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MEMORANDUM

TO: Beacon City Council

FROM: Nicholas M. Ward-Willis

RE: 351 Tioronda Avenue

DATE: March 20, 2019

During preparation to sell the real property located at 351 Tioronda Avenue, it was noted from a recent survey of the property that certain improvements encroached upon the City's right of way adjacent to Tioronda Avenue. As you will see from the attached survey, the encroachments include a retaining wall, steps, a walkway and a minor portion of the front porch. It is my understanding this house has existed for many decades and this is not a recent encroachment. The total area of the encroachment is approximately 436 square feet of land.

To resolve this encroachment, the property owners have requested to purchase the property from the City of Beacon and then merge it into their existing parcel. We have conferred with the Highway Superintendent and Water and Sewer Superintendent and they have no objection to the conveyance. Kathy Martin has valued the small strip of land to be conveyed at a value of \$500.00. This matter is on for discussion on Monday night's agenda. Please let me know in advance if you have any questions so we can discuss that evening.

ecc: Anthony Ruggiero
Michael Manzi
Ed Balicki
Kathy Martin
Dave Buckley