

Warren County Board of Supervisors

RESOLUTION NO. 580 OF 2013

Resolution introduced by Supervisors Monroe, Bentley, Loeb, Dickinson and McDevitt

**AUTHORIZING CONVEYANCES OF LANDS OFFERED AT PUBLIC AUCTION
HELD ON OCTOBER 19, 2013, 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 2013 tax foreclosure proceeding and received a Judgement 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 19, 2013 for the sale of certain parcels of land foreclosed upon by the County of Warren in the 2013 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. 485 of 2013, and that the Chairman 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 the form approved by the County Attorney and any other necessary documents to the bidders set forth in attached Schedule "A", or their assignees, upon receipt of the balance of the bid purchase price within sixty (60) days from the date of this resolution, and be it further

RESOLVED, that in the event the first 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 that the Chairman 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 the form approved by the County Attorney and any other necessary documents.

RESOLUTION NO. 580 OF 2013

SCHEDULE "A"

2013 COUNTY LAND AUCTION BID RESULTS

Town	Parcel ID	Location	Desc.	Bidder	Taxes	Sale Price
Bolton	123.00-2-28	Alderbrook Rd	Rural vac. 32.25 ac	William O'Rourke 392 New Vermont Rd Bolton Landing NY 12814	1977.23	\$26,000.00
Bolton	171.15-1-28	57 Horicon Ave	Vac. w/ imp. 1.33 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	22930.82	\$73,000.00
Bolton	198.02-1-5	E.Schroon River Rd	Rural vac. 2.52 ac	Daniel Wacks Box 562, Bolton Landing, NY 12814	2091.07	\$3,500.00
Chester	35.2-1-4.1	Stone Bridge Rd	Vac. Res. 1.50 ac	Beecher Louis Smith 21 Gambles Beach Rd Pottersville NY 12860	2182.27	\$2,200.00
Chester	35.2-1-4.2	Stone Bridge Rd	Vac. Res. .82 ac	Beecher Louis Smith 21 Gambles Beach Rd Pottersville NY 12860	917.34	sold together 4.1 & 4.2 one sale price
Chester	36.-1-37	102 Old Schroon Rd	Residence .98 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	8049.01	\$17,500.00
Chester	104.7-1-12	139 Theriot Ave	Residence .42 ac	CKT Ventures, LLC 828 Wall Street Diamond Point NY 12824	7914.81	\$19,500.00
Hague	11.-1-21	West Hague Rd	Vac. Res. 23.20 ac	Warren Rosenthal Lake George Land Conservancy, Inc 4905 Lakeshore Dr Bolton Landing NY 12814	2766.08	\$10,500.00
Hague	25.4-1-22	Graphite Mt Road	Vac. Comm .12 ac	NO SALE	371.11	NO SALE
Johnsburg	132.6-1-16	2541 State Route 8	Vac. w/ Imp .29ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	4680.86	\$3,200.00
Town	Parcel ID	Location	Desc.	Bidder	Taxes	Sale Price

RESOLUTION NO. 580 OF 2013

PAGE 3 OF 5

Johnsburg	148.-1-3	372 Bartman Rd	Seasonal .73 ac	Larry Powers 3 Chestnut Hill S. Loudonville NY 12211	2461.66	\$4,600.00
Johnsburg	148.-1-83	383 Bartman Rd	Seasonal 1.30 ac	Julie Moffitt PO Box 66 395 Bartman Road Bakers Mills NY 12811	6648.96	\$4,600.00
Johnsburg	180.-3-5	William J. Baker Rd	Rural vac. 3.18 ac	Todd Dunham 1544 Morgan Street Bennington VT 05201	181.43	\$4,000.00
Lake George	224.01-2-16	Route 9	Rural vac. .75 ac	George Horwath 5 Pine Grove Ave Lake George NY 12845	826.34	\$500.00
Lake George	224.01-2-17	Route 9	Rural vac. 2.64 ac	George Horwath 5 Pine Grove Ave Lake George NY 12845	1239.81	\$700.00
Lake Luzerne	274.-1-46	488 Old Stage Rd	Residence 2.80 ac.	Glenn Shiel 786 Old Stage Rd Lake Luzerne NY 12846	11063.10	\$45,000.00
Lake Luzerne	298.16-3-50	Sagamore Dr., N & S.	Vac. Res. 18.56 ac	Robert Walker 4227 State Rt 28 North Creek NY 12853	1957.30	\$16,000.00
Lake Luzerne	298.20-1-49	Seventh Ave, off	Vac. Res. 1.72 ac	Michael M. Bizon 170 Blanche Road Merrill NY 12955	448.77	\$1,000.00
Queensbury	239.12-2-91	State Route 9L	Rural vac. .30 ac	Joseph R. Crooks PO Box 43 Lake Luzerne NY 12846	321.21	\$275.00
Queensbury	266.3-1-77.2	Ridge Rd, Off	Vac. Res. .20 ac	Benjamin Aronson 1516 Ridge Road Queensbury NY 12804	309.42	\$700.00
Queensbury	295.6-1-57	West Mountain Rd	Vac. Res. 1.84 ac	Peter Leonbruno 35 John Street Hudson Falls NY 12839	3529.67	\$8,200.00
Queensbury	295.7-1-30	Lehland Drive, off	Vac. Res .11 ac	Michael M. Bizon 170 Blanche Road Merrill NY 12955	1340.22	\$25.00
Town	Parcel ID	Location	Desc.	Bidder	Taxes	Sale Price

RESOLUTION NO. 580 OF 2013

PAGE 4 OF 5

Queensbury	295.10-1-34	Loren Drive	Vac. Res. 2.82 ac	Phillip Bentley 1 Loren Drive Queensbury NY 12804	1835.76	\$4,800.00
Queensbury	297.18-1-11	Quaker Road, off	Vac. Res. 1.00 ac	Michael M. Bizon 170 Blanche Road Merrill NY 12955	14176.88	\$25.00
Queensbury	301.20-1-31	60 Howard Street	Residence .30 ac	Joseph Gross 27 Silver Circle Queensbury NY 12804	8855.17	\$44,000.00
Queensbury	303.12-1-4	Queensbury Ave	Vac. Res. 1.00 ac	Joseph Gross 27 Silver Circle Queensbury NY 12804	2395.66	\$3,200.00
Queensbury	303.19-1-7	Wilson St	Vac. Ind. .11 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	337.28	\$100.00
Queensbury	303.19-1-9	Green Ave.,off	Vac. Ind. .23 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	398.85	\$100.00
Queensbury	303.19-1-12	Earle St	Vac. Ind. .11 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	702.23	\$100.00
Queensbury	303.19-1-13	Earle St	Vac. Res. .11 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	702.23	\$100.00
Queensbury	303.19-1-16	Wilson St	Vac. Res. .13 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	716.48	\$100.00
Queensbury	303.19-1-17	Wilson St	Vac. Res. .11 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	702.23	\$100.00
Queensbury	303.19-1-18	Wilson St	Vac. Res. .11 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	702.23	\$100.00
Queensbury	303.19-1-19	Wilson St	Vac. Res. .11 ac	Danna Ellsworth 76 Ellsworth Lane Ext. Lake George NY 12845	702.23	\$100.00
Town	Parcel ID	Location	Desc.	Bidder	Taxes	Sale Price

RESOLUTION NO. 580 OF 2013

PAGE 5 OF 5

Queensbury	308.5-1-21	Glens Ct, Off	Vac. Res. .61 ac	Carrie York 13 De Vries Place Warrensburg NY 12885	205.02	\$50.00
Queensbury	308.6-1-47	62 Burch Rd	Vac. W/ Imp. .59 ac	Coby M. Mc Donald 11 Shawns Journey Dr Queensbury NY 12804	2695.02	\$18,600.00
Queensbury	308.10-1-65	Herald Drive	Rural vac. 22.88 ac	Peter Leonbruno 35 John Street Hudson Falls NY 12839	32502.91	\$16,500.00
Queensbury	308.16-1-31	Corinth Rd, off	Vac. Res. .07 ac	NO SALE	331.28	NO SALE
Queensbury	309.9-2-24	South Ave	Vac. Res. .04 ac	NO SALE	460.77	NO SALE
Queensbury	309.13-1-11	34 Indiana Ave	Vac. Res. .28 ac	Coby M. McDonald 11 Shawns Journey Dr Queensbury NY 12804	2839.47	\$27,000.00
Queensbury	309.17-1-19	Big Bay Rd, off	Vac. Ind. .58 ac	Michael M. Bizon 170 Blanche Road Merrill NY 12955	1170.36	\$25.00
Stony Creek	233.-1-68	Tucker Rd	Rural Vac. 1.61 ac	Cynthia Brower PO Box 4400 Queensbury NY 12804	3201.84	\$2,000.00
Stony Creek	260.-1-52.11	Hadley Road	Vacant	Patrick Zawartkay 316 States Road Stony Creek NY 12878	790.50	\$25.00
Thurman	195.-1-26	Valley Rd	Vac. Res. 76.04 ac	Randy Galusha 151 Charles Olds Rd Athol NY 12810	4634.42	\$17,000.00
Warrensburg	211.17-2-43.2	Smith Street	Vac. Res. .02 ac	NO SALE	290.61	NO SALE
Warrensburg	211.17-5-45	Mill Ave	Vac. Res. .02 ac	Carrie York 13 De Vries Place Warrensburg NY 12885	663.24	\$25.00
Warrensburg	249.-1-27	Viele Pond Rd	Rural Vac. 1.49 ac	Bryon Rounds 285 Alden Ave Warrensburg NY 12885	1049.89	\$2,100.00
TOTALS					\$ 167,271.05	\$377,150.00