

LEGISLATIVE INITIATIVE FORM

Date: 4/3/2020
Reference: Economic Development and Planning
Dual Reference: Ways and Means
Initiative: EDP 5

Title of Proposed Resolution:

A RESOLUTION CALLING A PUBLIC HEARING ON PROPOSED LOCAL LAW E-2020

Purpose and General Idea:

To call a public hearing on proposed Local Law E of 2020 entitled "A LOCAL LAW AUTHORIZING THE CONVEYANCE OF REAL PROPERTY OWNED BY THE COUNTY OF SCHENECTADY"

Summary of Specific Provisions:

Calls for a public hearing on proposed Local Law D of 2020 entitled "A LOCAL LAW AUTHORIZING THE CONVEYANCE OF REAL PROPERTY OWNED BY THE COUNTY OF SCHENECTADY" to be held on May 4, 2020. This local law conveys real property owned by the County of Schenectady in Duanesburg to Robert Frost.

Effects Upon Present Law:

None.

Justification:

To ensure opportunity for public input on the aforesaid proposed local law E of 2020.

Sponsor: Legislator Hughes

Co-Sponsor:

COUNTY OF SCHENECTADY



RORY FLUMAN
COUNTY MANAGER

OFFICE OF THE COUNTY MANAGER
620 STATE STREET
SCHENECTADY, NEW YORK 12305

TELEPHONE: (518) 388-4355
FAX: (518) 388-4590

March 31st, 2020

To: Honorable Chairperson and Members of the Legislature
From: Rory Fluman, County Manager *R.F.*
RE: Proposed Sale of a Lot in the Town of Duanesburg on Skyline Drive
CC: Geoff Hall, Clerk of the Legislature
Joe Landry, Counsel to the Legislature
Chris Gardner, County Attorney

I have reviewed the 0.251 acre plot along Skyline Drive in Duanesburg. The parcel has no value and or use to the County. It is proximal to a ravine that actually could be problematic in the years to come. I recommend to the Legislature that this proposed sale outlined by memos from County Attorney Chris Gardner, and Paul Sheldon Director of Engineering proceed by convening a public hearing at the April legislature meeting.

COUNTY OF SCHENECTADY

Memorandum

To: Rory Fluman, County Manager

From: Joe Landry, Director of Public Works



Date: March 31, 2020

Subject: Skyline Drive – Sale of Parcel

I have attached a memorandum from Paul Sheldon, Director of Engineering, regarding the proposed sale of an unimproved parcel on Skyline Drive (Town of Duanesburg) to Robert Frost. Mr. Frost is developing a lot on Skyline Drive, and he needs additional frontage to meet the setback requirements for the placement of a proposed structure and a septic system. As a result, Mr. Frost has asked to purchase property from the County to meet the setback requirements of the Town of Duanesburg.

We have inspected the property that Mr. Frost has requested to purchase, and we are not opposed to its sale. Thus, we recommend that the Legislature approve the sale of the aforesaid County property to Mr. Frost.

**Schenectady County
Inter-Department Memorandum**

DATE: March 31, 2020
TO: Joe Landry, Director of Public Works
FROM: Paul Sheldon, Director of the Bureau of Engineering
COPIES: File
SUBJECT: Sale of Lot on Skyline Drive In the Town of Duanesburg

Robert Frost recently sold an unimproved parcel on Skyline Drive in the Town of Duanesburg to Ronald and Carla Mauro. The new owners intend to construct a single family home on this lot however a large ravine which runs through the middle of the property is limiting how far back the house and the septic system can be placed from the front property line. Due to this restriction the proposed home and septic system do not meet the Town of Duanesburg's setback requirements.

Skyline Drive (previously known as Princetown Church Road) was reconstructed in 1960 using Federal funding. During the reconstruction, Skyline Drive was realigned requiring numerous property takings along this route. A parcel of land was purchased from the property currently owned by the Mauro's leaving a triangle shaped parcel between the County's standard right-of-way and the front of Mr. Frost's parcel (see attached drawing). Mr. Frost is requesting to purchase this triangular piece of land and add it to the property currently owned by the Mauro's. This additional land will provide the Mauro's with the needed distance to meet the Town's setback requirements.

The Engineering Department has inspected the property to be sold and it is outside our typical right-of-way and beyond where the County would need to provide continued maintenance. We recommend the sale of the property in question.

Please advise if you need additional information



Paul J. Sheldon

**COUNTY OF SCHENECTADY
OFFICE OF THE COUNTY ATTORNEY
Inter-Department Correspondence Sheet**

April 2, 2020

To: Rory Fluman, County Manager

From: Christopher H. Gardner, County Attorney *CHG*

Re: Proposed Sale of Lot in the Town of Duanesburg on Skyline Drive

CC: Geoffrey Hall, Clerk of the Legislature
Joe Landry, Counsel to the Legislature
Jesse McGuire, Deputy Clerk of the Legislature
Paul Romano, Director of Real Tax Service
John McPhillips, Commissioner of Finance
Paul Sheldon, Director of the Bureau of Engineering
Frank Salamone, First Deputy County Attorney

I am proposing that the County of Schenectady enter into a contract with Robert Frost to sell a small parcel (0.251 acres) along Skyline Drive in Duanesburg which would be conveyed by quitclaim deed to Ronald and Carla Mauro. This transaction would have to be approved through local law.

Background

Robert Frost owned a 5.13 acre lot in Duanesburg which he recently (October, 2019) sold to Ronald and Carla Mauro, who intended to build a house on this lot. Unknown to the buyer and the seller at the time is the fact that due to a road abandonment the County owns a 0.251 acre parcel which is a ravine. The new owners of the 5.13 acre lot, Ronald and Carla Mauro, can fit a house and septic system on the property. However, they do not meet the mandatory setback requirements of the Town of Duanesburg Building Department unless they obtain the 0.251 acre parcel acquired by the County through the road abandonment process. Paul Sheldon, Director of the Bureau of Engineering, and Joe Landry, Director of Public Works have advised that the County has no use for this parcel. In fact, it has no practical value to anyone except Ronald and Carla Mauro.

I am seeking approval through the local law process to have the County enter into a purchase and sale contract with Robert Frost for \$200.00 whereby, the County would transfer the property to Ronald and Carla Mauro through a quitclaim deed.

The nominal price, \$200.00 covers the legal notice cost of the County.

The upside to the County is that it unlocks the value of the 5.13 acre lot, by paving the way for the construction of a new house on the property. It also puts the 0.251 acre lot on the tax rolls. Accordingly, this transaction is a win-win for the County, the Town of Duanesburg, and the Schalmont Central School District, Robert Frost, as well as Ronald and Carla Mauro.


I recommend that this proposal be forwarded to the County Legislature for its consideration at the April meetings. A public hearing would be set for May 4, 2020 with a vote on the local law on May 12, 2020. I have attached all relevant paperwork and maps.

CHG:car
Attachments

County of Schenectady
620 State Street, 3rd Floor,
Schenectady, N. Y. 12305
(518) 388-4260
(518) 388-4248 Fax

County Finance

Memo

To: Rory Fluman, County Manager
From: John P. McPhillips, Jr., Commissioner of Finance 
Date: March 31, 2020
Re: Proposed Sale of County Owned Property within the Town of Duanesburg

The Department of Finance recommends that the Schenectady County Legislature consider a contract with Mr. Robert Frost for the sale of a 0.251 acre parcel along Skyline Drive in the Town of Duanesburg. The parcel has been determined to have no practical use to or by the County.

It is anticipated that the 0.251 acre parcel will be combined with a 5.13 parcel recently sold to Ronald and Carla Mauro by Robert Frost. The combination of parcels will allow for the mandatory setback requirements of the Town of Duanesburg for a residential construction project that includes a septic system.

The proposed sale price of \$200 offsets administrative costs associated with transfer of the parcel to Ronald and Carla Mauro by quitclaim deed.

The Department of Finance has confirmed that neither Robert Frost nor Ronald and Carla Mauro owe delinquent taxes.

Municipality of Duanesburg				
SWIS:	422089	Tax ID:	45.00-2-6.22	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Taxable	
Address:	Skyline Dr			
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land	
Ownership Code:				
Site:	Res 1	In Ag. District:	No	
Zoning Code:	02 - R-2	Bldg. Style:	0	
Neighborhood:	00002 -	School District:	Schalmont	
Property Description:	Legal description not given for property			
Total Acreage/Size:	5.13	Equalization Rate:	2019 - N/A 2018 - N/A	
Land Assessment:	2019 - \$8,500 2018 - \$8,500	Total Assessment:	2019 - \$8,500 2018 - \$8,500	
Full Market Value:	2019 - \$25,915 2018 - \$25,915			
Deed Book:	1517	Deed Page:	789	
Grid East:	595048	Grid North:	1445867	
Special Districts for 2019				
Description	Units	Percent	Type	Value
FP002-Fire Protection 2	0	0%		0
Special Districts for 2018				
Description	Units	Percent	Type	Value
FP002-Fire Protection 2	0	0%		0
Land Types				
Type	Size			
Primary	5.13 acres			



Navigation Tools GIS Map Tax Maps | ORPS Links Assessment Info Help Log Out (promano)

Parcel History Information

← Previous Parcel | Jump | Next Parcel →

TAX ID	MUNICIPALITY	ADDRESS	LOT SIZE	COORDINATE LOCATOR	LOT/TOWN/RANGE
45.00-2-6.22	Duanesburg	Skyline Dr	5.125 acres	5581000-1020840	

View parcel details in IMO

Notes

There are no notes for this parcel.

Sales

Sales Records

BOOK	PAGE	DATE	TRANSFER DATE	SALE PRICE	LOT SIZE	TRANSFER CONDITIONS	NOTES	OWNER
2021	227	9/4/2019	10/3/2019	\$45,000.00	5.125 acres	None	None	Mauro, Ronald; Carla D. Mauro

Scanned Historic Sales Cards

COMMENT	DATE
Property Record Card	9/20/2006

AREA CONVEYANCE DESCRIPTION
SKYLINE DRIVE, TOWN OF DUANESBURG

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Duaneburg, County of Schenectady and State of New York, being along the northerly side of Skyline Drive and being more particularly bounded and described as follows:

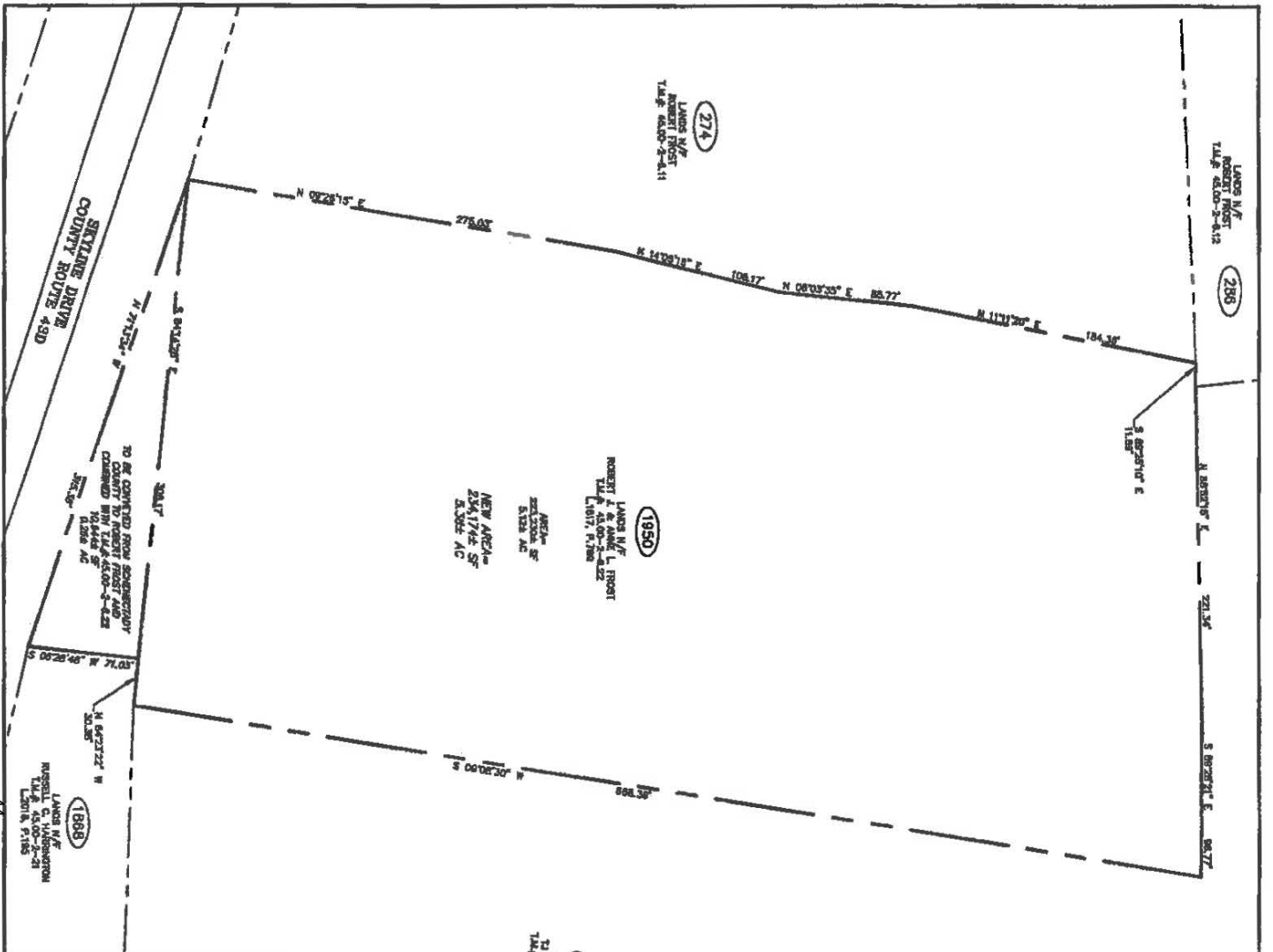
BEGINNING at the intersection of the division line between lands N/F Russell C. Harrington (2018/195), on the east with the northerly side of Skyline Drive;

THENCE North 71°13'34" West a distance of 315.38 feet along the northerly side of Skyline Drive, to a point;

THENCE South 84°14'28" East a distance of 308.17 feet along the southerly bounds of lands N/F Robert J. & Anne L. Frost (1517/789), to a point;

THENCE South 06°28'48" West a distance of 71.03 feet along the westerly bounds of lands N/F Russell C. Harrington (2018/195), to a point on the northerly side of Skyline Drive, being the point of beginning.

CONTAINS 10,944 +/- square feet OR 0.25 +/- acres.



NO.	REVISION	BY	DATE

PROGRESS PRINT
8/19/2019

Map of Schenectady Co. N.Y. showing the location of the lands to be conveyed to Robert J. & Anne L. Frost from Schenectady County. The map shows the location of the lands to be conveyed to Robert J. & Anne L. Frost from Schenectady County. The map shows the location of the lands to be conveyed to Robert J. & Anne L. Frost from Schenectady County.

LANDS TO BE CONVEYED FROM SCHENECTADY COUNTY TO ROBERT J. & ANNE L. FROST
1.5157, P. 789

JOHN OF SCHENECTADY COUNTY
STATE OF NEW YORK

ENGINEERS, L.L.P.
411 Union Street
Schenectady, NY 12304
518-377-0315 Fax: 518-377-0379
www.aedc.com

DATE: OCTOBER 2, 2019 SCALE: 1" = 60' DRAWN: SHEET 1 OF 1

1560
LANDS N/F
TO LOCUSTS, LLC
TLD# 4300-3-421

1950
LANDS N/F
ROBERT J. & ANNE L. FROST
TLD# 4300-3-422
L1517, P.789

274
LANDS N/F
ROBERT FROST
TLD# 4300-3-411

296
LANDS N/F
TLD# 4300-3-412

NEW AREA:
234,174 SF
3,302 AC

AREA:
5,124 AC

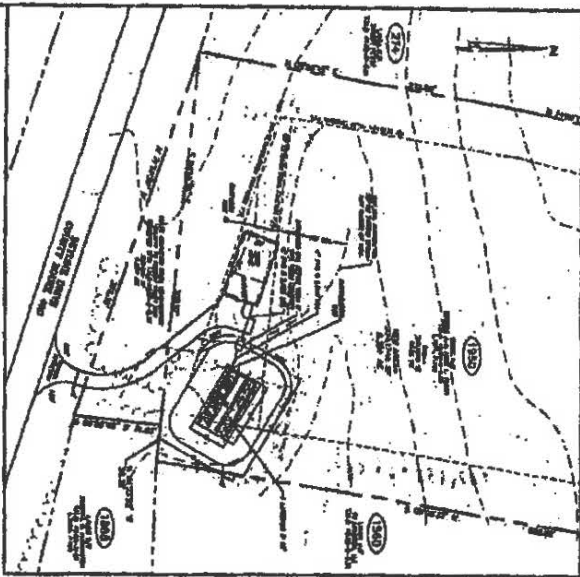
TO BE CONVEYED FROM SCHENECTADY COUNTY TO ROBERT FROST AND CONVEYED WITH TLD# 4300-3-422

LANDS N/F
RUSSELL C. HILDEBRANDT
TLD# 4300-3-421
L1518, P.789

TO LOCUSTS, LLC
TLD# 4300-3-421

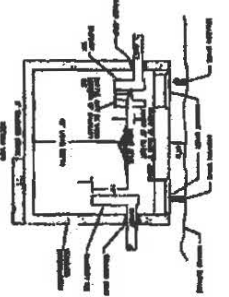
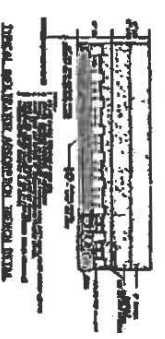
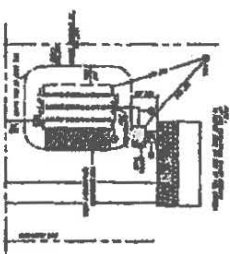
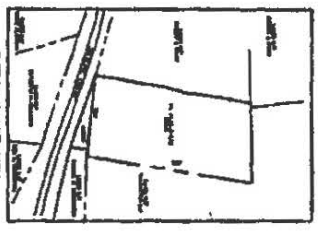
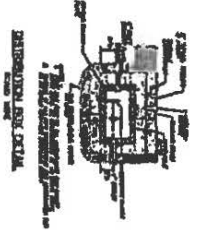
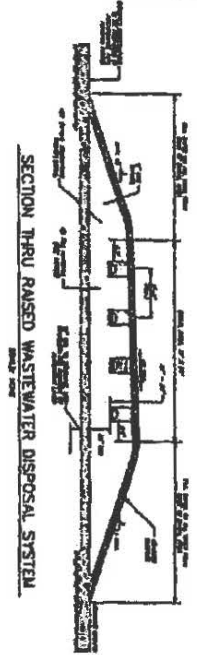
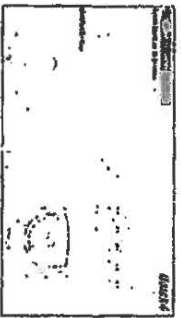
- WARNING NOTES:**
1. PREPARED BY AED ENGINEERS, L.L.P. FROM MAP METHOD.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACT THAT SUCH ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL. NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, ENCUMBRANCES, RIGHTS OR INTERESTS SPECIFICALLY AFFECTING THIS PARCEL.
 3. UNDERGROUND IMPROVEMENTS OR ENCUMBRANCES ARE SHOWN FROM PUBLIC RECORDS. THE LOCATION OF ANY SUCH IMPROVEMENTS OR ENCUMBRANCES HAS NOT BEEN VERIFIED BY FIELD SURVEY. OTHER THAN UNDERGROUND IMPROVEMENTS MAY EXIST. NO CERTIFICATION IS MADE TO THE ACCURACY OF UNDERGROUND LOCATIONS. CALL DIG ONE CALL OR OTHER 811 FROM TO ANY UTILITIES, ELECTRIC, GAS, WATER, OR OTHER.
 4. ANY ELEVATIONS SHOWN HEREIN ARE BASED ON AN UNCHECKED LOCAL DATUM.
 5. CORNER MARKERS HAVE NOT BEEN SET UNLESS OTHERWISE INDICATED HEREIN.
- DEED REFERENCE:**
- DEED TO ROBERT J. FROST & ANNE L. FROST FROM MARIONNE RESORT DEVELOPMENT, INC. AND SCHENECTADY COUNTY CLERK'S OFFICE ON MAY 19, 1987 IN LIBER 794 AT PAGE 794.
- MAP REFERENCE:**
- MAP OF SURVEY LANDS TO BE CONVEYED TO ROBERT J. FROST FROM SCHENECTADY COUNTY CLERK'S OFFICE ON MAY 14, 1991.





RAISED WASTEWATER DISPOSAL SYSTEM CONSTRUCTION NOTES

1. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
2. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
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9. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
10. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.



NOTES:

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WASTEWATER DISPOSAL SYSTEM CONSTRUCTION NOTES.

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9. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
10. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

PROJECT NO.	1950 SKYLINE DRIVE
DATE	11/11/11
DESIGNED BY	PROGRESS POINT
CHECKED BY	
APPROVED BY	
SCALE	AS SHOWN

PROPOSED LOCAL LAW NO. E-20

COUNTY OF SCHENECTADY

Introduced by Legislator Hughes:

**A LOCAL LAW AUTHORIZING THE CONVEYANCE OF REAL
PROPERTY OWNED BY THE COUNTY OF SCHENECTADY**

BE IT ENACTED by the Legislature of the County of Schenectady, as follows:

Section 1: Intent and Purpose.

It is declared to be the intent and purpose of this law to enable the County of Schenectady to have the general care and control of the corporate real and personal property of the County in order to benefit the inhabitants thereof in accordance with the New York State County Law.

Section 2: Notwithstanding the provisions of section two hundred fifteen of the County Law or any other provision of law to the contrary, this Legislature hereby determines that County real property in the Town of Duanesburg as hereinafter described is no longer necessary for use by the County and that all the right, title and interest of the County in such real property shall be conveyed to Robert Frost without public advertisement or competitive bidding.

Section 3: The parcels of real property situate in the Town of Duanesburg and County of Schenectady, State of New York, subject to this Local Law are described as follows:

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Duanesburg, County of Schenectady and State of New York, being along the northerly side of Skyline Drive and being more particularly bounded and described as follows:

BEGINNING at the intersection of the division line between lands N/F Russell C. Harrington (2018/195), on the east with the northerly side of Skyline Drive;

THENCE North 71 degrees 13'34" West a distance of 308.17 feet along the southerly bounds of land N/F Robert J. & Anne L. Frost (1517/789), to a point;