



Tompkins County
DEPARTMENT OF PLANNING
and SUSTAINABILITY

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning and Sustainability

Telephone (607) 274-5560

Memorandum

TO: Government Operations Committee
FROM: Scott D. Doyle, AICP, Senior Planner
DATE: April 26, 2017
CC: Joe Mareane, Ed Marx, Rick Snyder, Jay Franklin, Jonathan Wood
RE: 2017 Foreclosure Report and Recommendations

Action Requested

- Approval to withhold one (1) parcel from the 2017 foreclosure auction.
- Approval to sell four parcels subject to deed restriction or easement limiting development and buffering riparian areas.

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.

2017 Foreclosure Report

The 2017 Foreclosure Report is attached. As of April 26th, this year's list includes twenty six (26) parcels subject to foreclosure proceedings by Tompkins County.

Parcels Recommended for Withholding from the 2017 Auction

- *Level Green Road*
Town of Caroline, 10 acres, Tax Parcel #29.-1-2.22,
This vacant parcel is located on Level Green Road across the street from Potato Hill State Forest. Based on its location in a key conservation corridor, we recommend withholding it from auction to pursue conservation options through the development of a forest conservation easement that includes requirements that timber harvest must be done according to a Forest Stewardship Plan. The property would then be sold subject to the easement. This could be a part of a larger conservation effort in the region.

Parcels Recommended for Inclusion in the Auction with Conditions

- *Slaterville Road 1 and 2*
Town of Caroline, 0.89 Acres and 0.09 Acres, Tax Parcel #s 8.-1-4.2 and 8.-1-68
These vacant floodplain parcels are located on Slaterville Road adjacent to Sixmile Creek. To help protect water quality and reduce flood risk we recommend selling the parcel at auction subject to a deed restriction that limits future development on the parcels, buffers the stream and protects the 100 year floodplain.
- *1675 Danby Road*
Town of Danby, 54.35 Acres, Tax Parcel #7.-1-48.122
This commercial junkyard on Danby Road contains a perennial tributary to Buttermilk Creek. To help protect water quality we recommend selling the parcel at auction subject to a deed restriction or easement that buffers the stream 100 feet on both sides.
- *Southworth Road*
Town of Dryden, 20.08 Acres, Tax Parcel #48.-1-77.33
This vacant rural parcel in the Town of Dryden sits adjacent to land containing the Virgil Creek Flood Control Structure. It further contains a section of Virgil Creek and the Fall Creek Natural Features Focus Area. To help protect water quality we recommend selling the parcel at auction subject to deed restriction which establishes a formal riparian buffer that prohibits development in the northern portion of the parcel.
- *1920 Slaterville Road*
Town of Dryden, 15.13 Acres Tax Parcel #73.-2-4.2
This commercial property contains steep slopes, falls within the Sixmile Creek Natural Features Focus Area and contains a protected stream within the Cooks Corner Gully Unique Natural Area (UNA-157). To help protect water quality and the natural features of the site we recommend including the parcel in the auction subject to deed restriction that buffers the creek 100 feet along its northwest boundary.

Budget Implications

Delaying sale of the Level Green Road parcel will result in removal of the land from the tax rolls for up to one year and could result in the following the delay in payment of approximately \$750 in taxes over the year. The County would be responsible for paying the portion which is owed to the School District, Town and Village during this time period.

Contact

Scott Doyle at 274-5560 or sdoyle@tom-pkins-co.org. Please contact me if you would any added information related to the 2016 Foreclosure Report.

Attachments

- 2017 Foreclosure Report
- Maps of Level Green Road Parcel
- Maps of Slaterville Road Parcels
- Maps of 1675 Danby Road Parcel
- Maps of Southworth Road Parcel
- Maps of 1920 Slaterville Road Parcel