

Real Property Tax Services

AGENDA

September 29, 2016

Committee Members: Dickinson, McDevitt, Merlino, Beaty, Strough, Simpson, Conover, Leggett & Braymer

- I. Committee meeting called to order by Chairman
- II. Motion to approve minutes of prior Committee meeting
- III. Action Agenda/New Business
 1. Request to...
Rationale:
 2. Request to...
Rationale:
 3. Request to...
Rationale:
- IV. Referral/Pending Items
 - 1.
 2. ...
 3. ...
- V. Information for Discussion/Review
 1. Permission to attend the NYS County Directors of RPTS fall conference in October.
 2. Review of properties after Last Chance meeting that were discussed with Chairman Dickinson.
 3. Discussion on status of Johnsbury parcel 133.8-1-27 & Warrensburg 211.13-3-35.
 4. Real Property Tax Services budget review.
- VI. Privilege of the Floor to discuss any additional items to come before the Committee
- VI. Motion to adjourn

Attachments

Town	Map #	Location	Owner	Class	NOTES
Bolton	123.00-2-36	145 Alderbrook Rd	Baker	270-Mfg. Housing	No show can't reach. Kevin's cell. Spoke to Dennis on 9/8/16 and an extension until Sept.30th was granted.
Bolton	156.16-1-1.12	Lake George Off	Northwest Bay Partners LTD	311-Res. Vac. Land	September 30th. Atty Phillips has been in contact with us in regards to a further extension, Dennis has allowed for these 4 properties to pay-off the IA by 9/30/16 then to pay the subsequent taxes by 12/30/16.
Bolton	156.16-1-1.17	Lake George Off	Northwest Bay Partners LTD	311-Res. Vac. Land	September 30th. Same as above
Bolton	156.16-1-1.18	Lake George Off	Northwest Bay Partners LTD	311-Res. Vac. Land	September 30th. Same as above
Bolton	156.16-1-14	Lake George Off	Northwest Bay Partners LTD	311-Res. Vac. Land	September 30th. Same as above
Queensbury	296.15-1-8	61 Country Club Rd	Ernst	210-Single Family	No Show. Spoke to owner then spoke to Dennis, owner is disabled has had 60 surgeries with more to come. Owner listing property for sale with Realtor, extension until December 31st was granted.
Queensbury	303.16-1-7	419 Dix Ave	Silvernail Properties, Inc	447-Truck Terminal	Atty.brought in paper work showing letter of intent for sale as well a copy of the check from the \$10,000 deposit that was being held in escrow until all inspections were done. I spoke with Dennis 9/8 who suggested have the Co.Atty review to make sure it was legal. Co.Atty reviewed & stated it was good, Dennis then granted them until Dec.31st.

Pd IA 9/27/16

Thurman	196.-1-31	271 Glen-Athol Rd	Cason & DeBlois	270-Mfg. Housing	September 30th. Owner came in asking for us to pull his property from the auction, said he didn't have the money to pay. I spoke to Dennis on 9/8/16 and relayed the info and Dennis stayed to the original extension. Extended until 10/12/16 per Dennis
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3.0 CONCLUSIONS AND RECOMMENDATIONS

This office has completed the services summarized in Section 2.0 on specified portions of the property located at 4 Horicon Avenue, Town of Warrensburg, Warren County, New York. Services included: a geophysical survey of the property to document the presence or absence of any on-site underground storage tanks (USTs); an inventory of containers stored in the on-site structure; a dye test at interior floor drains to determine whether they are connected to the municipal sewer system; and, the extension of four (4) test pits west of the on-site structure to document the presence or absence of subsurface soil contamination resulting from the historical presence of petroleum aboveground storage tanks (ASTs) at the property. Sampling locations were selected to identify and define potential petroleum impacts to existing subsurface and surface soil conditions at the location of the former ASTs.

Based on the services provided and data generated, the following conclusions and recommendations (in **bold**) have been made.

1. The Geophysical Survey found no evidence of previously unknown USTs at the property.
No further investigation is recommended.
2. A building inspection documented the presence of small-quantity containers and 55-gallon drums containing petroleum, solvents and/or paints. Releases from these containers could potentially impact the subsurface. Some materials appear to be compatible and therefore some consolidation of wastes is likely.
It is recommended that all petroleum and chemical containers at the property be disposed off-site in accordance with applicable regulations.
3. Dye testing performed at five interior floor drains did not document any connections to the municipal sewer system, supporting the conclusion that the drains discharge on-site, potentially beneath the floor of the building.
It is recommended that borings be extended within the on-site building and soil vapor samples collected to document the presence or absence of subsurface impacts from historical releases to the floor drains.
4. No field evidence of contamination was noted during the extension of four test pits, and no significant concentrations of petroleum compounds were detected in soil samples. These findings support the conclusion that the property has not been impacted by the former presence of petroleum ASTs.
No further investigation is recommended.

3.0 CONCLUSIONS AND RECOMMENDATIONS

This office has completed the services summarized in Section 2.0 on specified portions of the property located at 3485 State Route 8, Town of Johnsbury, Warren County, New York. Services included the extension of eleven (11) soil borings, the completion of three (3) soil borings as temporary groundwater monitoring wells, and the collection of one (1) sub-slab vapor sample at various locations throughout the property to document the presence or absence of subsurface contamination resulting from the historical usage of the property as an automotive sales/repair facility.

Based on the services provided and data generated, the following conclusions and recommendations (in bold) have been made.

1. Slight petroleum odors were encountered in two soil borings (B-4 and B-5) extended northwest of the on-site structure. No other field evidence of contamination was encountered during sample collection and data document an absence of significant concentrations of petroleum compounds in any soil and groundwater samples. These findings are consistent with previous data for the Site and support the conclusion that historical discharges of petroleum have not significantly impacted the subsurface.

No further investigation is recommended. It is recommended that this report be forwarded to the NYSDEC in support of a request for closure of Spill # 1502495.

2. Two petroleum USTs are located near the southeastern corner of the on-site structure. Existing soil data supports the conclusion that the tanks have not significantly impacted the subsurface; however, their continued presence on the site represents the threat of a potential release.

No further investigation is recommended. Any inactive petroleum storage tanks should be excavated and removed from the property in accordance with applicable regulations.

3. No field evidence of a release was encountered during the collection of samples beneath the building slab and no significant contamination was documented in soil. Existing sub-slab soil vapor data is not indicative of significant contamination. These findings support the conclusion that any subsurface impacts associated with the historical uses of the on-site structure are likely to be limited.

No further investigation is recommended.

SCHEDULE "A"
AUTHORIZATION TO ATTEND MEETING OR CONVENTION

Check one:

- In-State (needs Supervisory Committee authorization)
- Out-Of State (needs Board resolution)

The Real Property Tax Services Committee hereby authorizes Lexie Delurey
(Supervisory Committee) (Employee Name)

to attend NYS Association of County Directors of Real Property Tax Services 2016 Fall Conference

(Name of meeting or organization)

at The Hotel At Vernon Downs, 4229 Stuhlman Road, Vernon NY 13476
(Address)

on October 17, 18 & 19. Mode of transportation to be used County Vehicle
(Dates) (County Vehicle or Mass Transportation)

If the mode of transportation is not a county vehicle or mass transportation, please explain:

Proper documentation must be attached when submitting for approval.
(Please check documents attached)

- Notice of meeting or convention including cost.

For Overnight Travel

- Room rate \$ 79.00 GSA* Rate \$ _____
- Meal costs - GSA* per diem rate \$ _____

* www.gsa.gov

Date: _____

Department Head Signature


Committee Chairman Signature

Date: _____

Please refer to the Warren County Travel Policy and County Vehicle Use Regulations for general policy guidelines.

Please check to request a fleet vehicle.

REQUEST FOR USE OF FLEET VEHICLE

Filing Instructions:

1. Original with voucher to Auditor.
2. Copy to Frank Morehouse if fleet vehicle is needed.
3. Copy to Clerk of the Board with Resolution Request form if out-of-state travel.
4. Copy to Purchasing with Purchase Order, If required.
5. Copy to County Administrator if credit card will be used.



**NYS Association of County Directors of Real Property Tax Services
2016 Fall Conference - COUNTY DIRECTOR REGISTRATION FORM**

Monday, October 17th – Wednesday, October 19th, 2016
The Hotel At Vernon Downs, 4229 Stuhlman Rd Vernon, NY

Name: Lexie A. Delurey

County: Warren

Conference Package:

Monday, October 17th, Noon – Wednesday, October 19th, 1pm
Continuing Education: Sessions will provide 12 CE Credits

Registration Fee (payable to Association): \$100.00

Hotel Accommodations (payable to Hotel): \$ 79.00 (per night)

Call hotel for reservations at (315)-829-3400 (choose prompt for hotel reservations)

Reservations must be made using a major credit card by September 29th. Taxes will be waived when you check in and provide a tax exempt certificate. Please verify with the Hotel on the proper procedure for checks & vouchers.

Please check the appropriate boxes: I will attend the conference:

- Monday Wednesday
 Tuesday Entire Conference
 I will be staying at the "The Hotel At Vernon Downs"
 I will commute to the conference each day

Meal Tickets will be provided to all registered Directors based on your selections below:

- Monday Lunch (Noon)
 Monday Dinner (6pm)
 Tuesday Breakfast Buffet (7am-8:45am)
 Tuesday Vendor Appreciation Lunch (Noon)
 Tuesday Dinner Installation Banquet (6pm) Please indicate your meal choice:
 Chicken Cordon Bleu *Boston Baked Haddock* *12oz Prime Rib*
 Wednesday Breakfast Buffet (7am-8:45am)
 Wednesday Lunch (Noon)

Please e-mail completed form by September 29th to both:
suzette.booy@columbiacountyny.com and kanderson@cayugacounty.us

Make checks payable to the NYSACDRPTS:

Kelly Anderson, Treasurer

NYSACDRPTS

4272 Duryea Street

Moravia, NY 13118