



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

December 11, 2020

Erie County Legislature
92 Franklin Street – Fourth Floor
Buffalo, New York 14202

Re: Transfer of Surplus County Owned Parcel

Dear Honorable Members:

Please find attached a resolution and memorandum to authorize the transfer of a surplus Erie County owned vacant land parcel.

Should your Honorable Body require further information, I encourage you to contact Director Scott A. Bylewski at the Department of Real Property Tax Services. Thank you for your consideration on this matter.

Sincerely yours,

A handwritten signature in blue ink that reads "Mark C. Poloncarz".

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/sab
Enclosure

cc: Scott A. Bylewski, Director, Department of Real Property Tax Services

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Real Property Tax Services
Re: Transfer of Surplus County Owned Parcels
Date: December 11, 2020

SUMMARY

Real Property Tax Services has received a request for surplus county owned parcel. The County Lands Advisory Review Committee has met and has deemed this parcel as surplus and recommends the transfer of this parcel.

FISCAL IMPLICATIONS

None. The County will transfer the parcel to the Village of Lancaster for de minimis consideration.

REASONS FOR RECOMMENDATION

The property has been deemed surplus by the County Lands Advisory Review Committee. Selling/transferring this parcel will reduce exposure to risk, liability and maintenance. The property would be put into productive use. The County has made significant contributions to the Village's efforts to revitalize the West Main Street area, and construction of the park would be an important step in helping to beautify a long-neglected and underutilized area of the Village.

BACKGROUND INFORMATION

Over the years, Erie County has retained ownership of various vacant lots that at one point were for County purpose or were obtained through the In Rem foreclosure process. It is the recommendation of the Director of Real Property Tax Services and the Erie County Lands Advisory Review Committee that this surplus parcel be sold/transferred without public auction to the Village of Lancaster. The Lands Advisory Review Committee conducted the environmental review pursuant to the SEQR. The Committee determined that the transfer was classified as an Unlisted Action under SEQR, and that there was no significant environmental impact, a negative declaration was issued.

CONSEQUENCES OF NEGATIVE ACTION

The County would retain ownership with exposure to risk and liability. The property would remain underutilized. The parcel is not buildable due to its size and shape and its partial location in a FEMA regulated Floodway.

STEPS FOLLOWING APPROVAL

Upon payment in full, the County Executive will execute a quit claim deed to said property owners.

A RESOLUTION SUBMITTED BY:
DEPARTMENT OF REAL PROPERTY TAX SERVICES

Re: Transfer of Surplus County Owned Parcels

WHEREAS, the Director of Real Property Tax Services recommended the transfer of the surplus county owned property described below; and

WHEREAS, the County Lands Advisory Review Committee reviewed the transfer under SEQR and classified the action as Unlisted and issued a negative declaration acknowledging the minimal environmental impact;

WHEREAS, the parcel was reviewed and deemed surplus by the County Lands Advisory Review Committee;

NOW, THEREFORE, BE IT

RESOLVED that the Erie County Legislature concurs with the SEQR classification and findings of the County Lands Advisory Review Committee of a minimal environmental impact; and

RESOLVED that the surplus county owned parcels listed below be transferred;

Village of Lancaster - SBL #1104.82-1-19; 0 Aurora Street, Lancaster - to the Village of Lancaster. This parcel is triangular-shaped that includes a portion of Cayuga Creek to the east of the Aurora Street Bridge. It is an undeveloped County-owned parcel that the Village of Lancaster desires to acquire to incorporate into its plans for a park along the north side of Cayuga Creek. Negotiated Price: \$1.00. Measures: 0.1 acres.

and be it further

RESOLVED, that the Erie County Executive is hereby authorized and directed to execute a quit claim deed conveying any and all interest of the County of Erie in the above described properties to the aforesaid purchasers; and be it further

RESOLVED, that certified copies of this resolution be forwarded to the County Executive, the Office of the County Comptroller, the County Attorney, Department of Environment and Planning, and the Department of Real Property Tax Services.