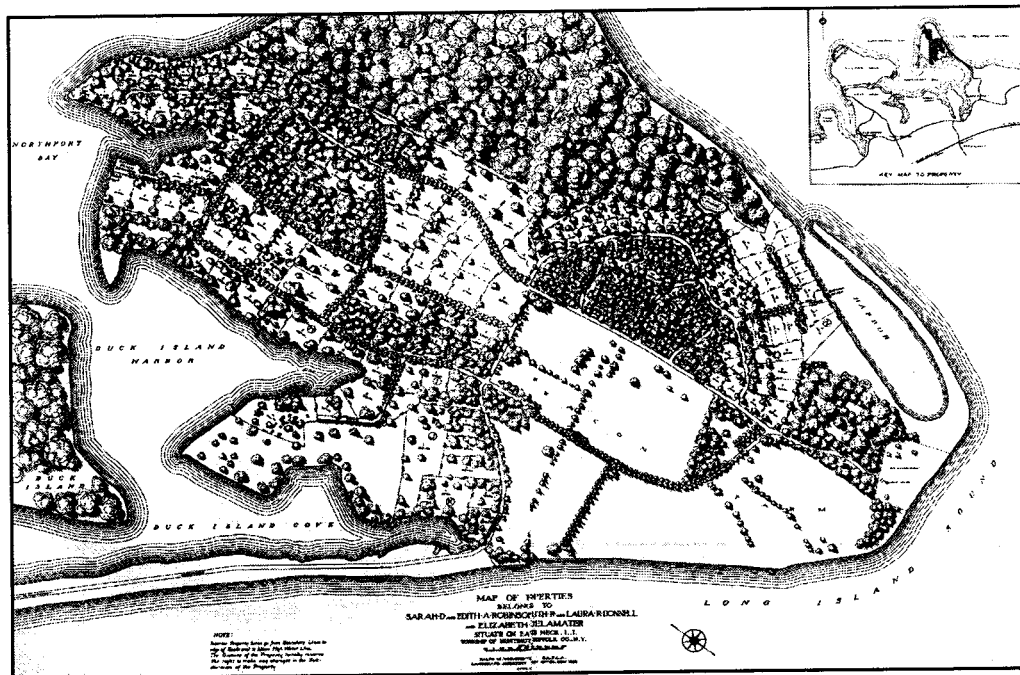


A Brief History
of the
Eaton Harbors Corporation



75th Anniversary
1927-2002

A Brief History of the Eaton Harbors Corporation



Prepared by
Edward A. T. Carr



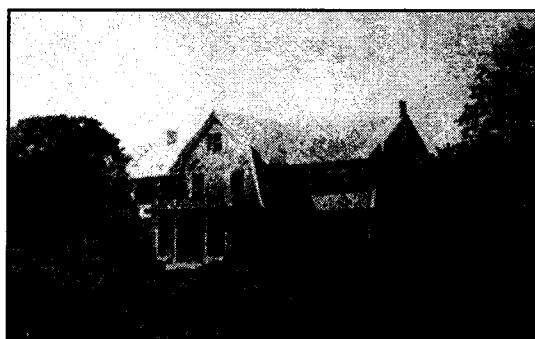
Eaton's Neck, 1929



S.D. & E.A. Robinson Estate
"The Point"



R.R. Donnell Estate
"The Hill"



L.R. Donnell Estate
"The Nest"



E.H. DeLamater Estate
"The Crest"



Sarah DeL. Robinson



Edith Attmore Robinson



Elizabeth H. DeLamater



Ruth Robinson Donnell

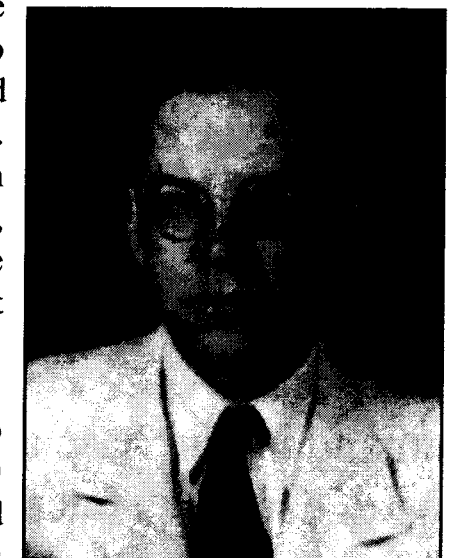


Laura Robinson Donnell

In 1926, the heirs of Cornelius H. and Ruth O. DeLamater desired to sell-off some of their land at Eaton's Neck. These lands encompassed approximately 575 acres, which today is the western half of the "Morgan Estate", all of the Two-Acre Zone, and the western and northern parts of Walnut Neck (Bevin Road peninsular). With the subdivision of the land, private beaches and roads were created. The Eaton Harbors Corporation was formed "for the purpose of holding title to and controlling and maintaining" these beaches and roads.

In 1926, Sarah DeLamater Robinson, largest landowner in Eaton's Neck and Asharoken, decided to join forces with her children and cousins to sell some property. At that time, the "Roaring Twenties" had caused property values to soar, and the DeLamater heirs hoped to take advantage of the market.

The second largest owner of real estate on Eaton's Neck was Dr. Frank L. Babbot, Jr., who had purchased 294 acres, including Beacon Farm, from Mrs. Robinson in 1920. In 1926, Mrs. Robinson was approached by Dr. Babbot, who suggested that it would be mutually advantageous for them to agree on restrictions covering the sale of land at Eaton's Neck. Since Huntington Township had no zoning code in place, any property owner at that time could have sold plots as small as 1/8 acre, thus ruining the area. Therefore, on October 2, 1926, an agreement was signed between Sarah D. & Edith A. Robinson, Ruth R. & Laura R. Donnell, Elizabeth H. DeLamater, and Dr. Frank L. Babbot, Jr. The agreement, which came to be known as the "Babbot Restrictions," provided that all lots had to be a minimum of 3 acres, except in Old Orchard Woods (near the ice pond) where 1 acre lots would be permitted. All homes constructed were to cost at least \$10,000 except in Old Orchard Woods where \$6,000 homes were permitted. No industry other than dairying and agriculture was to be permitted, and lastly, the agreement was binding until July 1, 1941.



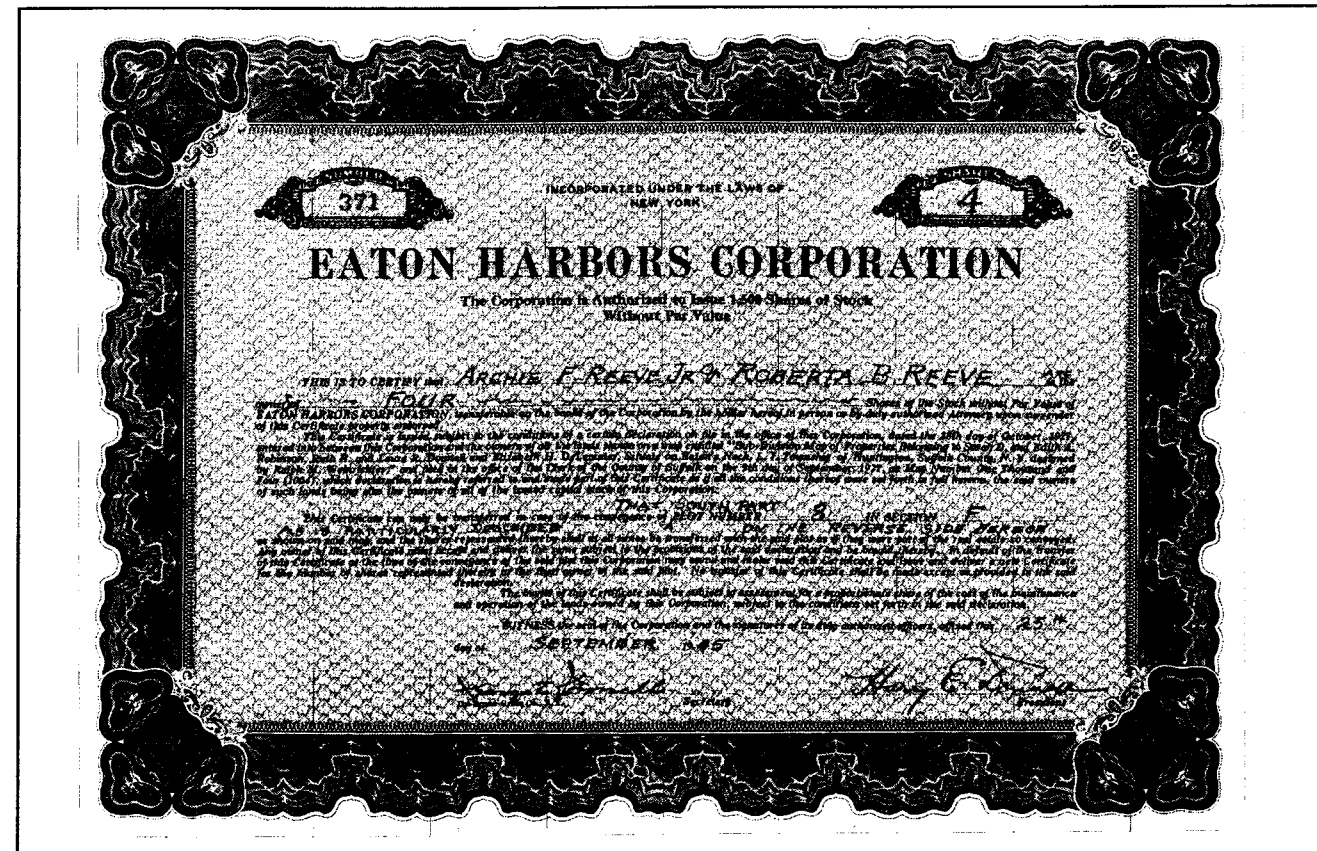
Dr. Frank L. Babbot, Jr.

In the spring of 1927, the Robinson, Donnell, DeLamater and Bevin clans hired a New York City landscape architect. His name was Ralph M. Weinrichter, and he was the same architect hired a year earlier by Dr. Babbot to subdivide Beacon Farm. After weeks of hard work, a survey entitled "Map of Properties belonging to Sarah D. and Edith A. Robinson, Ruth R. and Laura R. Donnell, Elizabeth H. DeLamater, Sydney and Victor D. Bevin" was completed and presented for approval. The map, completed on June 9, 1927, detailed how the old DeLamater Estate was to be subdivided. Shortly thereafter, Sydney and Victor Bevin changed their minds and decided against joining the subdivision. As a result, Weinrichter had to spend several weeks reworking the map.

On August 18, 1927, Weinrichter presented a second map entitled "Sub-Division Map of Properties belonging to Sarah D. and Edith A. Robinson, Ruth R. and Laura R. Donnell, and Elizabeth H. DeLamater." The map showed proposed roads such as Winkle Point Drive, Cherry Lawn Lane, Ridge Road, Old Orchard Road, Bayberry Road, etc. that were to be built. It also provided for 2 bathing beaches; one on Northport Bay near the sluice and the other along what is now called Coast Guard Cove. The map was approved by all parties and then filed in the office of the county clerk as map #1004 on September 9, 1927.

Unlike most subdivisions where the roads were first built and then turned over to the town and made public, the Robinson, Donnell, and DeLamater families wanted the roads and bathing beaches kept private for the exclusive use of owners in the subdivision. To this end, the Eaton Harbors Corporation was formed on September 12, 1927.

Eaton Harbors Corporation Stock Certificate



On the Weinrichter Map of 1927 (#1004), the sum of all the roads and the two bathing beaches totaled 57.534 acres. Therefore, on September 23, 1927, the parties involved deeded all portions of the roads/beaches, which ran through their property to Sarah D. Robinson. Mrs. Robinson then deeded to the Eaton Harbors Corporation all 57.34 acres of land in return for 100% of the Eaton Harbors Corporation stock, totaling 1,488 shares. Mrs. Robinson then dispersed the correct apportionment of shares back to all parties using a list known as "Schedule A." Being the largest property owner, Sarah DeL. Robinson kept 638 shares for herself, and apportioned 850 shares among the remaining family members.

As with any business corporation, the "stock" was actually issued in the form of stock certificates. The certificates were engraved notes that had to be endorsed by both the President and Secretary of the corporation. From 1927 until 1950, Harry Ellingwood Donnell (husband of Ruth Robinson) served as Corporation President, and his son, George E. Donnell, served as the secretary. Anytime property traded hands, corresponding stock certificates were issued.

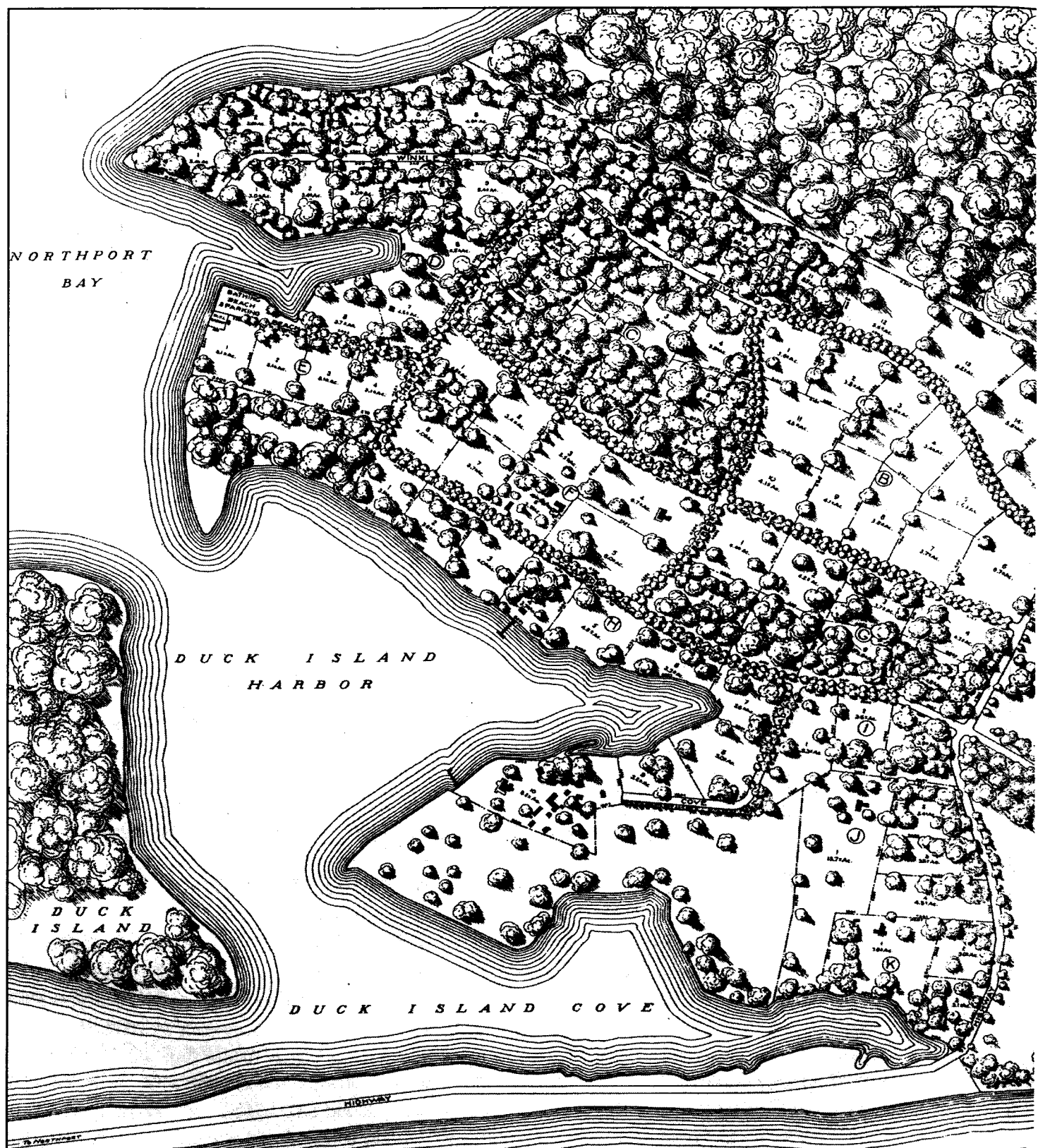
At the time the corporation was formed, the DeLamater heirs never envisioned that there would be a time when they no longer owned their estates at Eaton's Neck. As a result, "Schedule A" was designed to apportion a high number of shares to parcels the families intended to keep, while assigning a low number of shares to parcels that the families intended to sell. In short, "Schedule A" was designed such that the DeLamater heirs would retain a controlling interest in the corporation.

On October 28, 1927, a meeting was held at the home of Harry E. Donnell where the DeLamater heirs signed the "Declaration as to Stock in Eaton Harbors Corporation." This legal agreement (made between the corporation and the owners on the Weinrichter

AMENDED SCHEDULE "A"
NUMBER OF SHARES OF EATON HARBORS CORPORATION
To be Allocated to Each Plot

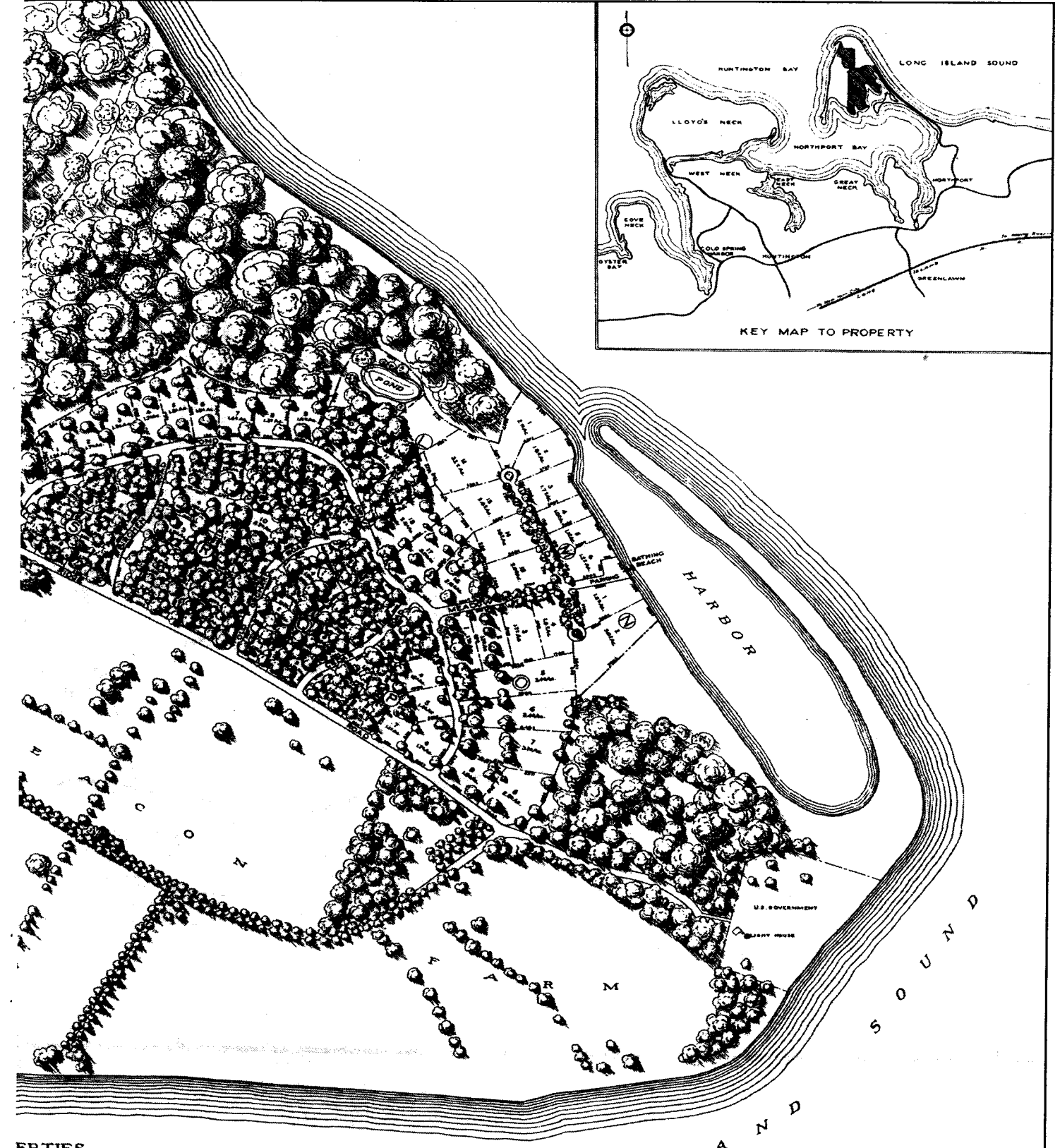
SECTION	PLOT No.	SHARES	SECTION	PLOT No.	SHARES		
SECTION "A"	1	28	SECTION "E"	1	18		
	2	28		2	12		
	3	28		3	9		
	4	21		4	6		
	5	25	SECTION "F"	1	12		
	6	21		2	10		
	7	12		3	14		
	8	8		4	26		
	9	8		5	18		
	10	11		6	10		
	11	15		7	11		
12	14	8		10			
13	16	SECTION "G"	1	16			
14	15		2	14			
15	15		3	10			
16	15		4	12			
17	15		5	9			
18	15		6	11			
19	15		7	12			
20	15		8	16			
SECTION "B"	1	8	SECTION "H"	1	12		
	2	10		2	14		
	3	11		3	15		
	4	8		4	12		
	5	12		5	16		
	6	27		6	14		
	7	12		7	12		
	8	12		8	16		
	9	12		9	11		
	10	12		10	41		
	11	14		SECTION "I"	1	18	
SECTION "C"	1	8	2		10		
	2	7	3		10		
	3	7	SECTION "J"		1	25	
	4	8			2	10	
	5	8			3	10	
	6	15			4	14	
	7	12			SECTION "K"	1	25
	8	12				2	10
	9	7				3	10
	10	7		SECTION "D"		1	14
1	14	2				10	
2	11	3				10	
3	9	4	14				
4	9	SECTION "E"	1	25			
5	12		2	10			
6	9		3	10			
7	12		4	14			
8	9						
9	12						
10	10						

"Schedule A"

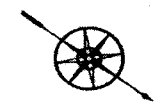
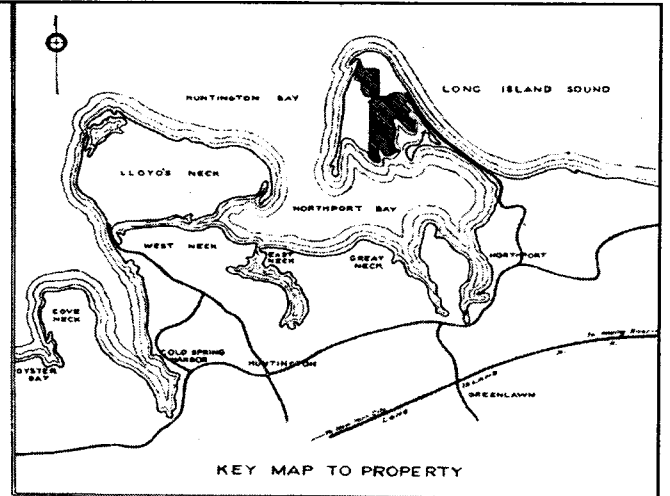


NOTE:
 Interior Property Lines go from Boundary Lines to edge of Roads and to Mean High Water Line.
 The Owners of the Property hereby reserve the right to make any changes in the Sub-division of the Property

MAP OF
 BELONGING TO
 SARAH D. AND EDITH A. ROBINS
 AND ELIZABETH
 SITUATE ON E
 TOWNSHIP OF HUNTINGTON
 RALPH M. WEINER
 LANDSCAPE ARCHITECT



ERTIES
 TO
 TH. R. AND LAURA R. DONNELL
 LAMATER
 NECK, L. I.
 FOLK CO., N. Y.
 R. S. L. A.
 45 ST. NEW YORK



Map) laid out the specifics of how the corporation was to operate. The agreement stipulated that as building lots were sold, the owners of the Robinson, Donnell, and DeLamater lands would transfer the correct number of shares along with the purchased land (Schedule A). In this way, all owners in the subdivision would own a piece of the roads and beaches. Furthermore, shares could not be refused, transferred, leased or sold, and were to always be transferred with the land. This ensured that corporation property would remain strictly private for the exclusive use and benefit of residents in the subdivision. The "Declaration as to stock . . ." also stipulated that property owners had to abide by the "Babbot Restrictions."

DECLARATION AS TO STOCK IN EATON HARBORS CORPORATION.

AS AMENDED

In accordance with these Declarations of Amendment Recorded in the Suffolk County Clerk's Office as follows:

November 21, 1936	Liber 1898 page 211
August 4, 1937	Liber 1987 page 96
March 26, 1946	Deed 2481 page 478
July 24, 1947	Liber 2727 page 230

DECLARATION made this 28th day of October, in the year Nineteen Hundred and Twenty-seven, by EATON HARBORS CORPORATION, a New York Corporation, party of the first part, and SARAH D. ROBINSON, LAURA ROBINSON DONNELL, RUTH ROBINSON DONNELL, EDITH A. ROBINSON, ELIZABETH H. DELAMATER, LAURA D. HAZARD, and ATTMORE ROBINSON, parties of the second part;

WHEREAS, the party of the first part is the owner of the private roads, bathing beaches, parking spaces, and certain other reservations shown on the map entitled "Sub-Division Map of Properties Belong to Sarah D. and Edith A. Robinson, Ruth R. and Laura R. Donnell and Elizabeth H. DeLamater, situate on Eaton's Neck, L. I., Township of Huntington, Suffolk County, N. Y., designed by Ralph M. Weinrichter", and filed in the office of the Clerk of the County of Suffolk on the 9th day of September, 1927, as Map Number One Thousand and Four (1004), and reference to which is made for all necessary purposes hereof; and

WHEREAS, the party of the first part is also the owner of Plot Number Ten (10) and Plot Number Eleven (11) in Section "L" as shown on map; and

WHEREAS, the parties of the second part are the owners in severalty of the remaining lands shown on said map, and are also the owners of the entire issued capital stock of the party of the first part; and

WHEREAS, the parties to these presents desire to make a declaration setting forth the restrictions, conditions, covenants, charges, and agreements subject to which the property shown on the said map may be held or disposed of;

NOW, THEREFORE, the parties to these presents declare, subject to the provisions of Sub-division 11 hereof as now in effect or as subsequently cancelled or modified, in consideration of ONE DOLLAR and their mutual covenants and agreements, that the property of the parties of the second part and of the party of the first part above referred to, is held and shall be conveyed subject to the restrictions, conditions, covenants, charges and agreements set forth in the various subdivisions of this Declaration, and that the portion of the said property owned by the party of the first part shall be held by it and administered and maintained as herein set forth.

1. The restrictions, conditions, covenants, charges and agreements set forth in this declaration shall affect and be limited, so far as the same are herein made applicable thereto, only to the lands or other property designated as and lying or being within Sections 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J' and 'K' shown on a map entitled Map of Property, belonging to Sarah D. and Edith A.

"Declaration As to Stock in Eaton Harbors Corporation"

Since the corporation was treated as any other property owner on the tax maps, it was required from the beginning to pay property taxes on 57.34 acres of land. Therefore, a yearly assessment was provided for in the articles of incorporation. This assessment was to be levied against shareholders by the board of directors, but could not exceed \$5 per share as stipulated in the corporation by-laws. The money raised was also used to maintain the roads, repair the sluice at the corporation beach, etc.

On the incorporation certificate, the seven original directors named were naturally from the same families; Sarah D. Robinson, Edith A. Robinson, Ruth R. Donnell, Laura R. Donnell, Harry E. Donnell, Elizabeth H. DeLamater, and Attmore Robinson.

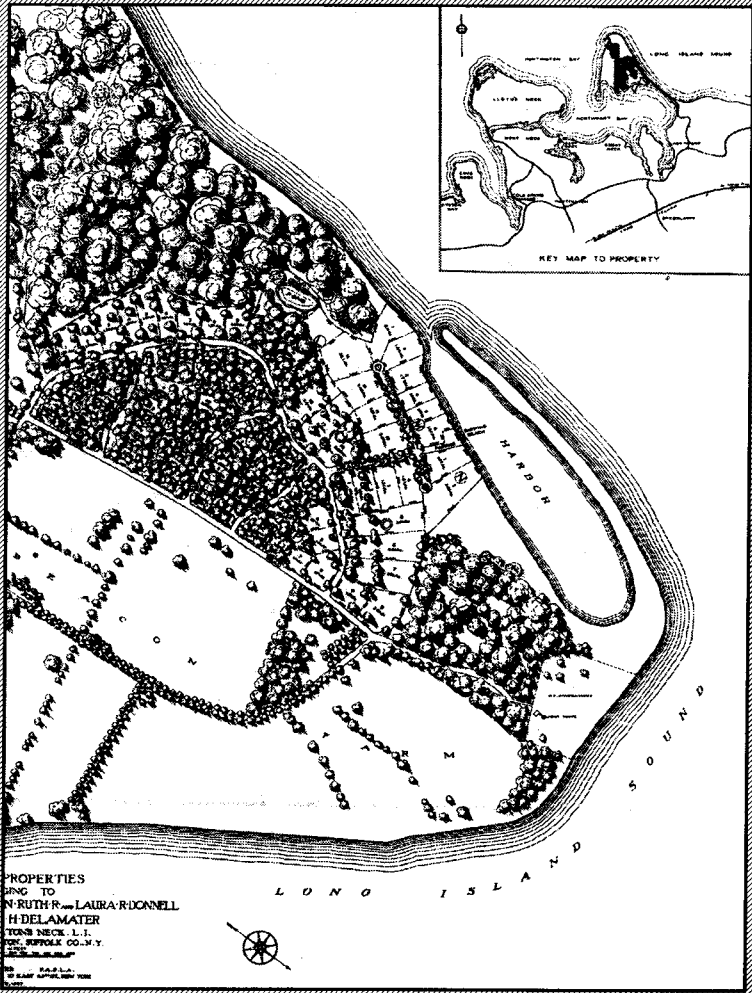
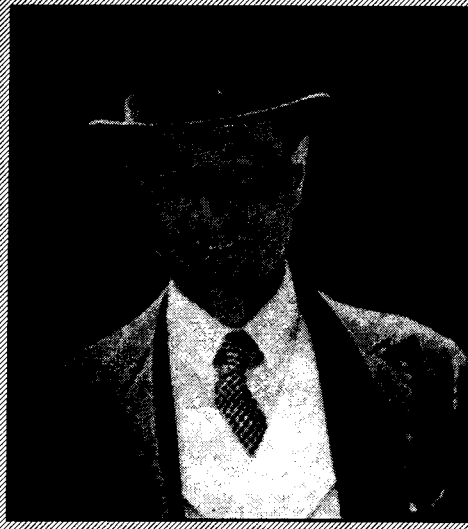
The sale of property in the EHC area proceeded slowly. Then, in October, 1929, the real estate boom ended abruptly with the Stock Market crash. Two months later, the family's matriarch, Sarah DeLamater Robinson, passed away. All of her Eaton's Neck land holdings (excluding the Robinson estate, "The Point") were transferred to the "Eaton-Robinson Corporation" to hold title for her children. From 1930 thru the 1960's, the Eaton-Robinson Corporation was the

largest single land-owner of property in EHC. By 1935, there were only six or seven new owners who had purchased property due in large measure to the effects of the Great Depression.

In 1937, Henry S. Morgan desired to purchase all 74 building lots located in Old Orchard Woods. The lots were labeled as sections L, M, N, O, P, Q, R, and S on the Weinrichter Map. This was good news to the Donnells and Robinsons who owned all the lots and were eager to sell considering the effects of the Depression. Additionally, the Morgans desired to purchase all the internal roads, which led to the 74 lots. These roads were owned by the corporation, although they had not yet been build and only existed on paper (the Weinrichter Map). These roads totaled 24.3 acres, and appeared on Map #1004 as Ridge Rd., Pond Dr., Birchen Rd., Old Orchard Rd., Cedar Rd., Meadow Rd., and Sound Rd. Although these roads could have been sold with a majority vote of shareholders, Mr. Morgan's attorney insisted that the DeLamater Heirs secure a release from every Eaton Harbors shareholder consenting to the sale of corporation assets. This was to ensure that no one would ever claim a right to egress across Mr. Morgan's property in the future.

1937: The Sale of the EHC Beach and Roads to Morgan

Morgan purchased all 74 building lots in Old Orchard Woods from the Eaton-Robinson Corporation. The heirs, in their capacity as Directors of the EHC, also sold Morgan 24.3 acres of EHC roads and the private EHC beach around the lots. The sale of this second EHC beach angered many new owners in the corporation.

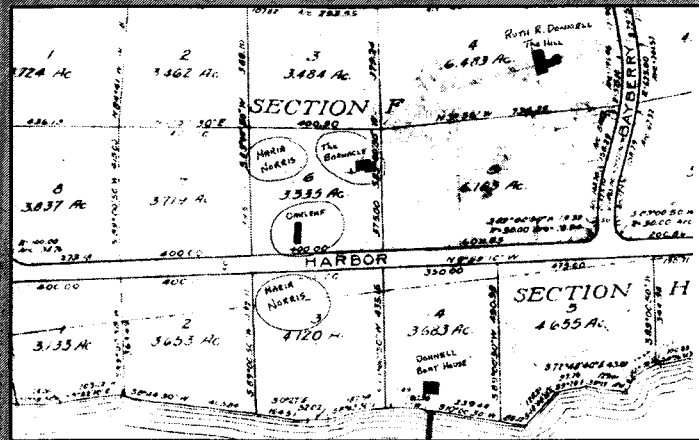
During the Spring of 1937, signatures were solicited from the shareholders of the corporation consenting to the sale. In the end, everyone had signed except for one. Miss Maria Norris, who had purchased land on opposite sides of Harbor Road (including Oakleaf and The Barnacle) from Ruth R. Donnell in 1934, would only sign the Morgan-EHC release if the corporation agreed to sell her Harbor Road between her lots. With little choice, the directors of the corporation (Donnell and Robinson family members) consented, causing Harbor Road to be severed at Oakleaf. With Norris' signature on the Morgan-EHC release, H.S. Morgan took title to all 74 building lots and at the same time secured title from the Eaton Harbors Corporation for all the internal roads and the private beach on Coast Guard Cove. In doing so, the corporation holdings were reduced from 57.34 acres to 33.21 acres. The money received by the corporation for the 24.3 acre sale was used to off-set the yearly assessments. The sale also reduced the amount of EHC stock from 1,492 shares to 1,174 shares.

1937: Harbor Road Severed at Oakleaf

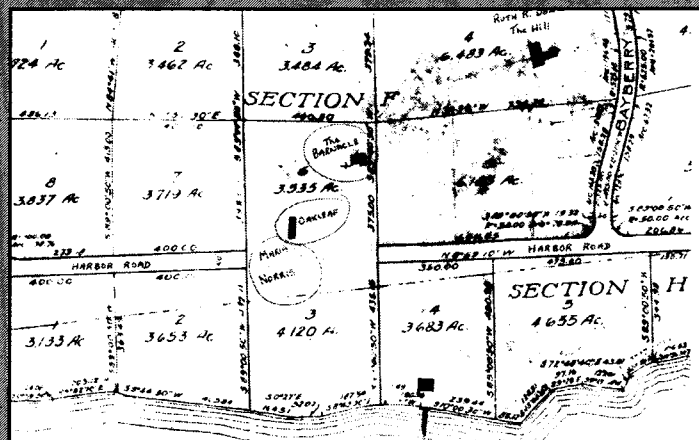
When Miss Maria Norris purchased historic Oakleaf and The Barnacle Carriagehouse in 1934, she did not consider that someday a road (Harbor Road) might be put through. In 1935, when the bulldozers came she was beside herself as they passed some 20 feet off the front porch of Oakleaf. Two years later, when the Donnell's came looking for her to sign the Morgan release, she knew what she wanted, and they were in no position to bargain.



Maria Norris and nephew David Urquhart at Oakleaf, November 1941



Harbor Road before

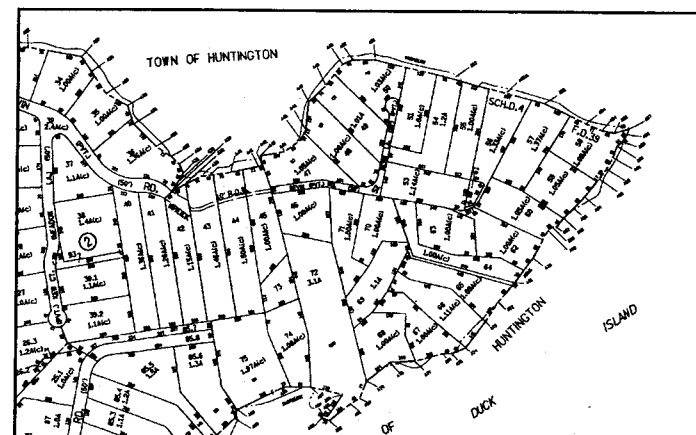
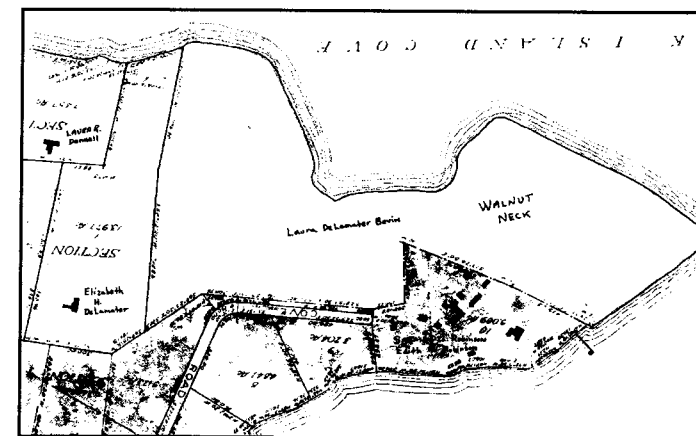


Harbor Road after

With one of the two EHC private beaches now sold off to Morgan, and Harbor Road now severed at Oakleaf, many of the new owners in the subdivision demanded a change on the Board of Directors. The new owners felt the DeLamater heirs had clearly acted in their own self interests regarding the Morgan and Norris issues instead of acting in the best interests of the corporation. With threats of legal action, an uneasy compromise was reached between the new owners and the DeLamater heirs the following year (1938): R.E. Bishop, A.E. Horn, and C.A. Olcott replaced the three Robinson sisters (Ruth R. Donnell, Laura R. Donnell, and Edith A. Robinson) on the board of directors. Furthermore, the by-laws were amended a year later on March 10, 1939, reducing the number of directors from seven to five. This uneasy compromise gave non-DeLamater family members a controlling interest on the board (although family members still held a majority of voting shares). Harry E. Donnell continued to serve as President of the Corporation. Lastly, the address of the corporation was also changed from the Robinson home in Manhattan to H.E. Donnell's business in Queens (Hepworth Machine).

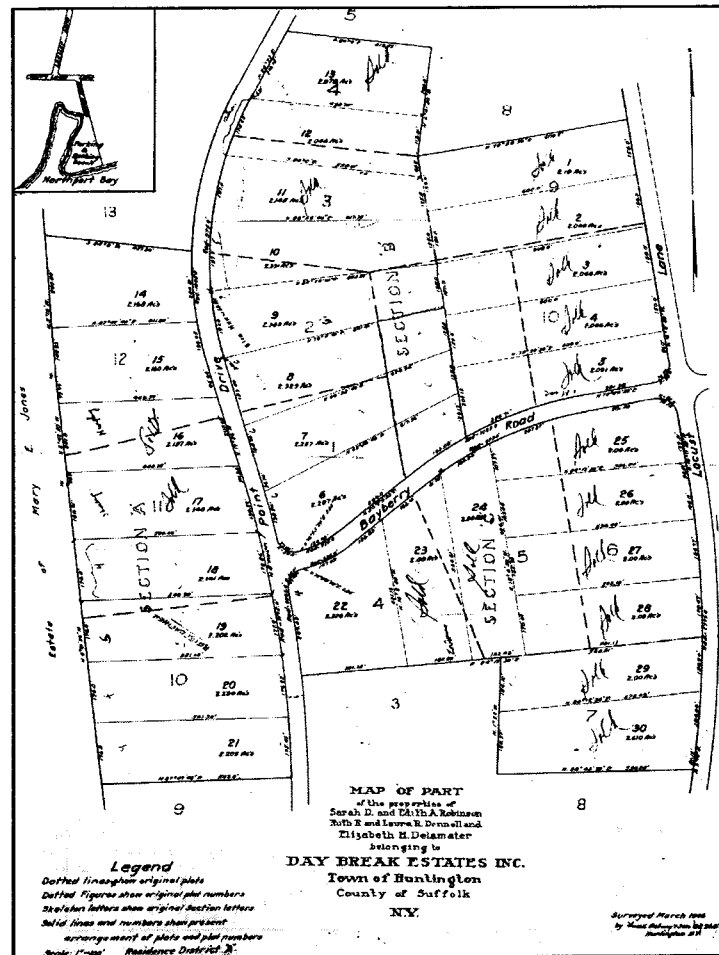
On July 1, 1941, the "Babbot Restrictions" expired, and the only building and zoning ordinances in place were those of the Town of Huntington and Village of Asharoken, to the extent applicable. All corporation property in Asharoken reverted from three to one acre zoning, and in the town's jurisdiction from three acres to two acres. This caused the break-up of many beautiful parcels, especially in Asharoken, where the old Robinson estate on five acres was subdivided into (5) one-acre lots. The downzoning in Asharoken also caused new private roads to be created to access EHC shareholder properties such as Bevin Road West and Pheasant Lane. Today, these shareholders no longer use EHC roads to access their property.

Zoning Disaster on Walnut Neck



EHC properties in the Village of Asharoken were severely affected due to the expiration of the Babbot Restrictions. Note the planned development of the Walnut Neck peninsula as per the Weinrichter Map (top left) versus what occurred after June of 1941 (bottom left). To make matters worse, the village gave out zoning variances liberally to such an extent that few lots even have the 1941 required road frontage of 100 feet on a planned, 50 foot wide road bed. EHC properties in the Town's jurisdiction were largely preserved despite the three acre to two acre downzoning. Unlike Asharoken, the Town was vigilant in not granting variances or permitting a hodge-podge of easements to suffice as "roads" for egress.

After World War II, many new owners purchased property in the subdivision increasing the number of shareholders to 130 families. Many of the lots were marketed and sold by Fred Sandblom who was the son-in-law of Laura Robinson Donnell and who handled transactions for the family during the 1940's and 1950's. In the late 1940's, Winkle Point Drive (between Eaton's Neck Road and Bayberry) was built by the Eaton-Robinson Corp.'s developer "DayBreak Estates" with the help of Sandblom. New Harbor Road and parts of Cove were also developed. With the developments, new sections of road were build privately and turned over to the corporation when completed. The corporation maintains all these roads today.

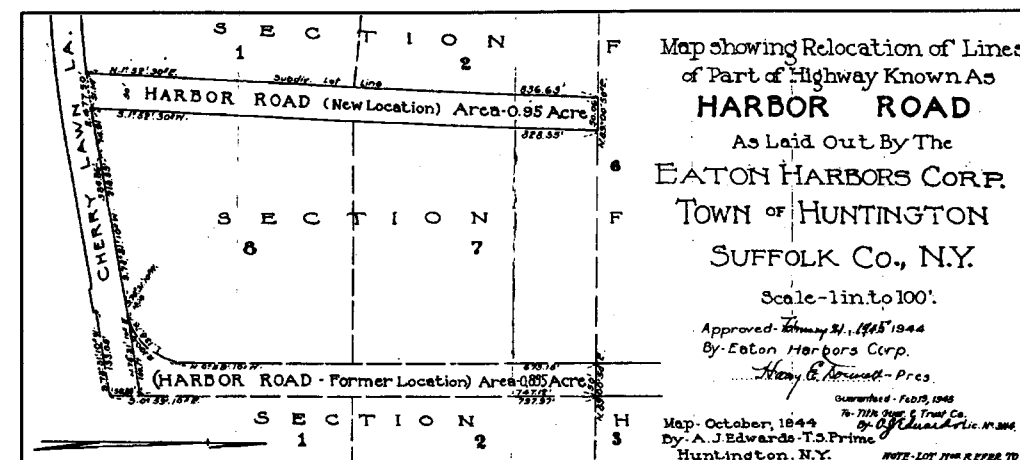


1946 DayBreak Estates Development Map

In 1950, Harry E. Donnell resigned after serving 23 years as President of EHC. His son, George E. Donnell, served two years after that. After 1952, no member of the Robinson, Donnell, or DeLamater family ever held a position on the board of directors.

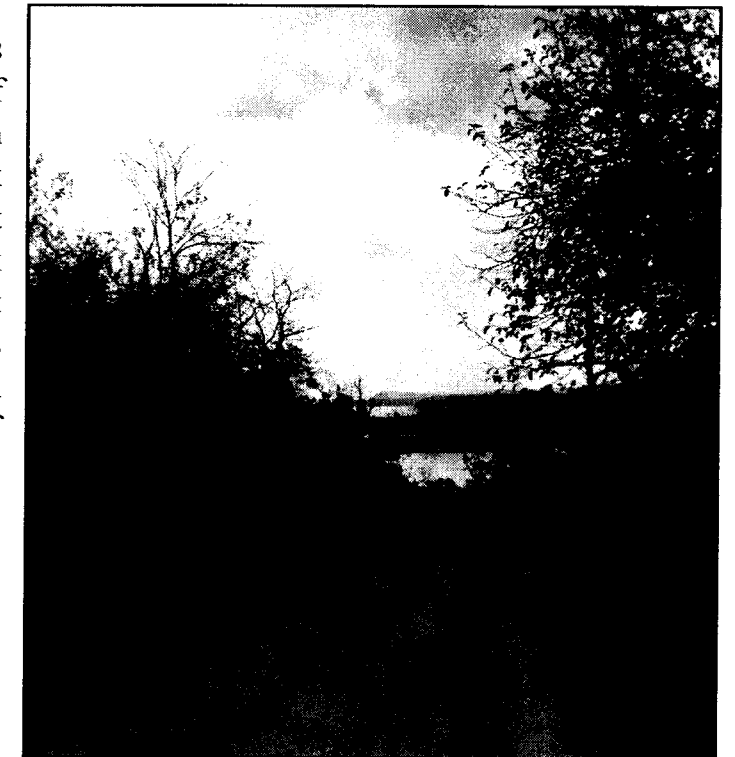
From the minutes of the corporation, the following highlights have taken place since 1945 (aside from routine road repair):

- 1) In 1945, the severed section of Harbor Road (located south of Oakleaf) was moved west creating New Harbor Road (see Maps). This "new" paper road was finally built in the mid-1950's.



1945 "New" Harbor Road

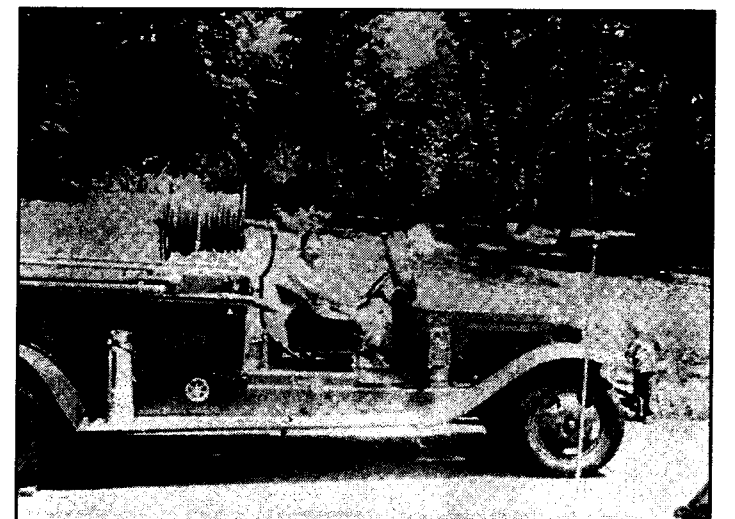
- 2) On September 29, 1950, the board of directors changed the address of the corporation from Queens to the Town of Huntington.
- 3) On August 16, 1952, the directors voted to increase the number of persons serving on the board from five back to seven.
- 4) In 1954, the Eaton Harbors Civic Association was formed by Charles Schmidt and others to serve the general needs of the community. One of the first issues was fire protection. Mr. Charles Shoreys, who was President of EHC, spearheaded the issue. For a time, fire trucks were stored in the Shoreys' driveway on Winkle Point Drive. Today, the Eaton's Neck Fire Department owes its existence to the residents of EHC.
- 5) In March 1961, the directors authorized that "35 yards of concrete" be put over the wooden bridge at the sluice. This work was accomplished in August 1961. The original Belgian block base and wooden bridge that made up the DeLamater's "Corniche Carriage-way" can still be seen on the underside of the sluice today.



1941: Bayberry Road at Locust looking East

- 6) In 1989, Cove Road was extended to its end with drainage basins added. The work was performed by a private developer, and turned over to EHC for continued maintenance.

- 7) In 1998, the Suffolk County Water Authority added public water to all roads in the corporation along with fire hydrants. After the work was completed, all roads were paved together.



1957: EHC President Charles Shoreys

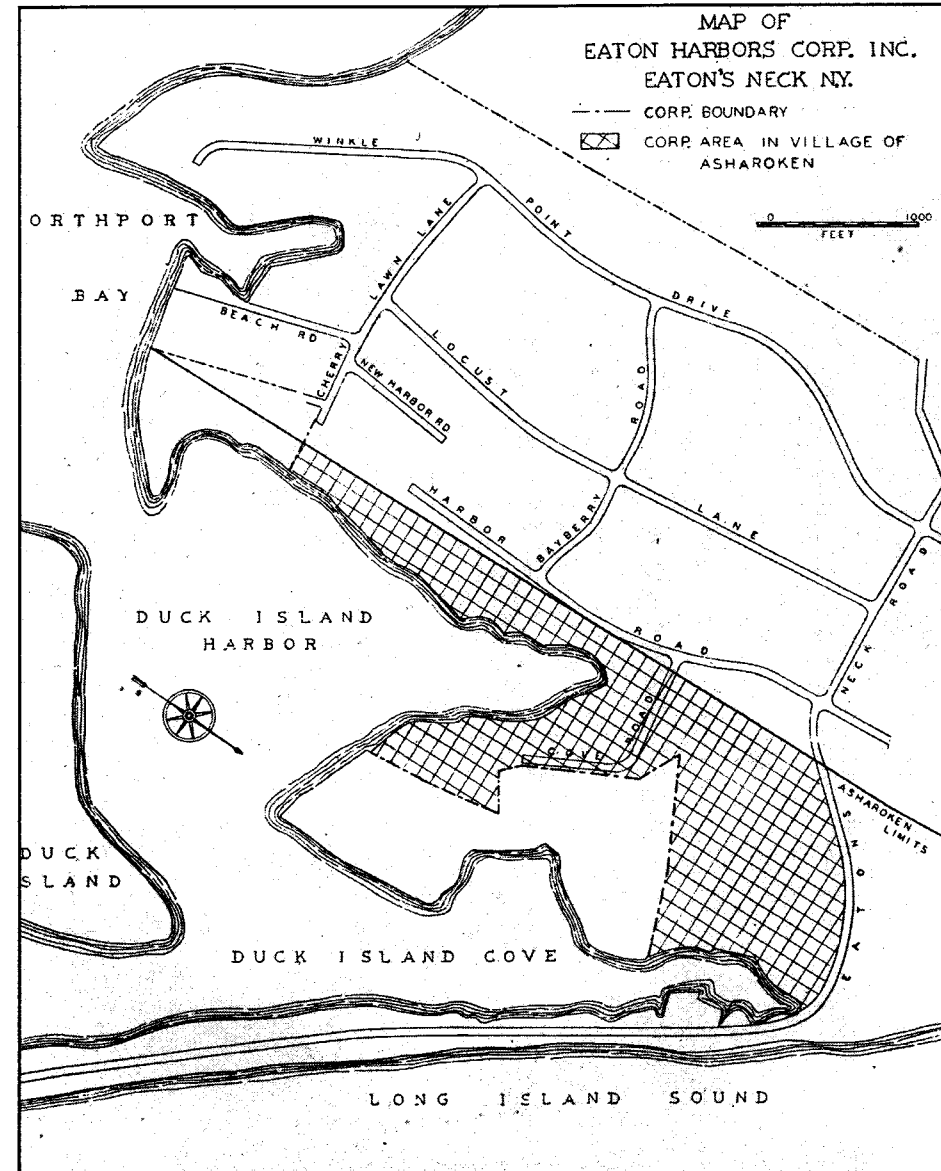
- 8) In 2001, stop signs were placed on Locust at the Bayberry intersection.

At the time of this writing, the only property (road bed) owned by the corporation that has not been improved or paved is:

- 1) A portion of property that would join South Harbor and North Harbor Roads. It is expected that this portion will someday be improved should the Vogliano property be subdivided (the Vogliano family owns on either side of the EHC road bed).
- 2) A section of property that would join the two sections of Winkle Point Drive. From time to time, this section has been clear cut to allow vehicular access in an emergency.

Today the corporation holds its annual picnic for all shareholders and their families at the sluice the first weekend in August. Regular Board of Director meetings are held at the Eaton's Neck Firehouse the third Thursday of the month.

Lastly, there are two points that should be mentioned regarding the corporation. The corporation owns the seven-acre salt marsh north of the sluice. Since the marsh is un-improvable

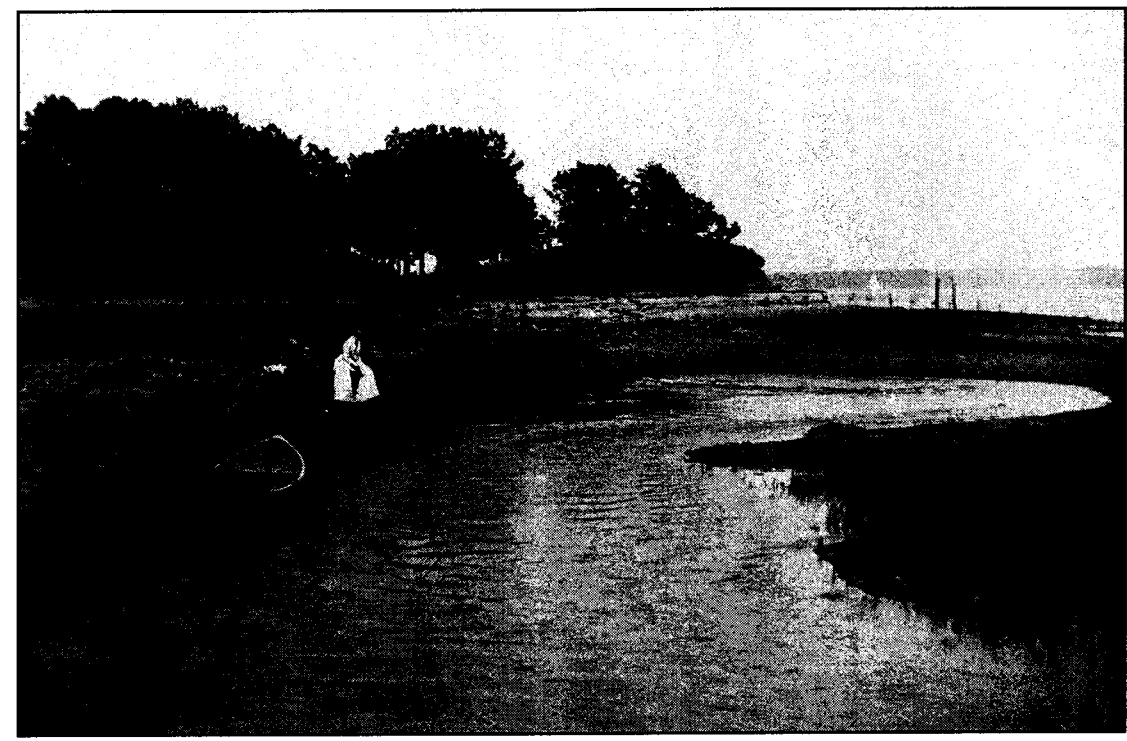


land, no property taxes are associated with this parcel. Secondly, EHC is a business corporation, and not a not-for-profit corporation. The reason is that at the time EHC was formed (1927), the right to operate agriculture and other low-impact businesses on corporation property was retained. For example, the original charter states that if all parties agree, the corporation could have erected "a first-class hotel" (presumably on either bathing beach parcel). It seems that in 1927, Locust and Valley Groves were still vivid memories for the DeLamater heirs who always planned on maintaining a controlling interest in the corporation. Today, the "business corporation" status is a

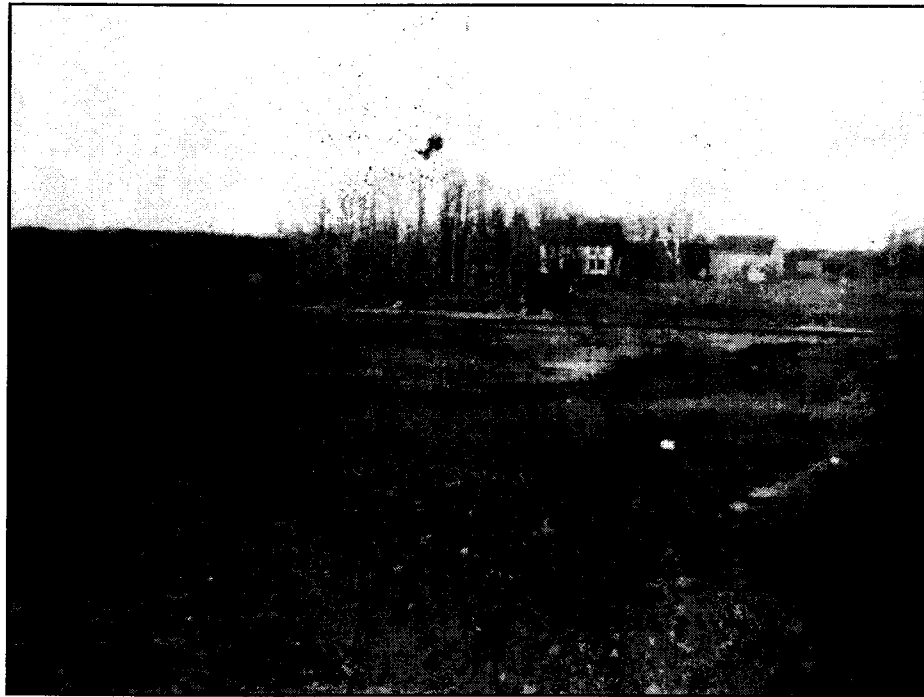
definite disadvantage. For example, funding for items outside the business realm of road maintenance and taxes (social events, picnic tables at the beach, etc.) has to be routed through the Eaton Harbors Civic Association.

The sands of time have seen change. Gone are the DeLamater estates, the wooden bridge across the sluice, and large numbers of available building lots. As the shareholders celebrate the last 75 years of EHC, it is important to look forward to the future. Challenges include a need to rebuild/restore the sluice. Exposed re-bar and concrete spalling beneath the bridge will have to be addressed if the community is to save and preserve this unique structure. Of equal importance is the need to make new owners to the corporation aware of the native Locust trees that line the roads. Planted by the DeLamater heirs 75 years ago, many have been removed intentionally by developers and new owners despite being located clearly on EHC property (measured 25 feet out from the centerline of every road).

In closing, it is no accident that Eaton Harbors properties are among the most sought after real estate in the Township. The private, quiet, carefree, and safe setting found in our community is reminiscent of how things once were — a vision far removed from the typical suburban settings found elsewhere on Long Island.



1884: Laura DeLamater Bevin at "The Sluice"



1905: View from Sluice looking toward Cherry Lawn Manor.
Note the Great Sycamore tree which still stands today.



The Sluice covered by tidal surge during the Winter Storm of 1992

EATON HARBORS CORPORATION
LIST OF STOCKHOLDERS - AUGUST 1, 1959

4	X	Lawrence Amaretta and Margaret Amaretta	45 Cherry Lawn Lane, Eaton's Neck Northport, N.Y.	
13	X	Harry Apfel and Helene E. Apfel A.P.M.	14 Locust Lane	"
4	X	Thomas Baldasar and Lydia Baldasar	13 Cherry Lawn Lane	"
7	X	Charles G. Baltzer and Martha Baltzer	12 New Harbor Road	"
18	X	Bar-Eaton Development Corp.	c/o J. Rubin, Esq. 271 North Avenue	New Rochelle, N.Y.
7	X	Robert L. Bassinette	Box 426A, RFD 2	Northport, N. Y.
23	X	Philip Beaudette and Mary A. Beaudette	563 Asharoken Ave.	"
6	✓	Walter Bellak	c/o Herman Bellak 19 Harbor Road 108-48 70 th St. Forest Hills 75, N.Y.	Eaton's Neck Northport, N. Y.
5	✓	Fred Biebelheimer	68 New Winkle Point Drive	Eaton's Neck Northport, N. Y.
5	✓	Le Roy B. Blook	123 Old Winkle Point Drive	Eaton's Neck Northport, N. Y.
22	✓	Henry Blackstone	144 Old Winkle Point Drive	Eaton's Neck Northport, N. Y.
			R.D. #1 Syosset, N.Y. 14 New York Rd. Forest Hills, N.Y.	