PUBLIC WORKS & CAPITAL PROJECTS

RESOLUTION NO. 2025008

RE: AUTHORIZATION TO ACQUIRE A FEE ACQUISITION FROM CABLEVISION OF WAPPINGERS FALLS INC., F/K/A CABLEVISION OF BOSTON, INC., IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH ROAD (CR 93) AT SERGEANT PALMATEER WAY, IN THE TOWN OF WAPPINGER, DUTCHESS COUNTY

Legislators METZGER, TRUITT, HOUSTON, POLASEK, 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"), which require 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 of the NYCRR ("SEQRA"), and would 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 DPW, and

WHEREAS, DPW has made a determination that in order to complete the Project referenced above, it is necessary to acquire a fee acquisition from property as shown on Map 4, Parcel 4 (approximately 101.00 +/- square feet) located at 719 Sergeant Palmateer Way, in the Town of Wappinger, described as Parcel Identification Number 135689-6157-02-539850-0000), presently owned by Cablevision of Wappingers Falls Inc., f/k/a Cablevision of Boston, Inc., and

WHEREAS, a proposed Agreement to Purchase Real Property 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 $296.00, plus authorization to spend up to $1,000 in related expenses, 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 acquisition, 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 $296 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-003-25
AMS/rjw
R-1074-D
12/05/24
Fiscal Impact: See Attached

APPROVED
SUSAN J. SERINO
COUNTY EXECUTIVE
Date 1/22/2025

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 21st day of January 2025, 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 21st day of January 2025.

DUTCHESS COUNTY SEAL

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 $ 296

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): $296
Over Five Years: _____

Additional Comments/Explanation:
RESOLUTION REQUEST TO ACQUIRE REAL PROPERTY OWNED BY CABLEVISION OF WAPPINGERS FALLS INC., F/K/A, CABLEVISION OF BOSTON, INC., IN CONNECTION WITH INTERSECTION IMPROVEMENT PROJECT: MIDDLEBUSH RD (CR 93) AT SERGEANT PALMATEER WAY, TOWN OF WAPPINGER, DUTCHESS COUNTY

Prepared by: Matthew W. Davis MD Prepared On: 12/3/24

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

**DATE:** December 3, 2024

**RE: RESOLUTION REQUEST TO ACQUIRE REAL PROPERTY OWNED BY CABLEVISION OF WAPPINGERS FALLS INC., F/K/A, CABLEVISION OF BOSTON, INC., IN CONNECTION WITH INTERSECTION IMPROVEMENT PROJECT: MIDDLEBUSH RD (CR 93) AT SERGEANT PALMATEER WAY, TOWN OF WAPPINGER, DUTCHESS COUNTY**

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Accompanying this memo is a Resolution Request Form and Fiscal Impact Statement with supporting documentation to request authorization to acquire in fee a 101.00+/- square foot parcel of real property described on Map 4, Parcel 4, attached hereto, for the purchase price of $296.00.

This parcel is a portion of the property located at 719 Sergeant Palmateer Way, Town of Wappinger, Dutchess County, Parcel Identification Number (135689-6157-02-539850-0000).

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.

# AGREEMENT TO PURCHASE REAL PROPERTY

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

Map: 4 Parcel: 4

This Agreement by and between CABLEVISION OF WAPPINGERS FALLS, INC. F/K/A, CABLEVISION OF BOSTON, INC., a Delaware Corporation with offices at 6 City Place Drive, Suite 800, Saint Louis, MO 63141, 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* 101.00+/- square feet of real property.

   Located at 719 Sergeant Palmateer Way, Town of Wappinger, Dutchess County, New York, being further described on Map: 4, Parcel: 4, attached hereto.

   Being a portion of those same lands described in that certain deed dated January 5, 2001, and recorded January 19, 2001, as Document 02 2001 543, in the Office of the County Clerk for Dutchess County, re: Parcel Number (135689-6157-02-539850-0000).

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 NINTY-SIX AND 00/100 DOLLARS ($296.00). 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

Seller: _____
Cablevision of Wappingers Falls, Inc.

Print Name: _____

Title: _____

APPROVED AS TO CONTENT:

_____
Department of Public Works

Buyer: _____
COUNTY OF DUTCHESS

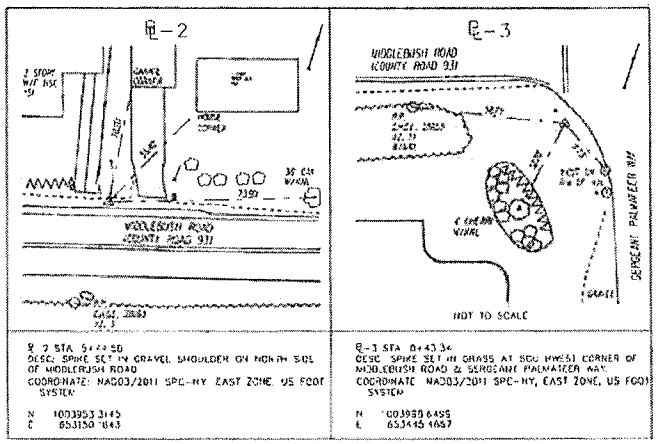
Print Name: _____

Title: _____

# EXHIBIT A
# COUNTY OF DUTCHESS
# DEPARTMENT OF PUBLIC WORKS
## ACQUISITION MAP

C.R. 93 (MIDDLEBUSH ROAD) AT SERGEANT PALMATEER WAY INTERSECTION IMPROVEMENTS

MAP NO. 4
PARCEL NO. 4
SHEET 1 OF 2




℄ – 2 STA. 5+44.50
DESC: SPIKE SET IN GRAVEL SHOULDER ON NORTH SIDE OF MIDDLEBUSH ROAD
COORDINATE: NAD83/2011 SPC–NY, EAST ZONE, US FOOT SYSTEM
N 1003953.3145
E 853150.1843

℄ – 3 STA. 8+43.34
DESC: SPIKE SET IN GRASS AT SOUTHWEST CORNER OF MIDDLEBUSH ROAD & SERGEANT PALMATEER WAY
COORDINATE: NAD83/2011 SPC–NY, EAST ZONE, US FOOT SYSTEM
N 1001990.6495
E 853445.1667

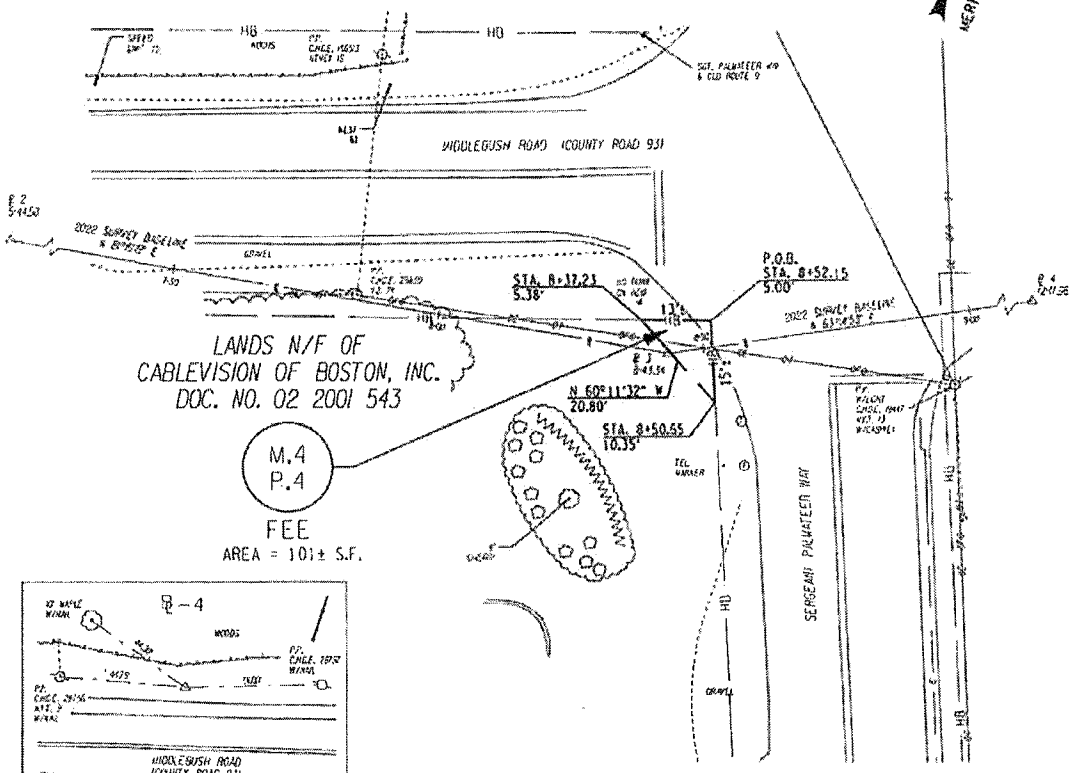
ACQUISITION DESCRIPTION:

Type: FEE
Portion of Real Property Tax
Parcel ID No 135689–6157 02 539850

Town of Wappinger
County of Dutchess
State of New York

REPUTED OWNER:

CABLEVISION OF BOSTON, INC.
6 CITYPLACE DRIVE, SUITE 800
ST. LOUIS, MO 63141







℄ – 4 STA. 12+17.98
DESC: SPIKE SET IN GRASS ON NORTH SIDE OF MIDDLEBUSH ROAD
COORDINATE: NAD83/2011 SPC–NY, EAST ZONE, US FOOT SYSTEM
N 1001167.2048
E 853700.0240

15' 5' 0' 10' 20' 40'
1" = 20'

ORIGINAL OF THIS MAP (SHEETS 1 & 2) ARE ON FILE AT THE OFFICES OF THE DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS

MAP NUMBER 4
REVISED DATE
DATE PREPARED 12-01-2022

PREPARED BY JD CHECKED BY JNG FCM CHECK UP BJS

# EXHIBIT A
# COUNTY OF DUTCHESS
# DEPARTMENT OF PUBLIC WORKS
# ACQUISITION MAP

C.R. 93 (MIDDLEBUSH ROAD) AT SERGEANT PALMATEER WAY INTERSECTION IMPROVEMENTS

MAP NO. 4
PARCEL NO. 4
SHEET 2 OF 2

All that piece or parcel of property hereinafter designated as Parcel No. 4, situate in the Town of Wappinger, County of Dutchess, State of New York, as shown on the accompanying map and described as follows:

Parcel No. 4

Beginning at a point on the southerly boundary line of County Route 93 (Middlebush Road), at its point of intersection with the westerly boundary line of Sergeant Palmateer Way, said point being 5.00 feet distant northwesterly measured at right angles from Station 8+52.15 of the herein described survey baseline for the CR 93, (Middlebush Road) at Sergeant Palmateer Way Traffic Signal Project; thence southerly along said westerly boundary line, 15± feet to a point 10.35 feet distant southeasterly measured at right angles from Station 8+50.65 of said baseline; thence northwesterly N 60°11'32" W through the lands of Cablevision of Boston, Inc., 20.80 feet to a point on the southerly boundary line of County Route 93 (Middlebush Road), said point being 5.38 feet distant northerly measured at right angles from Station 8+37.23 of said baseline; thence along said southerly road boundary line, 13± feet to the point of beginning, being 101± 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:

Beginning at Station 5+44.58; thence North 81°16'19" East to Station 8+43.34; thence North 63°14'53" East to Station 12+17.98.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date Jan 9 20 24

Robert H. Balkind, P.E.
Commissioner of Public Works

STATE OF NEW YORK
DONALD G. SOVEY
050078
LICENSED LAND SURVEYOR

"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 is an accurate description and map made from an accurate survey, prepared under my direction.

Date December 28 20 23

Donald G. Sovey Land Surveyor
P.L.S. License No. 050078

CREIGHTON MANNING ENGINEERING, LLP
2 WINNERS CIRCLE ALBANY, NY 12205

MAP NUMBER 4
REVISED DATE
DATE PREPARED 12-01-2023

AREA = 101± S.F.

PREPARED BY JDL CHECKED BY MD FINAL CHECK BY DGS

# *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 | | |
| District 20 - Red Hook, Tivoli, and Rhinebeck | Munn | Absent | |
| District 23 - Pawling, Beekman and East Fishkill | Rolison | | |

Present: 11
Absent: 1
Vacant: 0

Resolution: ✓
Motion: ____

Total : 11 (Yes) 0 (No)
Abstentions: 0

2025008 AUTHORIZATION TO ACQUIRE A FEE ACQUISITION FROM CABLEVISION OF WAPPINGERS FALLS INC., F/K/A CABLEVISION OF BOSTON, INC., IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH ROAD (CR 93) AT SERGEANT PALMATEER WAY, IN THE TOWN OF WAPPINGER, DUTCHESS COUNTY

**JANUARY 16, 2025**

# 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 | Absent | |
| District 9 - City of Poughkeepsie | Atkins | | |
| 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 | Absent | |
| 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 | Absent | |
| 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 | | |

**Present:** 21 **Resolution:** ✓ **Total :** 21 0
**Absent:** 4 **Motion:** ___ Yes No
**Vacant:** 0 **Abstentions:** 0

2025008 AUTHORIZATION TO ACQUIRE A FEE ACQUISITION FROM CABLEVISION OF WAPPINGERS FALLS INC., F/K/A CABLEVISION OF BOSTON, INC., IN CONNECTION WITH THE INTERSECTION IMPROVEMENT PROJECT, MIDDLEBUSH ROAD (CR 93) AT SERGEANT PALMATEER WAY, IN THE TOWN OF WAPPINGER, DUTCHESS COUNTY

**JANUARY 21, 2025**