

PUBLIC HEARING NOTICE
PROPOSED ABANDONMENT OF CERTAIN
CITY-OWNED PROPERTY

Notice is hereby given that the City Council of the City of New Rochelle, New York, will hold a Public Hearing on Tuesday, June 14, 2011, at 7:30 P. M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, relative to the proposed abandonment of a 700 linear foot section of City-owned real property on Guion Place surrounding the emergency room entrance of Sound Shore Medical Center from Lockwood Avenue to Memorial Highway, as well as remnants of Van Guilder Avenue, to Sound Shore Medical Center, subject to certain terms and conditions.. The City's abandonment of the property, and sale to the Sound Shore Medical Center, would facilitate the installation of a sorely needed MRI; restrict certain non-hospital traffic flow; enhance safety measures in the Emergency Room area; and relieve the City of the responsibility to maintain the streets.

The proposed resolution is as follows:

RESOLUTION AUTHORIZING THE SALE OF CITY OWNED REAL PROPERTY (PORTION OF GUION PLACE AND REMNANTS OF VAN GUILDER AVENUE) TO SOUND SHORE MEDICAL CENTER.

WHEREAS, Sound Shore Medical Center (SSMC) has made a request to acquire approximately 700 linear feet of Guion Place surrounding the Emergency Room entrance from Lockwood Avenue to Memorial Highway, as well as the remnants of Van Guilder Avenue, as shown on the attached map; and

WHEREAS, the departments of Public Works, Development, Police and Fire have reviewed this request and recommend the transfer of these streets to SSMC under certain terms and conditions; now, therefore,

BE IT RESOLVED, by the Council of the City of New Rochelle:

The sale of approximately 700 linear feet of City-owned real property on Guion Place surrounding the Emergency Room entrance from Lockwood Avenue to Memorial Highway, as well as remnants of Van Guilder Avenue, to Sound Shore Medical Center is hereby authorized, as follows:

1. Sale price of \$5,000 paid on delivery of the Quit Claim Deed on Closing of Title, as long as streets remain as an access to Emergency Room and surrounding buildings.
2. The City Property shall be sold "as is," subject to existing zoning, existing conditions environmental and otherwise, existing title, and easements of record. All costs of development of the City Property including but not limited to closing costs, surveying, cleanings, environmental remediation if any, site improvements, access, and sanitary sewer and storm water improvements shall be entirely the responsibility of SSMC.
3. Sale subject to formal abandonment of the streets, following referral to the Planning Board and public hearing thereon, including amendment to the Official Map of the City.

4. Sale subject to provision of utility easement(s) as well as easement to enable access for public safety vehicles to the hospital. No permanent structure shall be constructed on the City property to the hospital.
5. SSMC shall provide a survey delineating the metes and bounds of the property.
6. Closing of Title shall occur on or before September 30, 2011. All costs and fees associated with the sale including but not limited to surveys, title searches, title insurance (at SSMC's option), transfer taxes, and recording fees shall be paid by SSMC at or before Closing of Title.
7. City and SSMC acknowledge that the above terms and conditions shall not preclude SSMC from initiating an application to modify said terms and conditions in the future subject to approval by the City; and
8. Upon such other terms and conditions as shall be satisfactory to the City Manager and approved by the Corporation Counsel.

All persons interested are invited to attend said Public Hearing or submit written communications to the City Clerk at or before the Public Hearing.

By order of the City Council by Resolution No. 87 adopted on May 10, 2011.

Bennie F. Giles, III, City Clerk