



**Thruway  
Authority**

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Governor

**JOANNE M. MAHONEY**  
Chair

**MATTHEW J. DRISCOLL**  
Executive Director

October 18, 2021

**RECEIVED**  
**OCT 27 2021**  
**Authorities Budget Office**

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State Comptroller  
NYS Office of the State Comptroller  
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Albany, NY 12236

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Speaker  
New York State Assembly  
LOB 932  
Albany, NY 12248

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New York State Division of the Budget  
State Capitol  
Albany, NY 12241

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Minority Leader  
New York State Assembly  
LOB Office 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

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NYS Office of General Services  
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Plaza  
Albany, NY 12242

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

Director  
State of New York Authorities Budget Office  
PO Box 2076  
Albany, NY 12220-0076

**Re: Disposal of Real Property to Greene County**

To the Above Addressees:

Pursuant to section 2897, subdivision (6)(d)(i)(A) 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 September 20, 2021 the Thruway Authority Board authorized the transfer of the Property to Greene County.

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

Sincerely,

Frank G. Hoare  
General Counsel

Enclosure

**EXPLANATORY STATEMENT OF CIRCUMSTANCES OF DISPOSAL BY NEGOTIATION OF REAL PROPERTY TO GREENE COUNTY, NEW YORK**

***Introduction:***

Public Authorities Law ("PAL") section 2897, subdivision (6)(d)(i)(B) 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. In this instance, Real Property Reference No. TA18-1 (hereinafter, "Subject Property") has an estimated fair market value that is in excess of such threshold relative to a proposed disposal by sale.

**1. Description of the parties involved in the property transaction:** New York State Thruway Authority and Greene County, New York.

**2. Justification for disposing of property by negotiation:**

Pursuant to PAL §2897 (6)(c)(iv), the Authority is permitted to negotiate a disposal of real property if "the disposal will be to the state or a political subdivision, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation." Inasmuch as: (1) the Applicant is a municipal corporation in the state of New York and, therefore, a political subdivision of such state; and (2) the Applicant will be giving monetary consideration to the Authority that exceeds the fair market value of the Subject Property, such negotiation meets the statutory criteria.

**3. Identification of property, including its location:**

The Subject Property, shown on the map attached hereto as Exhibit I, is an irregularly configured parcel consisting of primarily vacant land improved with a small parking lot and small visitor center building; is situated at the off ramp at Interchange 21 and County Route 23B; and has an area of 2.216± acres.

Greene County seeks to purchase the Subject Property for fair market value from the Authority and develop the Subject Property with an adjacent 4.698± acre parcel owned by the Greene County IDA to be marketed for economic development.

**4. Estimated fair market value of the property:** \$421,100

**5. Proposed sale price of the property:** \$421,100

**6. Size of the property:** Please refer to Item 3

**7. Expected date of sale of property:** 1<sup>st</sup> Quarter of 2022



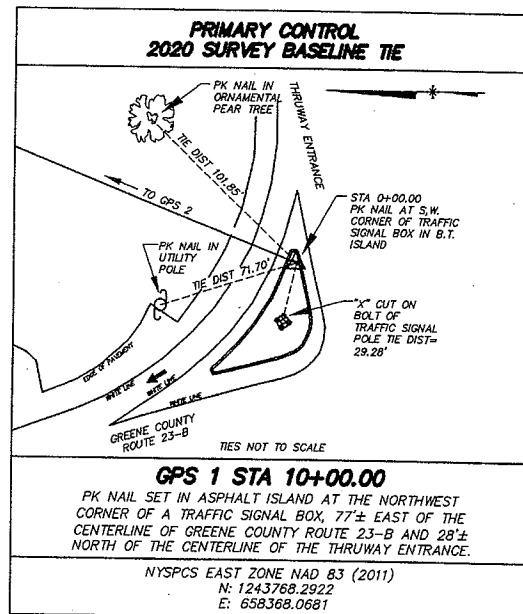
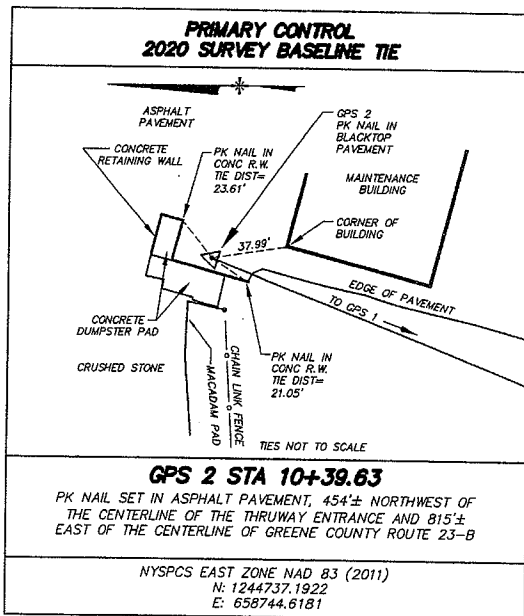


All that piece or parcel of property hereinafter designated as Parcel 467, situate in the Town of Catskill, County of Greene, State of New York, as shown on the accompanying map.

Being a portion of property acquired in fee without the right of access by virtue of Map No. 140 Parcel No. 140, which map was filed in the Office of the New York State Thruway Authority on Dec. 4th, 1952 and in the Office of the of the Clerk of Greene County on February 19, 1953.

Also being a portion of property acquired in fee without the right of access by virtue of Map No. 147 Parcel No. 150, which map was filed in the Office of the New York State Thruway Authority on Dec. 4th, 1952 and in the Office of the of the Clerk of Greene County on February 19, 1953.

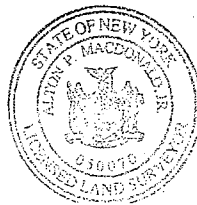
Also being a portion of property acquired in fee by virtue of Map No. 151 Parcel No. 154, which map was filed in the Office of the New York State Thruway Authority on March 16, 1953 and in the Office of the Clerk of Greene County on March 18, 1953.



I hereby certify that the real property shown hereon is not necessary for the Authority's corporate purposes.

Date September 3, 2020

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



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 performed under my direction.

Date Sept 2 2020

Alton P. MacDonold, Jr.  
P.L.S. License No. 050070

Map No. 404  
Parcel No. 467

NEW YORK STATE THRUWAY AUTHORITY  
FOR CONVEYANCE OF PROPERTY

NEW YORK STATE THRUWAY  
CATSKILL SECTION  
SUBDIVISION NO. 7  
PROPERTY TO BE QUIT CLAIMED

Total Area = 96,516± SQ. FT.  
or 2.216 Acres

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

Date SEPTEMBER 4 2020