

Authorities Budget Office



FEB 20 2025

KATHY HOCHUL
Governor

JOANNE M. MAHONEY
Chair

FRANK G. HOARE, ESQ.
Executive Director

RECEIVED

February 13, 2025

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

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

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

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

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

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

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

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 Town of New Paltz

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 January 15, 2025, the Authority Board authorized the transfer of the subject property to the Town of New Paltz.

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

Sincerely,

A handwritten signature in cursive script that reads "Donna K. Hintz".

Donna K. Hintz
Deputy General Counsel

**EXPLANATORY STATEMENT CIRCUMSTANCES OF DISPOSAL BY NEGOTIATION OF REAL
PROPERTY REFERENCE NO. TN23-1, UNDER THE JURISDICTION OF THE NEW YORK STATE
THRUWAY AUTHORITY, TO THE TOWN OF NEW PALTZ**

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 Town of New Paltz (Town).

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. This is an Authority-initiated disposal and the Town will likely use the parcel for conservancy or as a public park.

3. Identification of Property, including its location: The Subject Property is an irregularly shaped, vacant, unimproved parcel comprising 11.738± acres. It is situated opposite the on/off ramps at Interchange 18 of the Catskill Section of the Thruway Mainline (Interstate 87) and is north of NY Route 299 (including a portion of the Empire State Trail) and west of Old Route 299, a town road, near Mile Post 76.45 in the Town of New Paltz, County of Ulster as shown on the attached aerial site sketch attached hereto as Exhibit I.

4. Estimated fair market value of the property: \$490,000

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

6. Size of the Property: 11.738± acres

7. Expected date of sale of property: 3rd Quarter of 2025



Donna K. Hintz - Deputy General Counsel

Date: 2/13/25

NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

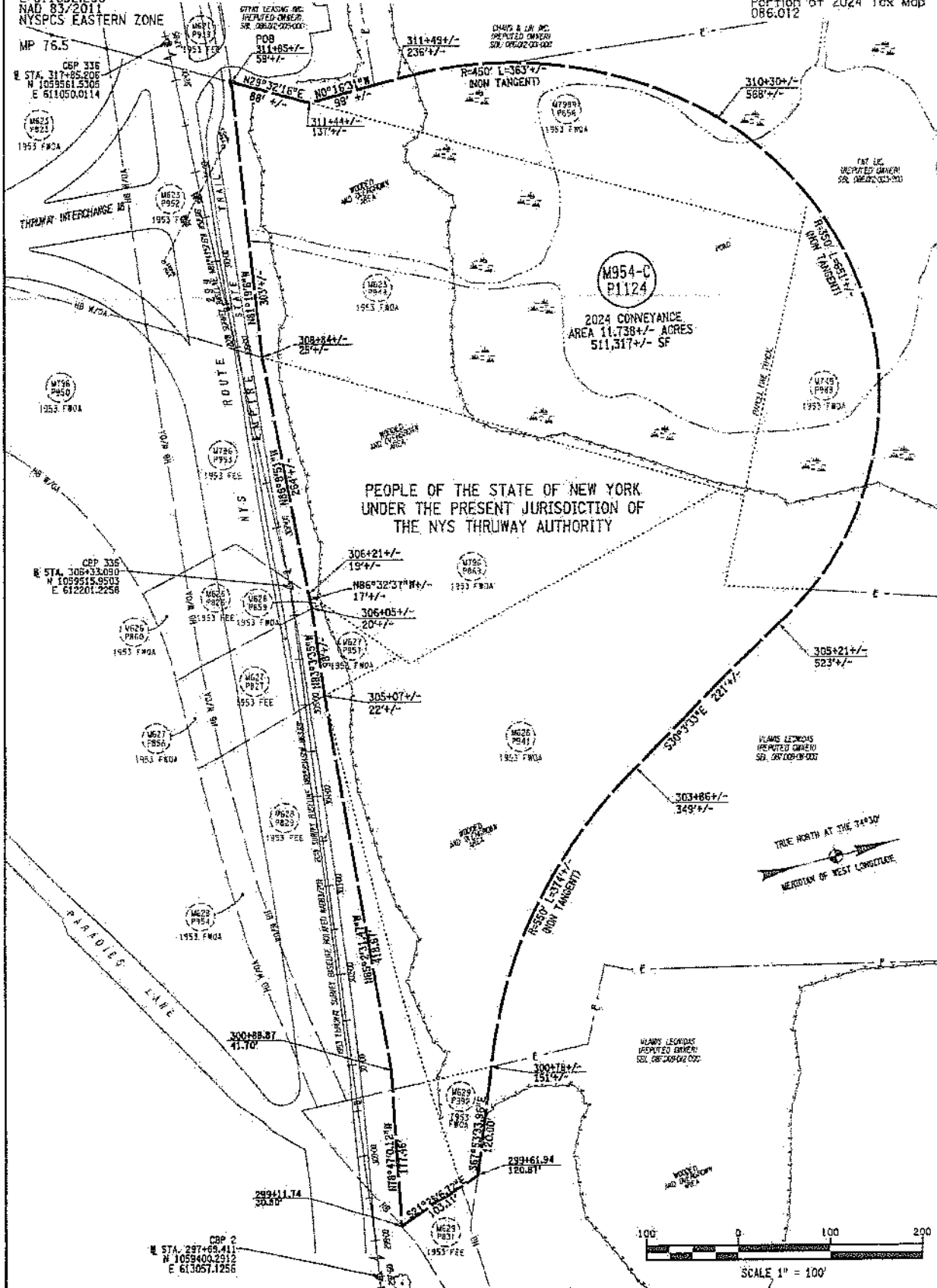
MAP NO. 954-C
PARCEL NO. 1124
SHEET 1 OF 3 SHEETS

NEW YORK STATE THRUWAY
THE CATSKILL SECTION SUBDIVISION 4

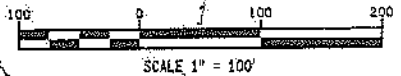
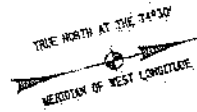
MAP REFERENCE INFORMATION:
Parcel No. 1124
MAPS AND PARCELS SEE SHEET 2
Parcel Locator Points:
N 1059596.878
E 611652.290
NAD 83/2011
NYSPCS EASTERN ZONE

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

PARCEL SUMMARY
Type: CONVEYANCE
Town of New Paltz
County of Ulster
Portion of 2024 Tax Map
086.012



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



NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

NEW YORK STATE THRUWAY
THE CATSKILL SECTION SUBDIVISION 4

MAP NO. 954-C
PARCEL NO. 1124
SHEET 2 OF 3 SHEETS

All that piece of parcel of property hereinafter designated as Parcel No. 1124 situated in the Town of New Paltz, County of Ulster, and State of New York, as shown on the accompanying map described as follows:

BEGINNING at a point on the northerly boundary of the existing Highland-New Paltz highway at the intersection of the said boundary with the division line between the property of The People of the State of New York under Present Jurisdiction of The New York State Thruway Authority, The Catskill Section, Subdivision 4, on the East and the property of GTYNY Leasing, Inc. (reputed owner) on the West, said point being 59± feet distant northerly, measured at right angles, from station 311+85± of the hereinafter described survey baseline for the reconstruction of the Highland-New Paltz, State Highway No. 1536; thence through the property of The People of the State of New York Under Present Jurisdiction of The New York state Thruway the following fourteen (14) courses and distances:

- (1) North 29°-32'-16" East, 88± feet to a point 137± feet distant northerly, measured at right angles, from station 311+44±;
- (2) North 0°-16'-31" West, 99± feet to a point of curvature being 236± feet distant northerly, measured at right angles, from station 311+49±;
- (3) On a curve to the right, having a radius of 450 feet an arc length of 363± feet to a point of compound curvature, 568± feet measured at right angles, from station 310+30±;
- (4) On a curve to the right, having a radius of 350 feet an arc length of 651± feet to a point 523± feet measured at right angles, from station 305+21±;
- (5) South 30°-3'-33" East, 221± feet to a point of curvature, being 349± feet distant northerly, measured at right angles, from station 303+86±;
- (6) On a curve to the left, having a radius of 550 feet an arc length of 374± feet to a point 151± feet measured at right angles, from station 300+78±;
- (7) South 67°-53'-33.96" East 120.00 feet to a point 120.87 feet distant northerly, measured at right angles, from station 299+61.94;
- (8) South 21°-26'-6.72" East, 103.11 feet to a point 30.80 feet distant northerly, measured at right angles, from station 299+11.74;
- (9) North 78°-47'-0.12" West, 177.46 feet to a point 41.70 feet distant northerly, measured at right angles, from station 300+88.87;
- (10) North 85°-2'-31.47" West, 418.67 feet to a point 22± feet distant northerly, measured at right angles, from station 305+07±;
- (11) North 83°-3'-35" West, 98± feet to a point 20± feet distant northerly, measured at right angles, from station 306+05±;
- (12) North 86°-32'-37" West, 17± feet to a point 19± feet distant northerly, measured at right angles, from station 306+21±;
- (13) North 86°-8'-51" West, 264± feet to a point 25± feet distant northerly, measured at right angles, from station 308+84±;
- (14) North 81°-19'-6" West a distance of 303± feet to the point and place of beginning; containing 511,317 square feet or 11.738 acres, more or less.

Being all of Map 623 Parcel 949, which map was filed in the Office of the Clerk of Ulster County on October 29, 1953; also being all of Map 799R Parcel 856, which map was filed in the Office of the Clerk of Ulster County on October 16, 1953; also being all of Map 749 Parcel 988, which map was filed in the Office of the Clerk of Ulster County on January 18, 1953; also being all of Map 796 Parcel 869, which map was filed in the Office of the Clerk of Ulster County on November 5, 1953; also being all of Map 626 Parcel 859 which was filed in the Office of the Clerk of Ulster County on October 19, 1953; also being all of Map 627 Parcel 857, which map was filed in the Office of the Clerk of Ulster County on October 16, 1953; also being all of Map 628 Parcel 941, which map was filed in the Office of the Clerk of Ulster County on January 18, 1954; also being a portion of Map 629 Parcel 992, which map was filed in the Office of the Clerk of Ulster County on October 29, 1953, all acquired in fee without the right of access; also being a portion of Map 629 Parcel 831, which map was filed in the Office of the Clerk of Ulster County on December 28, 1954; also being a portion of Map 629 Parcel 829, which map was filed in the Office of the Clerk of Ulster County on January 18, 1954, which were acquired in fee for the New York State Thruway Catskill Section, Subdivision 4.

The right of access is fully prohibited along the Southerly boundary of Parcel 1124 along State Highway Route 299 namely the courses, North 78°-47'-0.12" West, 177.46 feet, North 85°-2'-31.47" West, 418.67 feet, North 83°-3'-35" West, 98± feet, North 86°-32'-37" West, 17± feet, North 86°-8'-51" West, 264±, North 81°-19'-6" West 303±/- feet. Access, therefore, is permitted across all other courses and distances and boundaries of Map 954-C, Parcel 1124.

The above mentioned survey baseline is a portion of the 2018 survey baseline for the reconstruction of the Highland-New Paltz, State Highway No. 1536, as shown on a map and plan on file in the Office of the State Department of Transportation and described as follows:

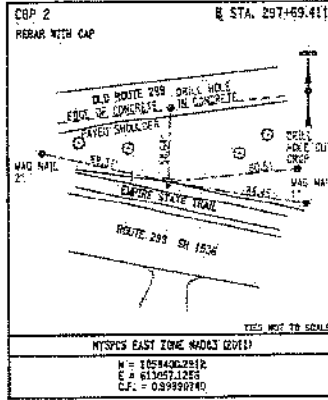
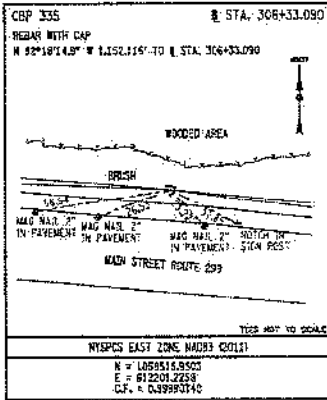
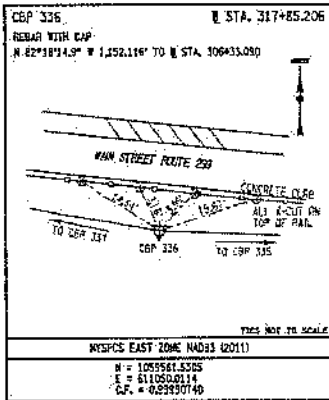
Beginning at Station 297+69.411; thence North 82°-18'-14.9" West to Station 306+33.090; thence North 87°-43'-57.6" West to Station 317+85.206.

All bearings referred to True North at the 74°-30' Meridian of West Longitude.

NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP

NEW YORK STATE THRUWAY
THE CATSKILL SECTION SUBDIVISION 4

MAP NO. 954-C
PARCEL NO. 1124
SHEET 3 OF 3 SHEETS



I hereby certify that the property mapped above is not necessary for New York State Thruway Authority purposes, and the Conveyance thereof is recommended.

Date: FEBRUARY 10 2025

[Signature]
Brent E. Howard, P.E., Chief Engineer
for the 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 map was prepared in accordance with current NYSDOT policies, standards and procedures.

Date: FEB 10 2025

[Signature]
Andrew Kosiba, Senior Land Surveyor
P.L.S. License No. 050831

NEW YORK STATE THRUWAY AUTHORITY
MAP FOR CONVEYANCE OF PROPERTY

NEW YORK STATE THRUWAY
MOHAWK SECTION
SUBDIVISION No. 4

PROPERTY TO BE QUITCLAIMED

TOTAL AREA 11.738 +/- ACRES
(511,317 +/- S.F.)

MAP NO. 954-C
PARCEL NO. 1124

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