



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

November 21, 2025

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

RE: Property Transfer from the County to Town of Hamburg

Dear Honorable Members:

Please find enclosed a memorandum and proposed resolution seeking authorization for the disposition of one hundred two County-owned parcels, totaling 9.8 acres in the Town of Hamburg. The resolution authorizes the County to declare the parcels surplus and convey them to the Town of Hamburg.

Should your Honorable Body require further information, I encourage you to contact Commissioner Daniel R. Castle at the Department of Environment and Planning. Thank you for your consideration on this matter.

Sincerely yours,

A handwritten signature in black ink, reading "Mark C. Poloncarz". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/nb
Enclosure

cc: Daniel R. Castle, AICP, Commissioner of Environment and Planning
Scott Bylewski, Director of Real Property
Mark Rountree, Chief Planner

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Environment and Planning and Department of Real Property
Re: Property Transfer from the County to Town of Hamburg
Date: November 21, 2025

SUMMARY

The Department of Environment and Planning received a request from the Town of Hamburg to acquire one hundred two (102) County-owned parcels, totaling 9.8 acres in the Town of Hamburg. The County has retained ownership of various vacant lots throughout the County that were obtained via the In Rem foreclosure process or other means. The Town intends to use the parcels for a variety of public benefit purposes, including passive and active recreation land. The County Lands Advisory Review Committee reviewed and deemed the parcels surplus and recommended transfer of the parcels to the Town. The resolution also considers the environmental impact of the action, a Part 1 SEQR Environmental Assessment Form (EAF), draft Part 2 EAF and Draft Part 3 EAF is available for the Legislature's review and consideration at www3.erie.gov/environment/environmental-reviews. It is recommended that the Erie County Legislature approve the attached resolution authorizing the County to enter into a purchase sale agreement and ultimately transfer the parcels to the Town. Below is a list of all 102 parcels.

#	SBL	Parcel Location
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1	160.35-6-40	OLYMPIC AVE
2	161.37-2-11	ABBOTT RD
3	161.37-2-19	OLYMPIC AVE
4	171.61-2-1	SOWLES RD
5	171.61-2-2	SOWLES RD
6	171.61-2-21	PARKER AVE
7	171.61-2-27	HOFFELD AVE
8	171.61-2-28	HOFFELD AVE
9	171.69-2-20	WEBSTER AVE
10	171.69-3-2	WEBSTER AVE
11	171.69-3-3	WEBSTER AVE
12	171.69-3-4	WEBSTER AVE
13	171.69-3-5	WEBSTER AVE
14	171.69-3-6	WEBSTER AVE
15	171.69-3-7	WEBSTER AVE
16	171.69-3-8	WEBSTER AVE
17	171.69-3-9	WEBSTER AVE
18	171.69-3-10	WEBSTER AVE

19	171.69-3-26	SEWARD AVE
20	171.69-3-27	SEWARD AVE
21	171.69-3-28	SEWARD AVE
22	171.69-3-29	SEWARD AVE
23	171.69-3-30	SEWARD AVE
24	171.69-3-31	SEWARD AVE
25	171.69-3-32	SEWARD AVE
26	171.69-5-9	WEBSTER AVE
27	171.69-5-10	WEBSTER AVE
28	171.69-5-12	WEBSTER AVE
29	171.69-5-13	WEBSTER AVE
30	171.69-5-17	WEBSTER AVE
31	171.69-5-18	WEBSTER AVE
32	171.69-5-1	ROBINSON AVE
33	171.69-5-2	ROBINSON AVE
34	171.69-5-3	ROBINSON AVE
35	171.69-5-6	ROBINSON AVE
36	171.69-5-7	ROBINSON AVE

37	171.77-2-23	ARTHUR AVE
38	171.77-2-24	ARTHUR AVE
39	171.77-2-5	SEWARD AVE
40	171.77-2-6	SEWARD AVE
41	171.77-2-7	SEWARD AVE
42	171.77-2-8	SEWARD AVE
43	171.77-2-9	SEWARD AVE
44	171.77-2-10	SEWARD AVE
45	171.77-2-11	SEWARD AVE
46	171.77-2-12	SEWARD AVE
47	171.77-3-1	ARTHUR AVE
48	171.77-3-2	ARTHUR AVE
49	171.77-3-3	ARTHUR AVE
50	171.77-3-4	ARTHUR AVE
51	171.77-3-5	ARTHUR AVE
52	171.77-3-6	ARTHUR AVE
53	171.77-3-7	ARTHUR AVE
54	171.77-3-8	ARTHUR AVE
55	171.77-3-9	ARTHUR AVE
56	171.77-3-10	ARTHUR AVE
57	171.77-3-11	ARTHUR AVE
58	171.77-3-12	ARTHUR AVE
59	171.77-3-13	ARTHUR AVE
60	171.77-3-22	CUSICK AVE
61	171.77-3-23	CUSICK AVE
62	171.77-3-24	CUSICK AVE
63	171.77-3-25	CUSICK AVE
64	171.77-3-26	CUSICK AVE
65	171.77-3-27	CUSICK AVE
66	171.77-3-28	CUSICK AVE
67	171.77-3-29	CUSICK AVE
68	171.77-3-30	CUSICK AVE
69	171.77-3-31	CUSICK AVE
70	171.77-3-32	CUSICK AVE
71	171.77-3-33	CUSICK AVE
72	171.77-3-34	CUSICK AVE
73	171.77-4-1	CUSICK AVE
74	171.77-4-3	CUSICK AVE

75	171.77-4-4	CUSICK AVE
76	171.77-4-5	CUSICK AVE
77	171.77-4-6	CUSICK AVE
78	171.77-4-7	CUSICK AVE
79	171.77-4-8	CUSICK AVE
80	171.77-4-9	CUSICK AVE
81	171.77-4-10	CUSICK AVE
82	171.77-4-11	CUSICK AVE
83	171.77-4-32	BOLAND AVE
84	171.77-4-33	BOLAND AVE
85	171.77-4-34	BOLAND AVE
86	171.77-4-35	BOLAND AVE
87	171.77-4-36	BOLAND AVE
88	171.77-4-37	BOLAND AVE
89	171.77-5-2	BOLAND AVE
90	171.77-5-3	BOLAND AVE
91	171.77-6-13	CUSICK AVE
92	171.77-6-14	CUSICK AVE
93	171.77-6-6	ARTHUR AVE
94	171.77-6-7	ARTHUR AVE
95	171.77-6-8	ARTHUR AVE
96	171.78-1-9	SEWARD AVE
97	196.13-2-38	EDWARDS ST
98	196.13-2-39	EDWARDS ST
99	196.13-2-40	EDWARDS ST
100	196.13-2-41	EDWARDS ST
101	196.13-2-62	EDWARDS ST
102	196.13-2-63	EDWARDS ST

FISCAL IMPLICATIONS

There will be no fiscal impact to the County as a result of the disposition of these parcels.

REASONS FOR RECOMMENDATION

The properties have been deemed surplus by the County Lands Advisory Review Committee. Transferring these parcels would reduce the County's exposure to risk, liability, and maintenance. The parcels would be put into public benefit use by the Town for passive or active recreation. The proposal is consistent with the County's long-term objectives of returning vacant land to productive use and supporting Towns in their pursuit of expanding recreation offerings. The County Lands Advisory Review Committee reviewed the action under SEQR and issued a Negative Declaration noting the minimal environmental impact of transferring property.

BACKGROUND INFORMATION

The County acquired the 102 parcels, totaling 9.8 acres at various times over the years either for County purpose or via the In Rem foreclosure process. DEP staff reviewed all County-owned parcels within the Town of Hamburg to determine suitability for sale based on factors like floodplains, road access, encroachments, surrounding land uses and ownership, the lot's buildability, and potential future County needs. DEP communicated with the Town of Hamburg to determine its interest in acquiring parcels before proceeding with a sale via public auction. After review, the Town requested to acquire the 102 listed parcels. The County Lands Advisory Review Committee reviewed and recommended approval of the proposed transfer.

Pursuant to SEQR, the consideration of the environmental impact of Legislative actions is required prior to approving actions. The Department of Environment and Planning/ ARC prepared SEQR EAF Part 1, Draft SEQR Part 2 and 3, for the Legislature's consideration in making their own determination. The materials are available on the Department of Environment and Planning's website: <https://www3.erie.gov/environment/environmental-reviews>

CONSEQUENCES OF NEGATIVE ACTION

In the event the proposed resolution is not passed, Erie County will retain ownership of the properties with exposure to risk and liability.

STEPS FOLLOWING APPROVAL

The County will enter into a purchase sale agreement and transfer the deeds of the 102 listed parcels to the Town of Hamburg.

A DRAFT RESOLUTION TO BE SUBMITTED BY:
DEPARTMENT OF ENVIRONMENT AND PLANNING
AND DEPARTMENT OF REAL PROPERTY

RE: Property Transfer from the County to Town of Hamburg

WHEREAS, the County of Erie ("County") is interested in the utilization of vacant property for public benefit; and

WHEREAS, the County owns one hundred two parcels at various locations throughout the Town of Hamburg; and

WHEREAS, the Town is interested in acquiring the County parcels for public benefit purposes, including the expansion of passive and active recreational lands; and

WHEREAS, the Lands Advisory Review Committee ("ARC") classified the action as an Unlisted Action under SEQR as per NYCRR, 617.2(al) and upon review, it was determined that the proposed real estate transfer will not have a significant environmental impact, and a negative declaration was issued; and

WHEREAS, the Lands Advisory Review Committee deemed the one hundred two County parcels at various locations throughout the Town of Hamburg as surplus County property; and

WHEREAS, Title 6 of the New York Code of Rules and Regulations (6 NYCRR) Section 617.1 under the State Environmental Quality Review Act (SEQR) requires local governments when they directly undertake, fund or approve an action to evaluate whether said actions will have a significant impact on the environment; and

NOW, THEREFORE, BE IT

RESOLVED, the Erie County Legislature has reviewed the SEQR Part 1 Environmental Assessment Form (EAF), Draft EAF Part II and Draft EAF Part 3 documentation on the Department of Environment and Planning's website related to the action; and be it further

RESOLVED, in accordance with SEQR, the Erie County Legislature as Lead Agency concurs with ARC's assessment and hereby makes the determination that the action will have little to no impact on the environment and hereby authorizes the issuance of a negative declaration; and be it further

RESOLVED, that authorization is hereby given for one hundred and two County owned parcels located at: 0 OLYMPIC AVE (SBL:160.35-6-40); ABBOTT RD (161.37-2-11); OLYMPIC AVE (61.37-2-19); SOWLES RD (171.61-2-1); SOWLES RD (171.61-2-2); PARKER AVE (171.61-2-21); HOFFELD AVE (171.61-2-27); HOFFELD AVE (171.61-2-28); WEBSTER AVE (171.69-2-20); WEBSTER AVE (171.69-3-2); WEBSTER AVE (171.69-3-3); WEBSTER AVE (171.69-3-4); WEBSTER AVE (171.69-3-5); WEBSTER AVE (171.69-3-6);

WEBSTER AVE (171.69-3-7); WEBSTER AVE (171.69-3-8); WEBSTER AVE (171.69-3-9); WEBSTER AVE (171.69-3-10); SEWARD AVE (171.69-3-26); SEWARD AVE (171.69-3-27); SEWARD AVE (171.69-3-28); SEWARD AVE (171.69-3-29); SEWARD AVE (171.69-3-30); SEWARD AVE (171.69-3-31); SEWARD AVE (171.69-3-32); WEBSTER AVE (171.69-5-9); WEBSTER AVE (171.69-5-10); WEBSTER AVE (171.69-5-12); WEBSTER AVE (171.69-5-13); WEBSTER AVE (171.69-5-17); WEBSTER AVE (171.69-5-18); ROBINSON AVE (171.69-5-1); ROBINSON AVE (171.69-5-2); ROBINSON AVE (171.69-5-3); ROBINSON AVE (171.69-5-6); ROBINSON AVE (171.69-5-7); ARTHUR AVE (171.77-2-23); ARTHUR AVE (171.77-2-24); SEWARD AVE (171.77-2-5); SEWARD AVE (171.77-2-6); SEWARD AVE (171.77-2-7); SEWARD AVE (171.77-2-8); SEWARD AVE (171.77-2-9); SEWARD AVE (171.77-2-10); SEWARD AVE (171.77-2-11); SEWARD AVE (171.77-2-12); ARTHUR AVE (171.77-3-1); ARTHUR AVE (171.77-3-2); ARTHUR AVE (171.77-3-3); ARTHUR AVE (171.77-3-4); ARTHUR AVE (171.77-3-5); ARTHUR AVE (171.77-3-6); ARTHUR AVE (171.77-3-7); ARTHUR AVE (171.77-3-8); ARTHUR AVE (171.77-3-9); ARTHUR AVE (171.77-3-10); ARTHUR AVE (171.77-3-11); ARTHUR AVE (171.77-3-12); ARTHUR AVE (171.77-3-13); CUSICK AVE (171.77-3-22); CUSICK AVE (171.77-3-23); CUSICK AVE (171.77-3-24); CUSICK AVE (171.77-3-25); CUSICK AVE (171.77-3-26); CUSICK AVE (171.77-3-27); CUSICK AVE (171.77-3-28); CUSICK AVE (171.77-3-29); CUSICK AVE (171.77-3-30); CUSICK AVE (171.77-3-31); CUSICK AVE (171.77-3-32); CUSICK AVE (171.77-3-33); CUSICK AVE (171.77-3-34); CUSICK AVE (171.77-4-1); CUSICK AVE (171.77-4-3); CUSICK AVE (171.77-4-4); CUSICK AVE (171.77-4-5); CUSICK AVE (171.77-4-6); CUSICK AVE (171.77-4-7); CUSICK AVE (171.77-4-8); CUSICK AVE (171.77-4-9); CUSICK AVE (171.77-4-10); CUSICK AVE (171.77-4-11); BOLAND AVE (171.77-4-32); BOLAND AVE (171.77-4-33); BOLAND AVE (171.77-4-34); BOLAND AVE (171.77-4-35); BOLAND AVE (171.77-4-36); BOLAND AVE (171.77-4-37); BOLAND AVE (171.77-5-2); BOLAND AVE (171.77-5-3); CUSICK AVE (171.77-6-13); CUSICK AVE (171.77-6-14); ARTHUR AVE (171.77-6-6); ARTHUR AVE (171.77-6-7); ARTHUR AVE (171.77-6-8); SEWARD AVE (171.78-1-9); EDWARDS ST (196.13-2-38); EDWARDS ST (196.13-2-39); EDWARDS ST (196.13-2-40); EDWARDS ST (196.13-2-41); EDWARDS ST (196.13-2-62); EDWARDS ST (196.13-2-63), in the Town of Hamburg, State of New York is hereby deemed surplus property; and be it further

RESOLVED, that authorization is hereby provided for the County Executive to enter into all necessary agreements to transfer the one hundred two County-owned parcels in the Town of Hamburg to the Town of Hamburg at the cost \$1; and be it further

RESOLVED, that certified copies of this resolution be sent to the County Executive's Office; Department of Real Property Tax Services; Department of Law, Department of Environment and Planning and Division of Budget and Management.