



Real Property Tax Committee

Tuesday, April 4, 2023 2:30PM

40 McMaster Street, Ballston Spa, NY 12020

Chair: Scott Ostrander

Members:

Philip Barrett - vc

Diana Edwards

Jack Lawler

Mo Wright

- I. Welcome and Attendance
- II. Approval of the minutes of the March 7, 2023 meeting.
- III. Authorizing conveyance of a tax acquired parcel in the Town of Galway – Anna Stanko, Real Property Tax
- IV. Approving and confirming the auction sale of county owned lands acquired for unpaid taxes – Andrew Jarosh, County Treasurer
- V. Other Business
- VI. Adjournment



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

TO: Steve Bulger, County Administrator
Ridge Harris, Deputy County Administrator
Michelle Granger, County Attorney
Therese Connolly, Clerk of the Board
Stephanie Hodgson, Director of Budget

CC: John Warnt, Director of Purchasing
Jason Kemper, Director of Planning and Economic Development
Bridget Rider, Deputy Clerk of the Board
Matt Rose, Management Analyst
Clare Giammusso, County Attorney's Office
Audra Hedden, County Administrator's Office

DEPARTMENT: Real Property Tax Service Agency



DATE: 3/27/2023

COMMITTEE: Real Property Tax



This column must be completed prior to submission of the request.

1. Is a Resolution Required:

County Attorney's Office
Consulted Yes

2. Proposed Resolution Title:

Authorizing the conveyance of a tax acquired parcel in the Town of Galway

3. Specific Details on what the resolution will authorize:

This resolution will authorize the sale of Town of Galway tax parcel 197.-1-10 to a contiguous property owner.

4. Is a Budget Amendment needed: YES or NO
If yes, budget lines and impact must be provided.
Any budget amendments must have equal and offsetting entries.

County Administrator's Office
Consulted **Yes**

Please see attachments for impacted budget lines.
(Use ONLY when more than four lines are impacted.)

Revenue

Account Number	Account Name	Amount
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Expense

Account Number	Account Name	Amount
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Fund Balance (if applicable): (Increase = additional revenue, Decrease = additional expenses)

Amount:

5. Identify Budget Impact (**Required**):

No Budget Impact

- a. G/L line impacted
- b. Budget year impacted
- c. Details

6. Are there Amendments to the Compensation Schedule?

YES or NO (If yes, provide details)

a. Is a new position being created? Y N

Effective date

Salary and grade

b. Is a new employee being hired? Y N

Effective date of employment

Salary and grade

Appointed position:

Term

c. Is this a reclassification? Y N

Is this position currently vacant? Y N

Is this position in the current year compensation plan? Y N

7. Does this item require the awarding of a contract: Y N

a. Type of Solicitation

b. Specification # (BID/RFP/RFQ/OTHER CONTRACT #)

c. If a sole source, appropriate documentation, including an updated letter, has been submitted and approved by Purchasing Department? Y N N/A

d. Vendor information (including contact name):

e. Is the vendor/contractor an LLC, PLLC, or partnership:

f. State of vendor/contractor organization:

g. Commencement date of contract term:

h. Termination of contract date:

i. Contract renewal date and term:

k. Is this a renewal agreement: Y N

l. Vendor/Contractor comment/remarks:

Human Resources Consulted
N/A

Purchasing Office Consulted
N/A

County Administrator's Office
Consulted No

8. Is a grant being accepted: YES or NO

- a. Source of grant funding:
- b. Agency granting funds:
- c. Amount of grant:
- d. Purpose grant will be used for:
- e. Equipment and/or services being purchased with the grant:
- f. Time period grant covers:
- g. Amount of county matching funds:
- h. Administrative fee to County:

9. Supporting Documentation:

- Marked-up previous resolution
- No Markup, per consultation with County Attorney
- Information summary memo
- Copy of proposal or estimate
- Copy of grant award notification and information
- Other new resolution

10. Remarks:

Tax parcel 197.-1-10 is a landlocked parcel in the Town of Galway. The adjoining tax parcel 168.-2-23 in the Town of Broadalbin, Fulton County is owned by James Hall.

A mobile home is located on tax parcel 197.-1-10. The garage is located on tax parcel 168.-2-23.

Tax parcel 197.-1-10 was offered for purchase at public auction in 2020. The successful bidder defaulted and the second bidder declined.



SARATOGA COUNTY BOARD OF SUPERVISORS

RESOLUTION - 2023

Introduced by Real Property Tax: Supervisors Ostrander, Barrett, Edwards, Lawler and Wright

AUTHORIZING THE CONVEYANCE OF A TAX-ACQUIRED PARCEL IN THE TOWN OF GALWAY

WHEREAS, pursuant to Resolution 166-96, this Board, by its Real Property Tax Committee, did offer for sale by and through an online auction from November 17, 2020 to December 2, 2020 certain parcels of land in several Towns and Villages within the County; and

WHEREAS, one such parcel offered for sale at this auction that the County acquired for the nonpayment of taxes was Tax Parcel 197.-1-10 in the Town of Galway, but the successful bidder defaulted and did not follow through on the purchase, and the second bidder declined primarily because the parcel is landlocked; and

WHEREAS, this Board's Real Property Tax Committee has reviewed the status of Tax Parcel 197.-1-10 and has offered to sell the parcel to the contiguous owner for purchase; and

WHEREAS, James T. Hall of 413 Hoesville Road, Broadalbin, New York is the owner of the adjoining tax parcel located in Fulton County, and he has offered to purchase Tax Parcel 197.-1-10 for the sum of \$11,865.94, which is an amount equal to current and delinquent taxes due; and

WHEREAS, all proposed conveyances of County lands require the approval of this Board; now, therefore, be it

RESOLVED, that the Chairman of the Board convey by quitclaim deed Tax Parcel 197.-1-10 in the Town of Galway to James T. Hall of 413 Hoesville Road, Broadalbin, New York for the sum of \$11,865.94; and it is further

RESOLVED, that this Resolution shall take effect immediately.

BUDGET IMPACT STATEMENT: No Budget Impact.

April 18, 2023 Regular Meeting

Motion to Adopt: Supervisor(s):

Second: Supervisor(s)

Ayes:

Noes:

Abstain:

Absent:



Legend

 County Line

Prepared by the Saratoga County Real Property Tax Service Agency using 2020 orthoimagery and 2022 parcel boundaries. Parcel and municipal boundaries are derived from tax maps and do not represent a land survey. This office makes no guarantee to the location of the parcel boundaries or the town line. Due to the inherent properties of orthoimagery, structures may appear to encroach parcel boundaries. Physical features and or improvements may have changed subsequent to the 2020 orthoimagery



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

TO: Steve Bulger, County Administrator
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Michelle Granger, County Attorney
Therese Connolly, Clerk of the Board
Stephanie Hodgson, Director of Budget

CC: John Warmt, Director of Purchasing
Jason Kemper, Director of Planning and Economic Development
Bridget Rider, Deputy Clerk of the Board
Matt Rose, Management Analyst
Clare Giammusso, County Attorney's Office
Audra Hedden, County Administrator's Office

DEPARTMENT: County Treasurer



DATE: 03/29/2023

COMMITTEE: Real Property Tax



This column must be completed prior to submission of the request.

1. Is a Resolution Required:

Yes, Other

2. Proposed Resolution Title:

Approving and confirming the auction sale of County owned lands acquired for unpaid taxes

3. Specific Details on what the resolution will authorize:

The sale of all parcels to the high bidders of the online auction from 12:00 pm March 13, 2023 until 12:00 pm on March 24, 2023.

County Attorney's Office
Consulted Yes

4. Is a Budget Amendment needed: YES or NO
 If yes, budget lines and impact must be provided.
 Any budget amendments must have equal and offsetting entries.

County Administrator's Office
 Consulted Yes

Please see attachments for impacted budget lines.
 (Use ONLY when more than four lines are impacted.)

Revenue

Account Number	Account Name	Amount

Expense

Account Number	Account Name	Amount

Fund Balance (if applicable): (Increase = additional revenue, Decrease = additional expenses)

Amount:

5. Identify Budget Impact (**Required**):

No Budget Impact. Funds are included in the Department Budget

- a. G/L line impacted A.90-1051
- b. Budget year impacted 2023
- c. Details
 Profit and loss statement attached.

6. Are there Amendments to the Compensation Schedule?

YES or NO (If yes, provide details)

a. Is a new position being created? Y N

Effective date

Salary and grade

b. Is a new employee being hired? Y N

Effective date of employment

Salary and grade

Appointed position:

Term

c. Is this a reclassification? Y N

Is this position currently vacant? Y N

Is this position in the current year compensation plan? Y N

Human Resources Consulted
N/A

7. Does this item require the awarding of a contract: Y N

a. Type of Solicitation

b. Specification # (BID/RFP/RFQ/OTHER CONTRACT #)

c. If a sole source, appropriate documentation, including an updated letter, has been submitted and approved by Purchasing Department? Y N N/A

d. Vendor information (including contact name):

e. Is the vendor/contractor an LLC, PLLC, or partnership:

f. State of vendor/contractor organization:

g. Commencement date of contract term:

h. Termination of contract date:

i. Contract renewal date and term:

k. Is this a renewal agreement: Y N

l. Vendor/Contractor comment/remarks:

Purchasing Office Consulted
N/A

County Administrator's Office
Consulted Yes

8. Is a grant being accepted: YES or NO
- a. Source of grant funding:
 - b. Agency granting funds:
 - c. Amount of grant:
 - d. Purpose grant will be used for:
 - e. Equipment and/or services being purchased with the grant:
 - f. Time period grant covers:
 - g. Amount of county matching funds:
 - h. Administrative fee to County:

9. Supporting Documentation:

- Marked-up previous resolution
- No Markup, per consultation with County Attorney
- Information summary memo
- Copy of proposal or estimate
- Copy of grant award notification and information
- Other Preliminary Profit & Loss statement and Successful Bidders List

10. Remarks:

**This information is not finalized, successful bidders have until March 31, 2023 to pay deposits.

SARATOGA COUNTY TAX AUCTION
MARCH 10, 2023 – MARCH 24, 2023

AUCTION SUMMARY as of: 3/28/23

43	PARCELS WERE AVAILABLE FOR SALE	
9	PARCELS WERE REMOVED BY PAYMENT OF TAXES	\$165,207.55
15	PARCELS WERE REMOVED PRIOR TO AUCTION – TAXES TOTAL	\$138,566.12
19	PARCELS WERE SOLD:	
	Total successful Bids	\$1,384,200.00
	Total additional fees for successful bids	6,160.00
	Total of Auction Sales	\$1,390,360.00
	Less: Taxes to be written off	431,108.82
	Preliminary Revenue from Auction	\$959,251.18

No Forfeits, non-payments, additional expenses, or parcels that may not be approved are included in the Preliminary Revenue amount

March 10, 2023 - March 24, 2023

Successful Bidders

Item No.	Town	Map No.	Former Owner	Bidder Name/Address	Bid Amt.
3	Clifton Park	289.-1-21.11	Rosen, Michaels Inc	Joanne Coons 4 Balsam Way Clifton Park, NY 12065	\$ 23,100.00
4	Clifton Park	272.9-1-35	Kirk, Stephan	Joe Emmi Emmi Equities LLC 3 Thorburn Ave Lindenhurst, NY 11757	\$ 8,200.00
5	Corinth	59.-1-31.2	Rosser, Jo	Steven Bourdeau 5524 Jockey Street Galway, NY 12074	\$ 27,100.00
6	Corinth	59.-2-52	Murphy, Douglas	Linda Ficherabartolotti Hot Diggity Dog, Inc. 96 Mahoney Road Milton, NY 12547	\$ 72,100.00
7	Corinth V/Corinth	73.25-1-35	Burdick, Kenneth E.	Joseph C. Andruzzi 326 Broadway, Suite 200 Bethpage, NY 11714	\$ 77,400.00
11	Galway	212.-1-25	Stanisiewski, Margaret	Kurt Zarnofsky 1517 Division Street West Charlton, NY 12010	\$ 5,100.00
13	Greenfield	124.-2-28	Pike, Doris W.	Anthony Martino 9 Putnam Rd Gansevoort, NY 12831	\$ 114,100.00
14	Greenfield	126.-1-61.1	Johnson, Donna J.	James M. North 315 Greene Road Greenfield Center, NY 12833	\$ 121,100.00
20	Halfmoon	280.-1-22.1	Anna Kurylka Shevchik T INC	Anthony Vaccarielli Tri-City Associates, LLC 65 Rifle Range Road Albany, NY 12205	\$ 31,100.00
24	Milton	176.-2-4.4	Steele, Alice	Joseph C. Andruzzi 326 Broadway, Suite 200 Bethpage, NY 11714	\$ 112,100.00

25	Milton v/Ballston Spa	203.72-3-14	Chard, John H	Timothy J. Yates 21 Fifth Avenue Saratoga Springs, NY 12866	\$ 106,300.00
29	Northumberland	116.7-1-13	DeFoe, Lillian E	Anthony Martino 9 Putnam Rd Gansevoort, NY 12831	\$ 62,200.00
30	Northumberland	144.3-1-12	Rosa, Leonard D	Jack Leal 9045 S. Lindell Road Las Vegas, NV 89139	\$ 69,100.00
31	Providence	160.-2-4.1	Rosencrans, Bryan D	Sunbright, LLC 3456 Galway Road Ballston Spa, NY 12020	\$ 78,100.00
32	Saratoga v/Schuylerville	157.13-1-39	Lewitinn, Daniel	Christopher J. Sass 56 Deerfield Lane Schaghticoke, NY 12154	\$ 168,400.00
33	Saratoga	169.-1-59	Hess, Karen Gayle	Mark Konieczny Best Home Construction LLC 81 Beekman Street Saratoga Springs, NY 12866	\$ 126,100.00
39	Stillwater	262.5-1-69	Kelly, William	William E. Connors 34 Purdy Lane Mechanicville, NY 12118	\$ 85,100.00
40	Waterford	291.-1-20	Parker, Thomas F	Cassandra M. Sweeney 2 Avenue G Mechanicville, NY 12118	\$ 48,700.00
41	Wilton	140.-1-31	Tirelli, William	Anthony Vaccarielli Tri-City Associates, LLC 65 Rifle Range Road Albany, NY 12205	\$ 48,800.00
					\$ 1,384,200.00



SARATOGA COUNTY BOARD OF SUPERVISORS

RESOLUTION XXX-XXX

Introduced by Supervisors Ostrander, Barrett, Edwards, Lawler, and Wright

APPROVING AND CONFIRMING THE AUCTION SALE OF COUNTY-OWNED LANDS ACQUIRED FOR UNPAID TAXES

WHEREAS, pursuant to Resolution 166-96, this Board, by its Real Property Tax Committee, did offer for sale by and through an on-line auction from 12:00 PM on March 13, 2023 through 12:00 PM on March 24, 2023 certain parcels of land in several Towns and Villages within the County, which parcels are more particularly described below; and

WHEREAS, the persons and entities named below were the highest responsible bidders for each parcel; and

WHEREAS, the Committee finds that the return of these properties to the tax rolls is in the best interest of County residents; and

WHEREAS, all proposed conveyances of County lands require the approval of this Board; now, therefore, be it

RESOLVED, that the following proposed conveyances of County lands to the following bidders at said auction conducted from March 13, 2023 to March 24, 2023 are hereby approved and confirmed; and, be it further

RESOLVED, that the Chairman of the Board convey the following lands to the following parties upon their payments of the indicated amount and the deed recording fees by cash or certified bank check payable to the Saratoga County Treasurer by no later than May 19, 2023 at 5:00 pm:

<u>HIGH BIDDER</u>	<u>TOWN</u>	<u>S/B/L</u>	<u>FORMER OWNER</u>	<u>AMOUNT</u>
Joanne Coons 4 Balsam Way Clifton Park, NY 12065	Clifton Park	289.-1-21.11	Rosen, Michaels Inc	\$23,100.00
Joe Emmi Emmi Equities LLC 3 Thorburn Ave Lindenhurst, NY 11757	Clifton Park	272.9-1-35	Kirk, Stephan	\$8,200.00
Steven Bourdeau 5524 Jockey Street Galway, NY 12074	Corinth	59.-1-31.2	Rosser, Jo	\$27,100.00

Linda Ficherabartolotti Hot Diggity Dog, Inc. 96 Mahoney Road Milton, NY 12547	Corinth	59.-2-52	Murphy, Douglas	\$72,100.00
Joseph C. Andruzzi 326 Broadway, Suite 200 Bethpage, NY 11714	Corinth V/Corinth	73.25-1-35	Burdick, Kenneth E.	\$77,400.00
Kurt Zarnofsky 1517 Division Street West Charlton, NY 12010	Galway	212.-1-25	Stanisiewski, Margaret	\$5,100.00
Anthony Martino 9 Putnam Rd Gansevoort, NY 12831	Greenfield	124.-2-28	Pike, Doris W.	\$114,100.00
James M. North 315 Greene Road Greenfield Center, NY 12833	Greenfield	126.-1-61.1	Johnson, Donna J.	\$121,100.00
Anthony Vaccarielli Tri-City Associates, LLC 65 Rifle Range Road Albany, NY 12205	Halfmoon	280.-1-22.1	Anna Kurylka Shevchik T INC	\$31,100.00
Joseph C. Andruzzi 326 Broadway, Suite 200 Bethpage, NY 11714	Milton	176.-2-4.4	Steele, Alice	\$112,100.00
Timothy J. Yates 21 Fifth Avenue Saratoga Springs, NY 12866	Milton v/Ballston Spa	203.72-3-14	Chard, John H	\$106,300.00
Anthony Martino 9 Putnam Rd Gansevoort, NY 12831	Northumberland	116.7-1-13	DeFoe, Lillian E	\$62,200.00
Jack Leal 9045 S. Lindell Road Las Vegas, NV 89139	Northumberland	144.3-1-12	Rosa, Leonard D	\$69,100.00
Sunbright, LLC 3456 Galway Road Ballston Spa, NY 12020	Providence	160.-2-4.1	Rosencrans, Bryan D	\$78,100.00
Christopher J. Sass 56 Deerfield Lane Schaghticoke, NY 12154	Saratoga v/Schuylerville	157.13-1-39	Lewitinn, Daniel	\$168,400.00

Mark Konieczny Best Home Construction LLC 81 Beekman Street Saratoga Springs, NY 12866	Saratoga	169.-1-59	Hess, Karen Gayle	\$126,100.00
William E. Connors 34 Purdy Lane Mechanicville, NY 12118	Stillwater	262.5-1-69	Kelly, William	\$85,100.00
Cassandra M. Sweeney 2 Avenue G Mechanicville, NY 12118	Waterford	291.-1-20	Parker, Thomas F	\$48,700.00
Anthony Vaccarielli Tri-City Associates, LLC 65 Rifle Range Road Albany, NY 12205	Wilton	140.-1-31	Tirelli, William	\$48,800.00

BUDGET IMPACT STATEMENT: