PUBLIC WORKS & CAPITAL PROJECTS

RESOLUTION NO. 2024160

RE: AUTHORIZATION TO ACQUIRE A FEE ACQUISITION FROM MAZARI GROUP LLC, IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH ROAD (CR 93) AT SERGEANT PALMATEER WAY, IN THE TOWN OF WAPPINGER

Legislators METZGER, D'AQUANNI, GORMAN, and PAOLONI offer the following and move its adoption:

WHEREAS, the Department of Public Works (DPW) has proposed intersection improvements to Middlebush Road (CR 93) at Sergeant Palmateer Way, in the Town of Wappinger (hereinafter referred to as the "Project"), a Project which includes the acquisition of certain portions of real property, and

WHEREAS, DPW has determined that the Project is a Type II action pursuant to Article 8 of the Environmental Conservation Law and Part 617.5 of the NYCRR ("SEQRA"), and will not have a significant effect on the environment, and

WHEREAS, it is the purpose of this Legislature in adopting this resolution to adopt and confirm the findings of the Department of Public Works, and

WHEREAS, DPW has made a determination that in order to complete the Project referenced above, it is necessary to acquire a fee acquisition on a portion of property, as shown on Map 3, Parcel 3, approximately 27 +/- square feet, located at 735 Sergeant Palmateer Way, Town of Wappinger, described as Parcel Identification Number 135689-6157-02-543900-0000, presently owned by Mazari Group, LLC, and

WHEREAS, a proposed Agreement to Purchase Real Property ("Agreement") between the County and the property owner is annexed hereto, and

WHEREAS, DPW has recommended that the subject property be purchased for the sum of $250, plus authorization to spend up to $1,000 in related expenses for this fee acquisition, if any, and that the terms and conditions of the Agreement be carried forth, now, therefore, be it

RESOLVED, that this Legislature hereby adopts and confirms the determination of the Dutchess County Department of Public Works that the Project, including the acquisition of portions of certain properties, in the Town of Wappinger, will not have a significant effect on the environment, and be it further

RESOLVED, that the County Executive or her designee is authorized to execute the Agreement to Purchase Real Property in substantially the same form as annexed hereto along with any other necessary documents in connection with this easement, and be it further

RESOLVED, that upon receipt from the property owner of an executed Deed to the aforementioned land, and such other documents as may be necessary to convey free and clear title to the County of Dutchess, the County shall pay to the property owner the sum of $250 and up to $1,000 in related expenses, if any, for such conveyance, and be it further

RESOLVED, that the terms and conditions of the aforementioned Agreement to Purchase Real Property be carried out by the Dutchess County Department of Public Works.

CA-090-24
AMS/BPL/rjw
R-1074-C
08/12/24
Fiscal Impact: See Attached.

APPROVED
Susan J. Serino
SUSAN J. SERINO
COUNTY EXECUTIVE
Date 9-16-2024

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 9th day of September 2024, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 9th day of September 2024.

DUTCHESS COUNTY SEAL

Leigh Wager

LEIGH WAGER, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 250

Total Current Year Revenue $ _____
and Source

Source of County Funds *(check one)*: ☑ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain)*.

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): $250
Over Five Years: _____

Additional Comments/Explanation:
RESOLUTION REQUEST TO ACQUIRE REAL PROPERTY FROM MAZARI GROUP, LLC, IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH RD (CR 93) AT SERGEANT PALMATEER WAY, TOWN OF WAPPINGER, COUNTY OF DUTCHESS

Prepared by: Matthew W. Davis Prepared On: 8/7/24 MD

Dut pdf

SUE SERINO
COUNTY EXECUTIVE

ROBERT H. BALKIND, P.E.
COMMISSIONER

DAVID C. WHALEN
DEPUTY COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

To: Robert H. Balkind, P.E., Commissioner

From: Matthew W. Davis, Assistant Civil Engineer I MD

Date: August 7, 2024

Re: RESOLUTION REQUEST – TO ACQUIRE REAL PROPERTY FROM MAZARI GROUP, LLC, IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH RD (CR 93) AT SERGEANT PALMATEER WAY, TOWN OF WAPPINGER, COUNTY OF DUTCHESS

Accompanying this memo is a Resolution Request Form and Fiscal Impact Statement with supporting documentation to request authorization to acquire in fee a 27+/- square foot parcel of real property described on Map 3, Parcel 3, attached hereto, for the purchase price of $250.00.

This parcel is a portion of the property located at 735 Sergeant Palmateer Way, Town of Wappinger, Dutchess County, Parcel Identification Number (135689-6157-02-543900-0000).

The subject project is a Type II Action pursuant to Article 8 of the Environmental Conservation Law and Part 617.5 of the NYCRR (SEQR) and will not have a significant impact on the environment.

RECEIVED
JUL 11 2024
Dutchess Co. Dept. of Public Works

AGREEMENT TO PURCHASE REAL PROPERTY

Project: INTERSECTION IMPROVEMENT PROJECT: MIDDLEBUSH RD (CR 93) AT SERGEANT PALMATEER WAY, TOWN OF WAPPINGER, DUTCHESS COUNTY

Map: 3 Parcel: 3

This Agreement by and between MAZARI GROUP, LLC with offices at 735 Sergeant Palmateer Way, Wappingers Falls, NY 12590, hereinafter referred to as "Seller", and the COUNTY OF DUTCHESS, with offices at 22 Market Street, Poughkeepsie, New York, 12601 hereinafter referred to as "Buyer.

1. PROPERTY DESCRIPTION. The Seller agrees to sell, grant, convey,

   ☒ a *fee acquisition of* 27.00+/- square feet of real property.

   Located at 735 Sergeant Palmateer Way, Town of Wappinger, Dutchess County, New York, being further described on Map: 3, Parcel: 3, attached hereto.

   Being a portion of those same lands described in that certain deed dated September 10, 2019, and recorded September 17, 2019, as Document 02 2019 6059, in the Office of the County Clerk for Dutchess County, re: Parcel Number (135689-6157-02-543900-0000).

2. IMPROVEMENTS INCLUDED IN THE PURCHASE. The following improvements, if any, now in or on the property are included in this Agreement: Grass area.

3. PURCHASE PRICE. The total purchase price is TWO HUNDRED FIFTY AND 00/100 DOLLARS ($250.00). This price includes the real property described in paragraph 1 and the improvements described in paragraph 2, if any.

4. CLOSING DATE AND PLACE. Transfer of title shall take place through the mail or at a mutually acceptable location. This Agreement may be subject to the approval of the Dutchess County Legislature.

5. BUYER'S POSSESSION OF THE PROPERTY. For fee simple acquisitions and permanent easements, the Buyer shall have possession of the property rights on the day payment is received by the Seller. Any closing documents received by the Buyer prior to payment pursuant to paragraph 4 above, shall be held in escrow until such payment has been received by the Seller or the Seller's agent.

6. TITLE DOCUMENTS. Buyer shall provide the following documents in connection with the sale:

   A. Deed. Buyer will prepare and deliver to the Seller for execution at the time of closing all documents required to convey the real property interest(s) described in paragraph 1 above. Buyer will pay for a title search.

7. MARKETABILITY OF TITLE. Buyer shall pay for curative action, as deemed necessary by the Buyer, to insure good and valid marketable title in fee simple and/or permanent easement to the property. Such curative action is defined as the effort required to clear title, including but not limited to attending meetings, document preparation, obtaining releases and recording documents. Seller agrees to cooperate with Buyer in its curative action activities. The Seller shall be responsible for the cost to satisfy liens and encumbrances identified by the Buyer. Said cost shall be deducted from the amount stated in paragraph 3 and paid to the appropriate party by the Buyer at the time of closing. In the alternative, the Seller may elect to satisfy the liens and encumbrances from another source of funds.

8. RECORDING COSTS AND CLOSING ADJUSTMENTS. Buyer will pay all recording fees, if any. The following, as applicable and as deemed appropriate by the Buyer, will be prorated and adjusted between Seller and Buyer as of the date of closing: current taxes computed on a fiscal year basis, excluding delinquent items, interest and penalties; rent payments; current common charges or assessments.

9. RESPONSIBILITY OF PERSONS UNDER THIS AGREEMENT; ASSIGNABILITY. The stipulations aforesaid shall bind and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

10. ENTIRE AGREEMENT. This Agreement when signed by both the Buyer and the Seller will be the record of the complete Agreement between the Buyer and Seller concerning the purchase and sale of the property. No verbal agreements or promises will be binding.

11. NOTICES. All notices under this agreement shall be deemed delivered upon receipt. Any notices relating to this Agreement may be given by the attorneys for the parties.

12. COUNTERPARTS. SIGNATURES TRANSMITTED BY ELECTRONIC MEANS. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one Agreement, and any of the parties hereto may execute this Agreement by signing any such counterpart. A facsimile of signature transmitted by electronic means applied hereto or to any other document shall have the same and effect as a manually signed original. This provision contemplates giving legal force and effect to copies of signatures. This provision dose not contemplate the use of "electronic signatures" as regulated by New York State Technology Law Article 3, "Electronic Signatures and Records Act."

IN WITNESS WHEREOF, on this _____ day of _____ 2024, the parties have entered into this Agreement.

APPROVED AS TO FORM:

_____
Department of Law

7-9-2024

Seller: _____
MAZARI GROUP, LLC

Print Name: Kal Omer

Title: Managing Partner

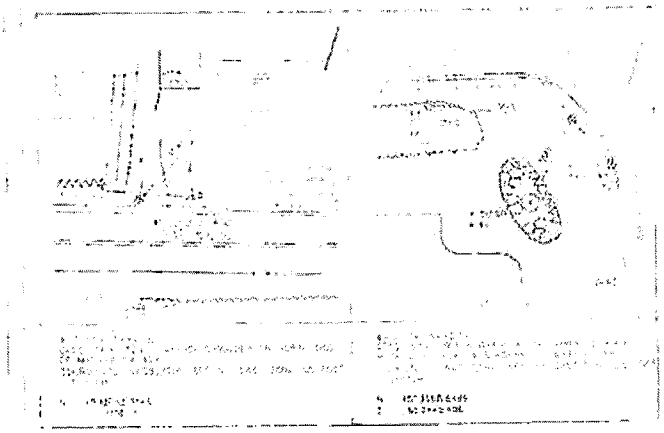
APPROVED AS TO CONTENT:

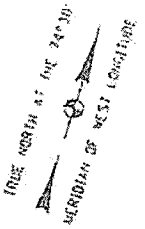
_____
Department of Public Works

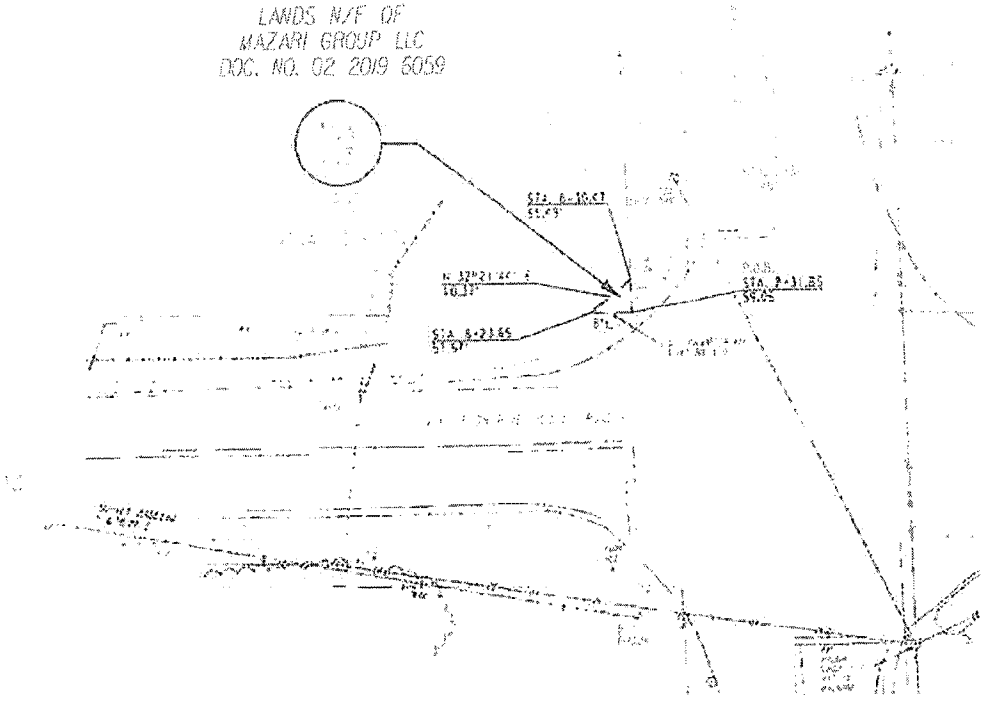
Buyer: _____
COUNTY OF DUTCHESS

Print Name: _____

Title: _____




TRUE NORTH AT INT 24°30'
MERIDIAN OF WEST LONGITUDE


LANDS N/F OF
MAZARI GROUP LLC
DOC. NO. 02 2019 5059

All that piece or parcel of property hereinafter designated as Parcel No. 3, situate in the Town of Poughkeepsie, County of Dutchess, State of New York, as shown on the accompanying map and described as follows:

Parcel No. 3

Beginning at a point on the northerly boundary line of County Route 93 (Middlebush Road), at the point of intersection with the westerly boundary line of Sergeant Palmateer Way, said point being 58.06 feet distant northerly measured at right angles from Station 8+51.86 of the baseline of survey baseline for the CR 93, Middlebush Road at Sergeant Palmateer Way Traffic Signal Project; thence westerly along said northerly boundary line, 81 feet to a point 67.81 feet distant northerly measured at right angles from Station 8+33.61 of said baseline; thence northwesterly 39.97 feet, more or less, to a point on the westerly boundary line of Sergeant Palmateer Way said point being 65.49 feet distant northerly measured at right angles from Station 8+33.47 of said baseline; thence along said westerly road boundary 116.11 feet to the point of beginning, being 2.73 square feet of land, more or less.

The above-mentioned survey baseline is a portion of the 2022 survey baseline for the CR 93, Middlebush Road at Sergeant Palmateer Way Traffic Signal Project and is described as follows:

Commencing at Station 5+44.58; thence North 81°16'19" East to Station 8+43.34.

Dated: JAN 9 , 24

Robert Billard

STATE OF NEW YORK
DONALD G. SOWERS
LICENSED LAND SURVEYOR

Dutchess 29

2024 AUG -9 A 9:44
RECEIVED
COUNTY ATTORNEY

Public Works and Capital Projects Roll Call

District	*Name*	*Yes*	*No*
District 7 - Hyde Park and Pleasant Valley	Truitt*	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston*		
District 3 - LaGrange	Polasek*		
District 16 - Fishkill and Beacon	Valdés Smith*		
District 9 - City of Poughkeepsie	Atkins*		
District 1 - Town of Poughkeepsie	Gorman		
District 10 - City of Poughkeepsie	Johnson (VC)		
District 12 - East Fishkill	Metzger (C)		
District 13 - East Fishkill and Wappinger	Paoloni		
District 15 - Wappinger	Faust	absent	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 23 - Pawling, Beekman and East Fishkill	Rolison	absent	

Present: 10
Absent: 2
Vacant: 0

Resolution: ✓
Motion: ____

Total : 10 (Yes) 0 (No)
Abstentions: 0

2024160 AUTHORIZATION TO ACQUIRE A FEE ACQUISITION FROM MAZARI GROUP LLC, IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH ROAD (CR 93) AT SERGEANT PALMATEER WAY, IN THE TOWN OF WAPPINGER

SEPTEMBER 5, 2024

Roll Call Sheets

District	Last Name	YES	NO
District 7 - Hyde Park and Pleasant Valley	Truitt	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston		
District 3 - LaGrange	Polasek		
District 16 - Fishkill and Beacon	Valdés Smith		
District 9 - City of Poughkeepsie	Atkins	Absent	
District 1 - Town of Poughkeepsie	Gorman		
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Travelpiece		
District 4 - Hyde Park and Town of Poughkeepsie	Lawler		
District 5 - Town of Poughkeepsie	D'Aquanni		
District 6 - Town of Poughkeepsie	Kaul		
District 8 - City and Town of Poughkeepsie	Brendli		
District 10 - City of Poughkeepsie	Johnson		
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney		
District 12 - East Fishkill	Metzger		
District 13 - East Fishkill and Wappinger	Paoloni		
District 14 - Wappinger and Town of Poughkeepsie	Versaci		
District 15 - Wappinger	Faust		
District 17 - Town and Village of Fishkill	McHoul		
District 18 - City of Beacon and Fishkill	Page	Absent	
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 21 - East Fishkill	Caswell		
District 22 - Beekman and Union Vale	Garito		
District 23 - Pawling, Beekman and East Fishkill	Rolison		
District 24 - Dover and Pawling	House	Absent	

Present: 22 Resolution: ✓ Total : 22 0

Absent: 3 Motion: ___ Yes No

Vacant: 0 Abstentions: 0

2024160 AUTHORIZATION TO ACQUIRE A FEE ACQUISITION FROM MAZARI GROUP LLC, IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH ROAD (CR 93) AT SERGEANT PALMATEER WAY, IN THE TOWN OF WAPPINGER

SEPTEMBER 9, 2024