

**17847**

DATE: March 17, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs  
Commissioner of Planning

Mary Mahon  
Director of Real Estate

RE: Authority for the County of Westchester to enter into agreements for the sale of County-owned surplus Parcel Q located within the Village of Ardsley and the Town of Greenburgh.

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By Act No. 24-2010, the County Board of Legislators determined that Parcel Q is surplus and not needed for any County purpose. By Act 2011-29, the County Board of Legislators authorized the conveyance of Parcel Q, portions of which are located within the Village of Ardsley (the "Village") and the Town of Greenburgh (the "Town"). Section 209.101(8)(b) of the Laws of Westchester County provides that municipalities within which surplus parcels are located have a right of first refusal to purchase each such parcel for \$1.00 if used in perpetuity for park or municipal recreational purposes or if used for other municipal purposes to purchase such parcel at either the current appraised value or at no more than the same price for which it is proposed to be sold to a private party, whichever is less. If the municipality chooses not to exercise its right of first refusal, such parcel or parcels are sold to private parties for fair market value. In accordance with Section 209.101 of the Laws of Westchester County, the County offered to sell to the Town and the Village those portions of Parcel Q located within their respective municipalities. The Village has indicated that it would like to acquire approximately 40,694 square feet of Parcel Q located within the Village for \$1.00 to be utilized in perpetuity for parks purposes. The Town has indicated that it would like to acquire approximately 45,877 square feet of Parcel Q located within the Town for \$1.00 to be utilized in perpetuity for parks purposes. The remaining portion of Parcel Q located within the Town (approximately 7,232 square feet) was offered for sale to the adjoining property owner for \$23,649.00 and the adjoining property owner has agreed to purchase the remaining portion of Parcel Q; the addition of such land to the adjoining land shall be restricted so as to not increase the development capacity of the adjoining land. Conveyances will be by quit claim deed.

The goal and objective of the sale of surplus Parcel Q will serve a public purpose and enhance the public welfare as it will increase the amount of parkland in the County and also provide revenue to the County while accommodating an adjoining property owner.

Approval of the attached Resolution authorizing the necessary contracts of sale to convey surplus Parcel Q To the Village, the Town and the adjoining landowner is respectfully requested.

EB/MM/dm  
Attachment

**RESOLUTION**

Upon a communication from the Commissioner of Planning and the Director of Real Estate, be it hereby

**RESOLVED**, that the County is hereby authorized to enter into an agreement to convey by quitclaim deed to the Village of Ardsley a portion of County-owned surplus parcel Q (portion of Village tax map lot 7-17-P-Q) consisting of approximately 40,694 square feet for a purchase price of \$1.00, which property shall be used in perpetuity for park purposes; and be it further

**RESOLVED**, that the County is hereby authorized to enter into an agreement to convey by quitclaim deed to the Town of Greenburgh a portion of County-owned surplus parcel Q (portion of Town tax map lot 30-29-P-Q) consisting of approximately 45,877 square feet for a purchase price of \$1.00, which property shall be used in perpetuity for park purposes; and be it further

**RESOLVED**, that the County is hereby authorized to enter into an agreement to convey by quitclaim deed to Francis and Donna Longo or their successors or assigns a portion of County-owned surplus parcel Q (portion of Town tax map lot 30-29-P-Q) consisting of approximately 7,232 square feet for a purchase price of \$23,649.00 and that the addition of such land to the adjoining land shall be restricted so as to not increase the development capacity of the adjoining land; and be it further

**RESOLVED**, that the County Executive or his authorized designee is hereby empowered to execute all instruments and take such action as may be reasonably necessary to effectuate the purposes hereof.

| Account to be Charged/Credited | Fund | Dept. | Major Program, Program & Phase Or Unit | Object/ Sub Object | Trust Account | Dollars     |
|--------------------------------|------|-------|--|--------------------|---------------|-------------|
|                                | 101  | 15    | 2000                                   | 9599               | N/A           | \$23,651.00 |
|                                |      |       |  |                    |               |             |
|                                |      |       |  |                    |               |             |

Budget Funding Year(s)  
(must match resolution)

Start Date: N/A

End Date: N/A

Funding Source:

Tax Dollars \_\_\_\_\_

Contractor Federal I.D. No./  
Social Security No.: \_\_\_\_\_

State Aid \_\_\_\_\_

\$23,651.00  
(must match resolution)

Federal Aid \_\_\_\_\_

Vendor No.: \_\_\_\_\_

Other \$23,651.00 – Revenue

Encumbrance No.: \_\_\_\_\_