

ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES COMMITTEE  
REAL PROPERTY TAX SERVICES AGENDA  
FEBRUARY 28, 2022

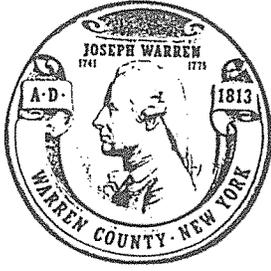
COMMITTEE MEMBERS: Supervisors McDevitt, Dickinson, Geraci, Braymer, Runyon, Seeber and Magowan

- I. Committee meeting called to order by Chair
- II. Approval of minutes of prior Committee Meeting
- III. Action Agenda/New Business Items:
  1. Request: To Authorize a correction to 2022 Town of Chester tax roll for parcel 35.4-2-47.  
Rationale: Due to a Clerical Error per Real Property Tax Law Section 550, Subdivision 2(d)
- IV. Discussion Items:
  1. Johnsbury parcel 133.8-1-27, 3485 State Route 8, BID results
  2. Queensbury parcel 309.9-1-14.1, Indiana Avenue
  3. Queensbury parcel 303.8-1-15, Queensbury Avenue
- V. Referrals/Pending Items:
- VI. Privilege of the floor and public comment (please allow for 15 second delay on live stream meetings)
- VII. Motion to adjourn

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Attachments: 1.





## WARREN COUNTY

REAL PROPERTY TAX SERVICES AGENCY  
County Municipal Center  
1340 State Route 9  
Lake George, New York 12845

Tel. 518-761-6464  
Fax 518-761-6559

LEXIE A. DELUREY  
*Director*

KRISTEN C. MacEWAN  
*Deputy Director*

TO: Mindy Conway, Tax Collector  
FROM: Kristen MacEwan, Warren County Real Property  
DATE: February 28, 2022

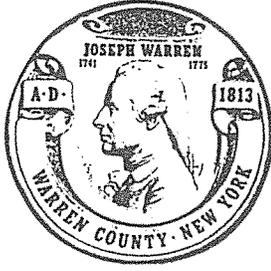
Per RPTL, Article 5, Title 3, Section 554, please find enclosed an application for Corrected Tax Roll for the 2022 Town of Chester and Warren County Taxes, for parcel 35.4-2-47 located in the Town of Chester. Due to a clerical error, per Real Property Tax Law, Section 550(2)(d) the date of transfer used for the RP-520 was inaccurately given for calculation. Please use the closing date of March 13, 2020.

If you have any questions or if my office can be of any assistance please don't hesitate to contact me at 761-6467.

**Thank you for your cooperation!**

Encl.

cc: Warren County Treasurer



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### REPORT OF DIRECTOR OF REAL PROPERTY TAX SERVICES

In accordance with SECTION 550 of the Real Property Tax Law concerning an error on the 2022 Town of Chester and Warren County Tax Roll. I have investigated the error claimed and have found that the alleged error does exist due to a clerical error.

#### DESCRIPTION

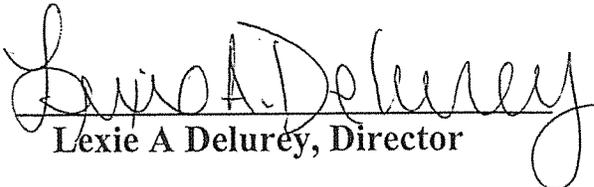
#### CORRECTION/REFUND

35.4-2-47

Per RPTL 550(2)(d) the date of the transfer for the RP-520 was inaccurately given for calculation. The closing date of March 13, 2020 should be used for calculation of exemption removals (see attached spreadsheet) and issue a corrected bill based on the penalty free period amount due.

February 28, 2022

\_\_\_\_\_  
Date

  
Lexie A Delurey, Director

ROLL YEAR 2021

DATE OF TRANSFER 03/13/2020

CHESTER 35.4-2-47

TAX PURPOSES	RATE/M x ASSESSED VALUE = TAX			Fraction of fiscal year subject to tax	TAX AFTER PRO RATING
Year 2019					
Religious Wholly EX					
County			0.00		0.00
			0.00		0.00
			0.00		0.00
Year 2020					
Religious Wholly EX					
County	3.984	1,654,200	6590.33	294/365 0.8055	5308.51
			0.00		0.00
			0.00		0.00
			0.00		0.00

TOTAL 5308.51

PER HOST AGREEMENT TOWN & SCHOOL TAXES WERE PAID



Department of Taxation and Finance  
Office of Real Property Tax Services

# Application for Corrected Tax Roll

**RP-554**  
(12/19)

**Part 1 – General information: To be completed in duplicate by the applicant.**

Names of owners Clinton McKenna AKA Three Springs Apartments, LLC					
Mailing address of owners (number and street or PO box) 195 Charley Hill Road			Location of property (street address) 71 Olmstedville Road		
City, village, or post office Schroon Lake		State NY	ZIP code 12870	City, town, or village Pottersville	
State NY		ZIP code NY		Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 35.4-2-47	
Daytime contact number		Evening contact number		Amount of taxes currently billed 9,655.63	
Account number (as appears on tax bill)					
Reasons for requesting a correction to tax roll: The date of transfer used for the RP-520 was inaccurately given for calculation. Please use the closing date of March 13, 2020.					

I hereby request a correction of tax levied by Warren County for the year(s) 2022.  
(County, city, village, etc.)

Signature of applicant <u>[Signature]</u>	Date <u>2/28/22</u>
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**Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.**

Date application received <u>2/28/2022</u>	Period of warrant for collection of taxes <u>1/1/22 - 3/31/22</u>
Last day for collection of taxes without interest <u>1/31/22</u>	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official <u>[Signature]</u>	Date <u>2/28/2022</u>

If approved, the County Director must file a copy of this form with the assessor and board of assessment review of the city/town/village of \_\_\_\_\_ who must consider the attached report and recommendation as equivalent of petitions filed under section 553.

**Part 3 – For use by the tax levying body or official designated by resolution \_\_\_\_\_:**  
(insert number or date, if applicable)

Application approved (mark an X in the applicable box):

Clerical error  Error in essential fact  Unlawful Entry

Amount of taxes currently billed <u>\$9,655.63</u>	Corrected tax <u>\$7,885.76</u>
Date notice of approval mailed to applicant	Date order transmitted to collecting officer

Application denied (reason): \_\_\_\_\_

Signature of chief executive officer, or official designated by resolution	Date
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**WARREN COUNTY BID TABULATION SHEET**

<b>BID NO: WC 5-22</b> <b>ITEM(S): ASBESTOS AND LEAD ABATEMENT SERVICES, BUILDING DEMOLITION AND SITE DEBRIS CLEANUP ON PROPERTY LOCATED AT 3485 STATE ROUTE 8, JOHNSBURG, NEW YORK</b> <b>DATE: FEBRUARY 17, 2022</b> <b>TIME: 3:00 P.M.</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>	<b>NAME &amp; ADDRESS OF BIDDER</b>
	Ritter & Paratore Contracting, Inc. Attn: Michael Ritter 2435 State Route 5 Utica, NY 13502 Ph: 315-738-0136 Fax: 315-738-0181	Jupiter Environmental Services, Inc. Attn: Annabel Pierce 323 Changebridge Rd., Suite 100 Pine Brook, NJ 07058 Ph: 973-575-8700 Fax: 973-575-8702	Cristo Demolition, Inc. Attn: Antoinette Cristo PO Box 1636 Albany, NY 12201 Ph: 518-463-6985 Fax: 518-462-9650	Mara Contracting Group, Inc. Attn: Raphael Odoh 3122 Fulton St. Brooklyn, NY 11208 Ph: 917-795-6392 Fax: 917-966-5959
<b>DESCRIPTION OF ITEM</b>	<b>BID PRICE</b>	<b>BID PRICE</b>	<b>BID PRICE</b>	<b>BID PRICE</b>
<b>SCHEDULE A</b>				
Total lump sum bid for Building Demolition and Site Debris Cleanup Services at 3485 State Route 8, Johnsburg, NY:	\$77,900.00	\$142,000.00	\$160,000.00	\$172,200.00
<b>SCHEDULE B</b>				
Estimated time for project completion:	30 Days	10 Working Days	20 Days	30 Days
<b>BID AWARDED TO:</b>				<b>TERM: 60 DAYS FROM NOTICE TO PROCEED</b>
✓ JULIE A. BUTLER, PURCHASING AGENT				<b>RESOLUTION NO.</b>

# RESOLUTION REQUEST FORM NO. 3

## Request for New Contract

DEPARTMENT NAME: Real Property Tax Services

DATE: February 28, 2022

- (a) Is this a Result of a Bid or Request for Proposal?  
Yes (WC 5-22)
- (b) Purpose of Contract:  
**Awarding Bid and Authorizing Agreement with Ritter & Paratore Contracting, Inc. for Demolition and Asbestos Abatement Services for Tax Map Parcel 133.8-1-27 located at 3485 State Route 8, Johnsburg, NY**
- (c) Name of Contractor:  
**Ritter & Paratore Contracting, Inc.**
- (d) Address of Contractor: **Attn: Michael Ritter  
2435 State Route 5  
Utica NY 13502**
- (e) Contractor's Contact Person and Telephone Number:  
**Michael Ritter 1-315-738-0136**
- (f) Has or will the Contract be provided, if so, please attach:  
**NO**
- (g) Commencement Date of Contract:  
**Upon execution of agreement and the Notice to Proceed.**
- (h) Termination Date of Contract:  
**Upon completion of the project.**
- (i) Payment Provisions: i) lump sum amount  
ii) hourly rate amount  
iii) total amount not to exceed  
iv) how will payments be made (i.e. monthly, quarterly, upon completion of the project, etc.
- (j) Where are the Funds for this Contract? List Budget Code, Object Code, Full Title\* and Amount: **OR** Capital Project **OR** Capital Reserve Project Number, Title, and Amount:

**A.893.00 Reserve, Environmental Testing Fund \$77,900.00**

Sample: A.1010 470 Legislative Board – Contract \$xx.xx  
Capital Project No. H289.9550 480 – Old Jail Renovations \$xx.xx

\*as listed in budget and LOGOS

## *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.*

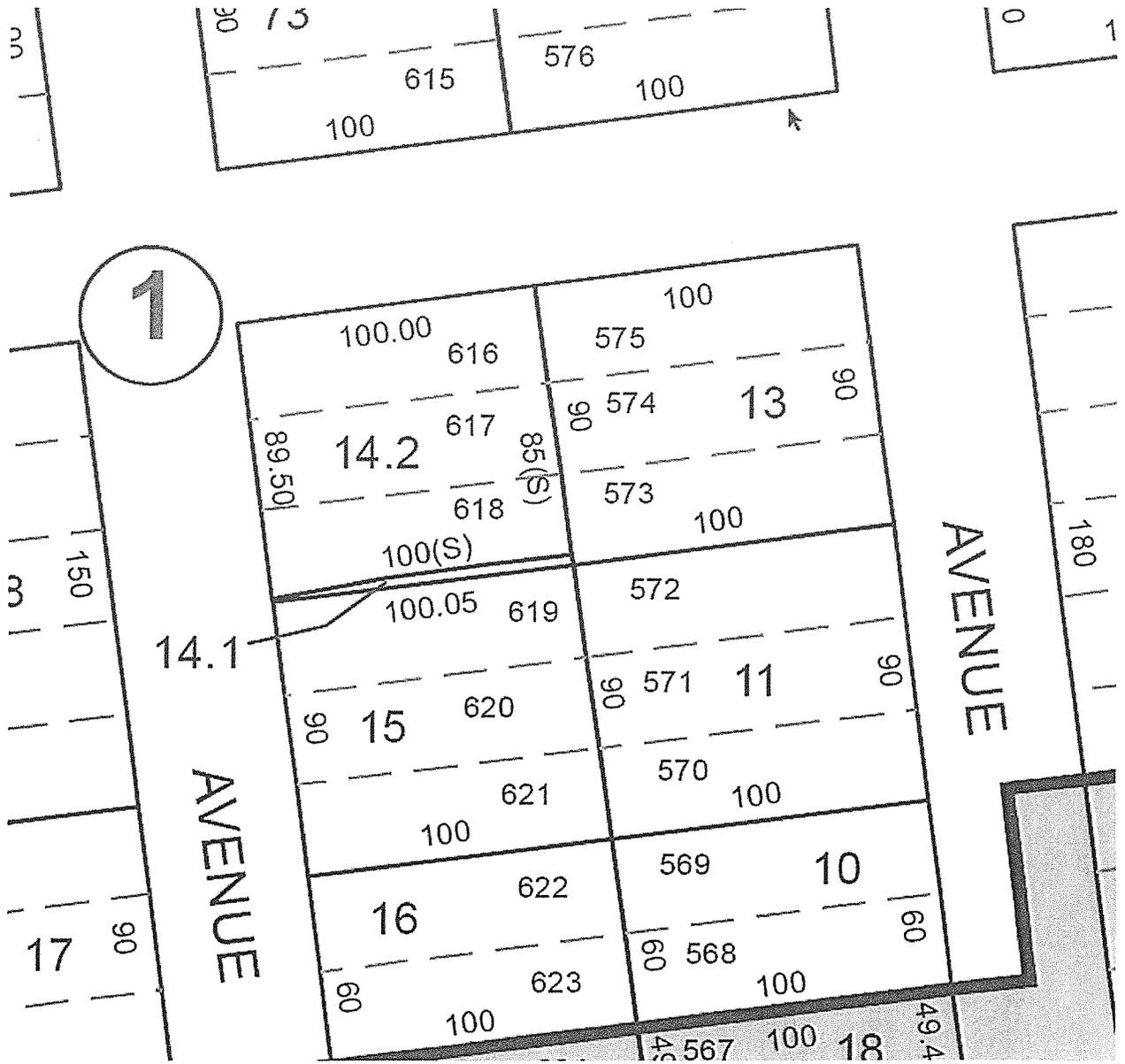
DEPARTMENT NAME: Real Property Tax Services

DATE: 2/28/2022

- (a) Purpose of Request:  
Appropriate funds from A.893.00 Reserve, Environmental Testing Fund to A.1355  
470 Real Property Tax Services, Contracts
  
- (b) Details:  
To pay for Demolition and Asbestos Abatement Services for Johnsburg parcel  
133.8-1-27 located at 3485 State Route 8, Johnsburg (\$ 77,900.00) Ritter & Paratore  
Contracting, LLC
  
- (c) Previous Resolution Number:
  
- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title\* and  
Amount:  
From Code A.893.00 To Code A.1355 470 \$77,900.

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

\* as listed in budget and LOGOS



Queensbury parcel 309.9-1-14.1

# COUNTY OF WARREN, NEW YORK

02/25/2022

MUNICIPALITY 523400	Location INDIANA AVE	SEC. 309.9	BLOCK 1	LOT 14.1
MAILING ADDRESS  COUNTY OF WARREN 1340 STATE ROUTE 9 LAKE GEORGE NY  12845		SPECIAL DISTRICTS		
		Emergency medical		
		Fire protection		
		Crandall library dst		
		Coordinate N-1628233, E-708659		
		SEC. 127.	BLOCK 9	LOT 1
		School: QUEENSBURY UN.FR.SD		
		Queensbury water		

DATE	VOL.	PG.	OWNER OF RECORD	SALE	REMARKS
06/05/1959	508	348	POTVIN, ADELOR G. & ARLENE	\$0.00	FROM KAPLAN
11/13/1989	777	138	MOONEY, BRIAN P. & JEAN M.	\$0.00	
10/08/2009	3883	81	COUNTY OF WARREN	\$0.00	TREASURER'S DEED-TAX P/C
01/20/2010			KINNARNEY, KEVIN	\$10.00	UN-RECORDED TAX AUCTION DEED
10/19/2018	5835	89	COUNTY OF WARREN	\$0.00	TREASURER'S DEED - TAX FORECLOSURE

(309.9-1-14.1 & 14.2 SPLIT FR. 309.9-1-14 PER DEED 1402/25; VAN DUSEN SURVEY FOR B.P.&J.M.MOONEY(12/10/90 & FILED 7/16/04))9/3/04

FRONTAGE:	0.50	DEPTH:	0.00	ACRES:	0.01
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# COUNTY OF WARREN, NEW YORK

02/25/2022

MUNICIPALITY 523400	Location 42 INDIANA AVE	SEC. 309.9	BLOCK 1	LOT 15
MAILING ADDRESS LA ROE, EDWARD L. 42 INDIANA AVE QUEENSBURY NY  12804		SPECIAL DISTRICTS		
		Coordinate N-1628186, E-708662		
		SEC. 127.	BLOCK 9	LOT 13
		School: QUEENSBURY UN.FR.SD		
Emergency medical				
Fire protection				
Crandall library dst				
W.queensbury light				
Queensbury water				

DATE	VOL.	PG.	OWNER OF RECORD	SALE	REMARKS
08/04/1953	324	188	MERLOW, PETER	\$0.00	FR. GRAVES
03/08/1968	558	386	POTVIN, ADELOR & ARLENE	\$0.00	REC. 10/72
05/29/1991	825	75	POTVIN, ARLENE & MOONEY, BRIAN & JEAN	\$0.00	ARLENE DECD. 5/28/01
11/16/2004	1419	237	LA ROE, EDWARD L.	\$60,420.00	

FRONTAGE:	90.00	DEPTH:	0.00	ACRES:	0.21
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## *RESOLUTION REQUEST FORM NO. 16*

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

*\*Please Attach Appropriate Documentation*

**DEPARTMENT NAME:** Real Property Tax Services

**DATE:** February 28, 2022

- (a) Description of Parcel Including Town, Tax Map No., and Property Description:  
Parcel of land 0.01 acre on Indiana Ave., Queensbury, Tax Map No. 309.9-1-14.1
- (b) Will parcel be sold by County Auction? No.
- (c) Purchase Price: N/A.
- (d) Provide prior Resolution Number, if applicable:
- (e) Name of Buyer(s): Edward LaRoe contingent on Mr. LaRoe signing the paperwork
- (f) Address of Buyer(s): 42 Indiana Avenue, Queensbury, Warren County, New York.

(g) Purpose of conveyance: This conveyance is to settle a potential claim by the neighboring property owner for adverse possession against a small strip of land acquired by Warren County through property tax foreclosure. Warren County acquired a small strip of land in 2008 by property tax foreclosure. That piece is about four and one-half feet wide, is .01 acres, and includes the northern part of a garage built on the neighboring parcel to the South. The County sold this small piece in 2010 and re-acquired the piece by property tax foreclosure in 2018. The property to be conveyed contains the northern wall of a garage which intrudes from a neighboring parcel. The garage existed before Warren County acquired the parcel by tax foreclosure in 2008. The neighboring parcel on which the garage was built was acquired by the present owner in 2004. The present owner has occupied that space since then, by owning, using, and maintaining the garage. This person's actions are sufficient to give him a viable claim against Warren County for adverse possession of this small parcel. The conveyance of this small piece of land is to settle the claim for adverse possession.

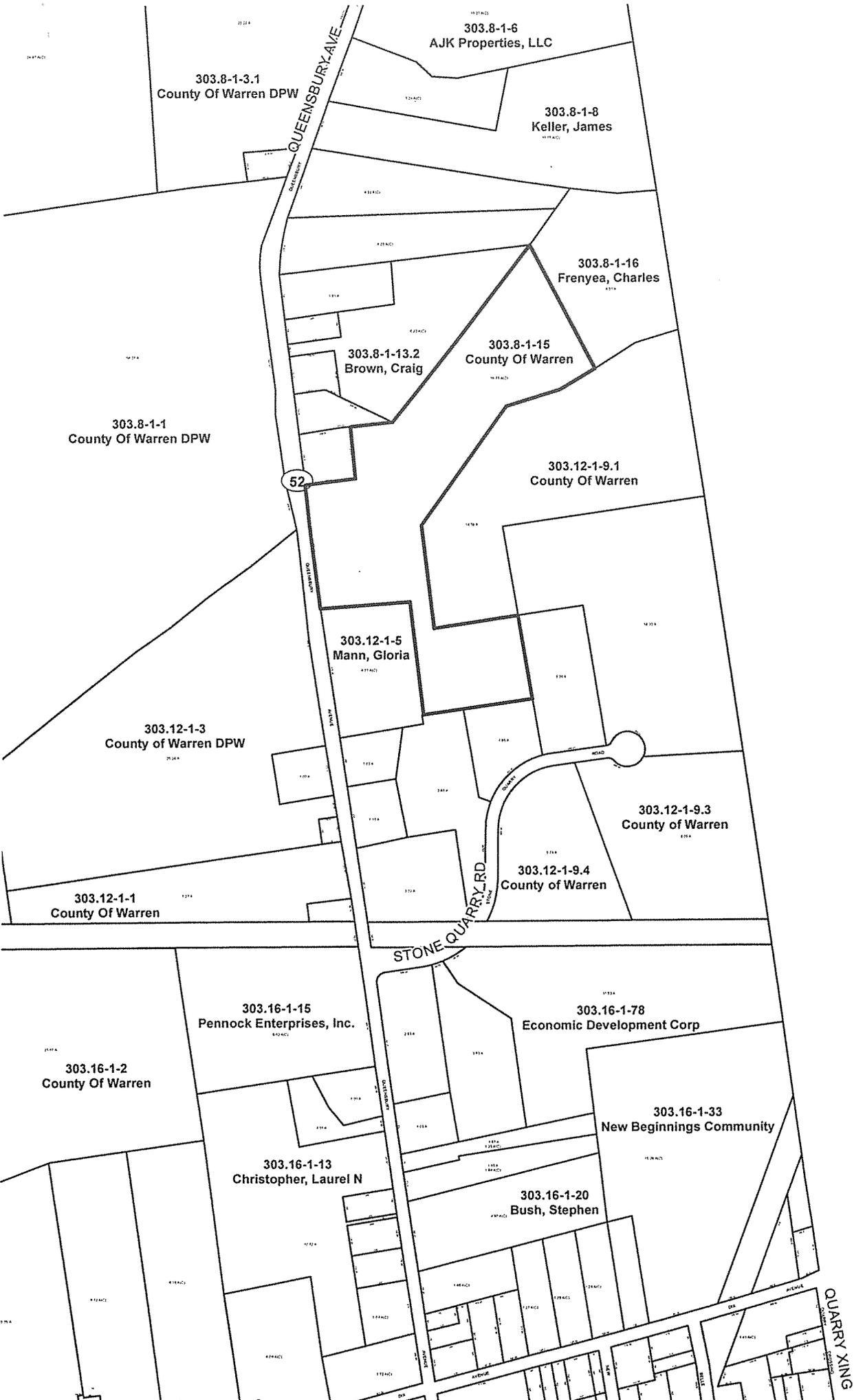
# COUNTY OF WARREN, NEW YORK

02/24/2022

MUNICIPALITY 523400	Location QUEENSBURY AVE	SEC. 303.8	BLOCK 1	LOT 15
MAILING ADDRESS COUNTY OF WARREN 1340 STATE ROUTE 9 LAKE GEORGE NY  12845		SPECIAL DISTRICTS		
		Coordinate N-1638017, E-730972		
		SEC. 109.	BLOCK 5	LOT 10.1
		School: QUEENSBURY UN.FR.SD		

DATE	VOL.	PG.	OWNER OF RECORD	SALE	REMARKS
10/03/1962	424	184	MANN, WILLIAM H.JR.& RITA JOYCE	\$0.00	FR.MANN
05/17/1988	708	249	SILVER BOW LEASING CORP.	\$200.00	
11/24/1993	18	238	COUNTY OF WARREN	\$0.00	TAX SALE CERTIFICATE
11/18/1997	1054	146	CAHILL, THOMAS & JEAN	\$11,500.00	
09/13/2000	1181	150	COUNTY OF WARREN	\$0.00	TREASURER'S DEED-1 OF MANY

FRONTAGE:	0.00	DEPTH:	0.00	ACRES:	17.26
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303.8-1-3.1  
County Of Warren DPW

303.8-1-6  
AJK Properties, LLC

303.8-1-8  
Keller, James

303.8-1-16  
Frenyea, Charles

303.8-1-13.2  
Brown, Craig

303.8-1-15  
County Of Warren

303.8-1-1  
County Of Warren DPW

303.12-1-9.1  
County Of Warren

303.12-1-5  
Mann, Gloria

303.12-1-3  
County of Warren DPW

303.12-1-9.3  
County of Warren

303.12-1-1  
County Of Warren

303.12-1-9.4  
County of Warren

STONE QUARRY RD

303.16-1-15  
Pennock Enterprises, Inc.

303.16-1-78  
Economic Development Corp

303.16-1-2  
County Of Warren

303.16-1-33  
New Beginnings Community

303.16-1-13  
Christopher, Laurel N

303.16-1-20  
Bush, Stephen

QUARRY KING

52