

## History of Site Ownership

The history of site ownership was compiled using the chain-of-title search, Brown's Directory, PSC reports, and Sanborn Maps. A site ownership chronology is provided in Table 5-2.

- The New Rochelle Gas Light Company was incorporated on July 2, 1863 [Chain-of-Title]. The Chain of Title shows that New Rochelle Gas Light Company owned the property in 1863 and the 1868 Beers map shows that there is a gas works on the property.
- In 1887, the New Rochelle Gas Works was operational at the "Little Center" (later called Centre Street, then Cedar Street) location [Brown's Directory].
- The company became known as the New Rochelle Gas and Fuel Company by 1889 [Brown's Directory].
- The 1892 Sanborn Map indicates that the site was operated by the American Gas Company of New Rochelle, New York, although Brown's Directory continued to indicate that the plant was operated by the New Rochelle Gas and Fuel Company through 1899 [Chain-of- Title, Sanborn Map, 1892 and Brown's Directory]. The MGP operated only on the western half of the block along Centre (now Cedar) Street. The eastern half of the block along River Street was either residential or undeveloped.
- On March 30, 1899, the New Rochelle Gas and Fuel Company was consolidated with the New York Suburban Gas Company, a consolidation of a number of other companies incorporated on March 9, 1899 [PSC Reports and Brown's Directory].
- On December 1, 1900, the New York Suburban Gas Company merged into the Westchester Lighting Company [PSC Reports and Brown's Directory].
- The 1911 Sanborn Map indicates the gas plant structures were still present on the property and the site was being used for storage by the Westchester Lighting Company [Sanborn Map, 1911].
- By 1931, Westchester Lighting Company expanded the property further east to include the one parcel adjacent to River Street.
- In 1951, the former MGP site is still owned by the Westchester Lighting Company [Sanborn Maps]. In 1951 the Westchester Lighting Company was fully merged into Con Edison as the Westchester Division [Brown's Directory].

- In 1953, Con Edison sold the property to R.E.C. Realty Corp [Chain-of-Title].

A Con Edison real estate record from 1970 (amended through 1980) indicated that Con Edison purchased a parcel of land from the City of New Rochelle in 1969. This property, Section 1, Block 251, Lot 30 was supposed to be the location of a gas distribution plant that was in service. As far as it can be discerned from available records, this property was not associated with the former MGP site, although the Sanborn Maps that cover the former MGP site area do not extend this far to the southeast.



Tax Lot 19  
(Filed Lot 41, P/O 40 RO 218)

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AGREEMENT

ITEM 1      DEED      The President, Directors Dated 7-2-1863  
and Company of      Rec'd 7-7-1863  
Westchester Turnpike      Liber 505 cp 348  
Road  
to  
The New Rochelle Gas  
Light Company  
(see copy herein)  
  
As May Affect

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AGREEMENT

ITEM 2      DEED      James T. Rogers      Dated 7-2-1863  
to      Rec'd 7-7-1863  
The New Rochelle Gas      Liber 505 cp 354  
Light Company  
(see copy herein)  
  
As May Affect

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ITEM 3      DEED      Sheriff of Westchester      Dated 4-2-1866  
to      Rec'd 6-1-1866  
Charles E. Van      Liber 598 cp 304  
Benschoten  
President, Directors of  
Westchester Turnpike Road  
Company  
(see copy herein)  
  
The New Rochelle Gas Light Company  
Lot 41 RO 218

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PRESIDENT, DIRECTORS OF WESTCHESTER TURNPIKE ROAD COMPANY

ITEM 4      DEED      Charles E. Van      Dated 4-13-1866  
Benschoten      Rec'd 6-1-1866  
to      Liber 598 cp 309  
The New Rochelle Gas  
Light Company  
(see copy herein)

Tax Lot 19 cont'd.

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ITEM 5	<u>DEED</u>	Robert F. Brundage, Sheriff to Charles E. Van Benschoten (see copy herein)  Lot 41 RO 218	Dated 7-18-1873 Rec'd 9-13-1873 Liber 844 cp 401
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ITEM 6	<u>DEED</u>	Charles G. Banks, Referee to Charles E. Van Benschoten (see copy herein)  W/Y P/O Lot 40 RO 218	Dated 10-14-1881 Rec'd 10-22-1881 Liber 1000 cp 304
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ITEM 7	<u>DEED</u>	Joseph Lambden Martha L. Lambden, his wife to Charles E. Van Benschoten (see copy herein)  Middle P/O Lot 40 RO 218	Dated 6-10-1887 Rec'd 6-15-1887 Liber 1114 cp 17
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ITEM 8	<u>DEED</u>	Charles E. Van Benschoten Josephine A. Van Benschoten to The New Rochelle Gas and Fuel Company (see copy herein)  Lot 41, w P/O 40, Mid P/O 40	Dated 1-4-1888 Rec'd 1-13-1888 Liber 1125 cp 400
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Tax Lot 19, cont'd

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ITEM 9	<u>DEED</u>	Charles E. Van Benschoten Josephine A. Van Benschoten to The New Rochelle Gas and Fuel Company (see copy herein)	Dated 12-8-1888 Rec'd Liber 1153 cp 43
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Lot 41, w P/O 40, Mid P/O 40

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ITEM 10	<u>DEED</u>	Westchester Lighting Company to New York And Westchester Lighting Company (see copy herein)	Dated 7-12-1904 Rec'd 10-20-1904 Liber 1691 cp 150
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Wholesale conveyance of all property of #1 to #2  
PARCEL 19 - Lot 41, P/O 40: Also shows Name Change/Consolidation

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CERTIFICATE OF MERGER

ITEM 11	<u>DEED</u>	New York and Westchester Lighting Company with Westchester Lighting Company (see copy herein)	Dated 10-20-04 Rec'd 10-24-04 Liber 1693 cp 163
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- SEE CONTINUATION OF SEARCH IN OLD TAX LOT 39 -

CW02-0651

OLD TAX LOT 39

P/O Lot 47 RO 218 and more

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ITEM 12	<u>DEED</u>	Ernest M. Best Frances L. Best, to New Rochelle Securities Company (see copy herein)	Dated 9-30-11 Rec'd 10-11-11 Liber 1965 cp 168
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All Lot 47 RO 218

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ITEM 13	<u>DEED</u>	New Rochelle Securities Company to Albert E. Arnold (see copy herein)	Dated 5-15-24 Rec'd 5-77-24 Liber 2499 cp 255
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P/O Lot 47 PO 218

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ITEM 14	<u>DEED</u>	New Rochelle Securities Company to Westchester Lighting Company (see copy herein)	Dated 6-28-24 Rec'd 6-30-24 Liber 2509 cp 185
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P/O Lot 47 RO 218

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ITEM 15	<u>DEED</u>	Albert E. Arnold Henrietta W. Arnold, his wife to Westchester Lighting Company (see copy herein)	Dated 6-27-24 Rec'd 7-14-24 Liber 2510 cp 173
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P/O Lot 47 Ro 218  
(S/A Liber 2499 p 255)



CW02-0651

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Merge of Old Tax Lot 19, 39

ITEM 16    DEED    Consolidated Edison    Dated 9-10-53  
Company of New York    Rec'd 9-14-53  
Inc.    Liber 5252 cp 492  
successor to  
Westchester Lighting  
Company  
to  
R.E.C. Realty Corp.  
(see copy herein)

Lot 41   P/O 40, P/O 47   RO 218

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ITEM 17    DEED    R.E.C.Realty Corp.    Dated 9-14-53  
to    Rec'd 9-18-53  
Charles Iannuzzi    Liber 5355 cp 46  
Emil Iannuzzi  
Simon Glaser  
(see copy herein)

Lot 41 P/O 40, P/O 47   RO 218

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ITEM 18    DEED    Christine M. Iannuzzi    Dated 9-29-59  
to    Rec'd 10-2-59  
Emil Iannuzzi    Liber 5953 cp 224  
Simon Glaser  
(see copy herein)

Parcel I Lot 41 P/O 47 P/O 48 RO 218   II DNA this search

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ITEM 19    DEED    Department of Transport- Dated 11-10-67  
ation, State of New York Rec'd 11-10-67  
Notice of Appropriation   Liber 6744 cp 500  
to  
R.E.C Realty Corp.  
Emil Iannuzzi  
Simon Glaser  
(see copy herein)

Creates permanent easement as shown on RO 15646 and illustrated  
on Tax Map



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ITEM 20     DEED     Department of Transport- Dated 2-15-68  
ation, State of New York Rec'd 2-20-68  
Notice of Appropriation Liber 6763 cp 659  
to  
Simon Glaser  
Emil Iannuzzi, et al  
(see copy herein)

RO 15646

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ITEM 21     DEED     New York State Depart- Dated 3-12-68  
ment of Transportation Rec'd 3-20-627  
Affidavit of Personal Liber 6768 cp 627  
Service  
to  
Simon Glaser  
Emil Iannuzzi  
(see copy herein)

RO 15464

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At this point Tax Lots 15, 19, 39 Merge (only 19,39 Examined) (PUE)

ITEM 22     DEED     Simon Glaser     Dated 7-30-70  
Emil Iannuzzi, Ind     Rec'd 8-20-70  
d/b/a     Liber 6942 cp 753  
R.E.C. Realty Co.  
to  
R.E.C. Realty Corp.  
(see copy herein)

P/O 40, 41, 47     P/O 56, 57, Parcel 13     Vol 1 pg 24     RO 14557

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ITEM 23     DEED     R.E.C Realty Corp.     Dated 8-1-70  
to     Rec'd 12-19-70  
Simon Glaser     Liber 6966 cp 357  
Emil Iannuzzi  
d/b/a  
R.E.C. Realty Company  
(see copy herein)

S/A Liber 6942 cp 753

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ITEM 24	<u>DEED</u>	Simon Glaser Emil Iannuzzi individually d/b/a R.E.C. Realty Co. to R.E.C. Realty Corp. (see copy herein)	Dated 10-1-71 Rec'd 10-6-71 Liber 7017 cp 340
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S/A Liber 6942 cp 753

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ITEM 25	<u>DEED</u>	R.E.C. Realty Corp. to Simon Glaser Emil Iannuzzi d/b/a R.E.C. Realty Co. (see copy herein)	Dated 7-24-72 Rec'd 9-6-72 Liber 7079 cp 236
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S/A Liber 6942 cp 753

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ITEM 26	<u>DEED</u>	Simon Glaser Emil Iannuzzi to Robert S. Brinker (see copy herein)	Dated 6-27-75 Rec'd 6-30-75 Liber 7270 cp 740
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S/A Liber 6942 p 753

N.B. d/b/a      Also Liber 7827 p 294  
                 K/Sale Robert S. Brinker to Pan Am Equities Inc.  
  
                 Assn Liber 7835 p 553  
                 K/Sale Assigns from Pan Am Equities Inc. to United  
                 Enterprises

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At this point PUE Merges to become P/O 1-247-14 (Toyota Dealer)

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ITEM 27	<u>DEED</u>	Robert S. Brinker to United Enterprises (see copy herein)	Dated 5-26-83 Rec'd 5-31-83 Liber 7835 cp 549
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All 1-247-15 copy of Tax Map w/PUE

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ITEM 28	<u>DEED</u>	United Enterprises to Estree Co. (see copy herein)	Dated 3-27-86 Rec'd 3-31-86 Liber 8394 cp 62
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S/A Liber 7835 p 549

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ITEM 29	<u>DEED</u>	Estree Co. to Robert E. Crabtree d/b/a Estree Company (see copy herein)	Dated 8-31-89 Rec'd 9-13-89 Liber 9629 cp 212
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S/A Liber 7835 p 549

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ITEM 30	<u>DEED</u>	Merge of all Crabtree Parcels Robert Crabtree d/b/a Estree Company to Tristar Automotive Group, Inc. (see copy herein)	Dated 9-8-89 Rec'd 9-13-89 Liber 9626 cp 220
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Parcel 4 1-247-15 (PUE)

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ITEM 31	<u>DEED</u>	Tristar Automotive Group, Inc. - As Debtor in possession (Chapter 11) to Donnybrook Realty Corp. (see copy herein)	Dated 8-17-92 Rec'd 10-4-92 Liber 10421 cp 291
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Parcel II 1-247-15 (PUE)

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**Table 5-2 Site Ownership Summary - New Rochelle (Cedar Street Site), New York**

Block	Lot	Former Lot(s)	Utility Owner	Purchased	Sold	Current Owner	Purchased	Other Industrial Activity
247	15	19 (old 40 & 41)	New Rochelle Gas Light Company	7/7/1863	4/2/1866	Donnybrook Realty Corp.	8/17/1992	United Enterprises Estree Co Tristar Automotive Group, Inc.
			Westchester Lighting Company		7/12/1904			
			New York and Westchester Lighting Company	7/12/1904	10/20/1904			
			Merger: Westchester Lighting Company with New York and Westchester Lighting	10/20/1904	_____			
			Consolidated Edison Company of New York Inc.	_____	9/10/1953			
247	15	39 (old 47)	Westchester Lighting Company	6/27/1924 & 6/28/1924	_____	Donnybrook Realty Corp.	8/17/1992	United Enterprises Estree Co Tristar Automotive Group, Inc.
			Consolidated Edison Company of New York Inc.	_____	9/10/1953			

Comments: Tax lots 19 and 39 merged prior to 9/10/1953. NYSDOT appropriated part of property in 1968.