

Amy E. Baker
949 Thacher Park Road
Voorheesville, NY 12186
518-872-1628 (Home)
518-330-8512 (Cell)

January 28, 2019

Dan McCoy, County Executive
Room # 1200
112 State Street
Albany, NY 12207

RE: 943 Thacher Park Road, Voorheesville, NY 70.-3-5

Dear Honorable McCoy:

I am writing to you regarding a parcel of property that is about to be foreclosed upon at 943 Thacher Park Road, Voorheesville, NY (Parcel # 70.-3-5). My property (949 Thacher Park Road, Voorheesville, NY) borders upon this property on three sides and the fourth side is the State Highway Rt. 157. I have enclosed the documents that were on the tax posting for your convenience.

This property has \$11,500 noted in arrears in tax liability. The taxes have not been paid in multiple years. The notice of foreclosure was posted on Saturday, January 26, 2019. I have been in contact with the Tax Department Director regarding this property dating back to June of 2015, regarding its disposition.

Robert & Mary McDowell own this property, from 50 Valley Terrace Ryebrook Port Chester, NY, according to the tax rolls. This couple were known as "Aunt Mary & Uncle Bob" when I was a young child. They were friends with my grandparents who built and owned the house that I currently own on the surrounding property. Robert McDowell passed away in 1979. Mary McDowell took sole ownership then. She last visited the property in 1986 with her daughter Cathy. Both Cathy and Mary passed away in 2007. Robert and Mary's son, Bobby (Robert), currently lives in Kihei, Hawaii, and has not returned to the property in years. He also never adjusted the title of the property into his name upon his mother's passing.

I do know that Robert (Bobby) McDowell asked to have a real estate agent do an assessment on the property in 2007. This came in at a \$5,000 value because:

- the building was in disrepair
- it has no water or septic – nor a way to obtain this with the one acre lot available
- no access to the property other than climbing a stone cliff face, as there is no easement for the property
- no electric as it doesn't meet codes and current wiring (Knob and Tube) is unsafe
- no parking availability

Therefore, it was deemed a storage facility, not a living facility by the realtor at the time. The assessment for the lot is noted as \$25,000, but given the access and livability issues, that is in question too.

The building that is on the property is a circa 1950 camp and as mentioned by the realtor, no running water or sewer capabilities. The floors in the building are in disrepair, the roof is also at a point of disrepair, the sill plate for the camp is also rotted with animal damage under the camp. My family has been mowing the

lawn, removing fallen trees, etc., since 1986 (the family's last visit.) Given that we did not own the property, we did not do repairs to keep the building intact.

My family and I have been a member of the Town of Knox community since before 1935. My father and uncle went to Berne-Knox School (before it became Berne-Knox-Westerlo). Many members of my family have been members of Thompson's Lake Reformed Church (my sister and I were baptized there and I am currently and have acted as a guiding body of the church in year's past and will again in the future.) My grandfather, Walter Baker, was the Town Supervisor in the 60's. My nephew is currently building his new home on a portion of the Baker Homestead. We have a vested interest in protecting our neighborhood. We have had over five generations of Bakers who have lived on this homestead. When I moved into the family home and purchased it from my Dad and Uncle, upon my grandmother's passing, my Dad asked why I made my bedroom in the room I had. I answered him because Papa died in the other big bedroom. He laughed and said, "Well your great-grandmother died in the bed and bedroom you are sleeping in now." As you can see, we Bakers have lived and died in this area and I intend to do the same (of course many, many years from now!)

I would like to obtain the one-acre lot that is surrounded by my property to allow the property to be complete again. I also want to be respectful to my grandparent's love of the land where they chose to raise their family. I recently paid the mortgage of my home off in full to my family and now plan to reinvest in my home to bring the house up to 2019 codes, and give it the love and upgrades it deserves. I would like to do so to this acre of land that is very special to me. It is where I learned to tie my shoes (via "Aunt Mary"). I would like to offer to put this piece of property back on the tax rolls with paid taxes each year without fail.

The current assessed value of the property is noted as \$25,000. I believe we will not be able to save the building given the roof, floor and sill issues (and I do not know if the walls have been compromised at this point). In consulting with contractors, they assessed that the cost of demolition and disposing of the materials would run around \$20,000-22,000 pending when and how we would access the building. If the building was "savable", the cost of fixing this will easily be well over \$70,000 and that does not include getting running water or septic into the building.

I would like to purchase this property for \$3,000 if possible, just to ensure I have enough for the contractors to take care of the building. If this is not an acceptable amount, please let me know what it will take to get it back on the tax rolls and in my possession. I truly wish to make this happen and have been patiently waiting for either this to occur or for it to go up for sale.

Please contact me regarding this opportunity at your earliest convenience at:

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Sincerely,

Amy E. Baker