

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES

DATE: SEPTEMBER 18, 2017

COMMITTEE MEMBERS PRESENT:

SUPERVISORS BROCK
BRAYMER
MERLINO
STROUGH
MCDEVITT
LEGGETT

OTHERS PRESENT:

LEXIE DELUREY, DIRECTOR, REAL PROPERTY TAX SERVICES
KEVIN B. GERAGHTY, ACTING COUNTY ADMINISTRATOR
BENJAMIN BOTELHO, SECOND ASSISTANT COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK THOMAS, BUDGET OFFICER
SUPERVISORS GIRARD

COMMITTEE MEMBERS ABSENT:

SUPERVISORS DICKINSON
SIMPSON
VANSELOW

MACDONALD
MONTESI
SEEBER
SOKOL
DALE JAVINO, STONY CREEK PROPERTY OWNER
DON LEHMAN, *THE POST STAR*
LESLIE LOVELACE, SECRETARY TO THE CLERK OF THE BOARD

Please note, the following contains a summarization of the September 18, 2017 meeting of the Environmental Concerns & Real Property Tax Services Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:

<http://www.warrencountyny.gov/gov/comm/Archive/2017/environmental/>

Mr. Brock called the meeting of Environmental Concerns & Real Property Tax Services to order at 10:00 a.m.

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

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

Commencing the agenda review, Ms. Delurey extended privilege of the floor to Dale Javino, *Owner of Town of Stony Creek Tax Map Parcel No. 259-1-19*. Mr. Javino admitted his negligence in allowing his property taxes to go in arrears, causing his property to be included in the 2017 County Tax Foreclosure Auction; he requested an extension until September 29, 2017 to pay all of his outstanding and acknowledged that if he was unable to do so, his property would remain in foreclosure status and would be sold at auction.

Ms. Seeber entered the meeting at 10:03 a.m.

A discussion ensued between Mr. Javino and the Committee during which several Committee members indicated they were not in favor of acquiring anyone's property by foreclosure and preferred to allow as many opportunities as possible for a property owner to make payment. A motion was subsequently made by Mr. Merlino, seconded by Mr. McDevitt and carried unanimously to authorize the extension requested by Mr. Javino.

Moving on to the review of the Action Agenda, Ms. Delurey presented the following requests:

- 1) To authorize the sale of Tax Map Parcel Nos. 298.7-1-38, 298.7-1-39, 298.7-1-40, 298.7-1-41 to the Town of Lake Luzerne following the Tax Foreclosure Auction when the County obtained title to the same.

Mr. Merlino explained the Town of Lake Luzerne was interested in obtaining these parcels as all related to lanes the Town thought they already had possession of. He further explained that these lanes led to residential properties and if these parcels were sold at auction, these residents would not be able to reach their homes.

Motion was made by Mr. Strough, seconded by Mr. McDevitt and carried unanimously to approve the request and the necessary resolution was authorized for the October 20th Board meeting. *A copy of the resolution request form is on file with the minutes.*

- 2) To delete the additional foreclosure charges on Town of Lake Luzerne Tax Map Parcel Nos. 298.7-1-38, 298.7-1-39, 298.7-1-40, 298.7-1-41.

Motion was made by Mr. Strough, seconded by Ms. Braymer and carried unanimously to approve the request and the necessary resolution was authorized for the October 20th Board meeting. *A copy of the resolution request form is on file with the minutes.*

- 3) To deny refunds for 2015, 2016 and 2017 Town and County taxes on Bolton Parcel No. 200.18-1-41 because the refund request was not a correctable error.

Ms. Delurey apprised the refunds requested related to Lake George water frontage which was overstated by five feet, but noted this was not something that could be rectified under the correction of errors procedures. She clarified this was a valuation complaint and should have been directed to the Board of Assessment Review while their complaint period was still open.

Motion was made by Mr. McDevitt, seconded by Mr. Merlino and carried unanimously to approve the request and the necessary resolution was authorized for the October 20th Board meeting. *A copy of the resolution request form is on file with the minutes.*

Next, Ms. Delurey proceeded to review the Information for Discussion/Review portion agenda, providing a detailed review of her department's 2018 Budget Request. *A copy of the Budget Request is on file with the meeting minutes.*

Ms. Braymer requested an update on the septic system upgrade initiative being undertaken by the Town of Queensbury. Mr. Strough reported this was a work in progress that had been ongoing for the past year. He stated the purpose of the initiative was to make shoreline property septic inspections mandatory any time a parcel was transferred. He further explained in the Town of Queensbury, a septic inspection would need to be done by the Town of Queensbury at the time of deed transfer to determine if a property's septic system had failed and needed repairs. Mr. Strough indicated they were in the process of writing the property transfer law which required consultation with Pam Vogel, *County Clerk*.

A discussion ensued during which Mr. McDevitt commended Mr. Strough and the Town of Queensbury for taking action on an ongoing problem. Ms. Braymer indicated she and Mr. Simpson were interested in implementing the same initiative on a County-wide basis and Mr. Leggett apprised this was a big issue and he had received thirty letters from residents in the Town of Chester.

There being no further business to come before the Environmental Concerns & Real Property Tax Services Committee, on motion made by Ms. Braymer and seconded by Mr. McDevitt, Mr. Brock adjourned the meeting at 10:45 a.m.

Respectfully submitted,
Leslie Lovelace, Secretary to the Clerk of the Board