

Authorities Budget Office

JUN 25 2024



Thruway
Authority

KATHY HOCHUL
Governor

JOANNE M. MAHONEY
Chair

RECEIVED

FRANK G. HOARE, ESQ.
Executive Director

June 11, 2024

Honorable Thomas P. DiNapoli, State Comptroller
NYS Office of the State Comptroller
110 State Street
Albany, NY 12236

Honorable Robert G. Ort
Minority Leader
New York State Senate
Capitol Building, Room 315
Albany, NY 12247

Blake G. Washington, Director of the Budget
NYS Division of Budget
State Capitol
Albany, NY 12241

Honorable William A. Barclay
Minority Leader
New York State Assembly
Legislative Office Building, Room 933
Albany, NY 12248

Honorable Andrea Stewart-Cousins
President Pro Tempore and Majority Leader
New York State Senate
188 State Street
Legislative Office Building, Room 907
Albany, NY 12247

Jeffrey H. Pearlman
Director, Authorities Budget Office
P.O. Box 2076
Albany, NY 12220-0076

Honorable Carl E. Heastie
Speaker
New York State Assembly
Legislative Office Building, Room 932
Albany, NY 12248

Jeanette M. Moy
Commissioner of General Services
NYS Office of General Services
36th FL. Corning Tower, Empire State Plaza
Albany, NY 12242

Re: Disposal of Real Property to the County of Rockland

To the Above Addressees:

Pursuant to section 2897, subdivision (6)(d)(i)(B) of the Public Authorities Law, enclosed herewith, relative to the above-captioned matter, is an Explanatory Statement of Circumstances of Disposal by Negotiation. At its meeting held on June 11, 2024, the Authority Board authorized the transfer of the subject property to the County of Rockland.

Please contact me at (518) 436-2840 if you have any questions.

Sincerely,

Joseph P. Igoe
First Deputy General Counsel

DRAFT COPY (12/20/2023)

**EXPLANATORY STATEMENT CIRCUMSTANCES OF DISPOSAL BY NEGOTIATION OF REAL
PROPERTY REFERENCE NO. TN22-2, UNDER THE JURISDICTION OF THE NEW YORK STATE
THRUWAY AUTHORITY, TO THE COUNTY OF ROCKLAND**

Introduction:

Public Authorities Law section 2897, subsection (6)(d)(i)(B) of the Public Authorities Law (hereinafter, "PAL") requires that an explanatory statement be prepared of the circumstances of each disposal by negotiation by a public authority of "any real property that has an estimated fair market value in excess of one hundred thousand dollars."

1. Description of the parties involved in the property transaction: New York State Thruway Authority (Authority) and the County of Rockland (County).

2. Justification for disposing of property by negotiation: Pursuant to PAL §2897(6)(c)(v), the Authority is permitted to dispose of real property by negotiation when the requirements of a less than fair market value transaction pursuant to PAL §2897(7) are met.

The proposed transaction is a less than fair market value transfer, the transferee is a government or other public entity, and the terms and conditions of the transfer require that the ownership and use of the asset will remain with the government or any other public entity. The Authority has no current or foreseeable future need for the Property. Transfer to Rockland County will provide Rockland County with clear title for all portions of the new Rockland County Highway Department Facility.

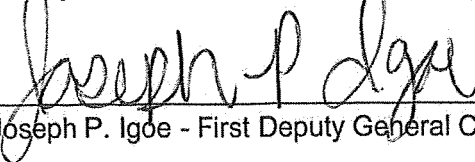
3. Identification of Property, including its location: The Subject Property, shown on the map attached hereto as Exhibit I, is an irregular configured landlocked parcel improved with an asphalt parking and circulation area, curbing, storm drains, landscaping and slope stabilization materials and is located within the new County Facility located at 26 Scotland Hill Road, Chestnut Ridge, NY 10977. It is situated adjacent and north of the on/off ramps for Thruway Interchange 14A (Garden State Connector) near mile post 23.4± of the Thruway mainline (Hudson Section- I-87/I-287) in the Village of Chestnut Ridge and the Towns of Ramapo and Clarkstown in the County of Rockland.

4. Estimated fair market value of the property: \$725,000

5. Proposed sale price of the property: \$1-payment waived.

6. Size of the Property: 2.225± acres

7. Expected date of sale of property: 3rd Quarter of 2024



Joseph P. Igoe - First Deputy General Counsel

Date: June 11, 2024

NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

NYS THRUWAY
THE HUDSON SECTION
SUBDIVISION NO. 8A

MAP NO. 1613-C
PARCEL NO. 1618
SHEET 1 OF 6 SHEETS

MAP REFERENCE INFORMATION

Portion of NYS Thruway Acquisition Maps:
Map No. 1353 Parcel No. 1353 filed in the Rockland County Clerk's Office on 04/17/1957
Map No. 1354 Parcel No. 1354 filed in the Rockland County Clerk's Office on 09/14/1956
Map No. 1354 Parcel No. 1416 filed in the Rockland County Clerk's Office on 09/14/1956
Map No. 1325 Parcel No. 1325 filed in the Rockland County Clerk's Office on 04/26/1957

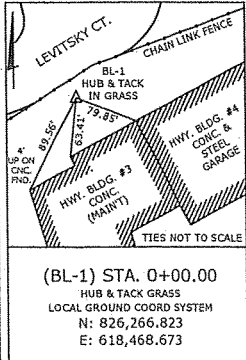
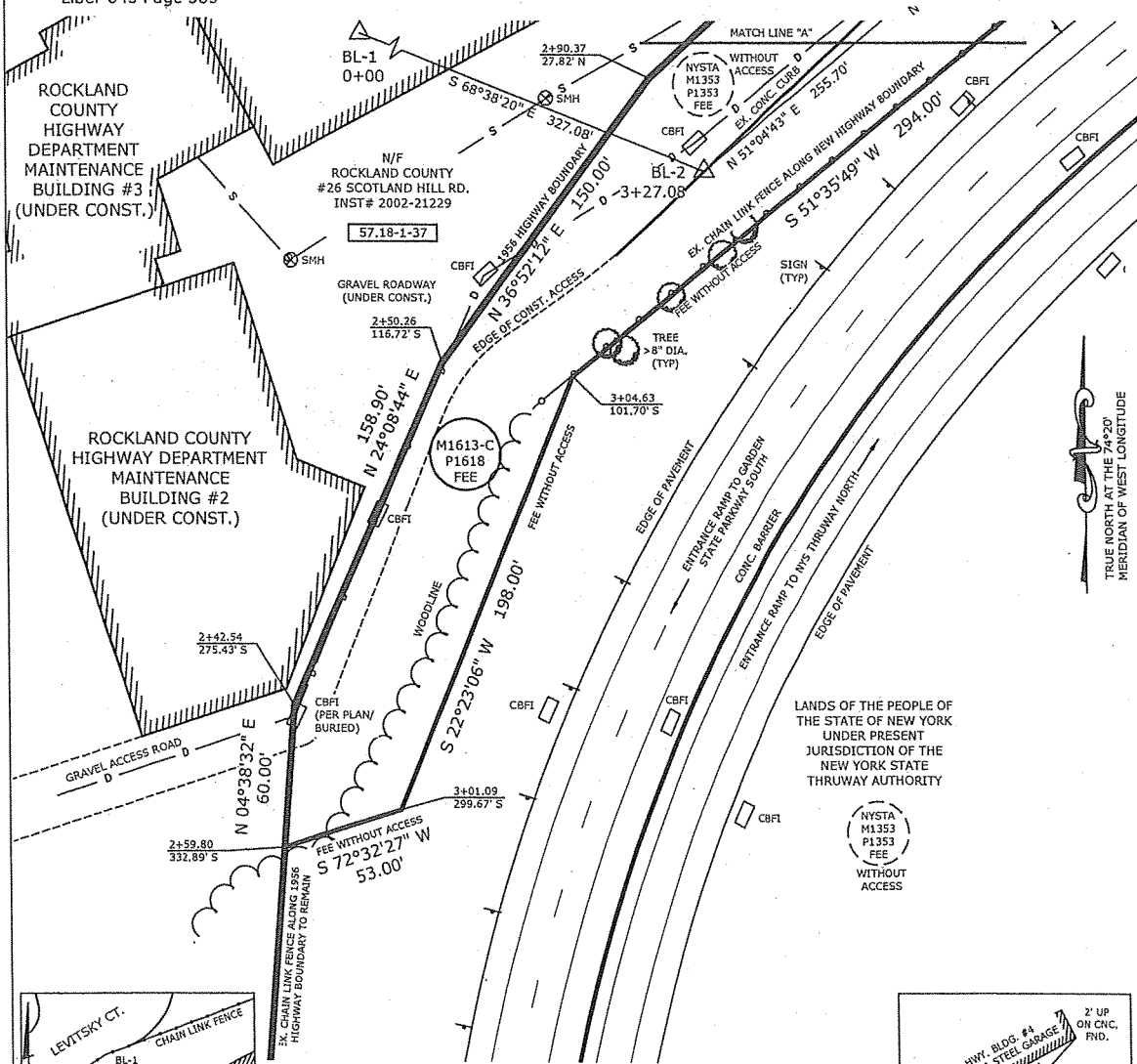
Parcel Locator Point:
Parcel No: 1618
N: 826215.45
E: 618644.39

Inst: Liber 681 Page 053
Liber 645 Page 565

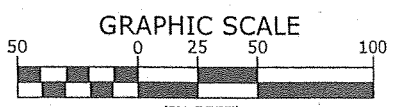
LANDS OF THE PEOPLE OF THE
STATE OF NEW YORK
UNDER PRESENT JURISDICTION OF
THE NYS THRUWAY AUTHORITY

PARCEL SUMMARY:

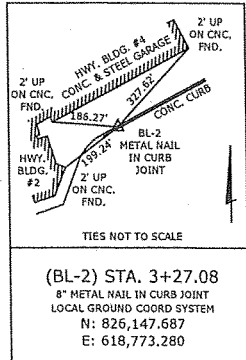
Type: Conveyance
Portion of NYS Thruway
Right of Way
Towns of Ramapo & Clarkstown
County of Rockland
State of New York
Tax Map Portion of 57.18-1-37
& 57.18-3-2



(BL-1) STA. 0+00.00
HUB & TACK GRASS
LOCAL GROUND COORD SYSTEM
N: 826,266.823
E: 618,468.673



Continued on Sheet No. 2



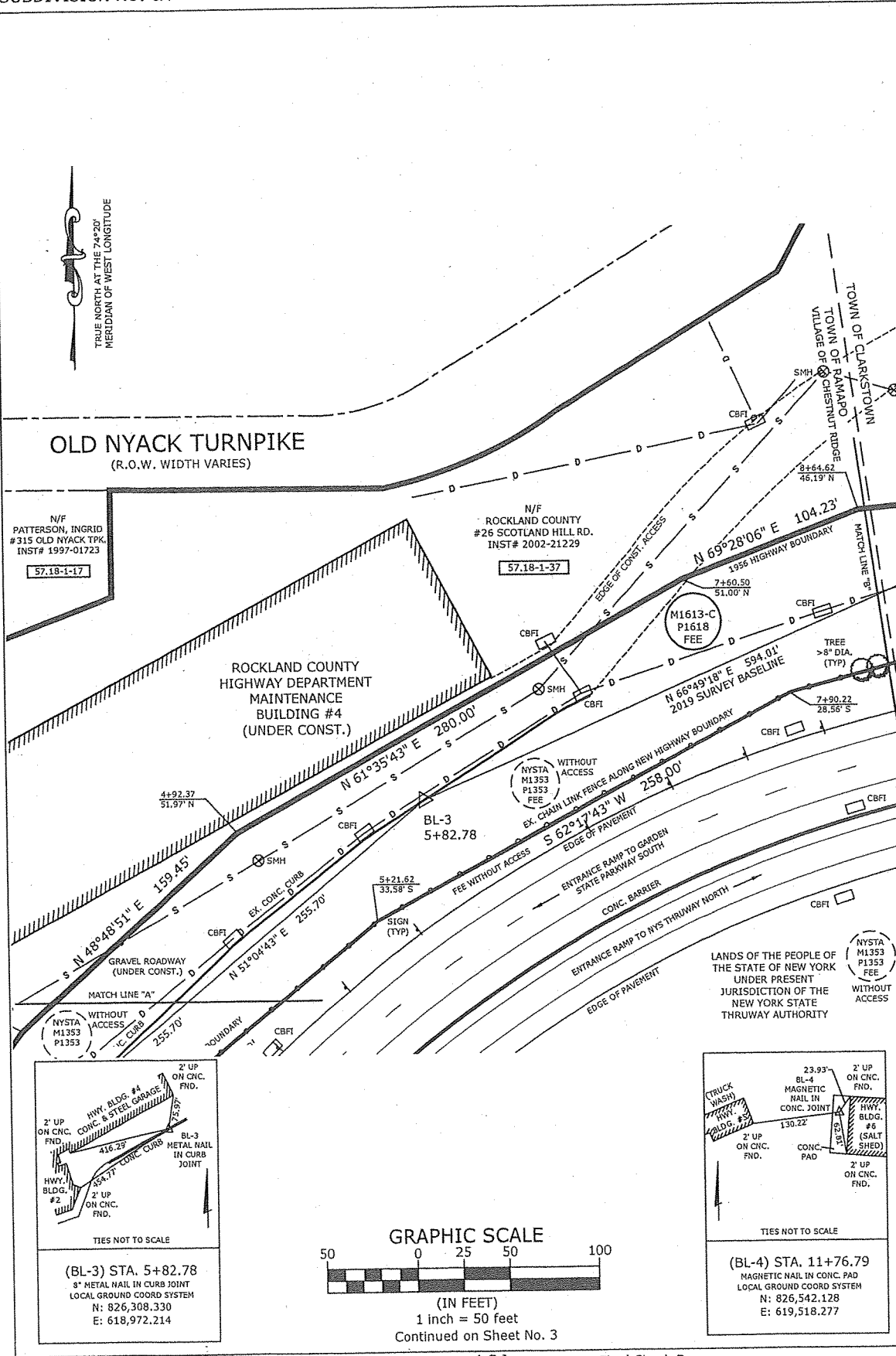
(BL-2) STA. 3+27.08
8" METAL NAIL IN CURB JOINT
LOCAL GROUND COORD SYSTEM
N: 826,147.687
E: 618,773.280

File Name: C:\Land Projects\3\Onsh\Occupancy Permits\NYS to COR FEE for Future Hwy Site Survey.dwg

NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

NYS THRUWAY
THE HUDSON SECTION
SUBDIVISION NO. 8A

MAP NO. 1613-C
PARCEL NO. 1618
SHEET 2 OF 6 SHEETS



N/F
PATTERSON, INGRID
#315 OLD NYACK TPK.
INST# 1997-01723
57.18-1-17

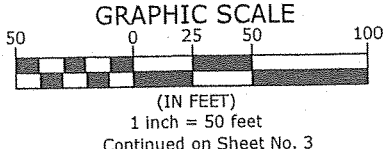
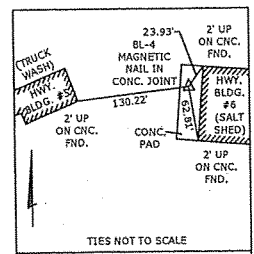
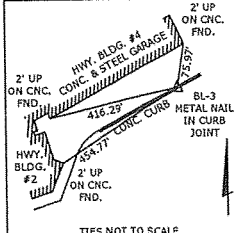
N/F
ROCKLAND COUNTY
#26 SCOTLAND HILL RD.
INST# 2002-21229
57.18-1-37

ROCKLAND COUNTY
HIGHWAY DEPARTMENT
BUILDING #4
(UNDER CONST.)

NYSTA
M1353
P1353
WITHOUT
ACCESS

NYSTA
M1353
P1353
FEE
WITHOUT
ACCESS

NYSTA
M1353
P1353
FEE
WITHOUT
ACCESS
LANDS OF THE PEOPLE OF
THE STATE OF NEW YORK
UNDER PRESENT
JURISDICTION OF THE
NEW YORK STATE
THRUWAY AUTHORITY



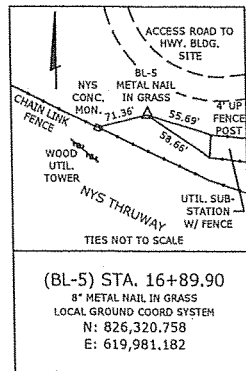
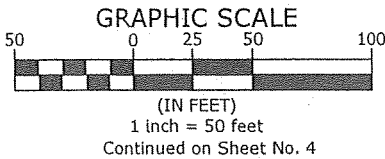
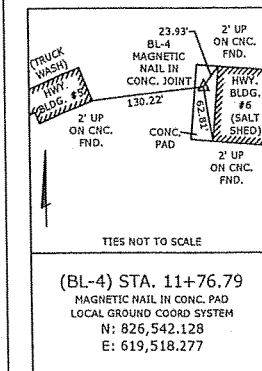
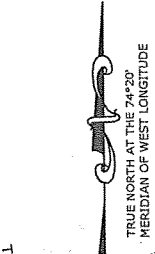
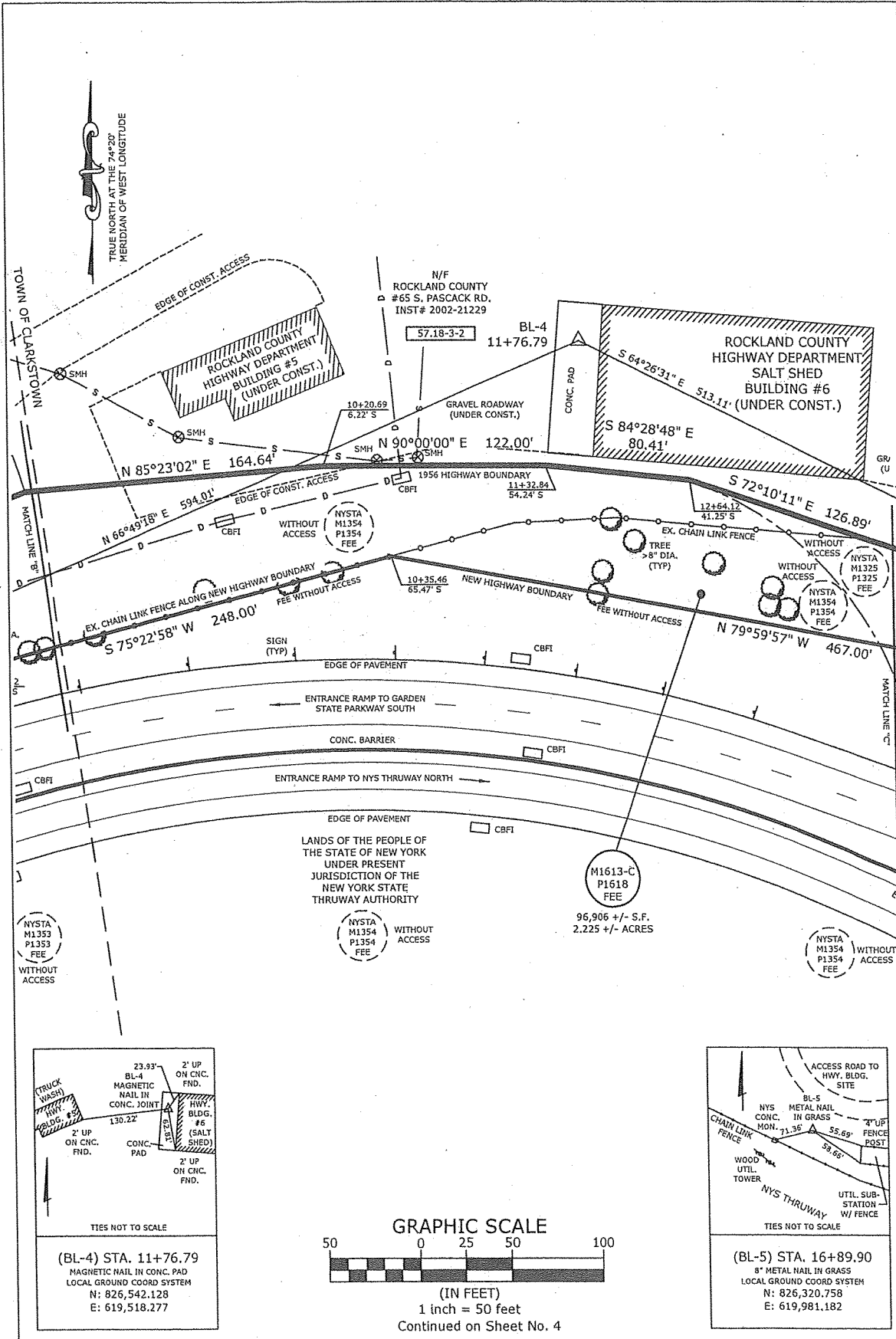
Prepared By M.P.M. Checked By A.S.J. Final Check By

File Name: C:\Land Protects 3\Onsh\Occupancy Permit\NYS to COR FEE for Future Hwy Site Survey.dwg

NEW YORK STATE THRUWAY AUTHORITY CONVEYANCE MAP

NYS THRUWAY
THE HUDSON SECTION
SUBDIVISION NO. 8A

MAP NO. 1613-C
PARCEL NO. 1618
SHEET 3 OF 6 SHEETS

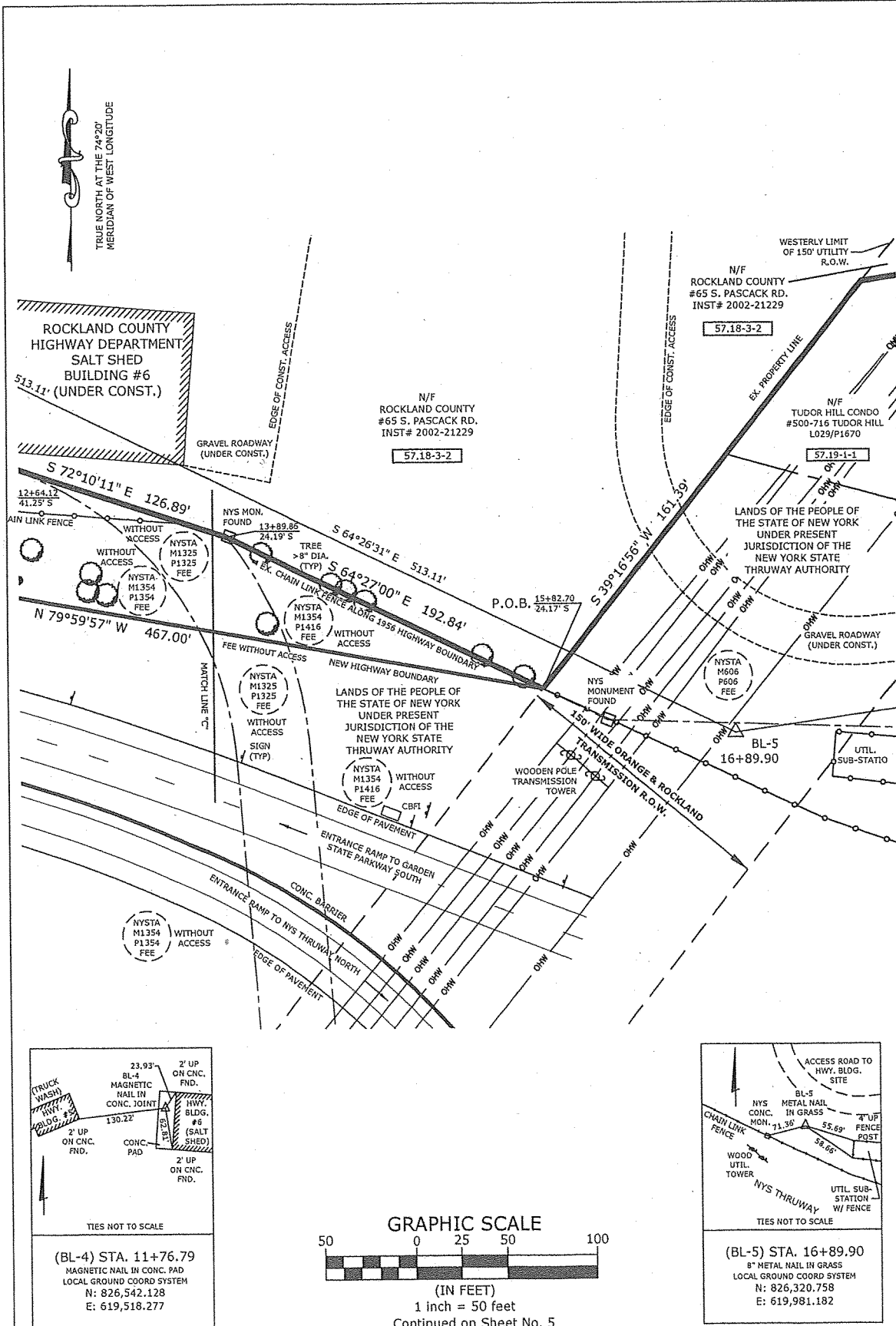


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NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

NYS THRUWAY
THE HUDSON SECTION
SUBDIVISION NO. 8A

MAP NO. 1613-C
PARCEL NO. 1618
SHEET 4 OF 6 SHEETS



ROCKLAND COUNTY
HIGHWAY DEPARTMENT
SALT SHED
BUILDING #6
513.11' (UNDER CONST.)

N/F
ROCKLAND COUNTY
#65 S. PASCACK RD.
INST# 2002-21229
57.18-3-2

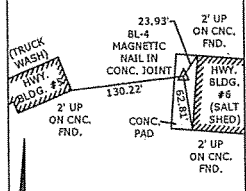
N/F
ROCKLAND COUNTY
#65 S. PASCACK RD.
INST# 2002-21229
57.18-3-2

N/F
TUDOR HILL CONDO
#500-716 TUDOR HILL
L029/P1670
57.19-1-1

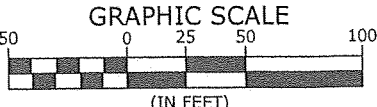
LANDS OF THE PEOPLE OF
THE STATE OF NEW YORK
UNDER PRESENT
JURISDICTION OF THE
NEW YORK STATE
THRUWAY AUTHORITY

LANDS OF THE PEOPLE OF
THE STATE OF NEW YORK
UNDER PRESENT
JURISDICTION OF THE
NEW YORK STATE
THRUWAY AUTHORITY

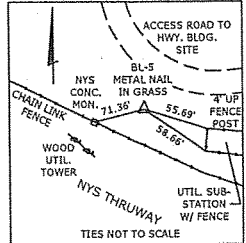
BL-5
16+89.90



(BL-4) STA. 11+76.79
MAGNETIC NAIL IN CONC. PAD
LOCAL GROUND COORD SYSTEM
N: 826,542.128
E: 619,518.277



Continued on Sheet No. 5



(BL-5) STA. 16+89.90
8\"/>

Prepared By M.P.M. Checked By A.S.J. Final Check By

File Name: C:\Land Protects 3\Onsh\Occupancy Permit\NYS to COR FEE for Future Hhw Site Survey.dwg

NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

NYS THRUWAY
THE HUDSON SECTION
SUBDIVISION NO. 8A

MAP NO. 1613-C
PARCEL NO. 1618
SHEET 5 OF 6 SHEETS

All that certain piece or parcel of property hereinafter designated as Parcel No. 1618, situate in the Towns of Ramapo & Clarkstown, County of Rockland and State of New York, as shown on the accompanying Map No. 1613-C and described as follows:

PARCEL NO. 1618

Beginning from a point being S 39°16'56" W 161.39' from the southwest corner of lands of Tudor Hill Condominium known as Tax lot 57.19-1-1, said point being 24.17 feet distant southwesterly, measured at right angles from Station 15+82.70 of the hereinafter described survey baseline; thence through the property of the People of the State of New York the following six courses and distances:

(1) North 79°59'57" West, 467.00 feet to a point 65.47 feet southerly, measured at right angles from Station 10+35.46 of said baseline; (2) South 75°22'58" West, 248.00 feet to a point 28.56 feet southeasterly, measured at right angles from Station 7+90.22 of said baseline; (3) South 62°17'43" West, 258.00 feet to a point 33.58 feet southeasterly, measured at right angles from Station 5+21.62 of said baseline; (4) South 51°35'49" West, 294.00 feet to a point 101.70 feet southeasterly, measured at right angles from Station 3+04.63 of said baseline; (5) South 22°23'06" West, 198.00 feet to a point 299.67 feet southeasterly, measured at right angles from Station 3+01.09 of said baseline; (6) South 72°32'27" West, 53.00 feet to a point on the easterly line of the lands of County of Rockland known as Tax lot #57.18-1-37, the last mentioned point being 332.89 feet southeasterly, measured at right angles from Station 2+59.80 of said baseline which comprise the southern boundary of the parcel and is conveyed without the right of access; thence along the original State Highway boundary and the existing southerly boundary of Tax lot #57.18-1-37 the following eleven courses and distances; (1) N 04°38'32" East, 60.00 feet to a point 275.43 feet southeasterly, measured at right angles from Station 2+42.54 of said baseline; (2) North 24°08'44" East, 158.90 feet to a point 116.72 feet southeasterly, measured at right angles from Station 2+50.26 of said baseline; (3) North 36°52'12" East, 150.00 feet to a point 27.82 feet northeasterly, measured at right angles from Station 2+90.37 of said baseline; (4) North 48°48'51" East, 159.45 feet to a point 51.97 feet northeasterly, measured at right angles from Station 4+92.37 of said baseline; (5) North 61°35'43" East, 280.00 feet to a point 51.00 feet northeasterly, measured at right angles from Station 7+60.50 of said baseline; (6) North 69°28'06" East, 104.23 feet to a point 46.19 feet northeasterly, measured at right angles from Station 8+64.62 of said baseline; (7) North 85°23'02" East, 164.64 feet to a point 6.22 feet southeasterly, measured at right angles from Station 10+20.69 of said baseline; (8) North 90°00'00" East, 122.00 feet to a point 54.24 feet southeasterly, measured at right angles from Station 11+32.84 of said baseline; (9) South 84°28'48" East, 80.41 feet to a point 41.25 feet southeasterly, measured at right angles from Station 12+64.12 of said baseline; (10) South 72°10'11" East, 126.89 feet to a point 24.19 feet southeasterly, measured at right angles from Station 13+89.86 of said baseline; (11) South 64°27'00" East, 192.84 feet to a point 24.17 feet southeasterly, measured at right angles from Station 15+82.70 of said baseline to the point of beginning, being 96,906 square feet or 2.225 acres more or less.

Being a portion of the property acquired in fee by virtue of Parcels No. 1353 of Map No. 1353, Parcel No. 1354 of Map No. 1354 and Parcel No. 1416 of Map No. 1354, which maps were filed in the Office of the Clerk of Rockland County on September 14, 1956 & April 17, 1957, and being a portion of Parcel No. 1325 of Map No. 1325 which was filed in the Office of the Clerk of Rockland County on April 26, 1957.

Access to the property is strictly prohibited along its southern boundary, the courses and distances of which are described hereinabove. Access, therefore, is permitted across all other courses and distances and boundaries described hereinabove. There is no access to the property from the Thruway.

The above mentioned survey baseline is a portion of the 2019 survey baseline for the construction of the Rockland County Highway Department Capital Project No. 3414 Highway Department/Emergency Operations Facility as shown on a map and plan on file in the Office of the Rockland County Highway Department and described as follows:

Beginning at Station (BL-1) 0+00; running thence S 68°38'20" E to Station (BL-2) 3+27.08; thence N 51°04'43" E to Station (BL-3) 5+82.78; thence N 66°49'18" E to Station (BL-4) 11+76.79; thence S 64°26'31" E to Station (BL-5) 16+89.90.

All bearings referred to True North at the 74°20' Meridian of West Longitude.

Continued on Sheet No. 6

Prepared By M.P.M. Checked By A.S.J. File Name: C:\land Projects 3\Onsh\Occupancy Permit\NYS to COR FEE for Future Hwy Site Survey.dwg

File Name: C:\land Projects 3\Onsh\Occupancy Permit\NYS to COR FEE for Future Hwy Site Survey.dwg

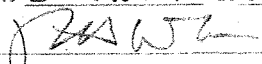
NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

NYS THRUWAY
THE HUDSON SECTION
SUBDIVISION NO. 8A

MAP NO. 1613-C
PARCEL NO. 1618
SHEET 6 OF 6 SHEETS

I hereby certify that the property
mapped above is not necessary for
the Authority's corporate purposes.

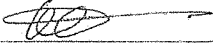
Date December 12 20 23


Richard W. Lee, P.E.
Chief Engineer, New York State
Thruway Authority



APPROVED BY:


Date Nov 21 20 23


Charles H. Vezzetti
Superintendent of Highways
Chairman, Drainage Agency
23 New Hempstead Road, New City, New York

"Unauthorized alteration of a survey
map bearing a licensed land
surveyor's seal is a violation of the
New York State Education Law."

I hereby certify that this is an
accurate map made from an
accurate survey under my direction.

Date Nov 21 20 23


Mark Mahoney, Land Surveyor
P.L.S. License No. 050662

Map No. 1613-C
Parcel No. 1618

NEW YORK STATE THRUWAY AUTHORITY
FOR CONVEYANCE OF PROPERTY

Total Area = 96,906 +/- S.F.
or 2.225 +/- Acres

NEW YORK STATE THRUWAY
HUDSON SECTION
SUBDIVISION NO. 8A
PROPERTY TO BE QUIT CLAIMED

THE ORIGINAL MAP IS HEREBY OFFICIALLY FILED IN THE OFFICE OF THE NEW YORK STATE THRUWAY AUTHORITY.

Date Dec 12 20 23

Prepared By

M.P.M.

Checked By

A.S.J.

Final Check By

File Name: C:\Land Projects\3\Onsh\Occupancy Permits\NYS to COR FEE for Future Hwy Site Survey.dwg