire District uses and purposes.

Section 5. The Hampton Bays Fire District by its Board of Fire Commissioners has now considered and proposed the sale of Lot I (Tax Map # 0900- 223.00-02.00-004.003) and Lot 3 (Tax Map # 0900-223.00-02.00-004.002) as no longer needed for Fire District uses and purposes to be sold in accordance with the terms and conditions of a purchase offer presented to the Board of Fire Commissioners on or -about April 6, 2026 by Mr. Robert McBride of McBride Consulting and Business Development Group and Consultants as agent on behalf of one Alfred Caiola, a resident of Hampton Bays, and his counsel, in the sum of One Million (\$1,000,000.00) Dollars for the two lots as a combined price, with title to be purchased by two single member

LLCs to be formed for the transaction with Mr. Caiola as the Principal and Single Managing Member of each LLC, and said LLCs having now been formed and their Articles of Organization having been presented and reviewed by District counsel, and counsel for the LLCs having represented that Lot 1 is to be purchased by 84-1 W Montauk LLC for the sum of \$625,000.00 and Lot 3 to be purchased by 84-2 W Montauk LLC for the sum of \$375,000.00 and said sale to be subject to subdivision approval, if needed, pursuant to a previously submitted subdivision application, and unless the subdivision application heretofore presented to the Town of Southampton is withdrawn, existing easements, restrictions and covenants, requirements of all statutes, laws, ordinances rules and regulations, and the negotiation and execution of a contract of sale deemed satisfactory by the District, the Board and legal counsel. Said proposed sale to thereafter be placed before the eligible resident voters of the Hampton Bays Fire District at a special election and mandatory public referendum as herein provided and scheduled.

Section 6. The Board of Fire Commissioners of the Hampton Bays Fire District believes that the value of the portion of the subject real property owned by the Hampton Bays Fire District and to be sold if approved each has value in excess of \$100,000.00, which will require a successful mandatory referendum and special election before the eligible resident voters of the Hampton Bays Fire District as aforesaid before the property may be sold.

Section 7. Circumstances having changed for the Hampton Bays Fire District, more specifically the reasons why the district originally acquired the real property are no longer applicable or relevant. Accordingly, the Board of Fire Commissioners finds that this real property is no longer necessary for the uses and purposes of the Hampton Bays Fire District, justifying that the property may be sold. Upon advice of legal counsel, the transfer of title of the land of the Hampton Bays Fire District is subject to successful approval of sale at a mandatory referendum, special election and vote placed before the qualified and registered resident voters of the Hampton Bays Fire District.

Section 8. The Board of Fire Commissioners, prior to consideration of this resolution having determined upon due consideration, and after conferral with its legal counsel and with counsels concurring opinion, that the sale of the remaining portions, parcels and lots of 84 Montauk Highway, Hampton Bays, New York (Hornet Property) at Lots 1 and 3 as set North and as proposed will not have a significant adverse impact on the environment.

Section 9. The District Secretary is hereby authorized and directed to prepare ballots in substantially the following form:

“**Shall**, the following Resolution adopted by the Board of Fire Commissioners of the Hampton Bays Fire District at a regularly scheduled and publicly convened meeting of the Board of Fire Commissioners held on May 6, 2026 now be approved, to wit:

‘SHALL A RESOLUTION AUTHORIZING THE HAMPTON BAYS FIRE DISTRICT OF THE TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, BY ITS ELECTED AND CONSTITUTED BOARD OF FIRE COMMISSIONERS, PURSUANT TO NEW YORK STATE TOWN LAW, TO SELL OR OTHERWISE TRANSFER A PORTION, LOTS AND PARCELS OF THE REAL PROPERTY STILL CURRENTLY OWNED BY THE HAMPTON BAYS FIRE DISTRICT, COMMONLY REFERRED TO AS 84 W. MONTAUK HIGHWAY, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK, STATE OF NEW YORK, TAX MAP DESCRIPTION AND DESIGNATION DISTRICT 0900, SECTION 223.00, BLOCK 02.00, LOT 004.001, AND MOREOVER THE PORTION, PARCELS AND LOTS THEREOF, FURTHER KNOWN AND DESIGNATED AS LOT 1 and LOT 3 HEREINAFTER DESCRIBED, WHICH REAL PROPERTY IS NO LONGER NECESSARY FOR THE USES AND PURPOSES OF THE HAMPTON BAYS FIRE DISTRICT, TO 84-1 W MONTAUK LLC (LOT 1- SCTM 0900-223.00-02.00-004.003) for \$625,000.00 AND TO 84-2 W MONTAUK LLC (LOT 3- SCTM 0900-223.00-02.00-004.002) for \$375,000.00, THEREBY FOR THE SUM TOTAL AND COLLECTIVE PURCHASE PRICE OF ONE MILLION (\$1,000,000.00) DOLLARS, AND SUBJECT TO SUBDIVISION APPROVAL, IF NECESSARY, UNLESS WITHDRAWN ,ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, ALL REQUIREMENTS OF LAW, AND THE NEGOTIATION AND EXECUTION OF A CONTRACT OF SALE DEEMED SATISFACTORY TO THE HAMPTON BAYS FIRE DISTRICT, ITS BOARD OF FIRE COMMISSIONERS AND LEGAL COUNSEL BE APPROVED?

Yes _____ No _____

The question of adoption of this Resolution was duly put to a vote on roll call before the Board of Fire Commissioners of the Hampton Bays Fire District on May 6, 2026 in public session which resulted as follows:

Commissioner	King (Chairman)	Voting	Yes
Commissioner	Kenny	Voting	Yes
Commissioner	Durand	Voting	Yes
Commissioner	Langsdorf	Voting	Yes
Commissioner	Kappers	Voting	Yes

Subject to the mandatory referendum and special election described in Sections 5 , 6 and 7 herein and at the outset of this Legal Notice , Resolution and Proposition , this resolution was thereupon declared duly adopted.

Said Proposition is based upon the foregoing resolution approved by the Hampton Bays Fire District Board of Fire Commissioners.

DATED: May 6, 2026

David Van Scoy, Sr.
District Secretary
Board of Fire Commissioners
Hampton Bays Fire District
69 West Montauk Highway
Hampton Bays, New York 11946