

**Authorizing The Commissioner Of Finance To Accept Bids For  
Parcels Of County-Owned Real Property For Private Sale And  
Authorizing The Chairman Of The Ulster County Legislature To  
Convey Such Parcels – Department Of Finance**

Referred to: The Ways and Means Committee (Chairman Gerentine and Legislators Bartels, Belfiglio, Briggs, Maio, Maloney, Provenzano and Rodriguez)

Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Tracey A. Bartels offer the following:

WHEREAS, this resolution has been submitted by the County Executive on behalf of the Department of Finance; and

WHEREAS, the Commissioner of Finance has requested permission to accept bids for parcels of county-owned real property as hereinafter described, which were acquired by the County by reason of non-payment of taxes, and have previously been offered at a public auction; and

WHEREAS, parcel # 23 of the 2014 Public Auction, listed as .10 acres, vacant, in the Town of Kingston, section block and lot number 39.13-3-16 has unpaid taxes in the amount of \$4,068.24 dating back to the year 2009; and

WHEREAS, the prospective purchaser of parcel # 23 has bid \$1,430.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 37 of the 2014 Public Auction, listed as .75 acres, recreation and entertainment, in the Town of Lloyd, section block and lot number 88.17-3-3 has unpaid taxes in the amount of \$13,388.64 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 37 has bid \$13,388.64 for the property which is the taxes due; and

~~WHEREAS, parcel # 57 of the 2014 Public Auction, listed as 120 feet by 260 feet, residential, in the Town of Marlborough, section block and lot number 108.12-1-1.200 has unpaid taxes in the amount of \$33,812.73 dating back to the year 2010; and~~

WHEREAS, the prospective purchaser of parcel # 57 has bid \$33,812.73 for the property which is the taxes due; and

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WHEREAS, parcel # 97 of the 2014 Public Auction, listed as .16 acres, vacant land, in the Town of Rochester, section block and lot number 68.13-1-24 has unpaid taxes in the amount of \$595.54 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 97 has bid \$595.54 for the property which is the taxes due; and

WHEREAS, parcel # 106 of the 2014 Public Auction, listed as 1 acre, vacant, in the Town of Rochester, section block and lot number 76.10-1-9.003 has unpaid taxes in the amount of \$4,429.14 dating back to the year 2010; and

WHEREAS, the prospective purchaser of parcel # 106 has bid \$2,000.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 115 of the 2014 Public Auction, listed as 5.40 acres, vacant land, in the Town of Rosendale, section block and lot number 62.4-3-25 has unpaid taxes in the amount of \$11,094.64 dating back to the year 2010; and

WHEREAS, the prospective purchaser of parcel # 115 has bid \$4,000.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 128 of the 2014 Public Auction, listed as .95 acres, vacant land, in the Town of Saugerties, section block and lot number 7.4-1-3 has unpaid taxes in the amount of \$5,970.64 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 128 has bid \$5,970.64 for the property which is the taxes due; and

WHEREAS, parcel # 129 of the 2014 Public Auction, listed as .89 acres, vacant land, in the Town of Saugerties, section block and lot number 7.4-1-4 has unpaid taxes in the amount of \$6,840.75 dating back to the year 2010; and

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WHEREAS, the prospective purchaser of parcel # 129 has bid \$3,500.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 130 of the 2014 Public Auction, listed as .78 acres, vacant land, in the Town of Saugerties, section block and lot number 7.4-1-5 has unpaid taxes in the amount of \$6,508.73 dating back to the year 2010; and

WHEREAS, the prospective purchaser of parcel # 130 has bid \$3,500.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 131 of the 2014 Public Auction, listed as .78 acres, vacant land, in the Town of Saugerties, section block and lot number 7.4-1-6 has unpaid taxes in the amount of \$6,508.73 dating back to the year 2010; and

WHEREAS, the prospective purchaser of parcel # 131 has bid \$3,500.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 132 of the 2014 Public Auction, listed as .70 acres, vacant land, in the Town of Saugerties, section block and lot number 7.4-1-7 has unpaid taxes in the amount of \$6,321.44 dating back to the year 2010; and

WHEREAS, the prospective purchaser of parcel # 132 has bid \$3,500.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 152 of the 2014 Public Auction, listed as .23 acres, vacant land, in the Town of Saugerties, section block and lot number 17.5-3-18 has unpaid taxes in the amount of \$884.87 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 152 has bid \$884.87 for the property which is the taxes due; and

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WHEREAS, parcel # 176 of the 2014 Public Auction, listed as .34 acres, vacant land, in the Town of Shandaken, section block and lot number 5.13-3-30 has unpaid taxes in the amount of \$1,446.81 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 176 has bid \$1,446.81 for the property which is the taxes due; and

WHEREAS, parcel # 177 of the 2014 Public Auction, listed as .46 acres, vacant land, in the Town of Shandaken, section block and lot number 5.13-3-31 has unpaid taxes in the amount of \$1,679.75 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 177 has bid \$1,679.75 for the property which is the taxes due; and

WHEREAS, parcel # 231 of the 2014 Public Auction, listed as 150 feet by 235 feet, vacant land, in the Town of Wawarsing, section block and lot number 66.4-2-80 has unpaid taxes in the amount of \$3,542.93 dating back to the year 2007; and

WHEREAS, the prospective purchaser of parcel # 231 has bid \$150.00 for the property which is within the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, parcel # 246 of the 2014 Public Auction, listed as 1.97 acres, vacant land, in the Town of Wawarsing, section block and lot number 76.13-6-2 has unpaid taxes in the amount of \$3,334.84 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 246 has bid \$3,334.84 for the property which is the taxes due; and

WHEREAS, parcel # 270 of the 2014 Public Auction, listed as 2 acres, residential, in the Town of Woodstock, section block and lot number 38.4-3-33 has unpaid taxes in the amount of \$16,918.05 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel # 270 has bid \$16,918.05 for the property which is the taxes due; and

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WHEREAS, all prospective purchasers shall be responsible for the 2014-15 school tax and all subsequent tax levies; and

WHEREAS, these conveyances constitute Type II actions under section 4.1.5 of the County of Ulster’s State Environmental Quality Review Act (SEQRA) Type II List that was adopted in Resolution No. 118 on April 20, 2010; and

WHEREAS, as per section 3 of the County’s Type II List, these actions do not pose a significant potential environmental impact and may be progressed as Type II actions in accordance with 6 NYCRR Part 617 of SEQRA; now therefore, be it.

RESOLVED, that the Ulster County Commissioner of Finance is authorized to accept payment as follows:

<b>PREVIOUS OWNER</b>	<b>TOWN</b>	<b>BIDDER</b>	<b>BID AMOUNT</b>
McGuckin, William Parcel # 23 SBL# 39.13-3-16	Kingston	Garcia, Ralph 18 Shift Rd. Napanoch, NY 12458	\$ 1,430.00
Wolf Den Springs LLC Parcel # 37 SBL # 88.17-3-3	Lloyd	Fruchter, Abraham 3065 Brighton 5 <sup>th</sup> St. Brooklyn, NY 11235	\$13,388.64
<del>DeSantis, John L. Parcel # 57 SBL # 108.12 1 1.200</del>	<del>Marlborough</del>	<del>Fruchter, Abraham 3065 Brighton 5<sup>th</sup> St Brooklyn, NY 11235</del>	<del>\$33,812.73</del>
Lindenbaum, Murry Parcel # 97 SBL #68.13-1-24	Rochester	Heredia, Diane F. PO Box 287 Kerhonkson, NY 12446	\$ 595.54
OHalloran, Patricia OHallaron, Robert Parcel # 106 SBL# 76.10-1-9.003	Rochester	Berend, Eric V. 310 Greenwich St. 4M New York, NY 10013	\$ 2,000.00

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<b>PREVIOUS OWNER</b>	<b>TOWN</b>	<b>BIDDER</b>	<b>BID AMOUNT</b>
Smith, Kevin & Linda Parcel # 115 SBL# 62.4-3-25	Rosendale	Stillwater Recovery, LLC 339 Park Lane Massapequa Park, NY 11762	\$ 4,000.00
Greenidge, J & D Parcel #128 SBL # 7.4-1-3	Saugerties	Stillwater Recovery, LLC 339 Park Lane Massapequa Park, NY 11762	\$ 5,970.64
Greenidge, Doreen Parcel # 129 SBL# 7.4-1-4	Saugerties	Stillwater Recovery, LLC 339 Park Lane Massapequa Park, NY 11762	\$3,500.00
Greenidge, Doreen Parcel # 130 SBL# 7.4-1-5	Saugerties	Stillwater Recovery, LLC 339 Park Lane Massapequa Park, NY 11762	\$3,500.00
Greenidge, Doreen Parcel # 131 SBL# 7.4-1-6	Saugerties	Stillwater Recovery, LLC 339 Park Lane Massapequa Park, NY 11762	\$3,500.00
Greenidge, Doreen Parcel # 132 SBL# 7.4-1-7	Saugerties	Stillwater Recovery, LLC 339 Park Lane Massapequa Park, NY 11762	\$3,500.00
Levy, Collette M. Parcel # 152 SBL# 17.5-3-18	Saugerties	Viviani, Catello PO Box 1091 Kingston, NY 12402	\$ 884.87
Olmstead, John P. Parcel # 176 SBL # 5.13-3-30	Shandaken	Leone, Leonardo E. Jr. & Rosa M. 10 Holly Street Staten Island, NY 10304	\$ 1,446.81

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<b>PREVIOUS OWNER</b>	<b>TOWN</b>	<b>BIDDER</b>	<b>BID AMOUNT</b>
Olmstead, John P. Parcel # 177 SBL # 5.13-3-31	Shandaken	Leone, Leonardo E. Jr. & Rosa M. 10 Holly Street Staten Island, NY 10304	\$ 1,679.75
Till, Arthur Parcel # 231 SBL# 66.4-2-80	Wawarsing	Berend, Eric V. 300 Greenwich St., 4M New York, NY 10013	\$ 150.00
Decker, Perley & Bertha Parcel # 246 SBL # 76.13-6-2	Wawarsing	Stillwater Recovery, LLC 339 Park Lane Massapequa Park, NY 11762	\$ 3,334.84
Strauss, John & Kevin Parcel # 270 SBL# 38.4-3-33	Woodstock	D.A. Winn, LLC 401K Profit Sharing Plan & Trust PO Box 70 Bearsville, NY 12409	\$ 16,918.05

and, be it further,

RESOLVED, that the Chairman of the Ulster County Legislature is authorized and directed to make, execute and deliver to said bidder making payment, a quitclaim deed conveying the interest of the County in said parcel, which quitclaim deed shall contain the covenant that the said County of Ulster shall in no event be or become liable for any defects in title conveyed for any cause whatsoever, and that no claim or demand of any nature shall ever be made against the County of Ulster arising from such sale, conveyance or the proceedings leading thereto,

and move its adoption.

ADOPTED AS AMENDED BY THE FOLLOWING VOTE:

AYES: 22                      NOES: 0  
(Absent: Legislator Fabiano)

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Passed Committee: Ways and Means on August 6, 2014

**FINANCIAL IMPACT:**

**TOTAL UNPAID TAXES: \$127,346.47**

**TOTAL ACCEPTED BIDS: ~~\$99,611.87~~ **\$65,799.14****

Legislator Gerentine motioned, seconded by Legislator Maio, to remove parcel #57 of the 2014 Public Auction from the Resolution, thereby striking the 7<sup>th</sup> WHEREAS, striking the third property listed in the first RESOLVED, and adjusting the FINANCIAL IMPACT accordingly.

**MOTION ADOPTED BY THE FOLLOWING VOTE:**

**AYES: 22                      NOES: 0**  
**(Absent: Legislator Fabiano)**



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STATE OF NEW YORK

ss:

COUNTY OF ULSTER

This is to certify that I, the undersigned Clerk of the Legislature of the County of Ulster have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 19<sup>th</sup> Day of August, 2014, and that the same is a true and correct transcript of said resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 20<sup>th</sup> Day of August in the year Two Thousand and Fourteen.

/s/ Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

Submitted to the County Executive this  
21<sup>st</sup> Day of August, 2014.

Approved by the County Executive this  
28<sup>th</sup> Day of August, 2014.

/s/ Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

/s/ Michael P. Hein  
Michael P. Hein, County Executive