

MEMORANDUM

To: Bryan T. Healy
From: Waddell W. Stillman
Subject: Van Cortlandt Manor Land Parcels
Date: February 28, 2023
CC: Dan O'Connor

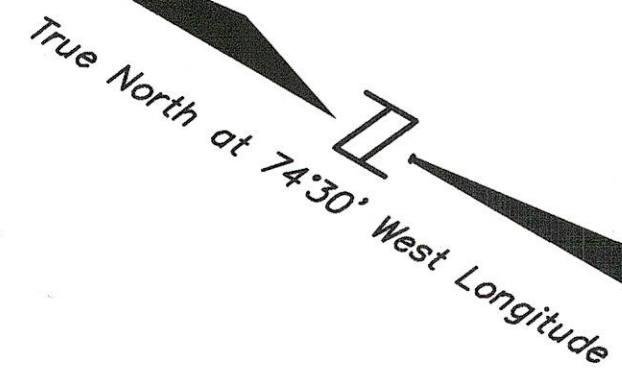
Thanks again for the good meeting earlier this month. As always, all of us at Historic Hudson Valley are most grateful for the Village's partnership and support on so many fronts, including the NYS DOT-funded Van Cortlandt Manor Entrance Project and, of course, the Blaze. And we are honored to be hosting Croton's 125th Anniversary picnic this summer at Van Cortlandt Manor!

As we discussed, this memorandum confirms Historic Hudson Valley's interest in taking ownership of the section of roadbed immediately outside the South Riverside Avenue gates of Van Cortlandt Manor. This approximately 400-foot stretch, the ownership of which has transferred from Westchester County to the Village, is identified in the attached survey prepared for Historic Hudson Valley following a site visit with Dan O'Connor and Badey & Watson. At the request of Dan and Scott Marsh, you'll see that it includes an easement to the Village for snow storage and plow access. Historic Hudson Valley's ownership would allow us to maintain the improvements that will soon be implemented with NYS DOT funds. Further, the transfer would eliminate the "peninsula" of Village land that now extends into Historic Hudson Valley's property—truing our northern property line.

Additionally, this seems like an opportune time to address discussions over the years to give the Village long-term access to portions of Historic Hudson Valley's property between Nordica Drive and Franklin Avenue for the purpose of improving and maintaining a water main. We would be glad to grant the Village a utility easement for this access.

Thank you for sharing these issues with the Village Board of Trustees. We stand ready to answer any questions and/or put Historic Hudson Valley's counsel in touch with Linda Whitehead.

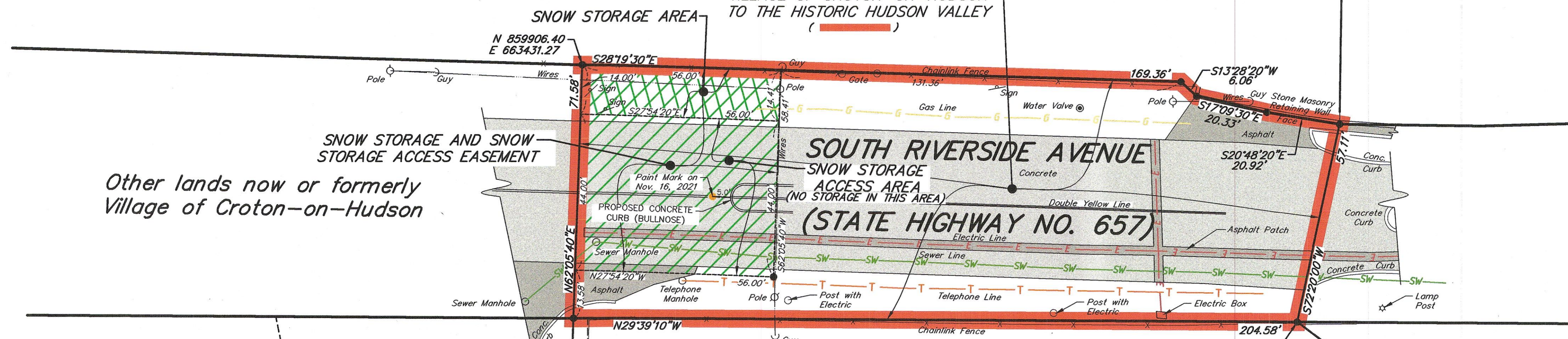
Attachment: Badey and Watson Survey of Front Gate



Now or formerly Sleepy Hollow Restorations, Inc.
(Reputed Owner)

Now or formerly Sleepy Hollow Restorations, Inc.
Liber 7076 cp 249
(Sleepy Hollow Restorations, Inc. is now known as Historic Hudson Valley)

AREA TO BE CONVEYED BY THE VILLAGE OF CROTON-ON-HUDSON TO THE HISTORIC HUDSON VALLEY



Other lands now or formerly Village of Croton-on-Hudson

Parcel I
"See Amended Subdivision... "Van Cortlandt Manor""
which was filed in the Westchester County Clerk's Office on June 30, 1981 as Map No. 20646

Formerly Starlight Operating Corp.
Now or formerly Sleepy Hollow Restorations, Inc.
Liber 5858 cp 130

Formerly Starlight Drivein Co., Inc.
Now or formerly Sleepy Hollow Restorations, Inc.
Liber 7709 cp 795

Parcel II
"See Amended Subdivision... "Van Cortlandt Manor""
which was filed in the Westchester County Clerk's Office on June 30, 1981 as Map No. 20646
Formerly Big V Properties Inc
Now or formerly Croton Enterprises, LLC
Document No. 401570812

Area = 14,222 Sq. Ft.

which includes 795 Sq. Ft. in Snow Storage Easements and 2,464 Sq. Ft. in Snow Storage Access Easement

This map was prepared for the exclusive use of and is certified only to:
HISTORIC HUDSON VALLEY

- Notes
1. COPYRIGHT "2021" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 6. This survey is of land that Historic Hudson Valley is seeking to obtain from the Village of Croton-on-Hudson.
 7. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99993252. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.

PRELIMINARY

SURVEY OF PROPERTY
PREPARED FOR

HISTORIC HUDSON VALLEY
SITUATE IN THE
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY
NEW YORK

SCALE 1 in. = 20 ft. OCTOBER 13, 2021

We hereby certify that the survey shown hereon was completed by us on October 13, 2021 that this map was completed on November 17, 2021 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

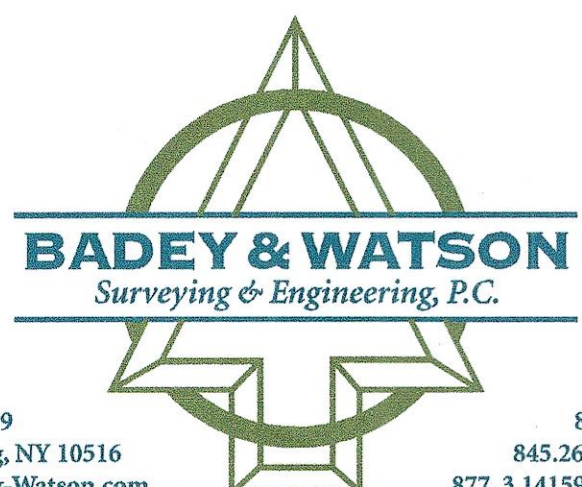
ADVANCE COPY PRINTED

BADEY & WATSON
Surveying & Engineering, P.C.

November 18, 2021

by **THIS IS ROX FOR R01**
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 48167

BADEY & WATSON
Surveying & Engineering, P.C.



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Drawing Name: LS26070...R01_V17 Layout: SURVEY W.C. No. 26070 Checked by GJW Spell checked by NAM Drawn by NAM Closed by XXX On XX-XX-XXXX T.M. : 79.17-2-6