



Address: Water Street, Parcel B, Newburgh, NY

Minimum offer price: \$21,500 (Value Determined by City of Newburgh Assessor's Office)

Parcel B consists of 2,440 square feet of land, which is primarily improved with a concrete sidewalk/patio and retaining wall. The parcel is located in the Planned Waterfront District.

The legal description of Parcel B: A certain piece or parcel of land depicted as "Parcel B" containing 2440 S.F. shown on a map entitled "Land to be conveyed to West Shore Hudson, LLC by The City of Newburgh, South Water Street, City of Newburgh, Orange County, New York", Scale 1"=20', dated March 03, 2018, prepared by The LRC Group and being further bounded and described as follows;

Beginning at a point in the easterly right of way line of South Water Street said point being the most southerly southwest corner of land now or formerly of West Shore Hudson, LLC and the northeast corner of the herein described area;

Thence running southerly the following two (2) courses and distances along the said easterly right of way line of South Water Street and land now or formerly of CSX Transportation Inc. S08°06'22"W 92.12 feet and S10°37'36"W 100.48 feet to a point;

Thence running westerly, northerly and easterly the following five (5) courses and distances through South Water Street N79°22'24"W 9.45, N06°42'47"E 36.86 feet, N08°35'18"E 73.50 feet, and N09°45'35"E 83.56, and S73°13'03"E 11.86 feet to the point or place of beginning.

Priority is given to a development proposal that would incorporate this lot into a larger project.

Since this lot does not meet minimum lot size, proposals must consolidate and merge this lot with a neighboring parcel.

Any proposal would need to submit a plan, cost estimates and funding sources.

Current deadline to submit offers via a complete PODA (Private Owner Development Application) is Monday, August 30, 2021.

See City of Newburgh's website for more general purchase requirements , current disposition policy , and terms & conditions.