

RESOLUTION OF THE CITY COUNCIL

No. 125

Approved March 10, 2025

RESOLVED, DECREED AND ORDERED:

That the indicated portion of ERNEST STREET shown on the accompanying plan entitled "Proposed Abandonment of a Portion of Ernest Street from Shipyard Street to Service Road Plat 2024-XX," prepared by Samuel A. White, Jr., of Garofalo & Associates, Inc., and dated April 25, 2023, having ceased to be useful to the public, is hereby abandoned as a Public Highway. Said Abandonment is specifically conditioned upon the following:

1. Petitioner, NARRAGANSETT BAY COMMISSION, shall tender the amount of Seventy-Two Thousand Four Hundred Dollars (\$72,400.00) to the City of Providence.
2. Petitioners shall grant any easement as may be reasonably required by Providence Water, the Narragansett Electric Company, and Verizon as may be acceptable to both Petitioner and the respective utility.
3. After payment, Petitioner shall record this resolution in the Land Evidence Records of the City of Providence and then return to the City Plan Commission to complete the subdivision process.
4. Petitioner shall comply with all conditions contained herein within sixty (60) days from the date of passage, except that final City Plan Commission approval of the subdivision shall occur within one (1) year from the date of passage.
5. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works, and/or as may be deemed appropriate by the Mayor or the Department of Law.

ORDERED, That the Traffic Engineer be and is hereby directed to cause a sign to be placed on the above-named highway abandoned as aforesaid, having thereon the words, "Not a Public Highway," and it is further

ORDERED, That after the entry of this order or decree the City Clerk shall cause a notice thereof to be published in a newspaper published in the County of Providence at least once a week for three successive weeks and a further and personal notice shall be served by the City Sergeant upon every owner of land abutting the above-named highway which has been abandoned who is known to reside within the State.

IN CITY COUNCIL
MAR 06 2025
READ AND PASSED, *As Amended*

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Tina L. Mastrosiani
CLERK

I HEREBY APPROVE.

Brett P. Smith

Mayor
Date: *3/10/2025*

**CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body:

to abandon a portion of the public highway known as Ernest Street pursuant to R. I. Gen. Laws Section 45-23.1-2, such area of abandonment being depicted on the Plan attached hereto and incorporated by reference herein as Exhibit A. The Petitioner is the equitable owner of all property abutting the portion of Ernest Street (e.g., Plat 56, Lots 345 and 338) sought to be abandoned. Said abandonment will not have an adverse impact on public health or safety nor will it have an adverse impact on traffic circulation as there are other streets that provide adequate access to the surrounding area.

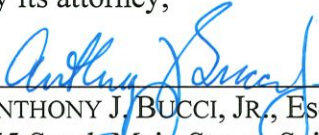
The proposed area of road abandonment consists of a total area of approximately 30,502 square feet and is more particularly described on the metes and bounds legal description attached hereto and incorporated by reference herein as Exhibit B.

If the City Council does authorize the abandonment proposed by the within Petition, the Petitioner intends to use the area to consolidate its campus to provide better security for its property and employees. Vulnerability standards established by the wastewater industry for treatment facilities encourage increasing campus security to prevent potential threats to the facilities. Additionally, tightening of security throughout the Port area has become a greater concern in recent years due to increased offshore activities in the area and requirements of the Marine Transportation Security Act of 2002.

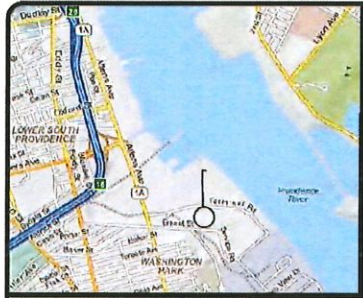
If the City Council authorizes the abandonment of the subject portion of Ernest Street, the Petitioner understands it will be subject to reasonable easements in favor of the existing providers of utilities to the extent the lines serve more than Petitioner's properties.

Any questions regarding this Petition may be addressed to the undersigned.

Petitioner,
Narragansett Bay Commission,
By its attorney,



ANTHONY J. BUCCI, JR., Esq.
155 South Main Street, Suite 405
Providence, Rhode Island 02903
Tel: 401-831-4200; Fax: 866-340-1835
Email: abucci@buccilaw.com



LOCUS MAP

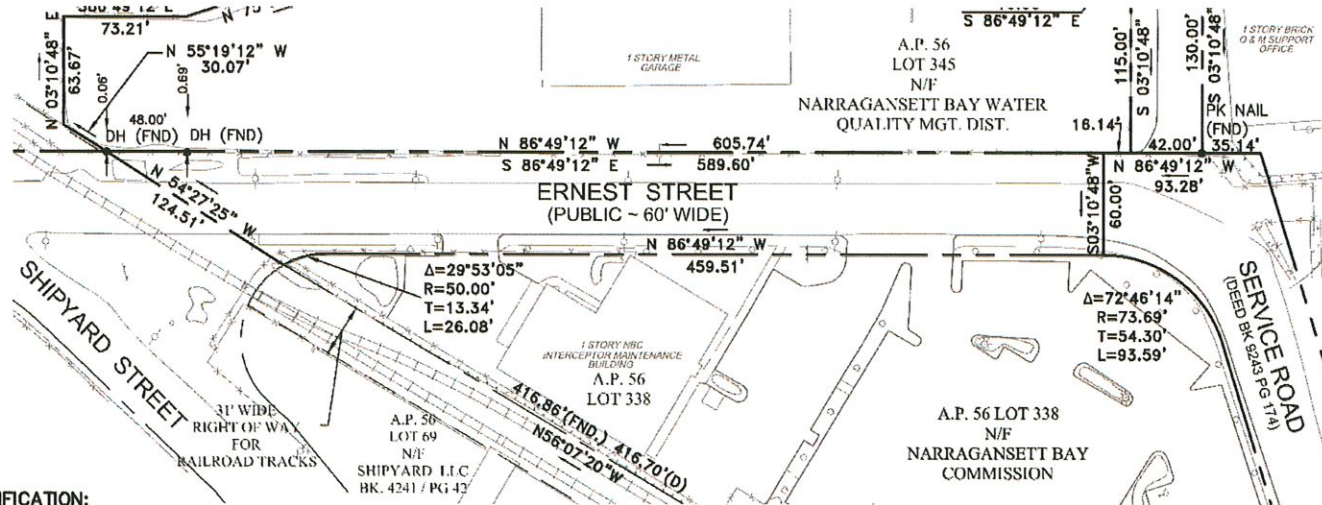
N.T.S.

PARCEL DATA
ERNEST STREET N/F CITY OF PROVIDENCE AREA: 32,620 S.F.± OR 0.75 ACRES

STREET INDEX
ERNEST STREET

PLAN REFERENCES:

1. PLAN OF LAND A.P. 56 LOTS 8, 256, 318, 323, 338 & 346 AND A.P. 101 LOT 764 SITUATED ON TERMINAL ROAD, ERNEST STREET & NEW YORK AVENUE, PROVIDENCE, RI PREPARED FOR ANTHONY J. BUCCI, JR. BY GAROFALO & ASSOCIATES NOV. 3, 2010.
2. *ADMINISTRATIVE SUBDIVISION AP 56 LOT 255 & LOT 340 BELONGING TO MARR SCAFFOLDING, CO. & NARRAGANSETT BAY COMMISSION; PREPARED BY BRYANT ASSOCIATES, INC. AND RECORDED IN THJ LAND EVIDENCE RECORDS FOR THE CITY OF PROVIDENCE IN PLAN BOOK 61, PAGE 95.



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 4.35-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
BOUNDARY SURVEY	CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A PLAN FOR THE ABANDONMENT OF A PORTION OF ERNEST STREET FROM SHIPYARD STREET TO THE SERVICE ROAD IN THE CITY OF PROVIDENCE, RHODE ISLAND.

BY: *Samuel A. White, Jr.*
 SAMUEL A. WHITE LICENSE NO. 1781
 LS A59-COA



Samuel A. White, Jr.
 APRIL 25, 2023
 12/11/2023

"PROPOSED ABANDONMENT OF A PORTION OF ERNEST STREET TO SHIPYARD STREET TO SERVICE ROAD PLAT 2024-XX" PREPARED FOR NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE
1	DIMENSION CORRECTION	LA	12/11/23

GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS
 SURVEYORS & LAND PLANNERS
 ENVIRONMENTAL SCIENTISTS

65 COLLIER STREET
 P.O. BOX 6160
 PROVIDENCE, RI 02904
 TEL: 401-277-0800

JOB NO. 0742-02	DRAWN BY R.S.E.
DATE 07-12-2021	CHECKED S.A.W.
SCALE 1"=60'	APPROVED S.A.W.
	DATE APRIL 25, 2023

SHEET
1
 OF 1 SHEETS

Exhibit B

PROPOSED DEED DESCRIPTION

FOR

THE ABANDONMENT OF

A PORTIION OF ERNEST STREET

That certain tract or parcel of land with all buildings and improvements thereon situated easterly of shipyard street in the City of Providence, County of Providence, State of Rhode Island is herein bounded and described;

Beginning at the most southwesterly corner of the herein described parcel, said corner being located at the intersection of the southerly street line of Ernest Street with the easterly street line of Shipyard Street;

Thence proceeding north $54^{\circ}27'25''$ west along the proposed terminus of said Ernest Street a distance of one hundred twenty four and $51/100$ (124.51') feet to the most northwesterly corner of the herein described parcel;

Thence proceeding south $86^{\circ}49'12''$ east along the northerly street line of said Ernest Street a distance of five hundred eighty nine and $60/100$ (589.60') feet to the most northeasterly corner of the herein described abandonment of Ernest street;

Thence proceeding south $03^{\circ}10'48''$ west a distance of sixty and $00/100$ (60.00') feet to the most southeasterly corner of the herein described abandonment of said Ernest Street;

Thence proceeding north $86^{\circ}49'12''$ west along the southerly street line of said Ernest Street a distance of four hundred fifty nine and $51/100$ (459.51') feet to a point at the beginning of a curve;

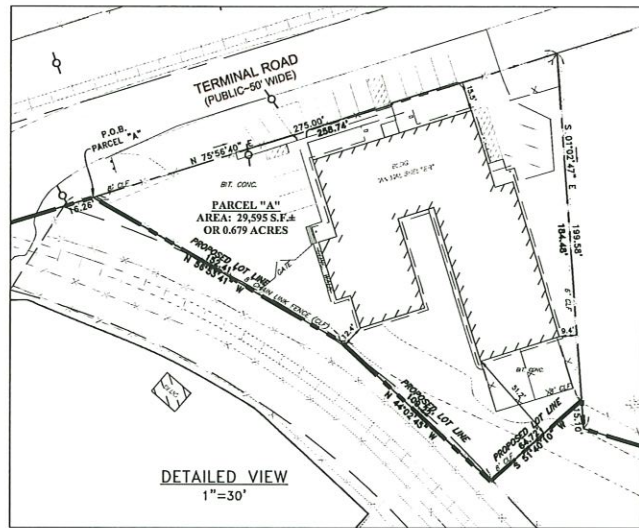
Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of fifty and $00/100$ (50.00') and a delta angle of $29^{\circ}53'05''$ a distance of twenty six and $08/100$ (26.08') feet to the point and place of beginning, the last three (3) courses are bounded easterly, southerly by land now or formerly of Narragansett Bay Commission;

Said Parcel contains 32,624 Square Feet or 0.75 Acres more or less.

For a more particular description reference is herein made to a plan entitled ""Proposed Abandonment of a Portion of Ernest Street from Shipyard Street to Service Road Plat 2024-xx"" Prepared for Narragansett Bay Commission by Garofalo Associates, Inc. dated April 25, 2023 Job No. 6742-02 Dwg. No. 6742-Ernest.



LOCUS MAP
N.T.S.



DETAILED VIEW
1"=30'

NOTES:

- 1.) THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN), AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBER 4407C037G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2009.
- 2.) THE BEARING SYSTEM IS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD 83. SEE PLAN REFERENCE NO. 7.
- 3.) PARCEL "A" TO BE CONVEYED TO THE CITY OF PROVIDENCE, BY THE NARRAGANSETT BAY COMMISSION.
- 4.) "SERVICE ROAD" IS A PRIVATE ROAD THAT WAS ACQUIRED BY THE NARRAGANSETT BAY COMMISSION BY EMINENT DOMAIN, SEE DEED BOOK 9243, PAGE 174.

STREET INDEX	
ERNEST STREET	
NEW YORK AVENUE	
TERMINAL ROAD	
SERVICE ROAD	
ELLIS STREET (ABANDONED)	

PARCELS INTENTION
1. TO CREATE PARCEL "A" (FOR THE CITY DOG POUND) OUT OF LOT 346, ASSESSOR'S PLAT 56.
2. TO CREATE PARCEL "B" BY MERGE LOTS B, 256, 283, 318, 323, 338, 345, PORTION OF LOT 346, ON ASSESSOR'S PLAT 56, LOT 764, ON ASSESSOR'S PLAT 101, SERVICE ROAD, ABANDONED PORTION OF ERNEST STREET, AND PORTION OF ELLIS STREET.

PARCEL DATA
TOTAL AREA OF ALL ORIGINAL PARCELS AND ABANDONED STREETS: 1,811,184 S.F. ± OR 41.58 ACRES
PARCEL "A" TOTAL LOT AREA: 29,593 S.F. ± OR 0.68 ACRES
PARCEL "B" REMAINING AREA OF ALL LOTS AND ABANDONED STREETS: 1,781,591 S.F. ± OR 40.90 ACRES

ORIGINAL PARCEL DATA
N/F NARRAGANSETT BAY COMMISSION
A.P. 56, LOT B AT TERMINAL ROAD LOT AREA: 72,220 S.F. ± OR 1.66 ACRES
A.P. 56, LOT 256 AT 58 NEW YORK AVENUE LOT AREA: 14,514 S.F. ± OR 0.33 ACRES
A.P. 56, LOT 283 AT 140 TERMINAL ROAD LOT AREA: 75,892 S.F. ± OR 1.74 ACRES
A.P. 56, LOT 338 AT 4 ERNEST STREET LOT AREA: 145,309 S.F. ± OR 3.34 ACRES
A.P. 56, LOT 345 AT 1 ERNEST STREET LOT AREA: 73,549 S.F. ± OR 1.69 ACRES
A.P. 56, LOT 346 AT 75 TERMINAL ROAD LOT AREA: 288,776 S.F. ± OR 6.63 ACRES

ORIGINAL PARCEL DATA
N/F NARRAGANSETT BAY WATER QUALITY MGT. DIST.
A.P. 56, LOT 318 AT 44 NEW YORK AVENUE LOT AREA: 169,828 S.F. ± OR 3.90 ACRES
A.P. 56, LOT 323 AT 34 NEW YORK AVENUE LOT AREA: 785,169 S.F. ± OR 18.03 ACRES
A.P. 101, LOT 764 AT 880 ALLENS AVENUE LOT AREA: 99,470 S.F. ± OR 2.28 ACRES

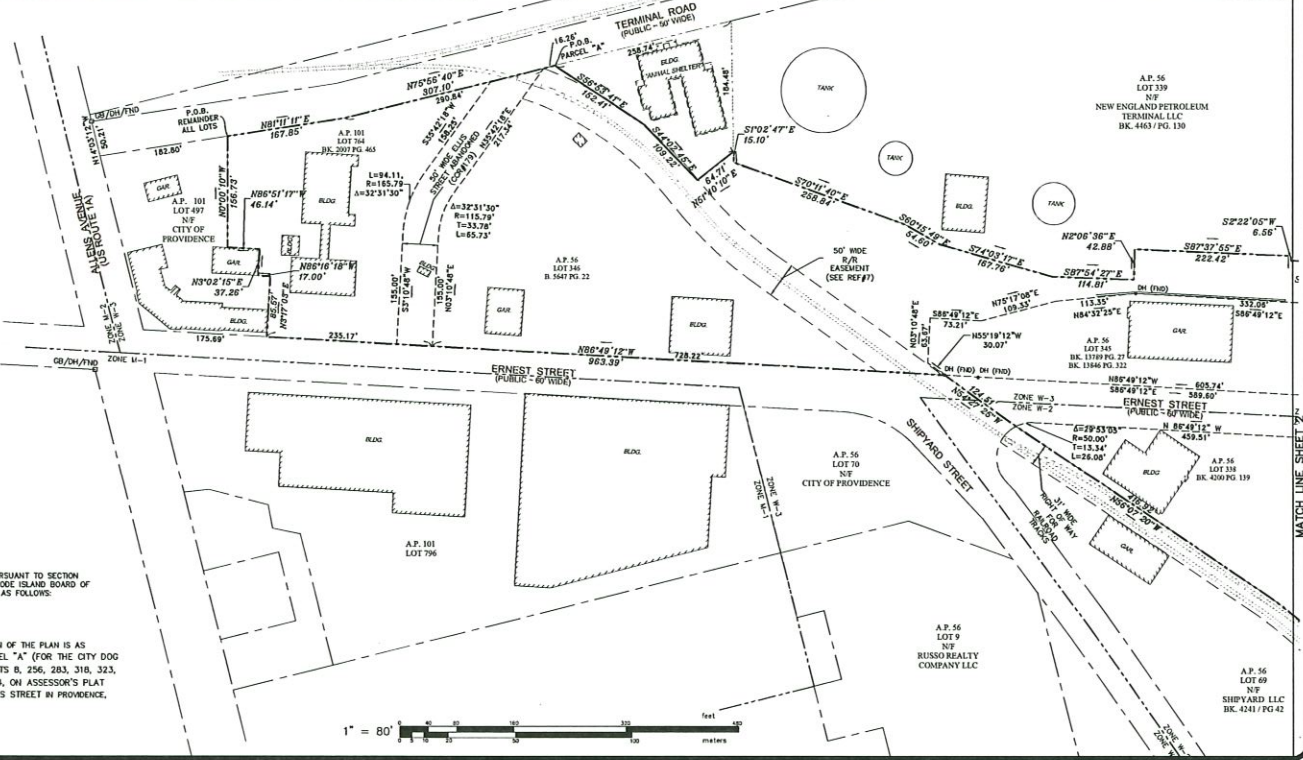
STREET DATA
SERVICE ROAD AREA: 54,033 S.F. ± OR 1.24 ACRES
ERNEST STREET AREA: 32,624 S.F. ± OR 0.75 ACRES

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 455-RICK-08-09-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I DATA ACCUMULATION SURVEY CLASS III

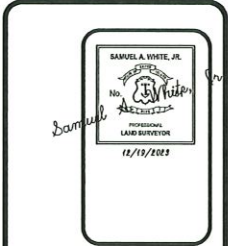
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN ADMINISTRATIVE SUBDIVISION TO CREATE PARCEL "A" (FOR THE CITY DOG POUND) OUT OF LOT 346, ASSESSOR'S PLAT 56 AND TO MERGE LOTS B, 256, 283, 318, 323, 338, 345, PORTION OF LOT 346, ON ASSESSOR'S PLAT 56, LOT 764, ON ASSESSOR'S PLAT 101, SERVICE ROAD AND ABANDONED PORTION OF ERNEST AND ELLIS STREET IN PROVIDENCE, RHODE ISLAND.

By: Samuel A. White, Jr.
SAMUEL A. WHITE LICENSE NO. 1761
LS 459-COA



ADMINISTRATIVE SUBDIVISION
A.P. 56, LOTS B, 256, 283, 318, 323, 338,
345, & 346, A.P. 101, LOT 764
AND
SERVICE ROAD AND
PORTIONS OF ERNEST & ELLIS STREETS
SITUATED ON
TERMINAL ROAD, ERNEST STREET &
NEW YORK AVENUE
PROVIDENCE, RI
PREPARED FOR
NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE
1.	MISC REVISIONS	SAW	2/13/24



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

Garofalo & Associates, Inc.
is a member of the
The engineer/surveyor and other
professionals who are members of
this firm are not to be held
responsible for the accuracy or
inadequacy of the information
contained in this report or plan as
directed.

BE CORLUS STREET
P.O. BOX 6145
PROVIDENCE, RI 02840
TEL: 401-273-4000

JOB NO. 6742-01	DRAWN BY L.F.A.
DWG. NO. 6742-ADM	CHECKED S.A.W.
SCALE: 1"=80'	APPROVED S.A.W.
	DATE: DECEMBER 13, 2023

SHEET
1
OF 2 SHEETS



LOCUS MAP
N.T.S.

PARCELS INTENTION

1. TO CREATE PARCEL "A" (FOR THE CITY DOG POUND) OUT OF LOT 346, ASSESSOR'S PLAT 56.
2. TO CREATE PARCEL "B" TO MERGE LOTS 8, 256, 283, 318, 323, 338, 345, PORTION OF LOT 346, ON ASSESSOR'S PLAT 56, LOT 764, ON ASSESSOR'S PLAT 101, SERVICE ROAD, ABANDONED PORTION OF ERNEST STREET, AND ABANDONED PORTION OF ELLIS STREET.

PARCEL DATA

TOTAL AREA OF ALL ORIGINAL PARCELS AND ABANDONED STREETS:
1,811,184 S.F. ±
OR 41.58 ACRES

PARCEL "A"
TOTAL LOT AREA:
23,503 S.F. ± OR
0.68 ACRES

PARCEL "B"
REMAINING AREA OF ALL LOTS AND ABANDONED STREETS:
1,787,681 S.F. ± OR
40.90 ACRES

ZONING DATA

WATERFRONT DISTRICT
W-2
Minimum Lot Area=None
Minimum Lot Width=None
Maximum Building Height=75'
Minimum Setback Requirements
Front Setback=None
Interior Side Setback=None
Corner Side Setback=None
Rear Setback=None, unless abutting a residential district, then 20'

W-3
Minimum Lot Area=None
Minimum Lot Width=None
Minimum Building Height=90'
Minimum Setback Requirements
Front Setback=None
Interior Side Setback=None
Corner Side Setback=None
Rear Setback=None, unless abutting a residential district, then 30'

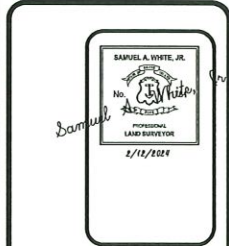
* PLEASE REFER TO ZONING RECS. FOR ADDITIONAL INFORMATION.

PLAN REFERENCES:

1. PERIMETER SURVEY OF THE FIELDS POINT WASTEWATER TREATMENT FACILITY, PREPARED FOR RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DATED 7/23/82.
2. SURVEY PLAN OF THE PORT OF PROVIDENCE RHODE ISLAND, SITUATED AT FIELDS POINT, PREPARED FOR PROPERT, INC. & PEABODY & BROWN, PREPARED BY CROSSMAN ENGINEERING, DATED 9/28/84.
3. PLAT OF ERNEST STREET, ELLIS STREET AND TERMINAL ROAD, DATED JULY 3, 1924, RECORDED IN CITY ENGINEERS OFFICE PLAN NO. 047590.
4. PLAT OF NEW YORK AVENUE FROM MICHIGAN AVE. EASTERLY, DATED MAY 21, 1925, RECORDED IN THE CITY ENGINEERS OFFICE PLAN NO. 050273.
5. ADMINISTRATIVE SUBDIVISION FOR ASSESSORS PLAT 56 LOTS 63 & 266 DATED 5/15/99 PREPARED BY DELUCA ASSOCIATES, RECORDED IN CITY CLERKS OFFICE BOOK 57 PLAN 34.
6. ADMINISTRATIVE SUBDIVISION A.P. 56 LOTS 255 & 340 BELONGING TO MARR SCAFFOLDING CO. & NARRAGANSETT BAY COMMISSION, PREPARED BY BRYANT ASSOCIATES, INC. DATED 1/08/03, RECORDED IN THE CITY CLERKS OFFICE BOOK 61 PLAN 95.
7. MINOR SUBDIVISION OF LOT 254 OF A.P. 56 BELONGING TO PROPERT, INC. PREPARED FOR NARRAGANSETT BAY COMMISSION, PREPARED BY BRYANT ASSOCIATES, INC. DATED 5/12/2000, RECORDED IN THE CITY CLERKS OFFICE BOOK 59 PLAN 7.
8. CITY OF PROVIDENCE, RI. PUBLIC WORKS DEPT. ENGINEERING OFFICE SHOWING NEW OFFSETS & LOCATION OF STONE BOUNDS ON TERMINAL ROAD SCALE 1"=50' DATED 10-19-61 NUMBER 758-17.
9. DEED BOOK 2007 PAGES 465-473
10. PROPOSED ABANDONMENT OF ELLIS STREET, PUBLIC WORKS DEPARTMENT, COR#179, PLAN NO 064668, DATED JULY 26, 2001
11. NEW BREWSTER LEASES AND OPTION ON SHIPYARD STREET, PUBLIC WORKS DEPARTMENT, PLAN NO. 063017 DATED AUGUST 6, 1966 REVISED AUGUST 16, 1966.
12. PLAT SHOWING LAND IN PROVIDENCE TAKEN FOR SANITARY SEWER, CONSOLIDATION AND SECURITY PURPOSES ON BEHALF OF THE NARRAGANSETT BAY COMMISSION PLAT 2008-01, AP LOTS 256 AND 283 PREPARED BY GAROFALO & ASSOCIATES, REVISION DATE JULY 1, 2008.
13. DEED BOOK 9243 PAGES 174-183
14. PLAT OF LAND A.O. 56 LOTS 8, 256, 318, 323, 338, & 346 AND A.P. 101 LOT 764 SITUATED ON TERMINAL ROAD, ERNEST STREET & NEW YORK AVENUE PROVIDENCE, RI PREPARED FOR NARRAGANSETT BAY COMMISSION, PREPARED BY GAROFALO & ASSOCIATES, REVISION DATE 10/22/22, IN FOUR SHEETS.
15. ADMINISTRATIVE SUBDIVISION A.P. 56, LOTS 8, 256, 283, 318, 323, 338, 345, & 346, A.P. 101, LOT 764 AND SERVICE ROAD AND PORTIONS OF ERNEST & ELLIS STREETS SITUATED ON TERMINAL ROAD, ERNEST STREET & NEW YORK AVENUE PROVIDENCE, RI PREPARED FOR NARRAGANSETT BAY COMMISSION

GLOBAL PLAN OF LAND
A.P. 56, LOTS 8, 256, 283, 318, 323, 338, 345, & 346, A.P. 101, LOT 764
SERVICE ROAD AND A PORTION OF ERNEST AND ELLIS STREET
SITUATED ON TERMINAL ROAD, ERNEST STREET & NEW YORK AVENUE
PROVIDENCE, RI
PREPARED FOR
NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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52 CORDELL STREET
P.O. BOX 6145
PROVIDENCE, RI 02940
TEL: 401-273-6000

JOB NO. 6742-01
DWG. NO. 6742-GLOBAL
SCALE: 1"=100'
SHEET

DRAWN BY L.F.A.
CHECKED S.A.W.
APPROVED S.A.W.
DATE: FEBRUARY 12, 2024

1
OF 1 SHEETS

ORIGINAL PARCEL DATA

N/F HARRAGANSETT BAY COMMISSION

A.P. 56, LOT B AT TERMINAL ROAD
LOT AREA: 72,220 S.F. ± OR 1.66 ACRES

A.P. 56, LOT 256 AT 58 NEW YORK AVENUE
LOT AREA: 14,514 S.F. ± OR 0.33 ACRES

A.P. 56, LOT 283 AT 140 TERMINAL ROAD
LOT AREA: 75,692 S.F. ± OR 1.74 ACRES

A.P. 56, LOT 338 AT 4 ERNEST STREET
LOT AREA: 145,309 S.F. ± OR 3.34 ACRES

A.P. 56, LOT 345 AT 1 ERNEST STREET
LOT AREA: 73,549 S.F. ± OR 1.69 ACRES

A.P. 56, LOT 346 AT 75 TERMINAL ROAD
LOT AREA: 288,776 S.F. ± OR 6.63 ACRES

ORIGINAL PARCEL DATA

N/F HARRAGANSETT BAY WATER QUALITY MGMT. DIST.

A.P. 56, LOT 318 AT 44 NEW YORK AVENUE
LOT AREA: 169,828 S.F. ± OR 3.90 ACRES

A.P. 56, LOT 323 AT 34 NEW YORK AVENUE
LOT AREA: 785,169 S.F. ± OR 18.03 ACRES

A.P. 101, LOT 764 AT 680 ALLENS AVENUE
LOT AREA: 99,470 S.F. ± OR 2.28 ACRES

STREET DATA

SERVICE ROAD AREA: 54,033 S.F. ± OR 1.24 ACRES

ERNEST STREET AREA: 32,624 S.F. ± OR 0.75 ACRES

NOTES:

1. THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD) AND ZONE "Y" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBER 44007003170, HAVING AN EFFECTIVE DATE OF MARCH 2, 2009.
2. THE BEARING SYSTEM IS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD 83. SEE PLAN REFERENCE NO. 7.
3. PARCEL "A" TO BE CONVEYED TO THE CITY OF PROVIDENCE, BY THE NARRAGANSETT BAY COMMISSION.
4. "SERVICE ROAD" IS A PRIVATE ROAD THAT WAS ACQUIRED BY THE NARRAGANSETT BAY COMMISSION BY EMINENT DOMAIN, SEE DEED BOOK 9243, PAGE 174.

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-13 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS IN NOVEMBER 26, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION
BOUNDARY SURVEY CLASS II
DATA ACCUMULATION SURVEY

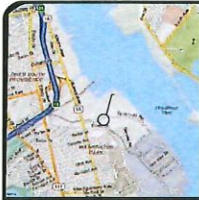
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A GLOBAL PLAN TO SHOW ALL LAND LOCATED WITHIN THE NBC CAMPUS OWNED BY NARRAGANSETT BAY COMMISSION IN PROVIDENCE, RHODE ISLAND. (SEE REFERENCE # 15 FOR SUBDIVISION INFORMATION.)

BY: *Samuel A. White, Jr.*
SAMUEL A. WHITE LICENSE NO. 1781
LS 459-COA



STREET INDEX

ERNEST STREET
NEW YORK AVENUE
TERMINAL ROAD
ELLIS STREET (ABANDONED)
SERVICE ROAD (ABANDONED)



LOCUS MAP
N.T.S.

PLAN REFERENCES:

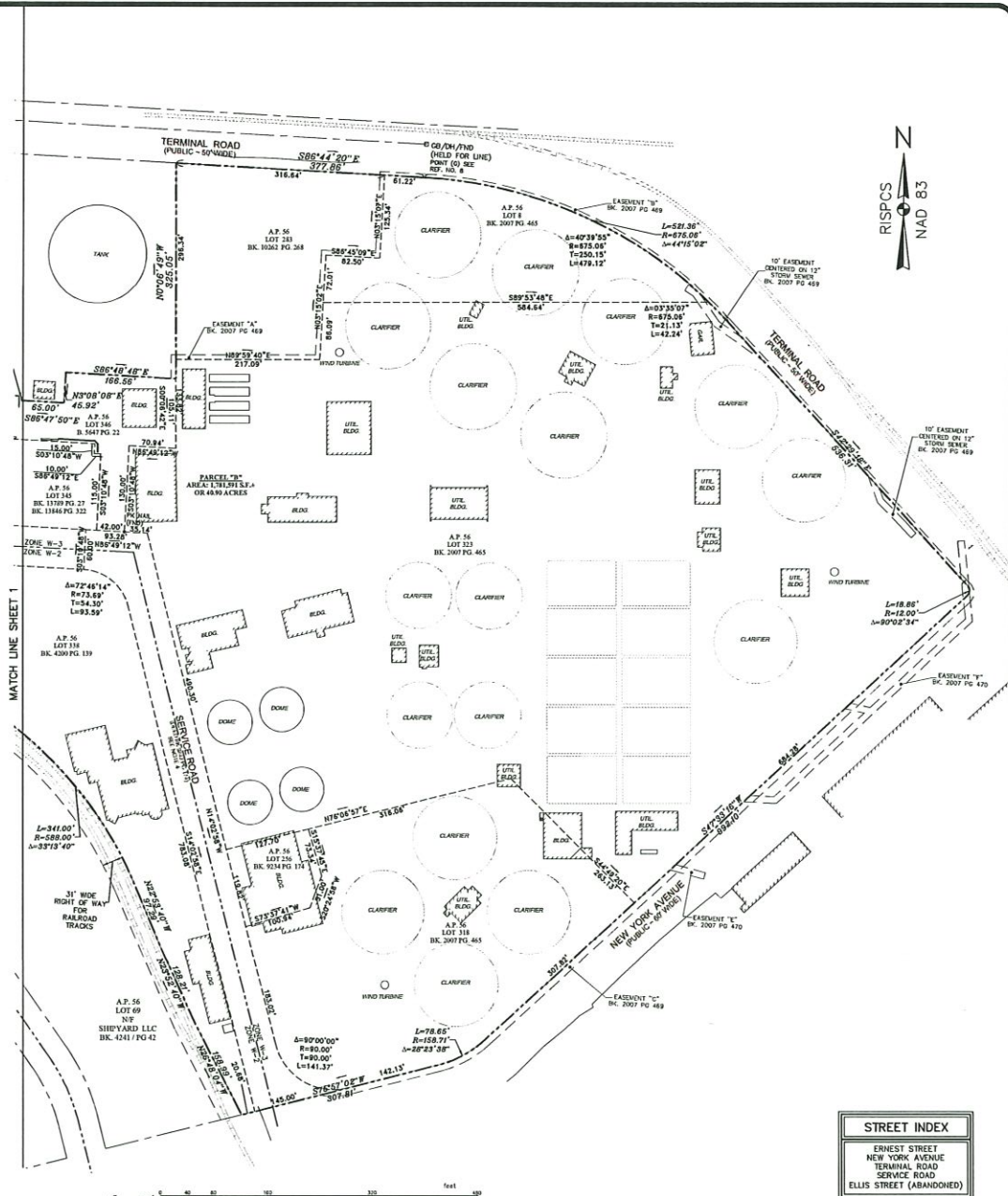
- PERIMETER SURVEY OF THE FIELDS POINT WASTEWATER TREATMENT FACILITY, PREPARED FOR RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DATED 7/29/82.
- SURVEY PLAN OF THE PORT OF PROVIDENCE RHODE ISLAND, SITUATED AT FIELDS POINT, PREPARED FOR PROVPOR, INC & PEABODY & BROWN, PREPARED BY CROSSMAN ENGINEERING, DATED 9/26/94.
- PLAT OF ERNEST STREET, ELLIS STREET AND TERMINAL ROAD, DATED JULY 3, 1924, RECORDED IN CITY ENGINEERS OFFICE PLAN NO. 047590.
- PLAT OF NEW YORK AVENUE FROM MICHIGAN AVE, EASTERLY, DATED MAY 21, 1925, RECORDED IN THE CITY ENGINEERS OFFICE PLAN NO. 052075.
- ADMINISTRATIVE SUBDIVISION FOR ASSESSORS PLAT 56 LOTS 63 & 266 DATED 5/15/99 PREPARED BY DELUCA ASSOCIATES, RECORDED IN CITY CLERKS OFFICE BOOK 57 PLAN 34.
- ADMINISTRATIVE SUBDIVISION A.P. 56 LOTS 255 & 340 BELONGING TO HARR SCAFFOLDING CO. & NARRAGANSETT BAY COMMISSION, PREPARED BY BRYANT ASSOCIATES, INC. DATED 1/06/03, RECORDED IN THE CITY CLERKS OFFICE BOOK 61 PLAN 95.
- MINOR SUBDIVISION OF LOT 254 OF A.P. 56 BELONGING TO PROVPOR, INC. PREPARED FOR NARRAGANSETT BAY COMMISSION, PREPARED BY BRYANT ASSOCIATES, INC. DATED 5/12/2000, RECORDED IN THE CITY CLERKS OFFICE BOOK 59 PLAN 7.
- CITY OF PROVIDENCE, R.I. PUBLIC WORKS DEPT. ENGINEERING OFFICE SHOWING NEW OFFSETS & LOCATION OF STONE BOUNDS ON TERMINAL ROAD SCALE 1"=50' DATED 10-19-61 NUMBER 758-17.
- DEED BOOK 2007 PAGES 465-473
- PROPOSED ABANDONMENT OF ELLIS STREET, PUBLIC WORKS DEPARTMENT, CCR#179, PLAN NO 064668, DATED JULY 26, 2001
- NEW BREWSTER LEASES AND OPTION ON SHIPYARD STREET, PUBLIC WORKS DEPARTMENT, PLAN NO. 063017 DATED AUGUST 6, 1986 REVISED AUGUST 16, 1986.
- PLAT SHOWING LAND IN PROVIDENCE TAKEN FOR SANITARY SEWER, CONSOLIDATION AND SECURITY PURPOSES ON BEHALF OF THE NARRAGANSETT BAY COMMISSION PLAT 2008-01, AP LOTS 256 AND 283 PREPARED BY GAROFALO & ASSOCIATES, REVISION DATE JULY, 1, 2008.
- DEED BOOK 9243 PAGES 174-183
- PLAT OF LAND A.D. 56 LOTS 8, 256, 318, 323, 338, & 346 AND A.P. 101 LOT 764 SITUATED ON TERMINAL ROAD, ERNEST STREET & NEW YORK AVENUE PROVIDENCE, RI PREPARED FOR NARRAGANSETT BAY COMMISSION, PREPARED BY GAROFALO & ASSOCIATES, REVISION DATE 10/25/22, IN FOUR SHEETS

ZONING DATA

WATERFRONT DISTRICT
 W-2
 Minimum Lot Area=None
 Minimum Lot Width=None
 Maximum Building Height=75'
 Minimum Setback Requirements
 Front Setback=None
 Interior Side Setback=8'
 Corner Side Setback=None
 Rear Setback=None, unless abutting a residential district, then 20'

W-3
 Minimum Lot Area=None
 Minimum Lot Width=None
 Maximum Building Height=90'
 Minimum Setback Requirements
 Front Setback=None
 Interior Side Setback=6'
 Corner Side Setback=None
 Rear Setback=None, unless abutting a residential district, then 30'

* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.

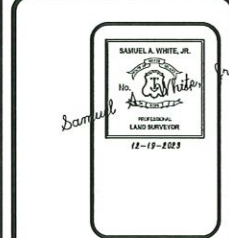


STREET INDEX

ERNEST STREET
NEW YORK AVENUE
TERMINAL ROAD
SERVICE ROAD
ELLIS STREET (ABANDONED)

ADMINISTRATIVE SUBDIVISION
 A.P. 56, LOTS 8, 256, 283, 318, 323, 338,
 345, & 346, A.P. 101, LOT 764
 AND
 SERVICE ROAD AND
 PORTIONS OF ERNEST & ELLIS STREETS
 SITUATED ON
 TERMINAL ROAD, ERNEST STREET &
 NEW YORK AVENUE
 PROVIDENCE, RI
 PREPARED FOR
 NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE
1.	MISC REVISIONS	SAW	2/13/24



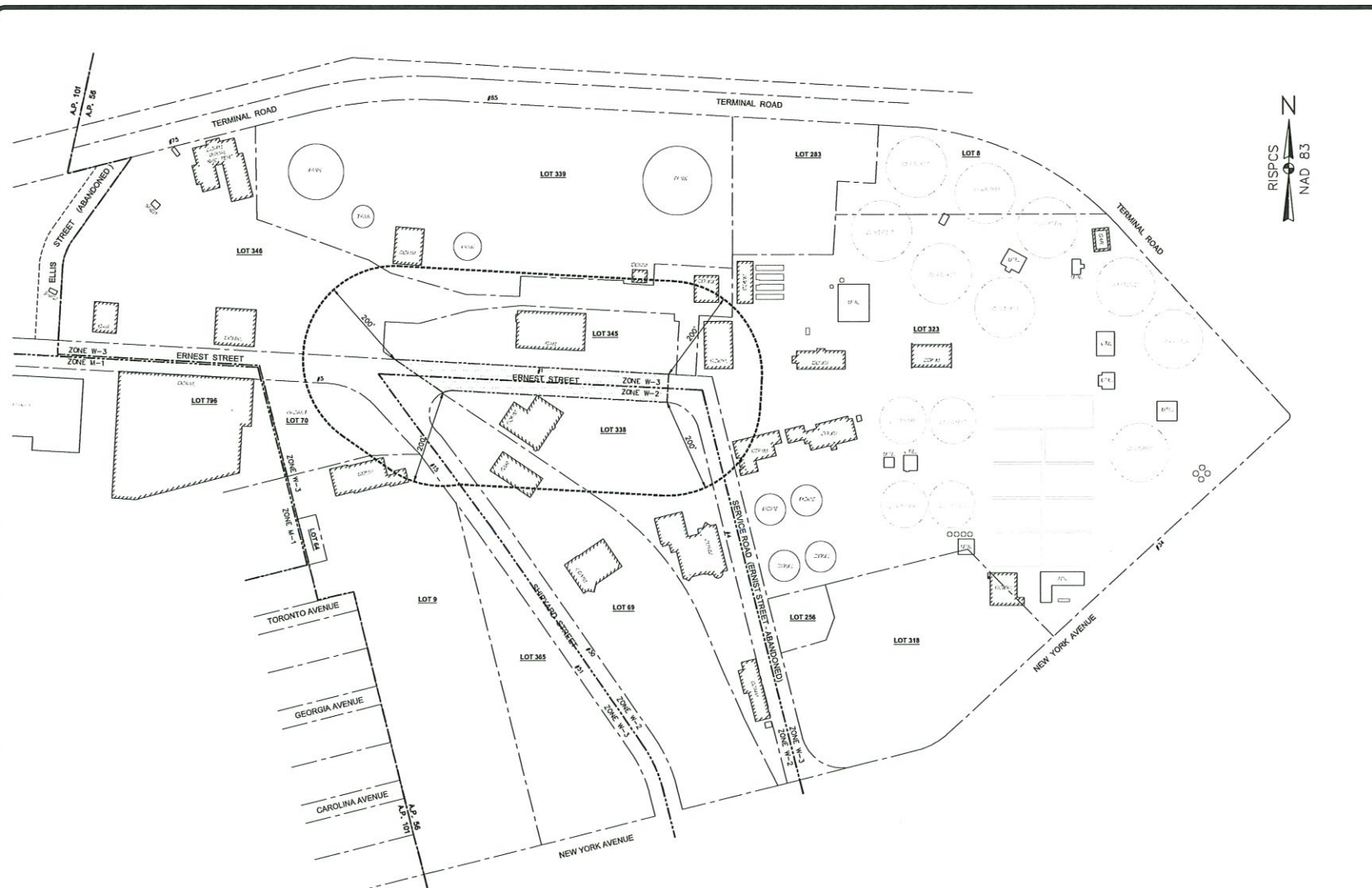
GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

BE CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, R.I. 02940
 TEL: 401-273-6000

JOB NO. 6742-01
 DWG. NO. 6742-ADM
 SCALE: 1"=80'

DRAWN BY L.F.A.
 CHECKED S.A.W.
 APPROVED S.A.W.
 DATE: DECEMBER 13, 2023

SHEET
2
 OF 2 SHEETS



- LEGEND**
- 200' RADIUS LIMITS
 - SUBJECT LOT
 - ASSESSOR'S PLAT LINE
 - ASSESSOR'S PLAT LIMITS
 - ZONE DESIGNATION LIMITS
 - XXX ASSESSOR'S LOT NUMBER
 - ### ADDRESS
 - AP. ASSESSOR'S PLAT

NOTES:

1. OWNER'S NAMES ARE CURRENT AS OF 12/07/23, ACCORDING TO THE CITY OF PROVIDENCE ASSESSOR'S RECORDS.
2. ADDRESSES TAKEN FROM THE OFFICE OF THE TAX ASSESSOR.
3. LOT USE TAKEN FROM FIELD OBSERVATION.



CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-B(1)(b)-(d)-(1)-(3) OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

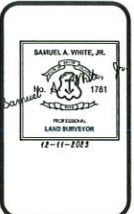
TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
BOUNDARY SURVEY	NA
DATA ACCUMULATION SURVEY	CLASS IV

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A 200' RADIUS MAP FOR A PORTION OF ERNEST STREET IN PROVIDENCE, RHODE ISLAND.

BY: Samuel A. White, Jr.
 SAMUEL A. WHITE LICENSE NO. 1781
 LS A59-COA

200 FT. RADIUS PLAN
 OF A PORTION OF
ERNEST STREET &
 IN
PROVIDENCE, RI
 PREPARED FOR
NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE



GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

Garofalo & Associates, Inc. is a member of the Surveyors' Association of Rhode Island, Inc. and is a member of the Rhode Island Board of Registration for Professional Land Surveyors. The firm is a member of the International Society of Professional Surveyors (ISPS) and the International Association of Professional Surveyors (IAPS).

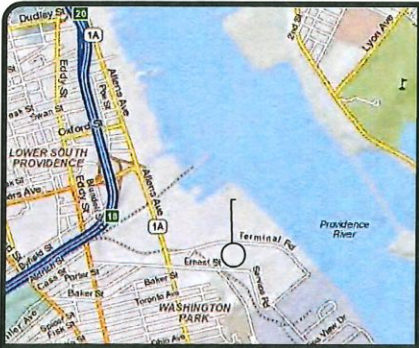
85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, R.I. 02840
 TEL: 401-271-8000

JOB NO. 6742-01	DRAWN BY L.F.A.
DWG. NO. 6742-RADIUS	CHECKED S.A.W.
SCALE: 1"=100'	APPROVED S.A.W.
	DATE: DECEMBER 11, 2023

SHEET

1

OF 1 SHEETS



LOCUS MAP

N.T.S.

PARCEL DATA
 ERNEST STREET
 N/F
 CITY OF PROVIDENCE
 AREA: 32,620 S.F.± OR
 0.75 ACRES

STREET INDEX
 ERNEST STREET

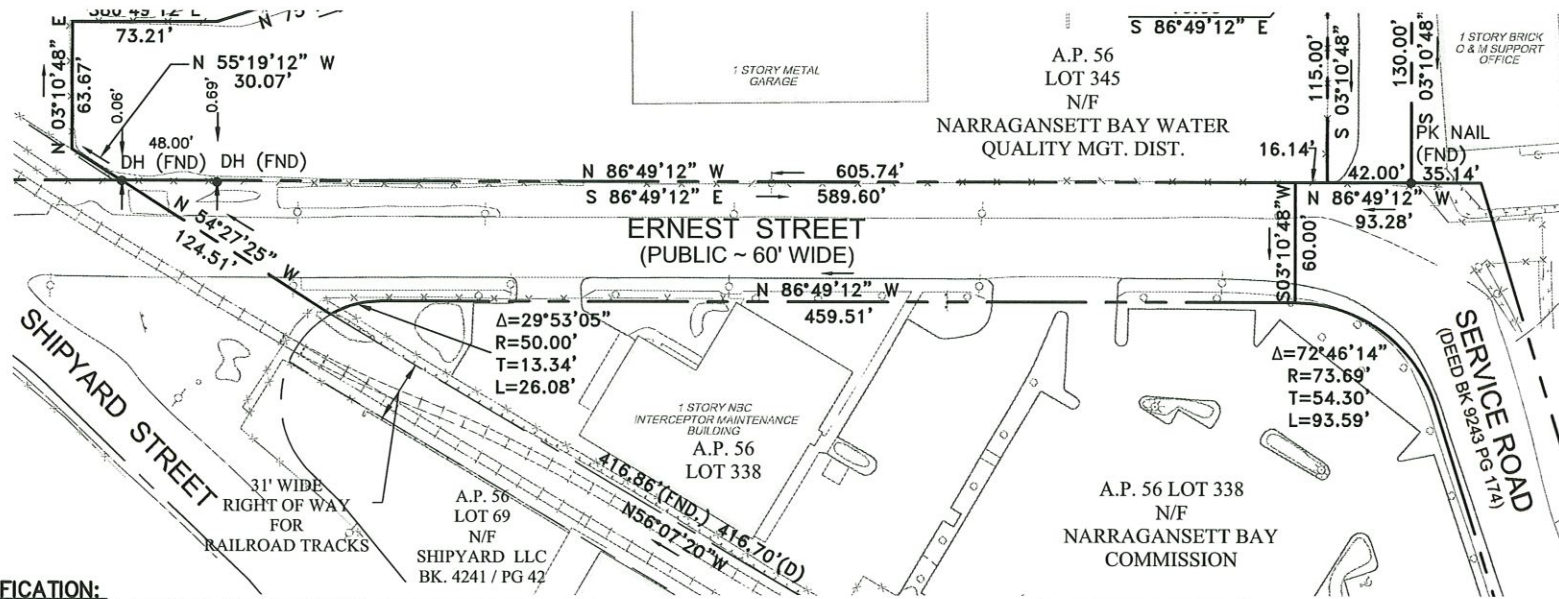
PLAN REFERENCES:

1. PLAN OF LAND A.P. 56 LOTS 8, 256, 318, 323, 338 & 346 AND A.P. 101 LOT 764 SITUATED ON TERMINAL ROAD, ERNEST STREET & NEW YORK AVENUE, PROVIDENCE, RI PREPARED FOR ANTHONY J. BUCCI, JR. BY GAROFALO & ASSOCIATES NOV. 3, 2010.
2. "ADMINISTRATIVE SUBDIVISION AP 56 LOT 255 & LOT 340 BELONGING TO MARR SCAFFOLDING, CO.. & NARRAGANSETT BAY COMMISSION: PREPARED BY BRYANT ASSOCIATES, INC. AND RECORDED IN TH3 LAND EVIDENCE RECORDS FOR THE CITY OF PROVIDENCE IN PLAN BOOK 61, PAGE 95.



"PROPOSED ABANDONMENT
 OF
 A PORTION OF ERNEST STREET
 FROM SHIPYARD STREET TO
 SERVICE ROAD
 PLAT 2024-XX"
 PREPARED FOR
 NARRAGANSETT BAY
 COMMISSION

NO.	REVISION	BY	DATE
1	DIMENSION CORRECTION	LA	12/11/23



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A PLAN FOR THE ABANDONMENT OF A PORTION OF ERNEST STREET FROM SHIPYARD STREET TO THE SERVICE ROAD IN THE CITY OF PROVIDENCE, RHODE ISLAND.

BY: Samuel A. White, Jr.
 SAMUEL A. WHITE LICENSE NO. 1781
 LS A59-COA

SAMUEL A. WHITE, JR.

 No. Samuel A. White, Jr.
 PROFESSIONAL LAND SURVEYOR
 4/25/2023
 12/11/2023

GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS
 SURVEYORS/LAND PLANNERS
 ENVIRONMENTAL SCIENTISTS
 85 COLLIS STREET
 P.O. BOX 6145
 PROVIDENCE, R.I. 02940
 TEL. 401-273-0000

JOB NO. 6742-02	DRAWN BY R.S.E.
DWG. NO. 6742-ERNEST	CHECKED S.A.W.
SCALE: 1"=60'	APPROVED S.A.W.
DATE: APRIL 25, 2023	
SHEET 1 OF 1 SHEETS	

DEED DESCRIPTION

FOR

LOTS 8, 256, 283, 318, 323, 338, 345, PORTION OF LOT 346, ON ASSESSOR'S PLAT
56, LOT 764, ON ASSESSOR'S PLAT 101, SERVICE ROAD AND ABANDONED
PORTION OF ERNEST & ELLIS STREETS

That certain tract or parcel of land with all buildings and improvements thereon situated on the southerly side of Terminal Road in the County of Providence, City of Providence, State of Rhode Island is herein bounded and described;

Beginning at the intersection of the southerly street line of Terminal Road with the easterly street line of Allens Avenue;

Thence proceeding north $81^{\circ}11'11''$ east along the southerly street line of Terminal Road a distance of one hundred eighty two and $80/100$ (182.80') feet to the point and place of beginning of the herein described parcel;

Thence continuing north $81^{\circ}11'11''$ east along the southerly street line of said Terminal Road a distance of one hundred sixty seven and $85/100$ (167.85') feet to an angle in said line;

Thence proceeding north $75^{\circ}56'40''$ east continuing along the southerly street line of said Terminal Road a distance of three hundred seven and $10/100$ (307.10') feet to a corner and to land to be conveyed to the City of Providence;

Thence proceeding south $56^{\circ}53'41''$ east a distance of one hundred fifty two and $41/100$ (152.41') feet to an angle in said line;

Thence proceeding south $44^{\circ}02'45''$ east a distance of one hundred nine and $22/100$ (109.22') feet to a corner;

Thence proceeding north $51^{\circ}40'10''$ east a distance of sixty four and $71/100$ (64.71') feet to a corner and land now or formerly of New England Petroleum Terminal LLC. The last three courses bounding northeasterly and northwesterly by land to be conveyed to the City of Providence;

Thence proceeding south $01^{\circ}02'47''$ east a distance of fifteen and $10/100$ (15.10') feet to a corner;

Thence proceeding south $70^{\circ}11'40''$ east a distance of two hundred fifty eight and $84/100$ (258.84') feet to an angle in said line;

Thence proceeding south $60^{\circ}15'49''$ east a distance of fifty four and $60/100$ (54.60') feet to an angle in said line;

Thence proceeding south $74^{\circ}03'17''$ east a distance of one hundred sixty seven and $76/100$ (167.76') feet to an angle in said line;

Thence proceeding south $87^{\circ}54'27''$ east a distance of one hundred fourteen and $81/100$ (114.81') feet to a corner;

Thence proceeding north $02^{\circ}06'36''$ east a distance of forty two and $88/100$ (42.88') feet to a corner;

Thence proceeding south $87^{\circ}37'55''$ east a distance of two hundred twenty two and $42/100$ (222.42') feet to a corner;

Thence proceeding south $02^{\circ}22'05''$ west a distance of six and $56/100$ (6.56') feet to a corner;

Thence proceeding south $86^{\circ}47'50''$ east a distance of sixty five and $00/100$ (65.00') feet to a corner;

Thence proceeding north $03^{\circ}08'08''$ east a distance of forty five and $92/100$ (45.92') feet to a corner;

Thence proceeding south $86^{\circ}48'48''$ east a distance of one hundred sixty six and $56/100$ (166.56') feet to a corner;

Thence proceeding north $00^{\circ}06'49''$ west a distance of three hundred twenty five and $05/100$ (325.05') feet to a corner and to the southerly line of Terminal Road, the last twelve courses bounding easterly, northerly and westerly by land now or formerly of New England Petroleum Terminal LLC;

Thence proceeding south $86^{\circ}44'20''$ east along the southerly street line of said Terminal Road a distance of three hundred seventy seven and $86/100$ (377.86') feet to a point at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve and the southerly street line of said Terminal Road, said curve having a radius of six hundred seventy five and $06/100$ (675.06') feet, a delta angle of $44^{\circ}15'02''$ a distance of five hundred twenty one and $36/100$ (521.36') feet to a point at the end of said curve;

Thence proceeding south $42^{\circ}29'18''$ east along the westerly street line of said Terminal Road a distance of five hundred thirty six and $31/100$ (536.31') feet to a point at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve, said curve having a radius of twelve and 00/100 (12.00') feet, a delta angle of 90°02'34" a distance of eighteen and 86/100 (18.86') feet to a point at the end of said curve and the northwesterly line of New York Avenue;

Thence proceeding south 47°33'16" west along the northwesterly line of said New York Avenue a distance of nine hundred ninety two and 10/100 (992.10') feet to a point at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve and the northwesterly street line of said New York Avenue, said curve having a radius of one hundred fifty eight and 71/100 (158.71') feet, a delta angle of 28°23'38" a distance of seventy eight and 65/100 (78.65') feet to a point at the end of said curve;

Thence proceeding south 75°57'02" west along the northerly line of said New York Avenue a distance of three hundred seven and 81/100 (307.81') feet to a corner and to land now or formerly of Shipyard LLC;

Thence proceeding north 26°48'04" west a distance of one hundred fifty eight and 99/100 (158.99') feet to an angle in said line;

Thence proceeding north 23°52'40" west a distance of one hundred twenty eight and 21/100 (128.21') feet to an angle in said line;

Thence proceeding north 22°53'40" west a distance of ninety seven and 29/100 (97.29') feet to a point at the beginning of a curve;

Thence proceeding in a counter clock wise direction along the arc of said curve, said curve having a radius of five hundred eighty eight and 00/100 (588.00') feet, a delta angle of 33°13'40" a distance of three hundred forty one and 00/100 (341.00') feet to a point at the end of said curve;

Thence proceeding north 56°07'20" west a distance of four hundred sixteen and 92/100 (416.92') feet to an angle in said line and the southerly line of Ernest Street. The last five courses bounding easterly and northeasterly by land now or formerly of Shipyard LLC;

Thence proceeding north 54°27'25" west a distance of one hundred twenty four and 51/100 (124.51') feet to a corner and the northerly line of Ernest Street.

Thence proceeding north 86°49'12" west along the northwesterly line of said Ernest Street a distance of nine hundred sixty three and 39/100 (963.39') feet to a corner and to land now or formerly of the City of Providence;

Thence proceeding north $03^{\circ}17'03''$ east a distance of eighty five and $57/100$ (85.57') feet to a corner;

Thence proceeding north $86^{\circ}16'18''$ west a distance of seventeen and $00/100$ (17.00') feet to a corner;

Thence proceeding north $03^{\circ}02'15''$ east a distance of thirty seven and $26/100$ (37.26') feet to a corner;

Thence proceeding north $86^{\circ}51'17''$ west a distance of forty six and $14/100$ (46.14') feet to a corner;

Thence proceeding north $00^{\circ}00'10''$ west a distance of one hundred fifty six and $73/100$ (156.73') feet to the point and place of beginning, the last five courses bounded westerly and southerly by land now or formerly of the City of Providence;

Said parcel contains 1,781,591 square feet or 40.90 acres more or less.

Said parcel is subject to existing easement on said parcel.

PROPOSED DEED DESCRIPTION

FOR

THE ABANDONMENT OF

A PORTIION OF ERNEST STREET

That certain tract or parcel of land with all buildings and improvements thereon situated easterly of shipyard street in the City of Providence, County of Providence, State of Rhode Island is herein bounded and described;

Beginning at the most southwesterly corner of the herein described parcel, said corner being located at the intersection of the southerly street line of Ernest Street with the easterly street line of Shipyard Street;

Thence proceeding north $54^{\circ}27'25''$ west along the proposed terminus of said Ernest Street a distance of one hundred twenty four and $51/100$ (124.51') feet to the most northwesterly corner of the herein described parcel;

Thence proceeding south $86^{\circ}49'12''$ east along the northerly street line of said Ernest Street a distance of five hundred eighty nine and $60/100$ (589.60') feet to the most northeasterly corner of the herein described abandonment of Ernest street;

Thence proceeding south $03^{\circ}10'48''$ west a distance of sixty and $00/100$ (60.00') feet to the most southeasterly corner of the herein described abandonment of said Ernest Street;

Thence proceeding north $86^{\circ}49'12''$ west along the southerly street line of said Ernest Street a distance of four hundred fifty nine and $51/100$ (459.51') feet to a point at the beginning of a curve;

Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of fifty and $00/100$ (50.00') and a delta angle of $29^{\circ}53'05''$ a distance of twenty six and $08/100$ (26.08') feet to the point and place of beginning, the last three (3) courses are bounded easterly, southerly by land now or formerly of Narragansett Bay Commission;

Said Parcel contains 32,624 Square Feet or 0.75 Acres more or less.

For a more particular description reference is herein made to a plan entitled "Proposed Abandonment of a Portion of Ernest Street from Shipyard Street to Service Road Plat 2024-xx" Prepared for Narragansett Bay Commission by Garofalo Associates, Inc. dated April 25, 2023, revised December 11, 2023 Job No. 6742-02 Dwg. No. 6742-Ernest.



PROVIDENCE POLICE DEPARTMENT
Patrol Bureau
325 Washington St., Providence, RI 02903

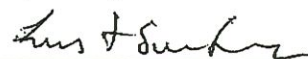
3/13/24

To: Sheri A. Petronio, City of Providence First Deputy City Clerk
From: Cpt Luis F. San Lucas, Traffic Bureau Commanding Officer
Subject: Petition to the City Council for request of abandonment of portion of Ernest St
(assessors Plat 75, lots 35 and 248 between 38 Collyer St and 36 Collyer St

To the City Clerk Office,

After reviewing the petition for request of a abandonment of a portion of Ernest St (particularly what was indicated as Exhibit A and Exhibit B with the southwesterly corner from the intersection of the southerly line of Ernest St with the easterly st line to Shipyard St, containing 32,624 Sq Feet or .75 Acres more or less as indicated in the March 11,2024, submitted by Anthony Bucci Jr Esquire , the Providence Police Department has reservations to the request, due to the fact that this portion of Ernest St appears to be the only entrance/exit to the area from Ernest St, thus avenue of approach to the area in case of emergencies. This matter needs further review for public safety response ability, and at this time is not in agreement for approval of the request.

Respectfully Submitted



Petronio, Sheri

From: Simoneau, Derek
Sent: Tuesday, March 26, 2024 12:40 PM
To: Petronio, Sheri
Subject: City Counsel Petition for Abandonment (Ernest St)

Hello Sheri,

The Providence Fire Department has reviewed the Petition to the City Council by Anthony J. Bucci on behalf of the Narragansett bay Commission in regards to the abandonment of a portion of Ernest Street as described in Exhibit A of the previously mentioned petition, the department has no objections to this petition provided that the applicant (Narragansett Bay Commission) assures the city that emergency responders will have the same access to the area during an emergency that is currently afforded. If any new gates are to be constructed to help secure the area, we would require Knox Box (key) access and/or 24/7 guard attendance/monitoring at such gates so that responding apparatus will not have any issues accessing the property in a timely manner.

Please feel free to reach out to me if any further clarification is required.

Thank You



Derek Simoneau
Fire Marshal

Providence Fire Department
325 Washington Street
Providence, RI 02903
Office: 401-243-6061
Mobile: 401-339-1651



Patricia A. Coyne-Fague, Esq.
Director



Brett P. Smiley
Mayor

DEPARTMENT OF PUBLIC WORKS
"Building Pride in Providence"

June 17, 2024

Honorable Oscar O. Vargas
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

RE: Proposed Abandonment of a Portion of Ernest St.

Dear Councilman Vargas:

This department has no objection to the proposed abandonment of a portion of Ernest St. as proposed on attached plan, entitled "Proposed Abandonment of a Portion of Ernest Street from Shipyard Street to Service Road, Plat 2024-XX" and as described in the attached deed description. This plan is also referenced as Street Line Section, Plan No. 064879 in the Engineering Division daybook. The area of abandonment is the designated shaded area on the accompanying plan.

The total square footage equals 32,624 square feet. Plat and lot numbers may be found on the attached plan. No sewer easement is required as the petitioner, Narragansett Bay Commission is the owner of the existing sewer facilities within this section proposed for abandonment.

According to Informational Bulletin 2003.1 issued by the Rhode Island Board of Registration for Professional Land Surveyors, road abandonments constitute a boundary change, and as such, requires a Class 1 survey prepared by a professional Land Surveyor, properly licensed by said board. If we can further assist you in this regard, please advise.

Very truly yours,


Patricia A. Coyne-Fague, Esq.
Director-D.P.W.

cc: T. Mastroianni-City Clerk
S. Costa, DPW, C. Hochman, DPW, J. Mulligan-Planning Dept.
N. Poulos, Esq.-Law Dept.
J. Muscatelli-Tax Assessors

700 Allens Avenue Providence, Rhode Island 02905
Phone 401-467-7950/Fax 401-941-2567
www.providenceri.com/dpw



March 15, 2024

The Hon. Brett P. Smiley
Mayor
Ricky Caruolo
General Manager

Ms. Sheri Petronio
First Deputy City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: Petition to abandon portion of Ernest Street, Providence

Dear Ms. Petronio:

The above referenced portion of Ernest Street has been reviewed for any impacts this action might have on the Providence Water distribution system. Our records indicate that we have multiple assets within the proposed abandonment area, including an 8-inch water main, one hydrant, one line valve, and two service connections. Therefore, Providence Water would require that a utility easement be granted to Providence Water for maintaining and repairing these assets. Furthermore, Providence Water would require that not permanent structures be built within the said easement area.

If you have any further questions, please feel free to contact this office at 401-521-6300, extension 7242.

Respectfully,

Peter R. LePage
Director of Engineering

cc: Joe Martino, PW
Mike DiNobile, PW
Kristin Meseck, PW
Salvatore Ciccone, PW

BOARD OF DIRECTORS

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Member

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Secretary

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Legal Advisor

MEMBER

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American Water Works Assn.
Water Research Foundation

An EPA WaterSense Partner

(401) 521-6300

125 Dupont Drive
Providence, RI 02907

www.provwater.com

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facebook.com/Providencewater

Petronio, Sheri

From: Falvey, Hannah
Sent: Thursday, March 21, 2024 3:17 PM
To: Petronio, Sheri
Cc: Nilsson, Wendy
Subject: Committee on Public Works - Petition Review

Hello again Sheri,

On behalf of Wendy Nilsson, regarding **PETITION FROM ANTHONY J. BUCCI, JR., ESQUIRE, 155 SOUTH MAIN STREET, SUITE 405, PROVIDENCE, RHODE ISLAND 02903, REQUESTING TO ABANDON A PORTION OF ERNEST STREET.**

We have reviewed and have no responsive information.

Thank you,
Hannah



Hannah Falvey
*Graphic Designer &
Confidential Executive Assistant
to the Superintendent of Parks*

She / Her
Parks Department
Dalrymple Boathouse
1000 Elmwood Ave
Providence, RI 02905
hfalvey@providenceri.gov



**CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY**

JANESSE MUSCATELLI
TAX ASSESSOR

Department of the City Clerk
Sheri A. Petronio, First Deputy City Clerk
25 Dorracne St.
Providence, RI 02903

March 19, 2024

Re: Proposed Abandonment
of Ernest Street

Dear Ms. Petronio

At your request, we have reviewed the proposed abandonment of a portion of Ernest Street consisting of 32,620 square feet. The properties on both sides of the former street are owned by Narragansett Bay Commission. Lot 345 has been recently acquired and was rated as an industrial warehouse. Lot 338 has been owned by Narragansett Bay Commission for several years and was an office, service shop and of new construction.

We have used a formula in which half of the road (or 16,310 square feet) would be absorbed into lot 345 and the remaining 16,310 square feet would be absorbed into lot 338. It is noted that in the packet provided to us from your office, it becomes clear that these two new lots will ultimately be absorbed into one single lot; incorporating all the property owned by Narragansett Bay Commission at this location.

We have checked information with the DPW office and were notified that the utilities located in the street are owned by Narragansett Bay commission. Therefore, the acquisition is for the total parcel in fee, and there would not be any deduction for any subterranean easements for this parcel. It is final recommendation that the total acquisition price for would be **Seventy-Two Thousand Four Hundred Dollars (\$72,400)**.

We hope this information is useful for your purposes. If we may be of any further assistance, please do not hesitate to contact us respectfully submitted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Muscatelli".

Deputy City Assessor



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

October 22, 2024

Councilman Oscar Vargas
Chair, Committee on Public Works
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

Re: Referral 3588 – Abandonment of Ernest Street
Petitioner: Narragansett Bay Commission

Dear Councilman Vargas:

The petitioner is requesting that the City abandon a portion of Ernest Street located between Service Road to the East and Shipyard Street to the West.

FINDINGS OF FACT

The Commission made the following findings of fact as required by the City Plan Commission Handbook Policy No. 1: "Criteria and Guidelines for Approval of Street, Highway and Rights-of-way Abandonment":

- 1. A public interest has to be clearly demonstrated. A public interest is defined as one or more of the following: public health and safety, adequate provision of transportation, general improvement of traffic patterns and/or circulation, convenient access to properties, avoidance of a nuisance, significant economic development, preservation of a historical or cultural feature, and improvement of the general welfare of the community.*

The proposed abandonment area runs east to west and is located between Service Road and Shipyard Street that run north to south. The portion of Service Road south of the proposed abandonment area has been condemned by the petitioner. The petitioner owns the lots abutting both sides of the abandonment area as well as both sides of Service Road that turns into Ernest Street. The abandonment area only appears to be useful for accessing property that it abuts, and is owned by the petitioner. The CPC does not object to the abandonment as it would not have an adverse impact on the public interest.

- 2. No negative impact is evident on existing land uses, future plans, zoning, safety, health or welfare of the community by the proposed abandonment.*

The CPC found that it is not apparent that the abandonment will negatively affect future plans for development or existing land use as the proposed abandonment area is only useful for accessing land that is owned by the abutting owner. No negative impact to the health and welfare of the surrounding community is expected as the street is not essential to provide access to other parts of the City.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

3. *All abutting landowners agree to the proposed abandonment.*

The petitioner owns all the lots abutting the abandonment area.

4. *No physical or legal access will be denied to any land or property in surrounding areas by the proposed abandonment.*

Per the petitioner, vehicles traveling from New York Ave in the east will be able to use a southward extension of New York Ave that connects to Shipyard Street, which is expected to be operational in the near future. Vehicles can also use Terminal Road to access the port. If both of these routes are available, the CPC finds that no physical or legal access will be denied as the street is only useful for providing access to lots that it abuts.

5. *No existing or future public services or facilities need to be protected, provided, or maintained within the right-of-way. An easement retention may be necessary to provide access to, maintain, or provide existing or future service or utility needs.*

It is unknown if any public services or utilities need to be protected, provided or maintained. The CPC required that the petitioner grant any necessary easements or relocate utilities.

6. *The proposed or intended use of the street and/or adjacent properties must be shown on a petition or plan, and such use shall be in conformance with existing zoning and Comprehensive Plan Objectives.*

A petition and plan have been provided. The CPC required that the applicant apply for an administrative subdivision to merge the abandoned portion of the street with their property prior to the Council's action.

RECOMMENDATION

Upon a motion by Commissioner Lipschitz seconded by Commissioner Sherry, the CPC unanimously voted to advise the Committee on Public Works that the petition for abandonment be approved based on their findings and subject to the following conditions:

- I. The petitioner shall apply for an administrative subdivision to merge the abandoned portion of the street with their property, prior to the Council's action.
- II. The petitioners shall grant any necessary easements for access to property, utility access and maintenance.

The CPC voted as follows:

Aye: C. Lipschitz, W. Sherry, N. Sanchez, M. Gazdacko

Sincerely,


Choyon Manjrekar
Administrative Officer

May 14, 2024

City Clerk
ATT:SHERRI
City of Providence
25 Dorrance Street
Providence, RI

Re: Abandonment of a Portion of Ernest Street

Dear Sherri:

Please be advised that after review, it has been determined that The Narragansett Electric Company (TNEC) has electric and gas equipment in the area proposed for abandonment.

Therefore, TNEC has no objection to the abandonment provided we are granted an easement to maintain said equipment within the proposed abandonment area.

Please call me if you have any questions.

Very truly yours,

Peter Espinal
Real Estate Representative
280 Melrose St.
Providence, RI 02907
Ph: (401) 799-7807
Email: Pespinal@rienergy.com

March 27, 2024

City of Providence
Office of the First Deputy City Clerk
Attn: Sheri A. Petronio
25 Dorrance Street
Providence, Rhode Island 02903

ATTN: Sheri A. Petronio, First Deputy City Clerk

RE: PETITION TO ABANDON A PORTION OF ERNEST STREET

Dear Ms. Petronio,

Upon investigation it has been determined that Verizon presently has aerial facilities and poles on said street - Ernest St, from Shipyard St to Service Rd, which is proposed to be abandoned.

These facilities include a pole line with wires that provides service to the surrounding area.

Verizon will not object to the granting of said Petition, provided that in the event the Petition is granted, the Petitioner will contact and convey an Easement to Verizon, which will permit retention of its facilities in the existing locations with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities.

If it is decided by the Petitioner to grant this Abandonment or that the telephone facilities are to be relocated, the petitioner will need to contact our Engineering Service Center at: NYS-NE OSP CENTER (nys-ne.osp.center@one.verizon.com) also at 866-686-1195 – and assume all costs of the relocation.

Sincerely,



Verizon New England Inc.
Attn: Daryl Crossman - ROW
44 Old Townhouse Road
South Yarmouth, MA 02664

(508) 398-5754 - Office
daryl.crossman@verizon.com - Email

verizon✓



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

November 18, 2024

Tina Mastroianni
City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: Referral 3588 – Abandonment of Ernest St

Dear Ms. Mastroianni:

The Department of Planning and Development has received an administrative subdivision application from the petitioners of the above-referenced abandonment, to incorporate the abandoned portion of Ernest St into their property, upon approval by the City Council.

The undersigned administrative officer has reviewed the survey and determined that it conforms to the requirements of section 304 of the City Plan Commission's Development Review regulations. The petition may be brought to a vote before the City Council.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lev Simon".

Lev Simon
Administrative Officer

DEPARTMENT OF PLANNING & DEVELOPMENT
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