

STATE OF NEW YORK - EXECUTIVE DEPARTMENT  
OFFICE OF GENERAL SERVICES

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In the Matter of the Public Sale :

of : FINDINGS

premises known as 1471 Teller Avenue :  
located in the Borough of the Bronx, Bronx County

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It is proposed to offer for sale at public auction the premises described in the attached Schedule "A" and identified below, pursuant to the provisions of Section 33 of the Public Lands Law.

The 2,990± square foot two-story brick group living facility is located at 1471 Teller Avenue in the Borough of the Bronx, Bronx County. It is situated on a 0.042± acre lot. The facility was utilized as a group home with a residential layout. The property is identified as Tax Map Block 2784, Lot 56.

The property is owned by the State of New York and is currently vacant. A Declaration of Abandonment was approved by the Office for People with Developmental Disabilities on May 13, 2021 by signature of Dr. Theodore Kastner, Commissioner. The Declaration of Abandonment was approved by the Dormitory Authority of the State of New York on May 14, 2021.

The action has been reviewed pursuant to the provision of the State Environmental Quality Review Act ("SEQRA") and the Division of State Asset & Land Management has determined that the sale will have no significant adverse environmental impact. A Negative Declaration in accordance with SEQRA is in the file.

THEREFORE, I find that the property shall be offered at public auction on September 29, 2021. The minimum bid shall be \$380,000.00, with an initial deposit of \$38,000.00. An additional deposit which, with the initial deposit, constitutes 10% of the successful bid shall be due and payable for the sale parcel within 10 business days of notification of acceptance of the bid. The Notice of Sale, executed herewith, shall contain the pertinent terms and conditions of the sale including a five percent (2.5%) broker commission payable by the State of New York to the broker representing the successful bidder.

The Notice of Sale shall be published in The Riverdale Press, pursuant to the statute.

COMMISSIONER OF GENERAL SERVICES

Dated: 08/03/2021

By RoAnn M. Destito  
RoAnn M. Destito

UPL01870  
1471 Teller Ave., Bronx  
SCHEDULE A

All that certain piece or parcel of land hereinafter designated as Parcel No. 115, situate in the Borough of the Bronx, City of New York, State of New York, being bounded and described as follows:

Beginning at a point on the westerly boundary of Teller Avenue at its intersection with the division line between lands now or formerly of Thomas D. and Gwendoline Earle on the south and lands of the People of the State of New York on the north, running thence S 85° 03' 13" W along said division line a distance of 76.22 feet to a point on the division line between lands now or formerly of Donald K. and Enid E. Roberts on the west and lands of the People of the State of New York on the east, thence N 19° 31' 42" W along said division line and the division line between lands now or formerly of Ralph L. Grosvenor on the west and lands of the People of the State of New York on the east a total distance of 25.83 feet to a point on the division line between lands now or formerly of Jonathan D. and Hazel L. Jefferson on the north and lands of the People of the State of New York on the south, thence N 85° 03' 13" E along said division line and partly through a party wall a total distance of 69.35 feet to a point on the first mentioned westerly boundary of Teller Avenue, thence southerly along said boundary on a curve to the right, having a radius of 1,190.00 feet and an arc length of 28.36 feet to the point or place of beginning. Containing 1,821 square feet or 0.042 acre of land more or less.

All bearings shown refer to the map of 221 Lots of Claremont Heights

Being the same premises described in a Deed between the Federation of Multicultural Programs Inc. and the People of the State of New York acting by and through The Dormitory Authority of the State of New York recorded in the Office of the City Register of the City of New York on July 10, 2019 as CRFN2019000217965.

The description above includes a distance in the second course that was omitted from the above-mentioned Deed. It is the intention to describe the same parcel as was appropriated by the People of the State of New York from Cyriane B. Celestin on June 20, 1980, shown on Map No. 115, Parcel No. 115 filed in the Bronx County Clerk's Office.

Subject to an agreement recorded in the Bronx County Clerk's Office on December 9, 1925 in Liber 518 at page 431, between Michael Goodman and Ruth Weber, agreeing to a party wall between the building situate on the above described parcel and the building

situate on the adjoining parcel to the north. Also agreeing to a two-story frame porch encroaching from said parcel on the north onto the above described parcel.

Subject to an easement and right of way recorded in the Bronx County Clerk's Office on April 11, 1925 in Liber 492 at page 145 between Michael Goodman and Rose Birnbaum, being 4 feet in width over part of the northerly portion of the above described parcel for use as a common driveway.

Together with an easement and right of way recorded in the Bronx County Clerk's Office on April 11, 1925 in Liber 492 at page 145 between Michael Goodman and Rose Birnbaum, being 4 feet in width over part of the southerly portion of the adjoining parcel to the north of the above described parcel for use as a common driveway.

Subject to any statement of facts an actual survey may show.

Subject to any enforceable easements, restrictions, or covenants of record.