

Tompkins County
DEPARTMENT OF PLANNING AND SUSTAINABILITY

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Commissioner of Planning and Sustainability

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Memorandum

TO: Government Operations Committee
FROM: Scott D. Doyle, AICP, Senior Planner
DATE: February 22, 2017
CC: Joe Mareane, Ed Marx, Rick Snyder, Jay Franklin, Jonathan Wood
RE: Proposed Sale of 2 Parcels Withheld from Previous Foreclosure Auctions

Action Requested

- Requesting support for sale of two parcels withheld from previous foreclosure auctions. Discussion of potential sale of:
 - 1284 Taughannock Blvd (Ulysses) parcel – withheld from the 2012 auction to the Town of Ulysses
 - Brooklyn Road (Freeville) parcel - withheld from the 2016 auction to the Village of Freeville

Background

Prior to disposition of real property, the County Land Transactions Policy (01-07) requires staff review to determine the existence and significance of natural, cultural, and historic resources on the property, any significant concerns regarding zoning and local/regional strategic land use plans, and any significant economic or fiscal impacts due to the proposed transaction. This review is done annually for all properties being considered for foreclosure due to non-payment of taxes. The County Land Transactions Policy also requires annual reporting on parcels withheld from past auctions.

Government Operations Action with 2012 and 2016 Foreclosure Parcels

In 2012 and 2016, the Government Operations committee voted to withdraw the following parcels from auction so that staff could analyze the potential for sale to advance the conservation of the parcels

- *1284 Taughannock Boulevard* (2012 Auction)
Town of Ulysses, 2.6 AC, Tax Parcel No. 27.-4-6
This vacant parcel is located between the Black Diamond Trail and Taughannock Boulevard (NYS Route 89) just north of Perry City Road and is assessed at \$44,000. The parcel has the potential to provide added buffer opportunities to the developing Black Diamond Trail. The parcel is located within the Lakeshore Natural Features Focus Area (NFFA), the Maplewood Glen and Lakes Slopes UNA (UNA-62) and on the Cayuga Lake Scenic Byway. The EMC-UNA committee noted that this parcel is located approximately 900' from an active Bald Eagle's nest. Due to its proximity to the Black Diamond Trail and Taughannock Boulevard, New York State Parks had expressed an interest in acquiring the parcel but did not follow through due to issues State attorneys had with the foreclosure process. The Town of Ulysses expressed an interest in acquiring and conserving the parcel in 2016.

- *Brooklyn Road*

Village of Freeville, 0.98 Acres, Tax Parcel No. 1.-2-1.2

This vacant parcel is located on Brooklyn Road and Freeville-Groton Road (Route 38) adjacent to Fall Creek in the Village of Freeville and is assessed at \$3,800. The property lies directly on ~350' of Fall Creek and is located across Route 38 from a 45-acre nature preserve owned by the Village subject to an easement held by the Finger Lakes Land Trust. The parcel is further located within the Fall Creek Natural Features Focus Area. We discussed this potential sale to the Village with Freeville's mayor. He discussed this potential acquisition with the Village of Freeville Board of Trustees and they indicated willingness to acquire the parcel subject to deed restriction (see attached letter).

Budget Implications

For 1284 Taughannock Boulevard in Ulysses, \$18,877.80 in back taxes and foreclosure auction related fees are currently owed (\$9,458 in County tax payments includes past payments to school and Town); \$9,319.77 in foreclosure fees, accumulated penalties/interest. The Town of Ulysses proposes purchasing the parcel from the County. The Planning Department recommends that the Government Operations Committee support a sale of this parcel to the Town of Ulysses for half of the past taxes paid and related fees (\$9,388) subject to a deed restriction protecting a 100 foot buffer from the Black Diamond Trail and any streams on the property.

For the Brooklyn Road Parcel in Freeville, \$1,535 in back taxes are currently owed this year (\$1,276 in County tax payments (includes past payments to school, Town and Village); \$147 to the Town of Dryden; \$19 to the Village as of April; and \$92 to the School District. The Village of Freeville proposes purchasing the parcel from the County for half of the amount due in delinquent taxes (\$768). The Planning Department recommends that the Government Operations Committee support a sale of this parcel to the Village of Freeville subject to deed restriction which maintains a 100 foot buffer to Fall Creek and prohibits development in the 100 year floodplain.

Contact

Scott Doyle at 274-5560 or sdoyle@tompkins-co.org. Please contact me if you would any added information related to these parcels and recommendations.

Attachments

- Maps of the 1284 Taughannock Blvd Parcel
- Town of Ulysses Resolution Expressing Interest in the Acquisition of 1284 Taughannock Blvd.
- Maps of the Brooklyn Road Parcel
- Village of Freeville Letter Expressing in the Acquisition of Brooklyn Road Parcel