

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: INVASIVE SPECIES & REAL PROPERTY TAX SERVICE

DATE: JANUARY 26, 2016

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: DICKINSON
MCDEVITT
MERLINO
BEATY
STROUGH
SIMPSON
CONOVER
LEGGETT
BRAYMER

OTHERS PRESENT:

LEXIE DELUREY, DIRECTOR OF REAL PROPERTY TAX SERVICES
MIKE SWAN, COUNTY TREASURER
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ADMINISTRATOR
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS BROCK
GIRARD
MONTESI
SEEBER
SOKOL
WOOD
DON LEHMAN, *THE POST STAR*
MOLLY GANOTES, LEGISLATIVE OFFICE SPECIALIST

Mr. Dickinson called the meeting of the Invasive Species & Real Property Tax Services Committee to order at 9:00 a.m.

Motion was made by Mr. Simpson, seconded by Mr. Merlino and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Lexie Delurey, Director of Real Property Tax Services, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing the agenda review, Ms. Delurey presented a request for approval of the list of chargebacks provided by the County Treasurer's Office; *a copy of which is included in the agenda packet.* She explained the changes were due to the correction or errors.

Motion was made by Ms. Braymer, seconded by Mr. Conover and carried unanimously to approve the request as presented and the necessary resolution was authorized for the February 19, 2016 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Next, Ms. Delurey addressed pending items, stating she had met with the New York State (NYC) Department of Environmental Conservation (DEC) to discuss the contaminated properties located in the Towns of Queensbury, Hague and Johnsbury. She remarked Town of Hague Tax Map Parcel No. 25.01-1-8 had previously been used as a dump but had no significant environmental impacts and could be included in the 2017 Tax Foreclosure Auction. She added there would need to be a disclosure in the deed advising of the property's former use. Mr. Dickinson inquired to the acreage and Ms. Delurey responded it was 3.04 acres.

Mike Swan, County Treasurer, spoke regarding Tax Map Parcel No. 133.08-1-27 in the Town of Johnsbury, informing the property was formerly used as a gas station and service garage in the 1960's and had visible oil contamination and three buried tanks. Ms. Delurey advised the Environmental Restoration Program (ERP) would be accepting applications beginning June 2016. She advised the program was 90% State cost and 10% County cost and the County would be able to choose the final use of the property at the time of the application. She said the final use would determine the amount of cleanup required. She noted the cleanup was not as strict for a commercial property as it was for residential parcels.

Ms. Delurey reported the Town of Queensbury Tax Map Parcel No. 302.08-1-2, did not have significant contamination. Mr. Swan stated the structure on the property was unstable and there were small traces of petroleum on the surface. He recommended waiting for the ERP to file an application.

Ms. Delurey provided a summary of the cost for Phase 2 Site Assessment on Tax Map Parcel No. 211.12-3-35 in the Town of Warrensburg. She then presented a request for an appropriation of funds in the amount of \$8,810 from the Environmental Testing Fund to the Real Property Tax Service Budget to fund the Phase 2 Site Assessment for the Warrensburg parcel.

Motion was made by Mr. Simpson and seconded by Mr. Conover and carried unanimously to approve the request.

Ms. Delurey informed the property had residual petroleum contamination from large outdoor tanks, along with oil storage and a floor drain inside the building. She added the property was formerly used for fuel oil distribution. She advised the floor drain would be flushed to determine if it was connected to the public sewer. Chairman Geraghty recommended including all phases of environmental assessments on all properties to be included in a single Request for Proposal (RFP). After a brief discussion Messer's Conover and Simpson withdrew their motion to approve the appropriation.

Motion was made by Mr. Beaty, seconded by Mr. Simpson and carried unanimously to authorize the RFP for Phase 2 Site Assessment on the Warrensburg parcel and Site Characterization on Tax Map Parcel No. 133.08-1-27 in the Town of Johnsbury.

Continuing with the Discussion/Review portion of the agenda, Ms. Delurey informed the Committee that a total of six parcels had not sold at the 2015 Tax Foreclosure Auction.

At the close of the meeting Mr. Dickinson announced his intention to change the name of the Invasive Species and Real Property Tax Services Committee to the Environmental Concerns and Real Property Tax Service Committee.

There being no further business to come before the Committee, on motion made by Mr. Simpson and seconded by Mr. Strough, Mr. Dickinson adjourned the meeting at 9:55 a.m.

Respectfully submitted,
Molly Ganotes, Legislative Office Specialist