

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES**

**DATE: MAY 24, 2023**

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**COMMITTEE MEMBERS PRESENT:**

SUPERVISORS BRAYMER  
MAGOWAN  
LEGETT  
MCDEVITT  
GERACI  
DICKINSON

**OTHERS PRESENT:**

LEXIE DELUREY, DIRECTOR, REAL PROPERTY TAX SERVICES  
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD  
JOHN TAFLAN, COUNTY ADMINISTRATOR  
LARRY ELMEN, COUNTY ATTORNEY  
AMANDA ALLEN, CLERK OF THE BOARD  
FRANK E. THOMAS, BUDGET OFFICER  
SUPERVISORS STROUGH

**COMMITTEE MEMBER ABSENT:**

SUPERVISOR SMITH

**WILD**

CHRISTOPHER BRIGGS, THIRD ASSISTANT COUNTY ATTORNEY  
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR  
ETHAN GADDY, COUNTY PLANNER  
WAYNE LAMOTHE, DIRECTOR, PLANNING  
DON LEHMAN, DIRECTOR OF PUBLIC AFFAIRS  
LIZA OCHSENDORF, DIRECTOR, WORKFORCE DEVELOPMENT  
MICHAEL R. SWAN, COUNTY TREASURER  
NICK CIAROVELLI, PROSPECTIVE PROPERTY OWNER  
BETH GILLES, DIRECTOR, LAKE CHAMPLAIN-LAKE GEORGE REGIONAL  
PLANNING BOARD  
JAMES LIEBERUM, DISTRICT MANAGER, SOIL AND WATER CONSERVATION  
DISTRICT  
JIM SIPLON, PRESIDENT, ECONOMIC DEVELOPMENT CORPORATION  
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST  
LESLIE LOVELACE, SECRETARY TO THE CLERK OF THE BOARD

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*Please note, the following contains a summarization of the May 24, 2023 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: <https://warrencountyny.gov/mma>*

Ms. Braymer called the meeting of the Environmental Concerns & Real Property Tax Services Committee to order at 11:33 a.m.

Motion was made by Mr. Magowan, seconded by Mr. Geraci and carried by unanimous vote of those present (*Messrs. Dickinson and Smith absent*) to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Copies of the Environmental Concerns and Real Property Tax Services agendas were distributed to the Committee members; *copies of the agenda are on file with the meeting minutes.*

Privilege of the Floor and Public Comment was called for, but there was no one wishing to speak.

The meeting commenced with the Discussion Items section of the Environmental Concerns agenda the following item was addressed:

1. Jim Lieberum to talk about soil and water initiatives (including a follow up on HAB's) - Jim Lieberum,

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*Warren County Soil and Water Conservation District Manager*, reviewed a brief Powerpoint presentation entitled, “*Cyanobacterial Blue Green Algae & Harmful Algal Blooms (HABS)*” explaining Harmful Algae Blooms and answered questions posed by the Committee; a copy of the presentation is on file with the meeting minutes.

Mr. Dickinson entered the meeting at 11:36 a.m.

There being no further Environmental Concerns business to discuss, a review of the Real Property Tax Services Action/New Business Items portion of the agenda commenced with the following item:

1. To amend the prior timetable and procedures regarding the delinquent tax property foreclosure and tax property foreclosure last chance meeting. Committee reviewed the two draft resolutions provided in the agenda packet.

Following discussion, motion was made by Mr. Geraci and seconded by Mr. Magowan to eliminate the traditional “Last Chance Meeting” offered by Warren County through the draft resolution entitled “*Establishing a Timetable for Delinquent Tax Property Foreclosure and Auction for Real Property Tax Services*”; upon further discussion, the motion was amended to also amend prior Resolution No. 104 of 2020 to eliminate language providing certain authority to the County Treasurer. Ms. Braymer called the question and the aforementioned motion was carried by a majority vote of those present (*Mr. Smith absent*), with Messrs. McDevitt and Dickinson voting in opposition, thereby authorizing the necessary resolution for the June 14<sup>th</sup> Board meeting. *A copy of the resolution request form is on file with the minutes.*

A review of the Discussion Items section of the agenda commenced with the following:

1. Potential sale of Queensbury parcel 303.12-1-9.3 - Committee was apprised of interest in purchasing the parcel acquired through tax foreclosure. Privilege of the floor was extended to Nick Ciarovelli, the interested buyer, who spoke of his plans for the property and made an offer of \$115,000 to purchase the property.

A discussion ensued, during which a motion was made by Mr. Dickinson and seconded by Mr. Magowan to accept the offer; Messrs Dickinson and Magowan later amended the motion and second to include the caveat that the purchase would be contingent upon approval of a site plan by the Town of Queensbury Planning Board. Ms. Braymer called the question and the motion carried by a majority vote of those present (*Mr. Smith absent*), with Mr. Leggett voting in opposition, to authorize the sale of Town of Queensbury Tax Map Parcel No. 303.12-1-9.3 to Nick Ciarovelli for the amount of \$115,000, contingent upon approval of site plan by the Town of Queensbury Planning Board.

Mr. Dickinson exited the meeting at 12:51 p.m.

2. Posting of all remaining unpaid foreclosure properties - Director of Real Property Tax Services was seeking the assistance of a Patrol Officer during foreclosure postings and was noted the matter would be addressed at a later date.

Concluding the agenda review, Committee reviewed the following Referral/Pending Item:

1. Firefighters/Ambulance workers exemption, RPTL 466-a: Committee was apprised extra time was necessary for the topic which would be discussed next month.

Ms. Braymer called for Privilege of the Floor and Public Comment, but there was no one wishing to speak.

There being no further business to come before the Committee, on motion made by Mr. Geraci, seconded by Mr. Magowan and carried by a unanimous vote of those present (*Messrs. Dickinson and Smith absent*), Ms. Braymer adjourned the meeting at 12:55 p.m.

Respectfully submitted,  
Molly Ganotes-Gleason, Legislative Office Specialist  
(*As transcribed by Leslie Lovelace, Secretary to the Clerk of the Board*)