


- **Main Office**  
445 Hamilton Avenue  
White Plains, NY 10601  
Phone 914.946.4777  
Fax 914.946.6868
- **Mid-Hudson Office**  
200 Westage Business Center  
Fishkill, NY 12524  
Phone 845.896.0120
- **New York City Office**  
505 Park Avenue  
New York, NY 10022  
Phone 646.794.5747

**MEMORANDUM**

**TO:** City of Beacon City Council

**FROM:** Nicholas M. Ward-Willis 

**RE:** 790 Wolcott Avenue; Bob's Corner Store - Conveyance of Land

**DATE:** January 25, 2019

---

For discussion on Monday night's agenda is the proposed conveyance of City owned land to the owner of the property located at 790 Wolcott Avenue upon which Bob's Corner Store is located. Attached is a proposed Contract of Sale and map for your reference.

If you view the map, you will note that a portion of the parking lot for Bob's Corner Store is located on City property. The City would be conveying to the property owner the land which they are presently using for the parking lot. We have confirmed that the City has no use for this property and it appears that at some point in time there were takings by NYSDOT for road widening and realignment and conveyances to the City which may have resulted in the parking lot not being located on property owned by the owner of 790 Wolcott Avenue. Conveying this property would remove liability from the City, as owner of the property, for any accidents occurring on that property and therefore it is our recommendation that the Council consider approving the sale of the property. The purchase price is \$15,750.00 which is based upon the City Assessor's valuation of the property.

Upon your review, should you have any questions, do not hesitate to contact me.

Attach.