

**THE TOWN OF POUND RIDGE  
ECONOMIC DEVELOPMENT COMMITTEE**

INVITE YOU TO ATTEND AN

**EDC  
UPDATE**

ON THE FUTURE OF 77 WESTCHESTER AVE



**Thurs, November 7th, 8 PM @ The Town House  
179 Westchester Ave**

**Contact: [EDC@TownofPoundRidge.com](mailto:EDC@TownofPoundRidge.com)**

# Status

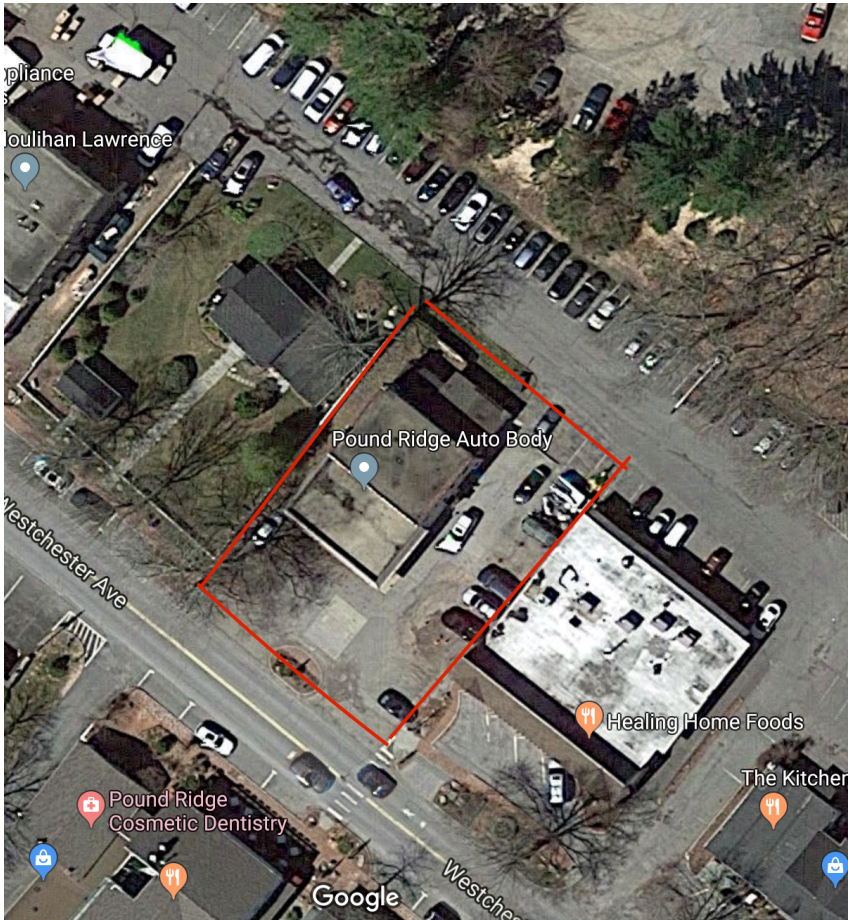


- Owned by Town of Pound Ridge since October 2018
- Town Board and the advisory Economic Development Committee (EDC) are currently:
  - Fielding all ideas and offers
  - Evaluating next steps
  - Seeking public input
- PH I and II Environmental Site Assessments have been conducted to support potential site redevelopment
- For more information:  
<https://www.townofpoundridge.com/econ-dev-committee/77-westchester-avenue-info>

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# Location



- 77 Westchester Avenue
- Home of Pound Ridge Auto Body
- Located between Healing Home Foods and Dynax headquarters
- The property includes parking in front and adjacent to the building
- Parking is also available behind the building in the town parking lot
- The location is the prime attraction of this property

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# Property Description

- Lot size: 0.34 acres
- Square feet: 4,864
- The two-story, mixed-use building built in the 1940's
- One vacant, three-bedroom apartment upstairs
- Formerly, a Texaco gas station
- GIS map and environmental studies are on the Town website



For more information:

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# Zoning



- This important location is in the heart of Scotts Corners
- Zoning: Planned Business District A
- PBD-A allows a wide range of commercial and residential uses
- Town Code on Town website: [www.townofpoundridge.com](http://www.townofpoundridge.com)

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# Taxes & Remediation Costs

- When the Town assumed ownership, taxes had not been collected since 2003
- Taxes and penalties owed exceed \$600k
- The current tax on the property is \$20k annually
- Potential buyer/investor may need to conduct additional Phase I, II, and III environmental and engineering studies



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# We Are Learning



- Though 77 may appear to be a desirable location for immediate redevelopment, there are a few complicating factors.
- As a former gas and service station, it is typical to expect some level of remediation to be required for any future use.
- Remediation costs are uncertain, could vary widely depending on future use and could be a hurdle for some interested parties.
- Recouping all owed taxes and penalties before remediation is unlikely.
- Keeping the property on the tax roll is an important consideration.

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# Options Discussed



- While many have expressed interest, there has been no formal offer to purchase the property to
  - One generous resident has offered to donate funds to possibly convert the site to a public park. Costs remain for demolition and remediation. Back taxes are not included
- Other inquiries have included:
  - Restaurant or food market is the most popular inquiry. Hurdles are remediation, construction, taxes, water, septic and parking
  - Gas station and mini mart on a cleared and renovated site

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# Options Discussed

- Fire department annex in the current 77 building to be used for equipment storage and an apartment on the second floor.
- A new home for the library as a high-tech media center, idea generator and maybe community gathering space
- A resident explored creating a music recording studio
- The Ambulance Corps had expressed interest
- Residents suggested an arts/cultural center but no plans
- Public parking lot



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# Possible Next Steps



- Explore funding opportunities for remediation/clean-up.
- Determine real expenses -- costs of remediation: ID and removal, etc.
- Determine possible uses and property value of clean site. Answers will inform next steps.
- Continue to entertain all inquiries and proposals.
- Prepare compelling reason for community to move forward.

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# Questions / Ideas?



- We want to hear from you.
- What would be a great addition to our downtown?
- Questions?

To contact the EDC, e-mail:

**[edc@townofpoundridge.com](mailto:edc@townofpoundridge.com)**

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