

Department of Parks, Recreation
& Conservation

ID 87768

DATE: September 24, 2021

TO: Board of Acquisition and Contract

FROM: Kathleen M. O'Connor
Commissioner
Department of Parks, Recreation and Conservation

SUBJECT: Resolution authorizing the County of Westchester to enter into any and all agreements necessary to convey certain County-owned property consisting of approximately 0.17 acres of vacant land located at Jefferson Street, Town of Mamaroneck, New York

On September 20, 2021, the Westchester County Board of Legislators adopted Act No. 162-2021 which authorized the County of Westchester (the "County") to convey certain County-owned property consisting of approximately 0.17 acres of vacant land designated as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commissioner "Map of Lands To Be Acquired for the Pelham-Port Chester Parkway, Westchester County, N.Y." and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 ("Property"), to Calshire Tenants, Inc., its successors and/or assigns (the "Purchaser") by quitclaim deed for the consideration of \$12,000. This Property, although intended for the purpose of the construction of a parkway, was never used by the County for any purpose. Further, the County has no future plans to utilize this Property.

Your Honorable Board's authority is now requested to authorize the County to enter into any and all agreements necessary to convey the Property to the Purchaser.

Pursuant to Section 209.101(8)(b) of the Laws of Westchester County ("LWC"), before the County can convey the Property to the Purchaser, it has to offer a right of first refusal to the Town of Mamaroneck (the "Town"), based upon certain conditions set forth in said law. In a letter dated February 5, 2020 from the Director of Real Estate, the aforementioned right of first refusal was offered to the Town for the Property. Section 209.101(8)(b)(4) of the LWC provides that the Town had ninety (90) days to exercise its right to purchase the Property, and the ninety (90) day period expired.

In accordance with LWC Section 191.41, the Commissioner of Planning has provided a report concluding that the County no longer has any need for the Property. In addition, in accordance with LWC Sections 134.51(6) and 249.111(1), on March 18, 2021, the County Parks, Recreation and Conservation Board adopted a resolution recommending that the Property be deemed no longer needed for park purposes, that the Board of Legislators authorize the sale of the Property in accordance with the provisions of the County Charter and Administrative Code, and that the proceeds from the sale or conveyance of the Property be set aside in a segregated fund, dedicated solely for the use by the County for the purposes of improvements to County parks and park facilities and programs.

The goal and objective of this conveyance is for the County to obtain revenue by divesting itself of a parcel of real property for which it has no use.

This conveyance is in the best interests of the residents of the County in that it will result in additional County revenue.

Therefore, based on the foregoing, your Honorable Board's approval of the attached Resolution is respectfully requested.

KOC/LAC
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 10/21/2021 - RAYMOND SULKY, SECRETARY

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PARKS, RECREATION AND CONSERVATION, BE IT HEREBY

RESOLVED, that the County of Westchester (the "County") is hereby authorized enter into any and all agreements necessary to convey certain County-owned property consisting of approximately 0.17 acres of vacant land located at Jefferson Street in the Town of Mamaroneck and designated as being part of Lot 21 on Sheet No. 8 as shown on the Westchester County Park Commission "Map of Lands To Be Acquired for the Pelham-Port Chester Parkway, Westchester County, N.Y." and filed in the Office of the County Clerk, Division of Land Records, formerly the Office of the Register of Westchester County, New York on August 16, 1926 as Map No. 2744 (the "Property"), to Calshire Tenants, Inc., its successors and/or assigns, for a sale price of \$12,000.00; and be it further

RESOLVED, that the conveyance of the Property shall be by such quitclaim deed as approved by the County Attorney; and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized to execute any agreements, documents and take any actions necessary to effectuate purposes hereof.

Account to be
Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit & Bond Act	Object/ Sub Object	Trust Account	Dollars
263	42	776W		9856	\$12,000

Budget Funding Year(s) Purchase and Sale Contracts Start Date: N/A End Date: N/A

Funding Source Tax Dollars _____
State Aid _____

\$ 12,000 Federal Aid _____

(must match resolution) Other \$12,000 - Trust account

APPROVED BOARD OF ACQUISITION & CONTRACT - 10/21/2021 RAYMOND SCULLY, SECRETARY