

*Monroe County
Clerk of the Legislature*

**David Grant
Clerk**



**Nayeliz Santiago
Deputy Clerk**

**Carlton Huff
2nd Assistant Dep. Clerk**

MEMORANDUM

TO: Legislators, Directors, Staff and Media
FROM: David Grant, Clerk of the Legislature
DATE: April 18, 2024
RE: Matters of Importance – File Nos. 24-0142 and 24-0143

Matters of Importance:

- 24-0142 - **Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act for the Sale of County Owned Surplus Real Property at the March 2024 Public Auction** – As a Matter of Importance – County Executive Adam J. Bello
- 24-0143 - **Authorize the Sale of County Owned Surplus Real Property at the March 2024 Public Auction** – As a Matter of Importance – County Executive Adam J. Bello

These referrals were not made to committee at the preceding meeting of the Legislature on April 9, 2024, but has been determined by Yversha Roman, President of the Legislature, to be of sufficient importance to warrant referral between Legislative meetings, pursuant to Section 545-24 (C) of the Rules of the Monroe County Legislature.

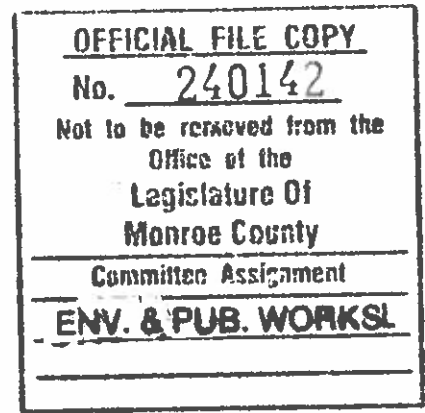
Attachments



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive



April 17, 2024

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act for the Sale of County Owned Surplus Real Property at the March 2024 Public Auction

Honorable Legislators:

I recommend that Your Honorable Body determine whether the sale of County owned surplus real property at the March 2024 Public Auction in Monroe County may have a significant adverse impact on the environment pursuant to the State Environmental Quality Review Act ("SEQRA"). This action is as follows:

Table with 3 columns: Parcel, Offeror, and Offered Amount. It lists seven property parcels with their respective offerors and offered amounts, such as TA # 053.02-1-2 offered by Timothy and Kyla Giles for \$11,000.

<u>Parcel</u>	<u>Offeror</u>	<u>Offered Amount</u>
TA # 152.08-1-20 10 Lonesome Road Town of Perinton	JT1 Holdings, LLC 95 Lonesome Road Fairport, NY 14550	\$21,000
TA # 081.01-1-45.2 1863 Ridge Road Town of Webster	Anthony Frumusa 7 Walnut Hill Drive Penfield, NY 14526	\$110,000

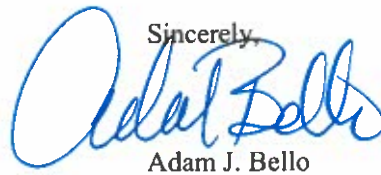
The sale of surplus real property at the March 2024 public auction in Monroe County has been preliminarily classified as an Unlisted Action. The SEQRA regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

The specific legislative actions required are:

1. Determine that the sale of County owned surplus real property at the March 2024 public auction in Monroe County is an Unlisted action.
2. Make a determination of significance regarding sale of County owned surplus real property at the March 2024 public auction in Monroe County pursuant to 6 NYCRR 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of the State Environmental Quality Review Act, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under the State Environmental Quality Review Act, and any other actions to implement the intent of this resolution.

This designation will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,

Adam J. Bello
Monroe County Executive

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 2024 Surplus Property Auction			
Project Location (describe, and attach a location map): Multiple parcels around Monroe County.			
Brief Description of Proposed Action: 2024 Surplus property auction of eight parcels owned by Monroe County. These properties include tax map numbers 053.02-1-2, 062.15-1-24, 062.15-3-19, 081.01-1-45.2, 119.10-3-40, 140.04-1-19, 152.08-1-20, and 162.17-1-1.			
Name of Applicant or Sponsor: Monroe County		Telephone: 585-753-1233	
Address: 39 West Main Street		E-Mail: AMYGRANDE@MONROECOUNTY.GOV	
City/PO: Rochester		State: NY	Zip Code: 14614
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.55 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5.55 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	<input type="checkbox"/>
			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	<input checked="" type="checkbox"/>
			<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	<input checked="" type="checkbox"/>
			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____	NO	YES	<input checked="" type="checkbox"/>
			<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A _____	NO	YES	<input type="checkbox"/>
			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	<input type="checkbox"/>
			<input checked="" type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	<input checked="" type="checkbox"/>
			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	<input type="checkbox"/>
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
152.08-1-20 - Nearest Site of Record is 1260 feet removed from this parcel and it is the Fairport Sewage - 828042		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Amy Grande</u>		Date: <u>03.28.2024</u>
Signature: <u></u>		Title: <u>Dir. of Real Property</u>

Agency Use Only [If applicable]

Project:	2024 Surplus Auction
Date:	03/28/24

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:	2024 Surplus Auction
Date:	03/28/2024

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

All parcels being sold are residential properties that host a single family home or are vacant. Three parcels are located in or adjacent to an area designated sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory. Three parcels host or are near adjoining wetlands or water bodies regulated by a federal, state, or local agency. One parcel may contain lands that host the Least Bittern, listed as endangered. One parcel is approximately 1,250 feet from a remedied hazardous waste site.

However, the action under review is the sale of the surplus property at scattered sites around Monroe County and no site improvements are contemplated in this review. Accordingly, the proposed action will not result in any significant adverse environmental impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Monroe County	
_____	_____
Name of Lead Agency	Date
Adam J. Bello	County Executive
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	Patrick Gooch
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

OFFICIAL FILE COPY
No. 240143
Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
WAYS & MEANS -L

April 17, 2024

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize the Sale of County Owned Surplus Real Property at the March 2024 Public Auction

Honorable Legislators:

I recommend that Your Honorable Body authorize a contract to sell County owned surplus real property located in Monroe County as follows:

Table with 3 columns: Parcel, Offeror, Offered Amount. Contains 8 rows of property sale information.

<u>Parcel</u>	<u>Offeror</u>	<u>Offered Amount</u>
TA # 081.01-1-45.2 1863 Ridge Road Town of Webster	Anthony Frumusa 7 Walnut Hill Drive Penfield, NY 14526	\$110,000

Each property was acquired through tax foreclosure, is surplus property and is not needed by Monroe County. The price indicated above for each parcel was the highest bid offered and determined to be market value by Monroe County Real Estate.

The specific legislative action required is to authorize the County Executive, or his designee, to enter into a contract with each above referenced offeror, to sell the real property identified by the following tax account numbers: 053.02-1-2 for \$11,000, 162.17-1-1 for \$90,000, 119.10-3-40 for \$25,000, 062.15-1-24 for \$16,500, 062.15-3-19 for \$9,000, 140.04-1-19 for \$11,000; 152.08-1-20 for \$21,000; and 081.01-1-45.2 for \$110,000 and to execute all documents necessary for the conveyance, for the purchase price set forth above.

The provisions of the New York State Environmental Quality Review Act shall be complied with prior to Your Honorable Body undertaking, funding, or approving the action requested in this referral.

These contracts are revenue generating and no net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that none of the individual property owners listed above owe any delinquent Monroe County property taxes.

The records in the Office of the Monroe County Treasury have indicated that neither JT1 Holdings, LLC, Honest Renovations, LLC, nor any of their principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firms are:

JT1 Holdings, LLC
Donna M. Cozine-Mills
Craig L. Mills

Honest Renovations, LLC
Pavel Kirik

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive