

# Warren County Board of Supervisors

## RESOLUTION NO. 646 OF 2012

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

**AUTHORIZING CONVEYANCES OF LANDS OFFERED AT PUBLIC AUCTION  
HELD ON OCTOBER 20, 2012, 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 2012 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 20, 2012 for the sale of certain parcels of land foreclosed upon by the County of Warren in the 2012 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. 268 of 2011, 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. 646 OF 2012

SCHEDULE "A"

2012 COUNTY LAND AUCTION BID RESULTS

Town	Parcel ID	Location	Desc.	Bidder	Taxes	Bid
Bolton	124.00-1-47	Trout Falls Road	Rural vac. 1.68ac	Matthew J Sr. & Matthew J Jr. Keicher 7526 Wiley Town Rd Middle Grove NY 12850	\$593.89	\$1,200.00
Bolton	139.00-1-74	County Route 11	Rural vac. .57ac	Kody R. Kinnarney 11 Oven Mt Rd Johnsburg NY 12843	1215.45	225.00
Bolton	170.00-1-17	Northway	Priv forest 17.69ac	Kody R. Kinnarney 11 Oven Mt Rd Johnsburg NY 12843	1160.25	1,000.00
Bolton	171.07-1-56	Lakeshore Dr	Vac. Res. 1.87ac	Daniel N McFee 125 Intervale Rd Greenwich NY 12834	6250.86	20,000.00
Lk George	224.01-2-11	Route 9, off	Vac. Res. .35ac	Lance Montalbano 12 North Dr New Hyde Pk NY 11040	175.91	2,100.00
Lk George	264.06-3-42	Prospect St	residence .01ac	Joseph P. Gross 27 Silver Circle Queensbury NY 12804	14060.12	125,000.00
Chester	16.-1-3	Hardscrabble Rd	Vac. Res. 14.80ac	Eric E. Rogers 63 Raylinski Rd Ballston Lk NY	1,348.52	13,000.00
Chester	16.-1-11	Hardscrabble Rd	Priv forest 17.86ac	Michael White 7 Michaels Ln Ernest VT 05739	1,706.63	1,200.00

**RESOLUTION NO. 646 OF 2012**

PAGE 3 OF 8

Chester	18.-1-14	Lot 80 Hoffman Twp	Priv forest 42.39ac	Blue Road Capital 10 Selden Lane Greenwich CT 06831	2,829.55	5,000.00
Chester	103.18-1-12	Friends Lk Road	Rural vac. .15ac	Charles L & Jacqueline M. Annibale 979 Friends Lk Rd Chestertown NY 12817	1,662.47	1,600.00
Chester	104.14-1-52	61 Foster Flats Rd	residence .20ac	Lance & Donna Montalbano 12 North Dr New Hyde Pk NY	8,287.03	25,000.00
Hague	25.1-1-33	West Hague Road	Vac. Res. .37ac	Michael White 7 Michaels Ln Ernest VT 05739	363.56	600.00
Hague	25.4-1-22	Graphite Mt Road	Comm. Vac. .12ac	Adam J. Debuque 207 Shaw Hill Rd Adirondack NY 12808	334.04	525.00
Hague	42.-1-27	106 Dodd Hill Road	Residence 1.17ac	Adam J. Debuque 207 Shaw Hill Rd Adirondack NY 12808	8,889.21	5,500.00
Horicon	71.16-1-14	Palisades Road	Vac. Res(dock) 10 X 25	Jeffery D Weaver 388 Albany Shaker Rd Loudonville NY 12211	638.71	11,500.00
Horicon	107.-1-4	216 Padanarum Rd	Seasonal res 11.53 ac	Frank E & Tracy A Bauer 348 Hayesburg Rd Brant Lake NY 12815	2,355.30	26,000.00
Johnsburg	100.-3-9	State Route 28	Rural vac 2.7 ac	Margial Roland Charbonneau 203 Cochran Dr Gansevoort NY 12831	975.32	5,000.00

**RESOLUTION NO. 646 OF 2012**

PAGE 4 OF 8

Johnsburg	100.-3-10	State Route 28	Rural vac 2.9 ac	Margial Roland Charbonneau 203 Cochran Dr Gansevoort NY 12831	884.26	5,000.00
Johnsburg	116.-1-3	219 Edwards Hill Rd	MFG Housing .33 ac	Matthew A Lebowitz 334 Corinth Rd Queensbury NY 12801	1,841.03	10,400.00
Johnsburg	132.-1-12	Oehser Road	Priv forest 69.12 Ac	Thomas A Oehser 4020 64th St Bethesda MD 20816	8,327.73	63,000.00
Johnsburg	133.8-1-32	3494 State Rt 8	Residence 140 X 120	John H. Hess Jr. 502 Fifth Rd Wappingers Falls NY 12590	7,389.41	16,000.00
Lk Luzerne	298.15-2-28	5 Church Street	Residence 50 X 76	Lee E. Coon 1647 Call St Lake Luzerne NY 12846	8,010.39	8,000.00
Lk Luzerne	313.-2-9	Ralph Rd, Off	Priv forest 92.74 ac	MP Walls Inc 29 Booth Rd Chester NY 10918	3,150.23	23,000.00
Lk Luzerne	318.-1-56	Daniels Rd, Off	Rural vac 3.09 ac	Rocky L. Daniels 91 Daniels Rd Lake Luzerne NY 12846	2,335.74	100.00
Queensbury	240.-1-58	2150 Ridge Rd	Vacant res 2.2 ac	Daniel N. McFee 125 Intervale Rd Greenwich NY 12834	3,831.55	27,000.00
Queensbury	240.-1-59	Ridge Rd, Off	Vacant res 6.3 ac	Daniel N. McFee 125 Intervale Rd Greenwich NY 12834	1,705.90	Sold with the above property for the one price

**RESOLUTION NO. 646 OF 2012**

**PAGE 5 OF 8**

Queensbury	295.6-1-38	Sara-Jen Dr	Vacant res 3.88 ac	Eric J. Unkauf 82 Sara Jen Dr Queensbury NY 12804	2,375.61	5,000.00
Queensbury	295.6-1-57	West Mt. Rd	Vacant res 1.84 ac	John N. Grady 50 Woodridge Rd Chestertown NY 12817	2,569.69	8,000.00
Queensbury	295.7-1-30	Lehland Dr, Off	Vacant res	<b>Pass</b>	1,035.86	<b>PASS</b>
Queensbury	295.10-1-34	Loren Dr	Vacant res 2.82 Ac	Youseff H. Tleiji 8 Primrose Lane Loundonville NY 12211	1,337.09	9,100.00
Queensbury	302.8-2-16	Bay Road	Comm vac .64 ac	David F. Brown 60 Queen Mary Dr Queensbury NY 12804	1,002.69	1,500.00
Queensbury	303.20-2-31	21 Boulevard	Residence .26 ac	Taylor Hill Properties, LLC 737 Taylor Hill Rd Granville NY 12832	29,483.90	51,000.00
Queensbury	308.10-1-65	Herald Dr	Vacant res 22.88 ac	Rocky L. Daniels 91 Daniels Rd Lake Luzerne NY 12846	23,098.29	4,100.00
Queensbury	308.11-1-19	Herald Dr	Vacant res .16 ac	Conor Greaney 111 Van Dusen Rd Queensbury NY 12904	1,071.71	100.00
Queensbury	309.7-1-27	13 Columbia Ave	Vacant res 45 X 110	Redtail Hawk Holdings, LLC 65 Meadow Rd Queensbury NY 12804	2,332.74	4,500.00
Queensbury	309.7-1-41	26 Holden Ave	Residence 45 X 110	Joseph P. Gross 27 Silver Circle Queensbury NY 12804	9,949.34	31,000.00

**RESOLUTION NO. 646 OF 2012**

**PAGE 6 OF 8**

Queensbury	309.7-1-42	Holden Ave	Vacant res 45 X 110	Joseph P. Gross 27 Silver Circle Queensbury NY 12804	2,199.50	Sold with the above property for the one price
Queensbury	309.7-1-43	Holden Ave	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00
Queensbury	309.7-1-44	Holden Ave	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00
Queensbury	309.7-1-47	Feld	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00
Queensbury	309.7-1-48	Feld	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00
Queensbury	309.7-1-49	Feld	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00
Queensbury	309.7-1-50	Feld	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00

**RESOLUTION NO. 646 OF 2012**

PAGE 7 OF 8

Queensbury	309.7-1-51	Feld	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00
Queensbury	309.7-1-52	Feld	Vacant res 45 X 110	Ellsworth & Sons Properties, LLC 76 Ellsworth Ln Ext. Lake George NY 12845	2,199.50	5,300.00
Queensbury	309.13-1-20	32 Ohio Ave	Residence 60 X 100	Redtail Hawk Holdings, LLC 65 Meadow Dr Queensbury NY 12804	5,795.66	50,000.00
Queensbury	309.15-1-43	Knight St, Off	Vacant res .84 ac	Daniel J. & Cathleen L. Miller 56 Caroline St Queensbury NY 12905	815.87	125.00
Stony Creek	260.-1-52.11	Hadley Road	Vac .09 ac	Matthew J. Keicher Jr. 7526 Wileytown Rd Middle Grove NY 12850	726.26	25.00
Thurman	195.-1-36	Barton Road	Rural vac 1.38 ac	Mathew J. Keicher 7526 Wileytown Rd Middle Grove NY 12850	3,352.47	3,100.00
Thurman	221.-1-12	Mountain Rd	Rural vac .38 ac	Donald I. Whitefield 110 Mountian Rd Athol NY 12810	1,069.63	1,800.00
Warrensburg	154.-1-38	33 Pucker St	Priv forest 66.8 ac	MP Walls Inc 29 Booth Rd Chester NY 10918	3,934.73	18,000.00

**RESOLUTION NO. 646 OF 2012**

**PAGE 8 OF 8**

Warrensburg	183.3-1-32	Route 28, Off	Vacant res 3.22 ac	Rocky L. Daniels 91 Daniels Rd Lake Luzerne NY 12846	2,282.29	700.00
Warrensburg	211.9-1-16	20 Adirondack Ave	Residence .31 ac	CKT Ventures, LLC 828 Wall St Diamond Point NY 12824	20,978.61	75,000.00
Warrensburg	211.17-2-43.2	Smith St	Vacant res. .02 ac	<b>Pass</b>	269.57	<b>PASS</b>
Warrensburg	211.17-4-15	Ridge Ave	Vacant res .02 ac	Rocky L. Daniels 91 Daniels Rd Lake Luzerne NY 12846	3,065.41	100.00
Warrensburg	211.17-5-45	Mill Ave	Vacant res	<b>Pass</b>	591.58	<b>PASS</b>
Stony Creek	260.-1-33	Warrensburg Rd,Off	Rural vac 200 X 105	Randy B. Hitchcock 4029 St Route 8 Wevertown NY 12886	1,293.48	100.00
<b>TOTALS</b>					<b>\$228,551.04</b>	<b>\$702,600.00</b>