

5/15/18



SARATOGA COUNTY BOARD OF SUPERVISORS

RESOLUTION 138 - 2018

Introduced by Supervisors Allen, Grattidge, Lent, Peck, Raymond, Schopf and Szczepaniak

**ADOPTING A LOCAL LAW IDENTIFIED AS
INTRODUCTORY NO. 2 OF 2018, PRINT NO. 1, ENTITLED
“A LOCAL LAW AUTHORIZING THE SALE OF REAL PROPERTY OF
THE COUNTY OF SARATOGA TO SKIDMORE COLLEGE”**

WHEREAS, Resolution 112-2018 introduced and presented a proposed Local Law identified as Introductory No. 2, Print No. 1 of 2018, to this Board of Supervisors and scheduled a public hearing thereon for May 9, 2018 at 4:25 PM in the Meeting Room of the Saratoga County Board of Supervisors, 40 McMaster Street, Ballston Spa, New York; and

WHEREAS, notice of that public hearing was duly published and posted as required by law; and

WHEREAS, the scheduled public hearing was held and all persons appearing or desiring to be heard have been heard by this Board; now, therefore, be it

RESOLVED, that this Board of Supervisors, on this 15th day of May, 2018 hereby adopts a Local Law identified as Introductory No. 2, Print No. 1 of 2018, as set forth in the annexed Schedule A; and, be it further

RESOLVED, that the Chair of the Board and/or the Saratoga County Commissioner of Public Works are hereby authorized to execute an application and any related paperwork to the City of Saratoga Springs to effect a lot line adjustment relative to the .584± acre parcel to be conveyed by the County to Skidmore College.

BUDGET IMPACT STATEMENT: No budget impact.

SCHEDULE A

INTRODUCTORY NO. 2 OF 2018

PRINT NO. 1

INTRODUCED BY: Supervisors Allen, Grattidge, Lent, Peck, Raymond, Schopf and
Szczepaniak

COUNTY OF SARATOGA LOCAL LAW - 2018

A LOCAL LAW AUTHORIZING THE SALE OF REAL PROPERTY OF THE COUNTY OF SARATOGA TO SKIDMORE COLLEGE

BE IT ENACTED by the Saratoga County Board of Supervisors as follows:

SECTION 1. TITLE

This Local Law shall be known as “A Local Law Authorizing the Sale of Real Property of the County of Saratoga to Skidmore College”.

SECTION 2. LEGISLATIVE FINDINGS AND INTENT

- a. The County of Saratoga is the owner of real property located in the City of Saratoga Springs along County Road 67, also known as Staffords Bridge Road, consisting of a public right of way 50-55 ft. in width from the edge of road’s pavement and 979± ft. in length, which is adjacent to real property owned by Skidmore College identified on the Tax Maps of the City of Saratoga Springs as Section 167.00, Block 3, Parcel 17 and Section 167.00, Block 3, Parcel 12, hereinafter referred to as the “Skidmore Property”, upon which Skidmore College maintains a boat house and related facilities accessible to Fish Creek.
- b. Skidmore College desires to purchase a portion of the County’s public right of way consisting of a strip of land 26 ft. in width and 979± ft. in length, totaling .584± acres, adjacent to the Skidmore Property, for purposes of expanding Skidmore College’s boat house facilities by the construction of two new buildings and a parking lot.
- c. The Saratoga County Board of Supervisors hereby finds and determines that said .584± acre parcel, which is more fully described in Section 3 below, is no longer needed for the County’s public use.
- d. The County of Saratoga has obtained a real estate appraisal for the conveyance of a fee interest in the .584± acre parcel from a New York State certified real estate appraisal company, Stropp Appraisal, which estimates the market value of the appraised compensation for said parcel to be \$9,000.

- e. The Saratoga County Board of Supervisors hereby finds and determines that the appraised value of \$9,000 is fair and adequate consideration for the sale and conveyance of the .584± acre parcel to Skidmore College.

SECTION 3. LEGAL DESCRIPTION OF PARCEL TO BE CONVEYED

The parcel to be conveyed by the County of Saratoga to Skidmore College is more particularly described as follows:

All that tract or parcel of land situate in the City of Saratoga Springs, Saratoga County, NY, bounded and described as follows:

Beginning at a concrete monument found at the intersection of the westerly line of County Road No. 67 aka Stafford Bridge Road and the southerly line of County Road No. 65 aka Meadow Brook Road, being the northwesterly corner of the lands herein described. Thence through the lands of the grantor the following four courses:

N 85°31'59" E, 26.00 feet to a point
S 04°28'01" E, 378.55 feet to a point
S 05°46'48" E, 600.08 feet to a point
S 84°13'12" W, 26.00 feet to a point

Thence along the easterly line of lands of Skidmore College as recorded in the Saratoga County Clerk's Office in Book 1122 of Deeds, page 57, N 05°46'48" W, 600.38 feet to a concrete monument found. Thence along the easterly line of lands of Skidmore College as recorded in Book 1122 of Deeds, page 59, N 04°28'01" W, 378.85 feet to the point of beginning. Containing 25,452 square feet or 0.584 acres of land.

SECTION 4. AUTHORIZATION TO SELL AND CONVEY COUNTY REAL PROPERTY TO SKIDMORE COLLEGE

Notwithstanding the provisions of Section two hundred fifteen of the County Law, or any other law of the State of New York, the Saratoga County Board of Supervisors hereby authorizes the sale of the real property of the County of Saratoga described in Section 3 of this Local Law to Skidmore College for the sum of \$9,000, and further hereby authorizes the Chairman of the Saratoga County Board of Supervisors to execute a real estate sale contract, deed and any other required documents needed to convey a fee interest in said real property to Skidmore College. Said contract, deed and related documents are to be subject to the approval of the County Attorney, and shall include a reservation of rights in the contract and deed to the Saratoga County Department of Works to continue to use: 1) any driveway servicing the parcel to be conveyed, and 2) when needed, areas of the parcel away from the Skidmore College boathouse facilities for Department of Public Works equipment parking and staging for highway purposes.

SECTION 5. PERMISSIVE REFERENDUM

This Local Law is subject to a permissive referendum as provided in Section 24 of the Municipal Home Rule Law.

SECTION 6. SEVERABILITY

If any clause, sentence, paragraph, subdivision, section, or part of this Local Law or the application thereof to any person, individual, corporation, firm, partnership, or business shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this law, or in its specific application.

SECTION 7. EFFECTIVE DATE

This Local Law shall take effect after it is filed as provided in Section 27 of the Municipal Home Rule Law.