

STATE OF NEW YORK - EXECUTIVE DEPARTMENT
OFFICE OF GENERAL SERVICES

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In the Matter of the Public Sale :
of : FINDINGS
premises located at 7874 State Route 11 in the
Town of Chateaugay, County of Franklin :
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It is proposed to offer for public sale by sealed bid the premises described in Schedule A, attached hereto, pursuant to Section 33 of the Public Lands Law.

The property, known as 7874 State Route 11 in the Town of Chateaugay, County of Franklin, is a former correctional facility, consisting of 98,000 ± square feet of gross building area (with approximately 30 structures on the site) on 99± acres of land. The property is identified on the Franklin County Tax Rolls as 61.00-2-5.

The property has been declared to be no longer useful or necessary to the New York State Department of Corrections and Community Supervision pursuant to Section 30-a of the Public Lands Law.

The action has been reviewed pursuant to the provisions of the State Environmental Quality Review Act, and the Bureau of Land Management has determined that the sale will have no significant adverse environmental impacts. A "Negative Declaration" is in the file.

I hereby find that the property shall be offered by sealed bid. The deadline for bid submission is Thursday, November 8, 2018 at 5:00 p.m., and the bid opening is Friday, November 9, 2018 at 10:30 a.m. at the Office of General Services, Empire State Plaza, Concourse Level, Conference Room 125, Albany, New York. The minimum bid shall be \$200,000.00 and the required initial deposit, \$20,000.00. The Notice of Sale, executed simultaneously herewith, containing the legal terms and conditions of sale, will be published in The Press Republican newspaper pursuant to the statute.

NEW YORK STATE
OFFICE OF GENERAL SERVICES

Date: 10/10/2018

By: 
RoAnn M. Destito
Commissioner

SCHEDULE A
Chateaugay Correctional Facility
Town of Chateaugay, County of Franklin

All that parcel of land situate in the Town of Chateaugay, County of Franklin, State of New York, being bounded and described as follows:

Beginning at a point located at the intersection of the division line between lands now or formerly of Howard and Helen Holcombe on the west and the lands of herein described on the east with the southerly road boundary of US Route 11; thence easterly along said road boundary, the following four (4) courses and distances:

- 1) S 84° 29' 30" E, a distance of 217.38 feet to a point;
- 2) S 78° 33' 30" E, a distance of 77.00 feet to a point;
- 3) S 87° 52' 30" E, a distance of 374.00 feet to a point; and
- 4) S 83° 52' 00" E, a distance of 995.04 feet to a point located at its intersection with the centerline of Cassidy Road;

thence S 07° 11' 50" W, along said road centerline, a distance of 2604.18 feet to a point located at its intersection with the division line between lands now or formerly of Howard and Helen Holcombe on the south and the herein described parcel on the north;

thence N 83° 23' 00" W, along said division line, a distance of 1669.02 feet to a point located at its intersection with the first mentioned division line between lands now or formerly of Howard and Helen Holcombe on the west and the lands herein described on the east;

thence N 07° 21' 50" E along said division line, a distance of 2568.83 feet to the point or place of beginning.

Containing 99.03 acres of land, be the same more or less.

Being the same lands as shown on a map entitled, "Map of Survey prepared for Anthony Cersosimo, situate in Great Lot 43, Township 7, Old Military Tract, Town of Chateaugay, County of Franklin, State of New York", sheet 2 of 2, made by Drake & Allott Land Surveyors, dated February 21, 1989, last revised May 30, 1989, and filed in the Franklin County Clerk's Office as Instrument No. 1990-1334 and Plat 0138 on October 26, 1990.

Also being the same lands as described in a deed from Dominic Cersosimo, as Sole Trustee of the Anthony F. Cersosimo Revocable Inter Vivos Trust to the State of New York by Instrument No. 2017-301, dated May 12, 2016, and recorded in the Franklin County Clerk's Office on January 19, 2017.

Together with easements for a sanitary sewer line as recorded in the Franklin County Clerk's Office.

SUBJECT to any enforceable easements, restrictions or covenants of record.

SUBJECT to the public's use in and to Cassidy Road.