

ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES COMMITTEE
REAL PROPERTY TAX SERVICES AGENDA
AUGUST 25, 2020

COMMITTEE MEMBERS: Supervisors Braymer, Dickinson, Hogan, Beaty, Merlino, Simpson & Strough

- 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 the purchase of Queensbury parcel 295.20-1-12 by the Town of Queensbury after the 2020 tax foreclosure action is final.
Rationale: for the amount of the delinquent taxes plus penalties and interest due at the time of foreclosure **OR** one-third (1/3) of the value of the property, whichever is lower.
- IV. Discussion Items:
 1. Chester parcel 85.-1-23, Ratto.
 2. Bolton parcel 156.00-1-38.2, ratification of payment after July 31st extension.
- V. Referrals/Pending Items: None.
- VI. Privilege of the floor and public comment (please allow for 15 second delay on live stream meetings)
- VII. Motion to adjourn

Attachments: 1. Resolution Request Form No. 20 – Authorize purchase of Queensbury parcel 295.20-1-12 and letter from the Town of Queensbury.
2. Last Chance Meeting Request Form – Chester parcel 85.-1-23, Ratto
3. Installment receipt – Bolton parcel 156.00-1-38.2

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: 08/25/20

- (a) Purpose of Request: **Authorize the purchase of Town of Queensbury Tax Map Parcel No. 295.20-1-12 by the Town of Queensbury following the 2020 County Tax Foreclosure Action for the amount of the delinquent taxes plus penalties and interest due at the time of foreclosure OR one-third (1/3) of the value of the property, whichever is lower.**
- (b) Details: **Queensbury 295.20-1-12**
- (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



TOWN OF QUEENSBURY

742 Bay Road, Queensbury, NY. 12804-5902

www.queensbury.net / qbysupervisor@queensbury.net / (518) 761-8229 - office / (518) 798-8359 – facsimile

August 4, 2020

Warren County Real Property Tax Services Committee
Warren County Municipal Center
1340 State Route 9
Lake George, NY 12845

**Re: Town of Queensbury Purchase of Foreclosed Properties
Tax Map ID Nos. 295.20-1-12 and ~~295-1-51~~**

Dear Committee Members:

As authorized by Warren County Board of Supervisors Resolution No. 632 of 2005, the Town of Queensbury seeks to purchase the above-referenced properties. We understand that Warren County would charge the Town for the amount of the delinquent taxes plus penalties and interest due at the time of the foreclosure or one-third (1/3) of the value of these properties, whichever amount is lower. We understand that the owner of both properties has failed to pay the property taxes as required and that both will be the subject of tax foreclosure proceedings by the County. The Town feels these properties would provide valuable neighborhood/public access connections to the Town's Rush Pond trails and to the Queensbury School District.

Please contact us if you require any additional information or would like to discuss our request further. Thank you.

Very truly yours,



JOHN F. STROUGH, III
TOWN SUPERVISOR

JFS:pah

c: Town Board
Robert H. Hafner, Esq., Town Counsel

"Home of Natural Beauty... A Good Place to Live"

LAST CHANCE MEETING REQUEST FORM

Taxpayer's name: FRED C. RAITO SR

Phone #: [REDACTED]

Town: CHESTER Parcel ID: _____

Property location: 4828 STATE ROUTE 8 CHESTER TOWN

Description: RESIDENCE

Current Installment Agreement Yes No

Please use the space below to prove your hardship to the Real Property Committee. You may be requested to provide more documentation to support your claim.

I AM WRITING ON BEHALF OF MY FATHER, FRED C. RAITO SR. I FOUND OUT AFTER THE "LAST CHANCE MEETING" DATE THAT HE WAS STILL ARREARS ON HIS TAXES. BEING IN HIS HOME SINCE 1973, HIS TAXES WERE PAID UNTIL MY MOTHER'S DEATH IN 2017. WE HELPED HIM WITH HIS 2019 TAXES, NOT FULLY AWARE THAT HE WAS BEHIND. I WAS CONTACTED BY MS. DELUREY WHO SPOKE WITH MY FATHER AND SHE PUT ME IN CONTACT WITH TREASURER MIKE SWAN. MR SWAN SAID THAT IF WE CONTACTED HIM BY JULY 31, MY FATHER COULD ENTER INTO A PAYMENT PLAN WITH 25% DOWN. AFTER SECURING THE 25% REQUIRED. I CALLED MR. SWAN IN THE LATE AFTERNOON OF JULY 31. TO MAKE THE ARRANGEMENTS. I LEFT HIM A VOICEMAIL. MR. SWAN RETURNED MY CALL THE FOLLOWING MONDAY SAYING THAT IT WAS UNFORTUNATELY TOO LATE. MY FATHER IS FULLY PREPARED TO MAKE THE REQUIRED DOWN PAYMENT AND QUARTERLY PAYMENTS TO GET BACK ON TRACK. WE'RE ASKING FOR THAT OPPORTUNITY TO KEEP HIM IN HIS HOME OF 47 YEARS. THANK YOU.

Date: 8/10/2020 Signature: 

WARREN COUNTY TREASURER
 1340 STATE ROUTE 9
 LAKE GEORGE, NY 12845
 INSTALLMENT RECEIPT

RECEIPT #: 2815

RECEIPT DATE: 8/17/2020

AS OF DATE: 8/17/2020

TOTAL PAID: \$2,134.56

Meyer, Fuller & Stockwell on behalf of
 Thomas Curri
 1557 State Route 9
 Lake George NY 12845

Payee	Payment Type	Reference #	Amount
Meyer, Fuller & Stockwell on behalf of	Check	5528	\$2,134.56
Bolton: 156.00-1-38.2	2016 County/Town, 2017 County/Town, 2018 County Town, 2019 County/Town,		

Payment Schedule						
#	Due	Date Rcvd	Sched. Bal.	Interest	Penalty	Balance Due
4	3/31/2020	8/17/2020	\$422.26	\$21.11	\$21.11	\$0.00
5	6/30/2020	8/17/2020	\$422.26	\$8.45	\$21.11	\$0.00
6	9/30/2020	8/17/2020	\$422.26	\$0.00	\$0.00	\$0.00
7	12/31/2020	8/17/2020	\$422.26	\$0.00	\$0.00	\$0.00
8	3/31/2021	8/17/2020	\$422.22	\$0.00	\$0.00	\$0.00

Additional Fees				
Fee Description	Fee Amt	Receipt Amt	Total Paid	Balance Due
Adjustment - Match Payoff Quote	(\$48.48)	(\$48.48)	(\$48.48)	\$0.00
Late Interest Fee for Payment 4	\$21.11	\$21.11	\$21.11	\$0.00
Late Penalty Fee for Payment 4	\$21.11	\$21.11	\$21.11	\$0.00
Late Interest Fee for Payment 5	\$8.45	\$8.45	\$8.45	\$0.00
Late Penalty Fee for Payment 5	\$21.11	\$21.11	\$21.11	\$0.00

Installment Payment GL Summary

GLAccount	Amount
A 1325 1090	\$684.51
A 1420 1265	\$150.00
A 260.16	\$383.84
A 260.17	\$916.21
Total	\$2,134.56

If remittance other than cash is made, this Receipt shall be void if payment of such remittance is not received by us in cash upon presentation.

NYS RPTL-1112 requires notice that failure to pay the entire amount of taxes owed will result in the loss of the property.