

To the Office of the Albany County Executive

We, Ryan and Lucinda Caruso, residing at 6685 Fuller Station Road, in the town of Guilderland, are writing to express our interest in purchasing the abutting abandoned property at 4852 Western Turnpike.

For the past five years we have worked with town and county officials, staff from NYSDEC, and numerous others to try and have this property remediated. We have been successful in some regards; although the main structure, which is now collapsing, remains a blight on the property and for those living around it.

This structure housed for many years a wood stove company and, sometime in the 1970s, a garden center. Working with DEC we were able to identify a great deal of pesticides and chemicals that were improperly stored in dilapidated structures that were, in turn, leaching chemicals into the nearby stream. While DEC has done a great deal to clean up these chemicals, many environmental concerns remain for this parcel.

The premises are currently assessed at \$103,000. Of that number the land itself is only valued at \$5,000. The building itself holds zero redeemable value and has just been condemned by the town. Over 90% of the roof has collapsed and the building is filled with black mold that emanates out to the surrounding area. The mold itself has caused health problems for our family due to it drifting onto our property. Also, according to conversations with town officials, the property is not buildable due to several factors; one being that the building is not grandfathered given its level of deterioration, second that the setbacks from the surrounding wetlands and Route 20 do not allow enough space to build a new structure. Further, CSX maintains a right-of-way along the northwest side of the property, also depreciating the value. The County has already tried to auction this property off three times in the past and received zero bids. Lastly, the quotes we have obtained to demolish the structure and remediate the site are in excess of \$100,000. This figure could be even higher given the unknown environmental factors that may be present.

Given the aforementioned factors, we feel an appropriate offer on this property would be in the sum of \$500. The cost of remediation and the burden of cleaning up this property would fall on our shoulders, but it would be a great benefit to the county and the community. As the site is unbuildable, our intention is to remove the structure along with any remaining refuse and keep it as green space and gardens.

Thank you for your consideration,

Ryan and Lucinda Caruso
6685 Fuller Station Rd