

Warren County Board of Supervisors

RESOLUTION NO. 478 OF 2023

RESOLUTION INTRODUCED BY SUPERVISORS BRAYMER, MAGOWAN, LEGGETT, MCDEVITT, GERACI, DICKINSON AND SMITH

AUTHORIZING CONVEYANCES OF LANDS OFFERED AT PUBLIC AUCTION HELD ON OCTOBER 21, 2023, DISPOSING OF CERTAIN LANDS ACQUIRED BY WARREN COUNTY PURSUANT TO THE REAL PROPERTY TAX FORECLOSURE ACTION

WHEREAS, pursuant to the provisions of Article 11 of the Real Property Tax Law, Warren County conducted its 2023 tax foreclosure proceeding and received a Judgment and Order to establish title with regard to certain parcels with tax delinquencies which were not redeemed within the prescribed period, and

WHEREAS, a public auction was held on Saturday, October 21, 2023 for the sale of certain parcels of land foreclosed upon by the County of Warren in the 2023 tax foreclosure proceeding or in other prior years' proceedings, now, therefore, be it

RESOLVED, that the following bids are accepted subject to final review by the County Attorney for the existence of legal impediments adverse to the County that may warrant not accepting such bids, and conditioned upon the successful bidder making payment of all fees as required by the Terms and Conditions of Sale and Resolution No. 515 of 2022, and that the Chair of the Board of Supervisors be, and hereby is, authorized, and upon receipt of the balance of the bid purchase price, to execute and deliver on behalf of the County of Warren conveyances by Quit Claim Deed and any other necessary documents, to the bidders (or their assignees) as set forth in the attached Schedule "A," in a form approved by the County Attorney, and be it further

RESOLVED, that in the event the highest bidder fails to perform on a certain parcel, the Director of Real Property Tax Services is authorized to offer the affected parcel to the second highest bidder and the Chair of the Board of Supervisors be, and hereby is, authorized to execute and deliver on behalf of the County of Warren conveyances by Quit Claim Deed in a form approved by the County Attorney and any other necessary documents.

RESOLUTION NO. 478 OF 2023

PAGE 2 OF 2

SCHEDULE "A"

2023 COUNTY LAND AUCTION BID RESULTS

Town	Tax Map#	Location	Class	Bidder	Taxes due	Sale Price
Chester	35.2-1-50	170 Stone Bridge Rd	210	Jose Rivera Gutierrez	\$9,273.24	\$29,000.00
Hague	59.8-1-9	171 Split Rock Road	210	Kathleen R. & Stanley J. Zacharczyk	\$7,230.42	\$45,500.00
Hague	76.20-1-24	8121 Lakeshore Drive	210	Woodlawn Management NY, LLC	\$14,551.72	\$151,000.00
Horicon	39.-1-16.2	Palisades Road	311	John P. Munsinger	\$4,782.06	\$100,000.00
Horicon	71.16-1-12	Palisades Road	311	Joseph C. Andruzzi	\$1,146.38	\$17,000.00
Horicon	89.5-1-2	164 Duell Hill Road	260	Kimberly A. Bencze	\$1,997.14	\$22,000.00
Horicon	106.-1-23	Padanarum Road	314	Thomas P. Kilbourn	\$1,825.59	\$25,000.00
Johnsburg	66.-1-60	14 Combs Road	270	George C. III & Lucy M. Harris	\$5,897.96	\$16,000.00
Johnsburg	100.-1-66	Showcase Drive	312	Benjamin G. Davenport	\$4,861.96	\$17,500.00
Johnsburg	100.-3-26	Holland Road	910	Rialyn M. Dumlao	\$3,394.00	\$11,500.00
Johnsburg	101.-1-4	11 Moffitt Drive	210	Joseph C. Andruzzi	\$7,242.44	\$51,000.00
Johnsburg	132.-1-70	352 Goodman Road	270	James F. Sottile	\$6,982.58	\$20,000.00
Johnsburg	165.-1-44	S. Johnsburg Road		Daniel E. Breeyear	\$6,334.96	\$54,500.00
Luzerne	317.12-1-33	2244 Call Street	484	Rialyn M. Dumlao	\$8,817.51	\$119,000.00
Luzerne	317.16-2-37	Call Street. Off	311	Mary M. Baker	\$131.68	\$250.00
Queensbury	289.5-1-4	State Route 149	311	Jaroslava Bruce	\$4,353.24	\$60,000.00
Queensbury	296.10-1-19.3	24 Clubview Lane	311	Burton L. Rice	\$15,685.73	\$284,000.00
Queensbury	301.8-2-46	18 Prospect Drive	210	Thomas J. Denooyer	\$13,662.13	\$110,000.00
Queensbury	302.8-1-30	Homer Avenue	311	John F. Tether	*\$1,139.23	\$43,000.00
Queensbury	302.8-1-31	32 Homer Avenue	330	John F. Tether	*\$60,865.16	\$43,000.00
Thurman	166.-1-6	678 Dippikill Road	210	Donald J. Eletto	\$8,831.40	\$50,000.00
Warrensburg	197.1-1-4.1	678 Golf Course Rd.	311	Barron C. Dingman	\$1,239.86	\$18,500.00
Warrensburg	210.12-3-1	3951 Main Street	483	Michael Barr	\$10,795.86	\$116,000.00
Warrensburg	210.20-4-32	193 River Street	210	Planet Investments, LLC	\$15,380.10	\$60,000.00
Warrensburg	211.9-1-25	23 Mountain Ave	210	QuadMac Investments, LLC	\$14,659.50	\$53,500.00
Warrensburg	211.9-4-7	3885 Main Street	483	Rialyn M. Dumlao	\$18,529.94	\$86,000.00
Warrensburg	211.13-1-43	49 Elm Street	210	Kevin D. Halek	\$28,321.72	\$88,000.00
Warrensburg	211.17-5-28	31 Smith Street	220	Thomas J. Denooyer	\$14,704.18	\$48,000.00
				TOTAL	\$230,633.30	\$1,739,250.00

*Does NOT include installment agreement amounts