EXPLANATORY STATEMENT
PROPOSED NEGOTIATED SALE OF SURPLUS REAL PROPERTY

Yaphank Air Warning Service Station No. 8
Hannover, L. I., New York, N.Y. 4-442

Submitted pursuant to Section 203(c) of the Federal Property and Administrative Services Act of 1949, as amended by Subsection (i) of Section 1, Public Law 522, 82nd Congress, and Public Law 492, 83rd Congress.

Location: 9 miles southwest of Riverhead, L. I., New York, located in Suffolk County.

Reported Excess By: Department of Defense

Description: An area of land containing 6.17 acres on which is located a concrete block building and a 100-foot steel radio tower, enclosed by a 7-foot chain link fence. Access is provided by a perpetual easement aggregating 4.99 acres.

Acquisition Cost: $20,916.00

Fair Market Value: $2,000.00

This property was reported excess to the needs of the Department of Defense and determined to be surplus to the needs of the Federal Government. It has been under lease to the New York Telephone Company since December 1, 1951, which company utilizes it as a transmittal station for radio telephone service to the New York State Police.

The property is located in a sparsely settled area and has little value for any purpose other than a transmittal station. The New York Telephone Company is interested in purchasing it in order to continue its service to the State Police.

In view of the fact that there appears to be only one purchaser who can use this property for its highest and best use, thus affording the greatest return to the Government, it is the opinion of this Division that the public interest will be best served by giving authority to the Regional Director at New York, New York, to negotiate its sale for the highest price obtainable.

(Signed) John L. Nagle
JOHN L. NAGLE, Director
Real Estate Division
Date: JUL 19 1954
Washington, D. C.

(Signed) Peter A. Strobel
Commissioner of Public Buildings
Date: JUL 22 1954
Washington, D. C.
Hon. Herbert H. Lehman
United States Senate
Washington, D.C.