

Authorities Budget Office



**Thruway
Authority**

FEB 02 2024

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Governor

JOANNE M. MAHONEY
Chair

FRANK G. HOARE
Acting Executive Director

January 29, 2024

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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. Robinson, 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 Town of Verona

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 29, 2024, the Authority Board authorized the transfer of the Property to the Town of Verona.

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

Sincerely,

Joseph P. Igoe
First Deputy General Counsel

**EXPLANATORY STATEMENT OF CIRCUMSTANCES OF DISPOSAL BY NEGOTIATION OF REAL
PROPERTY REFERENCE NO. TS23-3, UNDER THE JURISDICTION OF THE NEW YORK STATE
THRUWAY AUTHORITY, TO THE TOWN OF VERONA**

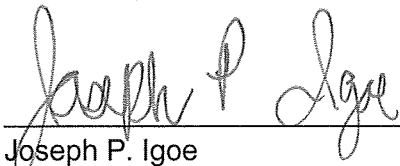
Introduction:

Public Authorities Law (“PAL”) section 2897, subsection (6)(d)(i)(B) requires an explanatory statement 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 Verona (Town).
2. **Justification for disposing of property by negotiation:** PAL § 2897(7)(a)(i) allows the Authority to negotiate a disposal of property that is less than fair market value if “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 Town is a government. The terms and conditions of the transfer will require that ownership and use of the Property will remain with the Town or other public entity.

The Authority originally conveyed the Subject Property to the Town pursuant to PAL §2897(6)(c)(iv), in 2017 for the then fair market value of \$1,077,000 to construct the Willow Place Connector Road. The deed to the Town contained a clause that if the road was not dedicated within 5 years of the conveyance, it would revert to the State. The road was not dedicated within the mandated timeframe and, therefore, the Subject Property is now under State ownership/Authority jurisdiction. Upon the Subject Property reverting to State ownership/Authority jurisdiction, the Authority subsequently entered negotiations to re-convey the Subject Property to the Town. Given that the Town already paid fair market value for the Subject Property in 2017, the Authority will re-convey the Subject Property to the Town for \$1 payment waived without any restrictions. The Subject Property will be used as a public thoroughfare between NY Route 365 and Willow Place in the Town of Verona and Oneida County.

3. **Identification of Property, including its location:** The Subject Property, shown on the map attached hereto as Exhibit I, is an irregular configured parcel consisting of vacant land with natural vegetation situated across from the Thruway mainline (I-90) on/off ramps at Interchange 33. It is east of Willow Place and west of NY Route 365 near mile post 253.2 in the Town of Verona, Oneida County, with an area of 2.699± acres.
4. **Estimated fair market value of the property:** \$540,000 (2023)
5. **Proposed sale price of the property:** \$1 payment-waived
6. **Size of the Property:** 2.699± acres
7. **Expected date of sale of property:** 1st Quarter of 2024



Joseph P. Igoe
First Deputy General Counsel

Date: 1/29/24

NEW YORK STATE THRUWAY AUTHORITY CONVEYANCE MAP

NEW YORK STATE THRUWAY AUTHORITY
MOHAWK SECTION - SUBDIVISION NO. 4

Map 482-C
Parcel 564
SHEET 1 OF 4 SHEETS

MAP REFERENCE INFORMATION:

Part of Lot #178 in the Late Oneda Reservation, New York State Thruway Authority Map No. 58 - Parcel No. 70 which map was filed with the New York State Thruway Authority on November 7, 1952 and in the Office of the Clerk of Oneda County on April 4, 1953 in Liber 1346 of Deeds at Page 359 and Parcel No. 72 of Map No. 60R1, which map was also filed with the New York State Thruway Authority on November 10, 1952 and in the Office of the Clerk of Oneda County on November 4, 1953 in Liber 1420 of Deeds at Page 77.

NEW YORK STATE THRUWAY AUTHORITY
CC D.L. 1346 P. 359
L. 1420 P. 77

PARCEL SUMMARY:

Type: CONVEYANCE
Portion of the lands of the New York State Thruway Authority
Town of Verona County of Oneda State of New York

T. Stone, LLC
(La Quinta Inns & Suites)
(Reputed Owner)
Instrument No. 2010-019683

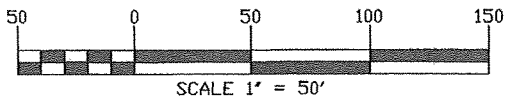
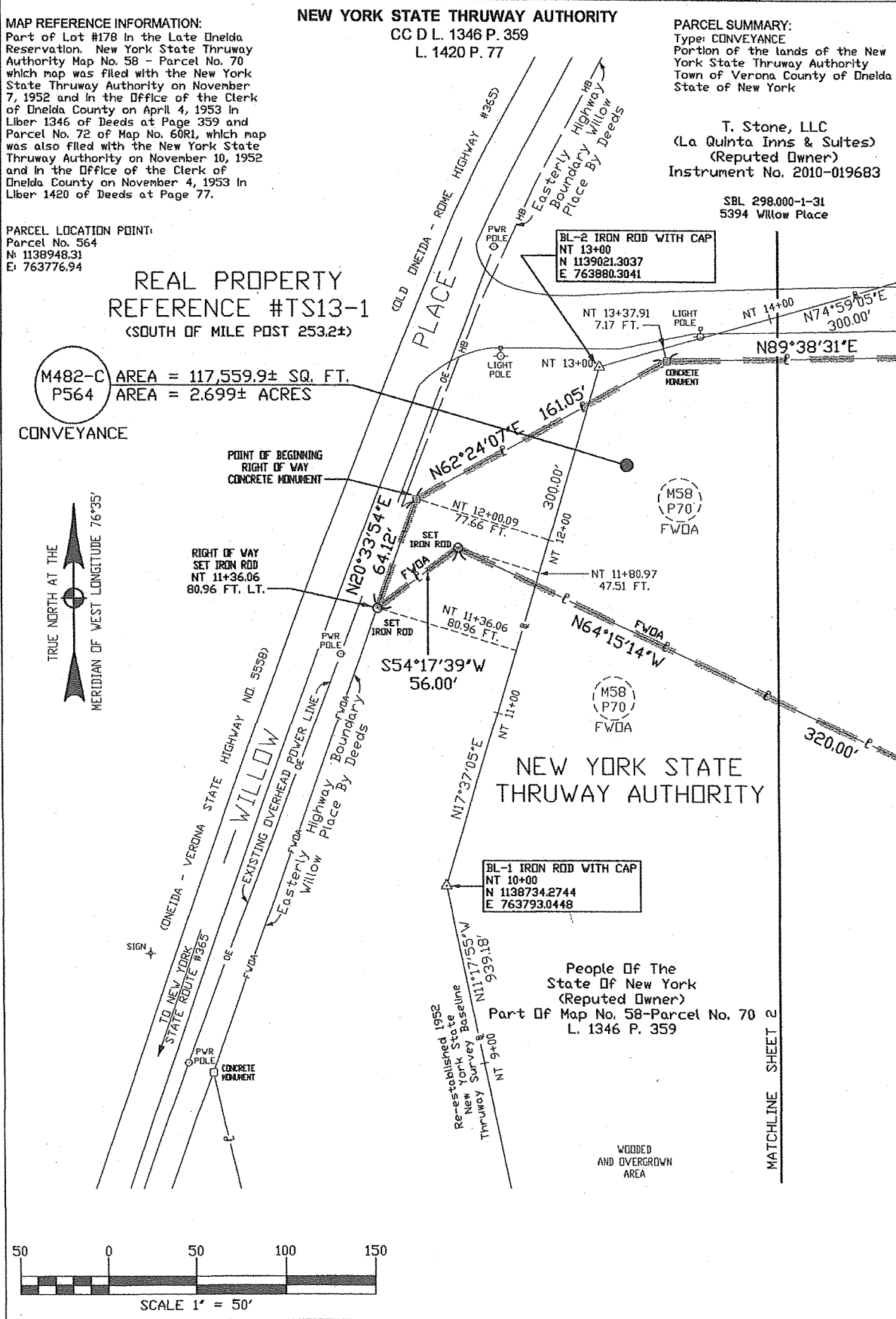
SBL 298.000-1-31
5394 Willow Place

PARCEL LOCATION POINT:
Parcel No. 564
N 1138948.31
E 763776.94

**REAL PROPERTY
REFERENCE #TS13-1**
(SOUTH OF MILE POST 253.2±)

M482-C AREA = 117,559.9± SQ. FT.
P564 AREA = 2.699± ACRES

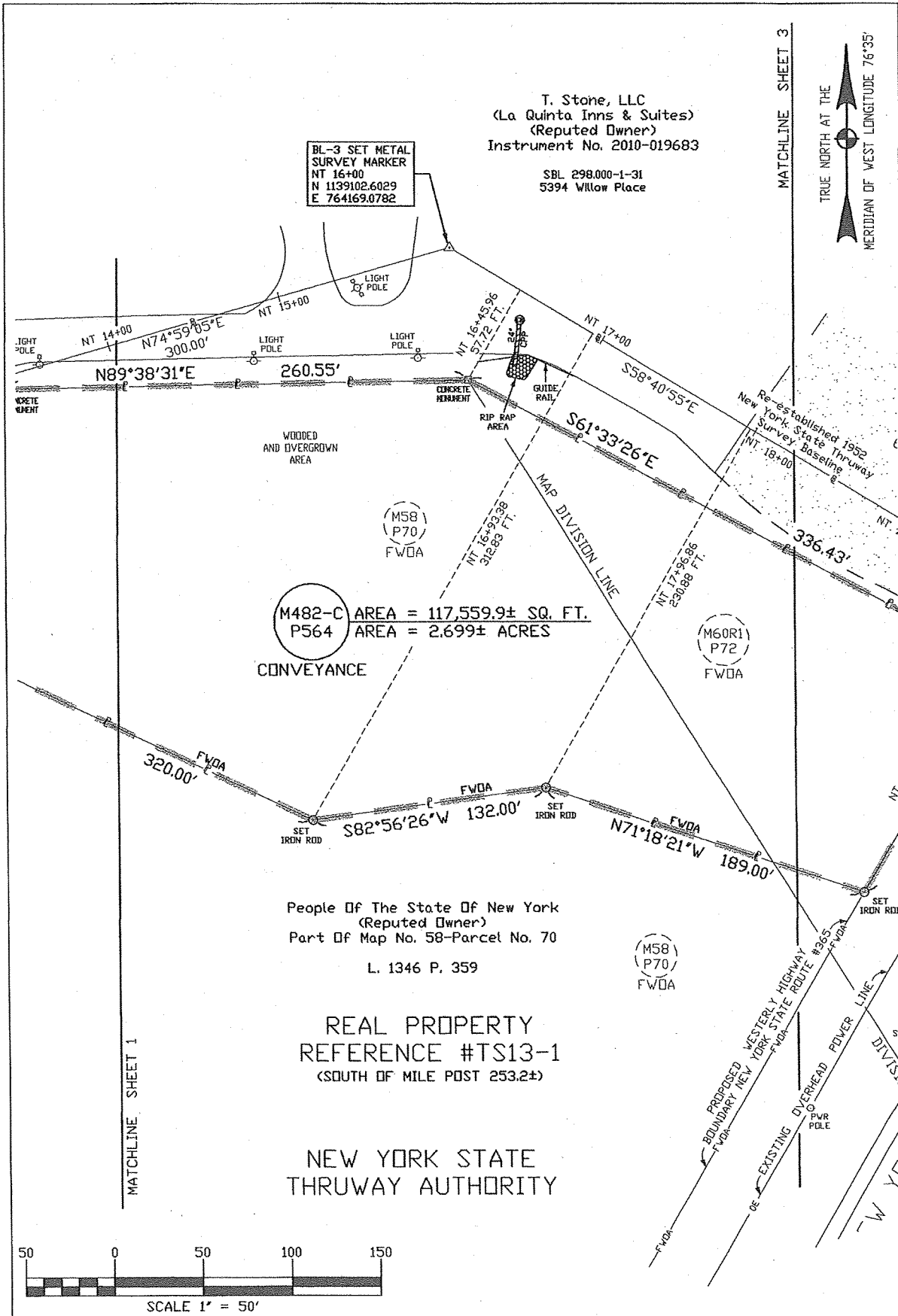
CONVEYANCE



NEW YORK STATE THRUWAY AUTHORITY CONVEYANCE MAP

NEW YORK STATE THRUWAY AUTHORITY
MOHAWK SECTION - SUBDIVISION NO. 4

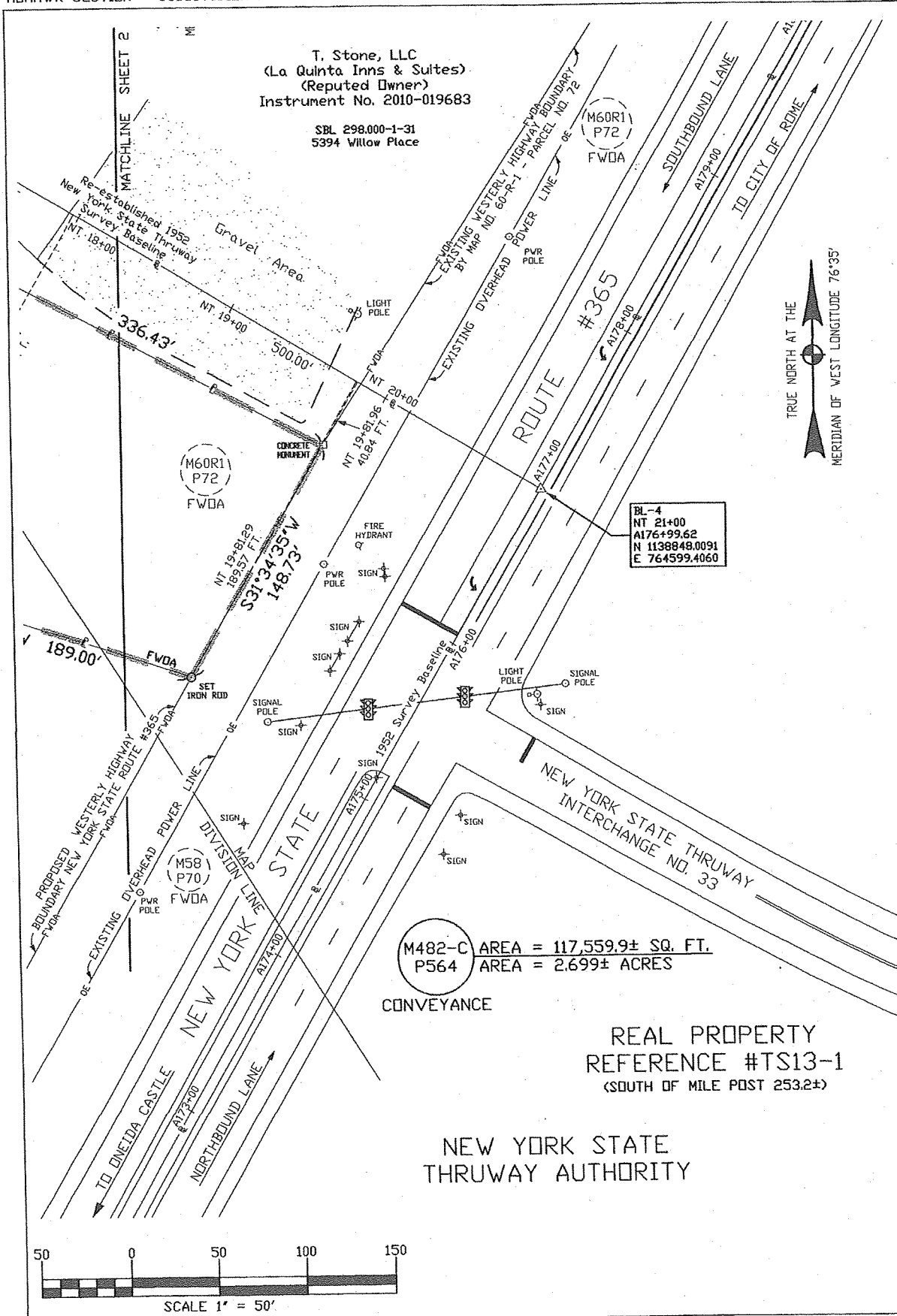
Map 482-C
Parcel 564
SHEET 2 OF 4 SHEETS



NEW YORK STATE THRUWAY AUTHORITY CONVEYANCE MAP

NEW YORK STATE THRUWAY AUTHORITY
MOHAWK SECTION - SUBDIVISION NO. 4

Map 482-C
Parcel 564
SHEET 3 OF 4 SHEETS

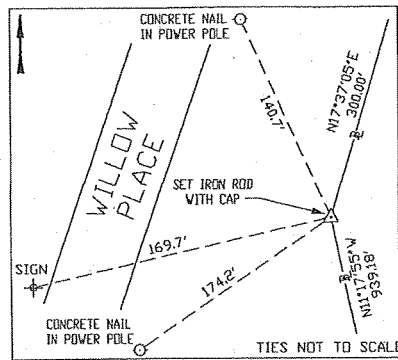


FILE NAME = Z:\2013\2013295.001 NYS Thruway NYS 365 Verona B Survey\12-Drawings\04-Survey
USER = JED
DATE / TIME = 12-12-2013

**NEW YORK STATE
THRUWAY AUTHORITY
CONVEYANCE MAP**

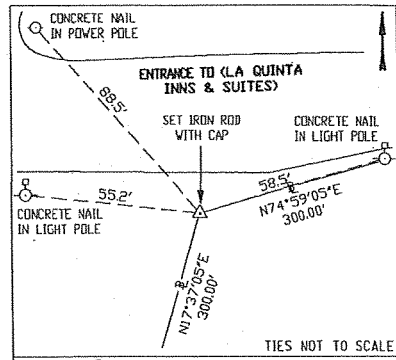
NEW YORK STATE THRUWAY AUTHORITY
MOHAWK SECTION - SUBDIVISION NO. 4

Map 482-C
Parcel 564
SHEET 4 OF 4 SHEETS



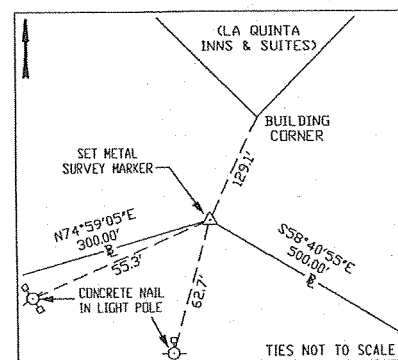
STATION NT 10+00
STATION IS A SET IRON ROD WITH CAP 161± FT. FROM THE EDGE OF PAVEMENT ON THE NORTHEASTERLY SIDE OF WILLOW PLACE AND 257± SOUTHWEST OF THE ASPHALT ENTRANCE TO LA QUINTA INNS & SUITES

NYSPCS CENTRAL ZONE NAD 83
N: 1138734.2744
E: 763793.0448



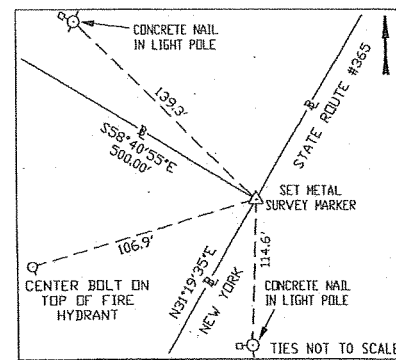
STATION NT 13+00
STATION IS A SET IRON ROD WITH CAP 10± FT. FROM THE EDGE OF PAVEMENT ON THE NORTHEASTERLY SIDE OF WILLOW PLACE AND 93± ALONG THE EDGE OF PAVEMENT BACK TO WILLOW PLACE

NYSPCS CENTRAL ZONE NAD 83
N: 1139021.3037
E: 763880.304



STATION NT 16+00
STATION IS A SET METAL SURVEY MARKER 58± FT. FROM EDGE OF PAVEMENT ON THE NORTHEASTERLY SIDE OF WILLOW PLACE AND 397± ALONG THE EDGE OF PAVEMENT BACK TO WILLOW PLACE

NYSPCS CENTRAL ZONE NAD 83
N: 1139102.6029
E: 764169.0782



STATION NT 21+00 A176+99.62
STATION IS A SET METAL SURVEY MARKER SET 44± FT. FROM EDGE OF PAVEMENT ON THE NORTHWESTERLY SIDE OF N.Y.S. ROUTE #365 AND 72± OFF THE WESTERLY HIGHWAY BOUNDARY N.Y.S. ROUTE #365

NYSPCS CENTRAL ZONE NAD 83
N: 1138848.0091
E: 764599.4060

All that piece or parcel of property hereinafter designated as Parcel No. 564, situate in the Town of Verona, County of Otsego, 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 Parcel No. 70 of Map No. 58, which map was filed in the Office of the New York State Thruway Authority on November 7, 1952 and in the Office of the Clerk of Otsego County on April 4, 1953 and Parcel No. 72 of Map No. 60R1, which map was filed with the New York State Thruway Authority on November 10, 1952 and in the Office of the Clerk of Otsego County on November 4, 1953 in Liber 1420 of Deeds at Page 77.

I hereby certify that the real property hereon is not necessary for Thruway purposes.

Date 12/24, 2013
Michael A. Shamma
Michael A. Shamma, P.E., Acting Chief Engineer
New York State Thruway Authority

**NEW YORK STATE THRUWAY AUTHORITY
MAP FOR THE CONVEYANCE OF PROPERTY**

**NEW YORK STATE THRUWAY
MOHAWK SECTION
SUBDIVISION NO. 4**

PROPERTY TO BE QUITCLAIMED

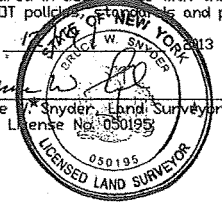
THE ORIGINAL MAP IS HEREBY OFFICIALLY FILED IN THE OFFICE OF THE NEW YORK STATE THRUWAY AUTHORITY.

Date 10/31, 2017
Steph of Carr

"Unauthorized alteration to 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 the current NYSDDT policies and procedures.

Date 12/24, 2013
Bruce W. Snyder
Bruce W. Snyder, Land Surveyor
P.L.S. License No. 050195



MADE BY: DELTA ENGINEERS, ARCHITECTS & LAND SURVEYORS, P.C.
CHECKED BY: B. W. SNYDER
DESCR. BY: DELTA ENGINEERS, ARCHITECTS & LAND SURVEYORS, P.C.
DESCR. CHECKED BY: B. W. SNYDER

FILE NAME = Z:\2013\2013.2955000 NYS Thruway NYS 365 Verona B Survey\12-Drawings\04-Survey

USER = JED

DATE / TIME = 12-12-2013