

ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES
REAL PROPERTY TAX SERVICES
APRIL 22, 2025

COMMITTEE MEMBERS: TURNER, Geraci, Bean, Diamond, Gilligan, Etu and Strainer

- I. Committee meeting called to order by Chair
- II. Approval of minutes of prior Committee Meeting
- III. Privilege of the floor and public comment
- IV. Action Agenda/New Business Items:
 1. Request: Resolution request to authorization the Chairman of the Board to sign the needed paperwork to accept the land donation from JPGROSS Properties, LLC.
Rationale: To allow the County to accept this donation and consolidate the property with a property at the Warren County Airport known as 303.12-1-3.
 2. Request: Resolution request for the County of Warren to convey Queensbury parcel 309.14-1-86.12 to the Town of Queensbury.
Rationale: Warren County acquired this property by Deed dated December 10, 2013 and recorded in Liber 4988 at Page 293. It is a sliver of land that should have been conveyed to the Town of Queensbury and not the County, this deed is to fix the error that happened in 2013.
 3. Request:
Rationale:
- V. Discussion Items:
 - 1.
 - 2.
- VI. Referrals/Pending Items:
 - 1.
- VII. Privilege of the floor and public comment
- VIII. Motion to adjourn

Attachments: 1. Resolution request and accompanying paperwork.

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: April 22, 2025

- (a) Purpose of Request: **To authorize the Chairman of the Board to sign the needed paperwork to accept the land donation from JPGross, LLC.**
- (b) Details: **Queensbury parcel 303.12-1-4 being donated to the County of Warren to be consolidated with Queensbury parcel 303.12-1-3, which is part of the lands at the airport.**
- (c) Previous Resolution Number:
- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount:

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

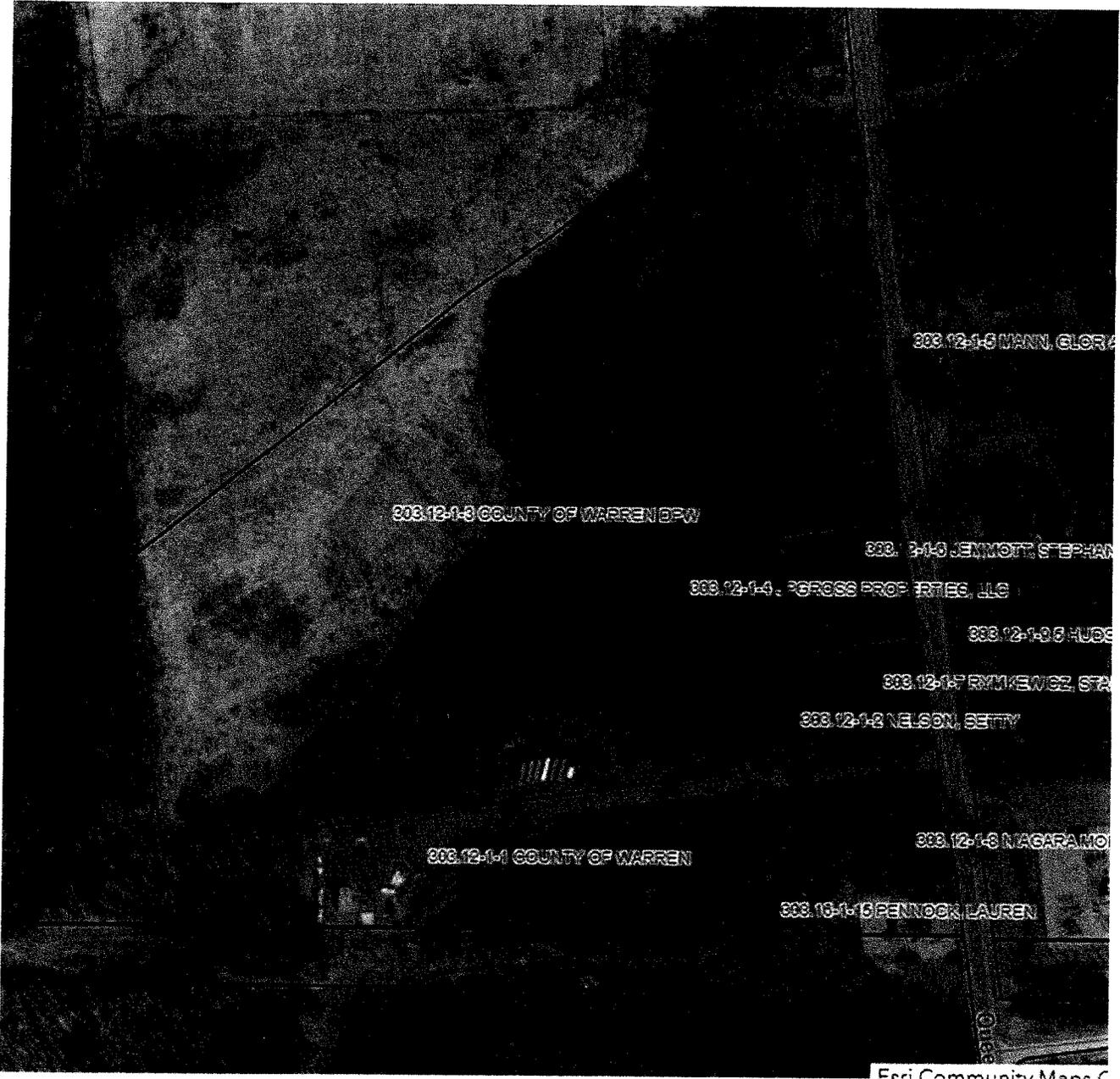
* as listed in budget and LOGOS

COUNTY OF WARREN, NEW YORK

03/31/2025

MUNICIPALITY 523400			Location QUEENSBURY AVE	SEC. 303.12	BLK. 1	LOT 4
MAILING ADDRESS JP GROSS PROPERTIES LLC 27 SILVER CIRCLE QUEENSBURY NY 12804			SPECIAL DISTRICTS Emergency medical Fire protection Crandall library dst Queensbury water	Coordinate: N-1,636,882 ,E-730,407		
				SEC. 109	BLK. 4	LOT 5.2
				School: QUEENSBURY UN.FR.SD		
DATE	VOL	PG	OWNER OF RECORD	SALE PRICE	REMARKS	
	355	173	POWERS,THOMAS & DORIS M.	\$0.00		
10/12/1973	575	205	POWERS,STEPHEN T.	\$0.00		
10/18/2013	4873	319	COUNTY OF WARREN	\$0.00	TREASURER'S DEED; 1 OF MANY	
11/08/2013	4888	316	COUNTY OF WARREN	\$0.00	CORRECTION TREASURER'S DEED; 1 OF MANY	
12/02/2013	4922	303	JPGROSS PROPERTIES LLC	\$3,200.00	QC DEED	

FRONTAGE: 0.00	DEPTH: 0.00	ACRES: 1.00
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QUEENSBURY 303.12-1-4 IS THE BLUE OUTLINED PARCEL.

GIFT DEED

THIS INDENTURE made the _____ day of _____, 2025 between **JPGROSS PROPERTIES, LLC**, having a mailing address of 27 Silver Circle, Queensbury, New York 12804, Grantor,

and

COUNTY OF WARREN, a municipal corporation and political subdivision established under the Laws of the State of New York, and having its principal office and place of business located at the Warren County Municipal Center, 1340 State Route 9, Lake George, New York 12845, Grantee,

WITNESSETH, that the Grantor for no valuable consideration and purely as a gift does hereby GRANT and RELEASE unto the Grantee, their heirs and assigns,

ALL that certain piece or parcel of land located in the Town of Queensbury, County of Warren and State of New York, and designated on the tax map of said Town as Section 303.12, Block 1, Lot 4, being more particularly described as follows:

Queensbury Ave
Res Vac
1.0 Acres

BEING the same premises described in a Quit Claim Deed from the County of Warren to JPGross Properties, LLC dated December 2, 2013 and filed with the Warren County Clerk's Office on January 14, 2014 in Book 4922 of Deeds at Page 303.

LOT MERGER

The Grantee wishes and, upon acceptance and recording of this Deed, to hereby merge the subject property (303.12-1-4) with other lands owned by Grantee identified by tax map parcel number 303.12-1-3.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has set their hand and seal the day and year first above written.

IN PRESENT OF:

JPGROSS PROPERTIES, LLC

By: _____
NAME OF SIGNEE

STATE OF NEW YORK)
) ss.:
COUNTY OF WARREN)

On this _____ day of _____, in the year 2025 before me, the undersigned, personally appeared (signee for JPGross), personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature of the instrument, the individual or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

R&R: Warren County Attorney's Office
1340 State Route 9
Lake George, NY 12845

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: April 22, 2025

- (a) Purpose of Request: **To convey Queensbury parcel 309.14-1-86.12 to the Town of Queensbury and to authorize the Chairman of the Board to sign all necessary documents.**
- (b) Details: **This parcel is a sliver of land that Warren County acquired by deed dated December 10, 2013 and recorded in Liber 4988 at Page 293. It is in the middle of Big Boom Road which is owned by the Town of Queensbury. This parcel should get consolidated into 309.14-1-86.2.**
- (c) Previous Resolution Number:
- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount:

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

* as listed in budget and LOGOS

COUNTY OF WARREN, NEW YORK

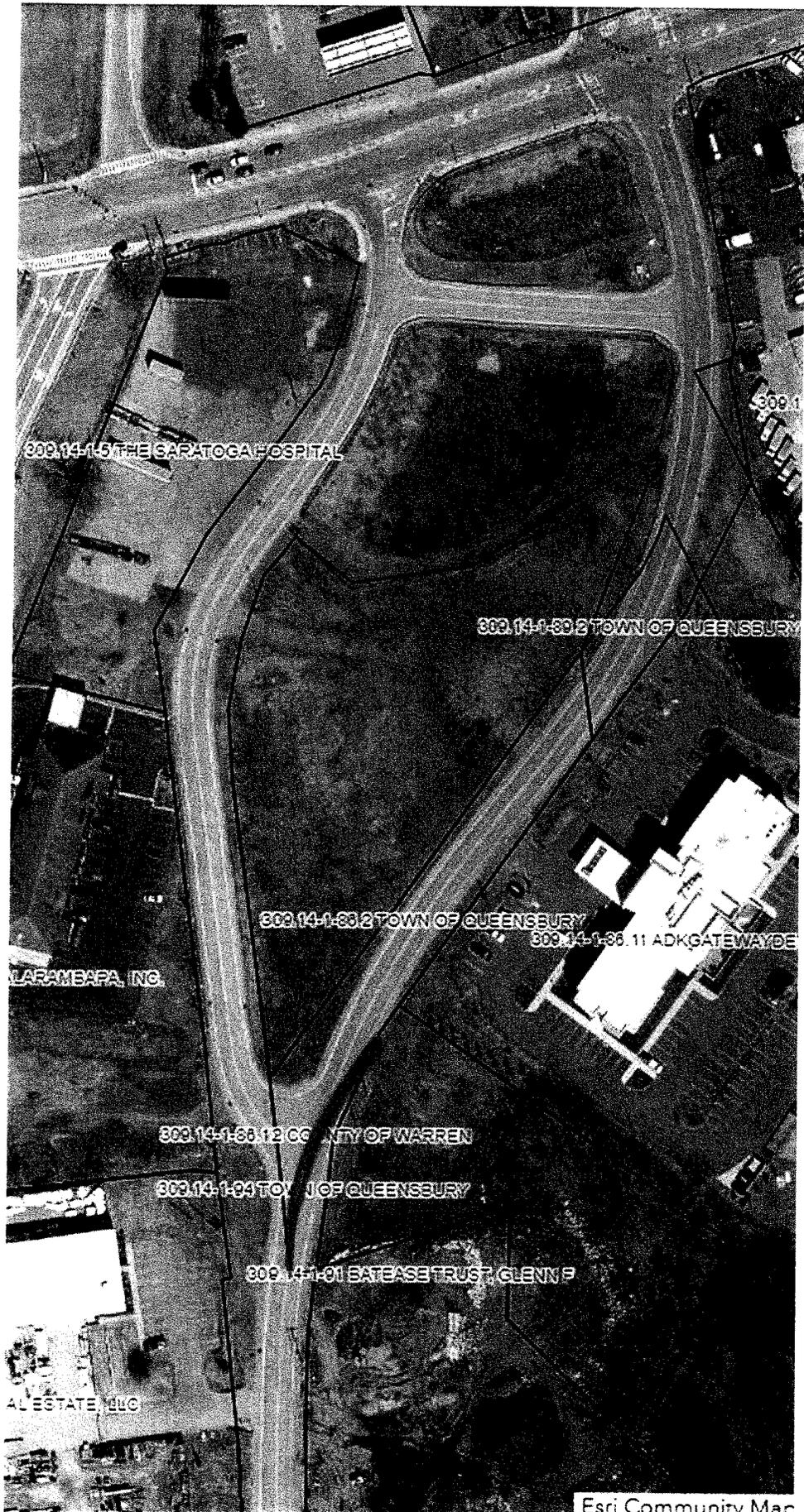
03/31/2025

MUNICIPALITY 523400	Location BIG BOOM RD	SEC. 309.14	BLK. 1	LOT 86.12
MAILING ADDRESS COUNTY OF WARREN 1340 STATE ROUTE 9 LAKE GEORGE NY 12845	SPECIAL DISTRICTS Emergency medical Fire protection Crandall library dst Queensbury water	Coordinate: N-1,626,743 ,E-711,082		
		SEC. 135.	BLK. 2	LOT 7
		School: QUEENSBURY UN.FR.SD		

DATE	VOL	PG	OWNER OF RECORD	SALE PRICE	REMARKS
10/14/1926	170	434	O'CONNOR, THOMAS	\$0.00	FR COWARD
03/25/1948	309	98	O'CONNOR, EDWARD & ORS	\$0.00	LAST W/T THOMAS O'CONNOR REC. 4-2-52
05/20/1987	694	721	O'CONNOR, RUSSELL & JAMES	\$120.00	
07/02/2009	3860	134	COUNTY OF WARREN	\$0.00	PER SUPREME COURT ORDER
07/12/2012	4545	3	O'CONNOR, ELIZABETH	\$0.00	50% INT. FR JAMES O'CONNOR
07/19/2012	4551	260	BIG BOOM REALTY LLC	\$1,250,000.00	
07/18/2013	4817	47	O'CONNOR, ELIZABETH	\$0.00	CORRECTION DEED; 50% INT. FR JAMES O'CONNOR
07/18/2013	4817	52	BIG BOOM REALTY LLC	\$0.00	CORRECTION DEED
12/10/2013	4988	293	COUNTY OF WARREN	\$584.00	REC 6/4/14; FR. BIG BOOM REALTY LLC

(309.14-1-86.1 SPLIT NOW 86.11 & 86.12 PER DEED 4988/293) 3/4/15

FRONTAGE: 0.00	DEPTH: 0.00	ACRES: 0.02
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309.14-1-15 THE SARATOGA HOSPITAL

309.14-1-83.2 TOWN OF QUEENSBURY

309.14-1-83.2 TOWN OF QUEENSBURY

309.14-1-86.11 ADK GATEWAY DE

LARAMBAPA, INC.

309.14-1-86.12 COUNTY OF WARREN

309.14-1-84 TOWN OF QUEENSBURY

309.14-1-01 BATEASE TRUST, GLENN F

AL ESTATE, LLC

Esri Community Map

QUEENSBURY 309.14-1-86.12 IS THE BLUE STRIP.

QUITCLAIM DEED

THIS INDENTURE, made on the _____ day of _____, 2025 between the **COUNTY OF WARREN**, a municipal corporation organized and existing under the laws of the State of New York and having a principal office and place of business located at the Warren County Municipal Center with a mailing address of 1340 State Route 9, Lake George, New York 12845 ("Grantor") and

TOWN OF QUEENSBURY, a municipal corporation organized and existing under the laws of the State of New York, having a principal office and place of business located at 742 Bay Road, Queensbury, New York 12804 ("Grantee")

WITNESSETH that the Grantor, in consideration of all expenses relating to preparation of maps, surveys, documents and any procedural requirements necessary for such conveyance, and other good and valuable consideration paid by the grantee, does hereby remise, release and quitclaim unto the Grantee, its heirs and assigns, all that property located in the Town of Queensbury and bearing tax map parcel number 309.14-1-86.12 which is more particularly described as Parcel 1 in attached Schedule A.

Being the same premises described in a Warranty Deed from Big Boom Realty, LLC to County of Warren dated December 10, 2013 and recorded in the Warren County Clerk's Office on June 4, 2014 in Book 4988 of Real Property at Page 293 and also being identified as Instrument 2014-293.

LOT MERGER

The Grantee wishes and, upon acceptance and recording of this Deed, to hereby merge the subject property (309.14-1-86.12) with other lands owned by Grantee and identified by tax map parcel number 309.14-1-86.2

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, his/her/their heirs and assigns forever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

SCHEDULE A

All that certain tract or parcel of land situate in the Town of Queensbury, County of Warren, State of New York being more fully described as follows:

Parcel 1

Commencing at a point on the easterly boundary of Big Boom Road, at the intersection of said easterly boundary with the property division line between lands of Glen Batease, as described in a deed filed in the Warren County Clerk's Office in Liber 938 of Deeds at Page 88, on the south, lands of Russell O'Connor and James O'Connor, as described in a deed filed in the Warren County Clerk's Office in Liber 694 of Deeds at Page 721, Liber 702 of Deeds at Page 747, and Liber 707 of Deeds at Page 180, on the north, thence northerly, along the southerly highway boundary or relocated Big Boom Road $3.6 \pm$ meters ($12 \pm$ feet) to the point of beginning; thence from said point of beginning, through said lands of Russell O'Connor and James O'Connor, the following three (3) directions and distances:

- 1) Northerly, along a curve to the right with a radius of 81.025 meters (265.83 feet), $50.6 \pm$ meters ($166 \pm$ feet) to a point;
- 2) North $37^{\circ}-19'25''$ East, $6.7 \pm$ meters ($22 \pm$ feet) to a point;
- 3) North $04^{\circ}-45'15''$ West, $2.9 \pm$ meters ($9 \pm$ feet) to its intersection with the property division line between the land of the Town of Queensbury, as described in a deed filed in the Warren County Clerk's Office in Liber 3090 of Deeds at Page 118, on the north, and said lands of Russell O'Connor and James O'Connor, on the south; thence along the last mentioned division line the following two (2) directions and distances:

- 1) Southerly, $14.5 \pm$ meters ($48 \pm$ feet) to a point;
- 2) Southerly, along a curve to the left with a radius of 68.580 meters (225.00 feet), $45.7 \pm$ meters ($150 \pm$ feet) to the point of beginning, being $68.4 \pm$ square meters ($736 \pm$ square feet).

Subject to all rights, easements, covenants or restrictions of record.

The above described parcel is shown as Map No. 87 Parcel 1 on a 2006 Construction Plan for Corinth Road Rehabilitation.

All bearings are referred to True North at the $74^{\circ}-30'$ Meridian of West Longitude.