

March 28, 2023

To the Friends & Neighbors of the Peninsula Golf Club and Local Civic Associations,

As you may be aware, the Town of Oyster Bay is moving forward with its plan to seize the Peninsula Golf Club (PGC) by eminent domain. This plan, which the Town approved in October 2021, has been the subject of local news reports that are not entirely correct and fail to give a complete picture of the proceedings to date.

Enclosed please find a copy of a detailed letter which was sent to the town and its attorneys by our eminent domain counsel. The letter clarifies several important issues and explains why the proposed seizure is likely to cost the Town tens of millions of dollars more than the Town originally projected.

Despite the Town's stated reasons for their action, it is hard to imagine any net benefit to the public in seizing a privately-owned golf course that is open to the general public on a non-discriminatory basis, and that is operated at private expense, to make it a publicly-owned golf course that charges higher fees to guests from our neighboring towns and counties and operates at taxpayer expense. The Town has stated that it is acting to ensure that the property remains a golf course and is not developed into residential housing, but the fact is PGC has not offered or solicited offers to sell the club, nor has PGC made any attempt to disturb the restrictive covenant with Nassau County that has been in place for over 75 years. Instead, PGC has operated the club since 1947 as a public golf course in faithful adherence to the covenant, and it rejected the two unsolicited offers to purchase the club made in 2021, including an informal indication of interest by the Town before the eminent domain proceedings began.

As noted in our counsel's letter, PGC has offered to address the Town's concerns by granting a "right of first refusal" that would give the Town the option to match any serious offer to purchase the course before PGC could conclude any sale to a third party. This solution should be more than sufficient to ensure that the Town's stated concerns are fully addressed without the time and expense of litigation to both parties.

We appreciate your consideration of these points and ask that you reach out to your local representatives to stop this unnecessary and costly seizure.

Very truly yours,

The Board of Directors of the Peninsula Golf Club