



Memorandum

Department of Parks, Recreation
& Conservation

ID # 112100

DATE: October 1, 2025

TO: Honorable Board of Acquisition and Contract

FROM Kathleen O'Connor,
Commissioner of Parks, Recreation and Conservation

Christopher D. Steers
Director of Countywide Administrative Services

SUBJECT: Authority for the County of Westchester to enter into agreements to purchase two (2) parcels of real property located at 230 and 224 White Plains Road in Tuckahoe, New York for a total amount not to exceed \$980,000.00.

Pursuant to Act No. 194 - 2025 adopted on September 29, 2025, the Board of Legislators authorized the County of Westchester ("County") to purchase two (2) parcels of real property located at 230 and 224 White Plains Road in Tuckahoe, New York. The properties, identified by tax map designation as Section 31, Block 3, Lot 13, and Section 31, Block 3, Lot C, respectively, consist of a two family dwelling, commonly known as the "Ward House", and a vacant residentially-zoned lot, adjacent to the dwelling. The Ward House, which dates back to the Revolutionary War, and the adjacent lot, will both be purchased as parkland.

Your Honorable Board's authority is now requested for the County to enter into an agreement to purchase the property located at 230 White Plains Road from Biggest Fish Westchester, LLC, or the current owner(s) of record, in an amount not-to-exceed \$680,000.00, and a separate agreement to purchase the property located at 224 White Plains Road from Ben Arnold, LLC, or the current owner(s) of record, in an amount not-to-exceed \$300,000.00.

The goal and objective of these agreements is for the County to acquire additional parkland of historical significance.

We recommend adoption of the attached proposed Resolution.

KOC/CDS/jpg
Attachment

RESOLUTION

Upon a communication from the Commissioner of Parks, Recreation and Conservation and the Director of Countywide Administrative Services, it is hereby

RESOLVED, that the County of Westchester (the "County") is authorized to enter into an agreement to purchase real property located at 230 White Plains Road in Tuckahoe, New York (the "Ward Property") from Biggest Fish Westchester, LLC or the current owner(s) of record; and be it further

RESOLVED, that the amount to be paid for the purchase of the Ward Property shall not exceed \$680,000.00; and be it further

RESOLVED, that the County is further authorized to enter into an agreement to purchase real property located at 224 White Plains Road in Tuckahoe, New York (the "Adjacent Property") from Ben Arnold, LLC or the current owner(s) of record; and be it further

RESOLVED, that the amount to be paid for the purchase of the Adjacent Property shall not exceed \$300,000.00; and be it further

RESOLVED, that the purchase of both the Ward Property and the Adjacent Property shall be by such deed as approved by the County Attorney; and be it further

RESOLVED, that the County Executive or his authorized designee is hereby authorized and empowered to execute all instruments and take all actions necessary and appropriate to effectuate the purposes hereof.

PRC-1493

Account to be
Charged/credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
318	19	BLA1A-09	6280	BA 193 -2025	\$980,000.00

Budget Funding Year(s) 2025 Start Date October 8, 2025 End Date Closing of title
(must match resolution)

Funding Source Tax Dollars _____
 State Aid _____
\$980,000.00 Federal Aid _____
(must match resolution)
 Other: \$980,000.00