

ENVIRONMENTAL CONCERNS & REAL PROPERTY AGENDA

NOVEMBER 3, 2016

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

- I. Committee meeting called to order by Chairman
- II. Motion to approve the minutes of the prior meeting
- III. Action Agenda/New Business Items:
  - 1.) Request for consideration to convey parcel located on Route 9 in the Town of Warrensburg to Warren Ford.
  - 2.) Request for release of New York State maintenance easement over parcel in Warrensburg to be sold to Warren Ford.
- IV. Referrals/Pending Items:

None.
- V. Discussion Items:

None.
- VI. Privilege of the Floor to discuss any additional items to come before the Committee
- VII. Motion to adjourn

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Attachments:

Resolution Request Form #16

Resolution Request Form #20

## ***RESOLUTION REQUEST FORM NO. 16***

### ***Request to Authorize Conveyance of County Real Property\****

***\*Please Attach Appropriate Documentation***

**DEPARTMENT NAME:**

**DATE:**

- (a) Description of Parcel Including Town, Tax Map No., and Property Description:  
The parcel is triangular-shaped, approx. 3600 square feet on east side of Route 9, Town of Warrensburg, between Warren Ford and National Grid (no separate tax map parcel number).
- (b) Will parcel be sold by County Auction? No. Highway Law section 65 allows the sale of land acquired for state highway purposes (as this was by the county in 1930) to be sold to the adjoining landowner, and County Law Section 215 subd. 8 allows the sale without the need for a public auction.
- (c) Purchase Price: Proposed purchaser has submitted a written offer for \$2,000.
- (d) Provide prior Resolution Number, if applicable: N/A
- (e) Name of Buyer(s): Warren Ford, Inc. (adjoining owner may be related entity)
- (f) Address of Buyer(s): 3711 Main Street PO Box 37, Warrensburg, NY 12885
- (g) Purpose of conveyance: Purchaser wants to extend business premises.







# WARREN FORD, INC.

3711 Main St. P.O. Box 37, Warrensburg, N.Y. 12885 • (518) 623-4221 • (518) 668-2080 • Fax (518) 623-2111



To whom it may concern,

I am contacting you regarding the purchase of property that is located between Carmen Maciariello's property, Warren Ford Inc., on Main Street in Warrensburg, NY, 211.18-1-18, and Niagara Mohawk Power Corp, 211.18-1-3. The property is roughly 3000 square feet and runs along Route 9n, Main Street in Warrensburg. The property consists largely of a hill and in its current condition is unbuildable. Making the property usable will require substantial excavation. Warren Ford, Inc. goal is to purchase the property and create parking. Warren Ford Inc. offers \$2000 for the property. The offer is derived from the value of 211.18-1-16 owned by Warren Ford Inc. 211.18-1-16 is a paved buildable lot that is roughly 9000 square feet. 211.18-1-6 is assessed for \$36000 and works out to about \$4 per square foot. With consideration of the hillside and trees that would need to be removed the perceived value of the property is under \$1 per square foot. Based on the condition of the property its value is only realizable to Warren Ford Inc.

Thank you,

A handwritten signature in black ink, appearing to read "Matthew C. Maciariello".

Matthew C. Maciariello V.P.  
Warren Ford Inc.

**QualityCare**  
of your service

New York State Motor Vehicle Repair Shop #7006982



## ***RESOLUTION REQUEST FORM NO. 20***

### ***MISCELLANEOUS***

***\*Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.  
Please attach any backup information available and be as detailed as possible.***

**DEPARTMENT NAME:**

**DATE:**

- (a) Purpose of Request: **To request a resolution seeking release of State maintenance easement over real property to be sold to Warren Ford, Inc., Town of Warrensburg**
- (b) Details: **NY currently holds a maintenance easement over a small (3600 square foot) parcel adjacent to Warren Ford, Inc. on Route 9 in Warrensburg. The adjoining owner has offered to purchase the parcel from Warren County. Representative of the State DOT has indicated the State desires to terminate its easement and allow the sale, but needs a formal resolution from the County Board of Supervisors.**
- (c) Previous Resolution Number: **N/A**
- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title\* and Amount: **N/A**

**Sample: A.8021 470 Planning & Community Development – Contract**

**\* as listed in budget and LOGOS**

## Reichenbach, Brian

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**From:** Silverstein, Howard A (DOT) <[REDACTED]>  
**Sent:** Thursday, September 08, 2016 9:11 AM  
**To:** Reichenbach, Brian  
**Subject:** FW: Warren Ford - Matt Maciariello  
**Attachments:** County Resolution.pdf

**From:** Silverstein, Howard A (DOT)  
**Sent:** Monday, August 29, 2016 1:52 PM  
**To:** [REDACTED]  
**Subject:** Warren Ford - Matt Maciariello

Mr. Reichenach,

Thank you for your phone call this morning concerning the surplus property Matt Maciariello is inquiring about.

Since DOT has Maintenance Jurisdiction over this parcel but the underlying fee owner is Warren County, in order to transfer this parcel DOT must first release the Maintenance Jurisdiction of the parcel and then Warren County is free to transfer the property according to its own procedures. The county must be willing to accept the Maintenance Jurisdiction over the parcel before DOT's Property Executive Review Group will consider the release. All engineering groups are in agreement that this parcel is surplus to the State's needs so I anticipate the Review Group will approve the release but will need a resolution from Warren County first. I've attached a resolution that Rensselaer County used in a similar situation. Please let me know if you have any questions or if I can help in any way. Thank you.

## Howard Silverstein

Real Estate Specialist I

New York State Department of Transportation  
50 Wolf Rd, POD 4-1, Albany, NY 12232

(518) 474-3629 | [REDACTED]

[www.dot.ny.gov](http://www.dot.ny.gov)

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