

**Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 20, 2016 Public Auction - Department Of Finance**

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

Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Thomas J. Briggs 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 and reject bids from various individuals for parcels of county-owned property as hereinafter described, which parcels were acquired by reason of non-payment of taxes; and

WHEREAS, the total unpaid taxes for these parcels is \$1,165,922.00 and bids totaling \$1,669,606.00 were received, wherein \$1,491,460.00 is recommended to be accepted and \$178,146.00 is recommended to be rejected (parcel #'s 115, 112, 235, 244 and 274, due to the failure of the bidders to pay the balance of their bids and therefore their down payments totaling \$8,428.00 is forfeited); 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 hereby authorized to accept and reject payments as follows:

TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Esopus	1	Welcome Home Developers, LLC	Collmor Inc.	\$4,353.00	\$4,353.00	Accept
Esopus	3	Rose, Vera A.	Russell, Thomas K.	2,600.00	34,209.00	Accept
Esopus	5	Hansen, Frederick	Holm, Matthew & Koon, Cynthia	12,002.00	12,002.00	Accept
Esopus	6	Ostermeier, D & R	PFRI LLC	48,000.00	19,134.00	Accept

**Resolution No. 319      June 21, 2016**

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Esopus	7	Bombino, James & Tammy	Cottage by Slabsides LLC	11,000.00	30,756.00	Accept
Gardiner	9	McMilon-Wilkinson, Mary	Geiger, Adam & Geiger, Lori	15,419.00	15,419.00	Accept
Gardiner	10	Sanchez, Sonia	MTN VIEW CONDOS LLC	44,000.00	12,898.00	Accept
Gardiner	11	Sanchez, Sonia	MTN VIEW CONDOS LLC	45,000.00	16,400.00	Accept
Hardenburgh	14	Pagillo, Joseph Sr. Pagillo, Joseph Jr.	Lawlor, Robert A. & Lawlor, Nancy Ann	7,000.00	1,699.00	Accept
Hurley	15	Terwiliger, Paul	Doherty-Vinicor, R.A.	800.00	729.00	Reject
Kingston	17	O'Sullivan McColgan, Kelley A.	Scherrer, Daniel E.	100.00	4,124.00	Accept
Kingston	18	D'Souza, Kim C.	Scherrer, Daniel E.	50.00	1,113.00	Reject
Lloyd	19	Canello, Louis J.	Busick, Charles	1,001.00	1,001.00	Accept
Lloyd	20	Frampton, J Paul & Ruth E	Archidiacono, Judith	76,000.00	34,000.00	Accept
Lloyd	23	Muise, James	The Scenic Hudson Land Trust, Inc.	2,600.00	1,782.00	Accept
Lloyd	25	Jacobsen, Eileen	Equity Trust Co. Custodian FBO Mark L. Raphael IRA	65,000.00	49,538.00	Accept
Lloyd	27	Gerlick, Ernest Jr.	Pavese, Anthony Rocco	2,000.00	9,080.00	Accept
Marbletown	32	Forman, John A.	Cafiero, William F.	98,000.00	22,056.00	Accept
Marlborough	34	Portfolio Investors Group, Inc.	Porpiglia, Anthony & Porpiglia, Rosalee B.	12,503.00	12,503.00	Accept
Marlborough	35	Passante, Lori	Pavese, Anthony Rocco	10,000.00	17,294.00	Accept
Marlborough	36	Passante, Lori	Pavese, Anthony Rocco	100.00	3,398.00	Accept
Marlborough	37	Wardrop, Kevin M. & Traci D.	NY Win Win Real Estate, LLC	35,000.00	51,130.00	Accept
Marlborough	40	Marcordeo, Louise & Ernest	Benecke, Kurt V. & Murray, Donald F. & Montalvo, Miguel A.	12,000.00	2,266.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Marlborough	44	Urspruch, Anthony & Lois	Park, Hae Kun	1,543.00	1,543.00	Accept
Marlborough	49	Divesti, Michael & Elizabeth	Stillwater Recovery LLC	9,000.00	25,758.00	Accept
New Paltz	54	Strelzin & Vandeputten	Berend, Eric	1,000.00	18,969.00	Accept
New Paltz	58	Cockrell, Barbara	Levitz, Maurey	150,000.00	41,718.00	Reject
New Paltz	63	Bostrup, Ernest T.	Trapani, Joy & Banyra, Eileen	1,250.00	758.00	Accept
New Paltz	64	Pomeroy, Gregg & Wolff, Duanne	Pavese, Anthony Rocco	1,400.00	24,234.00	Accept
Olive	68	UC/Russell, Nat	Newton, William	5,200.00	2,805.00	Accept
Olive	69	Ritz, Gail L.	Eckas, Scott E.	50,000.00	15,084.00	Accept
Olive	70	Sage, Rodney S.	Dresser-Peck Properties LLC	64,000.00	12,251.00	Accept
Olive	71	Kelder, Bradford V & Leora	Stillwater Recovery LLC	8,000.00	5,918.00	Accept
Plattekill	86	Kramer, John	McPhillips, Richard B. Jr.	700.00	9,603.00	Accept
Rochester	88	Prete, Steven	Eisenberg, Zain Ismail & Perez, Penelope Girasol	14,000.00	7,467.00	Accept
Rochester	92	Nowakowski, Christopher & Curry, Helen	Lively-Miller, Betty J. & Miller, Wayne L.	26,500.00	28,727.00	Accept
Rochester	94	Festburg, Abraham	Miah, Mohammed U.	17,500.00	22,003.00	Accept
Rochester	95	Weiss, Irving	Park, Hae Kun	100.00	2,104.00	Accept
Rochester	104	Solcberg, Reginald	Ferolito, Carolyn J.	23,000.00	46,533.00	Accept
Rosendale	107	Petersen, Gail P.	PFRI LLC	42,000.00	4,535.00	Accept
Rosendale	108	Russo, Dominick	Hansen, Kevin F.	31,000.00	18,210.00	Accept
Rosendale	112	Walsh, Joseph	Vizel, Yitzchok	1,100.00	7,209.00	Reject
Rosendale	114	Volk, John & Regina	Makowski, Ralph P.	50.00	1,492.00	Accept
Rosendale	117	Clark, Kenneth K.	Soule, Perry & Soule, Diane	918.00	918.00	Accept
Saugerties	142	Sand, Arne	Richers, Randal L.	5,986.00	5,986.00	Accept
Saugerties	143	Parker, Richard J. & Catherine	Norwood, Gay L.	1,400.00	1,099.00	Accept

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Saugerties	144	Parker, Richard Cath Sr.	Norwood, Gay L.	851.00	851.00	Accept
Saugerties	147	Yager, John	Brown, Wendy S. Leddy, Robert Brown, Eli White, Margaret Brown, Maghen Robohm , Jon	15,000.00	8,234.00	Accept
Saugerties	148	Sullo, Michael	Brown, David P.	10,500.00	21,773.00	Accept
Saugerties	150	Charles E Rothe Real Estate	Iriel LLC & Dresser-Peck Properties LLC	66,000.00	36,705.00	Accept
Saugerties	152	White, Christopher	Akter, Shilpi	7,000.00	40,072.00	Accept
Saugerties	153	Nielsen, Douglas	Poulan Ventures LLC	2,500.00	13,850.00	Accept
Saugerties	156	Polacco, Krista M.	Viviani, Catello, Acampora, Filippo & Acampora, Aldo	38,000.00	21,392.00	Accept
Saugerties	157	Schmidt, Paul	Martin, Roderick A.	4,307.00	4,307.00	Accept
Saugerties	158	Schmidt, Paul	Martin, Roderick A.	4,307.00	4,307.00	Accept
Saugerties	159	Schmidt, Paul	Martin, Roderick A.	4,049.00	4,049.00	Accept
Shandaken	171	Tucker, Rachel E.	Griffin, Peter C.	25,000.00	7,932.00	Accept
Shandaken	176	Alburty, Stevan	Gasiunas, Kestutis & Kushch, Olena	85,000.00	11,372.00	Accept
Shawangunk	186	Perrault, Jean Paul	Mancuso & Family LLC	3,248.00	3,248.00	Accept
Shawangunk	187	Perrault, Jean Paul	Mancuso & Family LLC	1,656.00	1,656.00	Accept
Ulster	199	Craig, Robert E. Jr.	Eckas, Scott E.	18,100.00	11,515.00	Accept
Ulster	201	Crociani, K. & Weaver, R.	Amaro, Norma	865.00	865.00	Accept
Ulster	203	Landing Woods of Ulster LLC	Delacorte, Mark, Peck, Andrew & Brill, Jonah	102,000.00	24,513.00	Accept
Ulster	205	Cohen, Jon	Amaro, Norma	600.00	1,251.00	Accept
Ulster	207	Sauers, Robert	NY Win Win Real Estate, LLC	55,000.00	24,226.00	Accept
Ulster	214	Sinanaj, Fahrije	Cole, Clifford J.	1,201.00	1,201.00	Accept
Ulster	215	Bouck, Stephen A. & Bouck, Terri A.	Cole, Clifford J.	500.00	1,058.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Village of Ellenville	223	Nadowska, Agnieszka	Islam, Mohammed	25,000.00	15,601.00	Accept
Village of Ellenville	224	Johobowsky, Etal	Nivlas Real Estate, Inc.	68,023.00	68,023.00	Accept
Village of Ellenville	234	Horvath, James Jr.	Mazel Heights, LLC	20,038.00	20,038.00	Accept
Village of Ellenville	235	Goosby, Price Jr.	Stoeckeler, Joseph P. Jr.	21,196.00	21,196.00	Reject
Village of Ellenville	236	Dupont, W/LU Laura	Mazel Heights, LLC	17,000.00	12,451.00	Accept
Wawarsing	241	Rampe, Vendie & Mary	Zerillo, Philip & Giambrone, Vito & Zuccarello, Peter	1,000.00	3,241.00	Accept
Wawarsing	243	Unknown Owner	Rymdzionek, John	7,500.00	3,683.00	Accept
Wawarsing	244	Tso, Joseph & Lana	Scialpi, Robert	2,000.00	4,502.00	Reject
Wawarsing	247	Zaccagnini, William	Berend, Eric	200.00	1,968.00	Accept
Wawarsing	249	Turko, Slawomir & Wictor	Travers, Richard A.	3,000.00	7,638.00	Accept
Wawarsing	256	Greenberg, Sherri & Gilbert, Aila	Stillwater Recovery LLC	13,000.00	9,024.00	Accept
Wawarsing	258	Greenberg, Sherri & Gilbert, Aila	Zajac, Jozef	4,794.00	4,794.00	Accept
Wawarsing	259	Chestnut Bldg. & Const.	Pinkerous, Thomas R. Jr.	50.00	3,607.00	Accept
Wawarsing	260	Ponwil Associates, Inc.	Talmud Torah Ohel Yochanan	9,500.00	4,936.00	Accept
Wawarsing	264	Mendez, Tami Lynn	Murray, Brendan & LaCroix, Yra	32,000.00	6,479.00	Accept
Wawarsing	266	Woodley, Marvine	Comanos, Nicholas A.	7,000.00	5,590.00	Accept
Wawarsing	268	Ellenville Community Hospital	Pinkerous, Thomas R. Jr.	6,523.00	6,523.00	Accept
Wawarsing	270	Marl. Mary	Stoeckeler, Joseph P. Jr.	17,167.00	17,167.00	Accept
Wawarsing	274	Carlino, Robert	Scialpi, Robert	3,000.00	25,137.00	Reject
Wawarsing	280	Oztroviczky, Tibor	Meyer, Alex Wolff	5,106.00	5,106.00	Accept
Woodstock	281	Houghtaling, Harold W.	Heil, James R.	650.00	13,033.00	Accept

and be it further,

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RESOLVED, that upon receipt of such payment with respect to these parcels, 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, or that no claim or demand of any nature shall ever be made against the County of Ulster, arising from such sales, conveyances or any proceedings leading thereto;

and moves its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 21                      NOES: 0  
(1 Abstention: Legislator Maloney)  
(Absent: Legislator Maio)

Passed Committee: Ways and Means on June 13, 2016

FINANCIAL IMPACT:

\$1,165,922.00- TOTAL UNPAID TAXES  
\$1,491,460.00 - TOTAL ACCEPTED BIDS  
\$ 178,146.00 - TOTAL BIDS REJECTED  
\$ 8,428.00 - TOTAL FORFEITED

