

**Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 19, 2022 Public Auction - Department Of Finance**

Referred to: The Ways and Means Committee (Chairman Gavaris and Legislators Cahill, Fabiano, Ronk, and Walter)

Chairman of the Ways and Means Committee, John Gavaris, and Deputy Chair Kenneth J. Ronk, Jr. offer the following:

WHEREAS, this resolution has been submitted at the request of 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 \$1,267,557.00 and bids totaling \$4,683,922.00 were received, wherein \$4,594,969.00 is recommended to be accepted and \$89,953.00 is recommended to be rejected (parcel #'s 40,50,58,134, 247, 248 & due to the failure of the bidders to pay their bid balances and therefore their down payments totaling \$26,955.90 are 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	TAX	BID	STATUS
1	DENNING	DYMOND ALBERT W	FULLER, SHERRRY	\$ 719.00	\$ 1,500.00	ACCEPT
10	ESOPUS	BYERS GLADYS BYERS JOHN	WEINBERGER, MARC D. JR.	\$ 5,091.00	\$ 5,091.00	ACCEPT
12	ESOPUS	KOSKIE SHERRY M LAVALLEE TERRY	443 MEMORIAL PKWY LLC	\$ 1,147.00	\$ 3,800.00	ACCEPT
13	ESOPUS	KOSKIE ROBERT	MOSSGARDEN PROPERTIES, LLC	\$ 1,778.00	\$ 8,600.00	ACCEPT
14	ESOPUS	MURPHY MICHAEL MURPHY ARLENE	POMPAY, JOHN D. & POMPAY, KAREN M.	\$ 2,064.00	\$ 15,500.00	ACCEPT
15	ESOPUS	MURPHY MICHAEL MURPHY ARLENE	POMPAY, JOHN D. & POMPAY, KAREN M.	\$ 2,723.00	\$ 17,200.00	ACCEPT

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#	TOWN:	FORMER OWNER	DEED TO	TAX	BID	STATUS
16	ESOPUS	ANDERSON ELEANOR ANDERSON MARK	KIMBERG, IRIS	\$ 4,373.00	\$ 4,373.00	ACCEPT
18	ESOPUS	ROSENDALE MANOR INC	BENJAMIN, ROBERT M.	\$ 5,256.00	\$ 6,600.00	ACCEPT
19	ESOPUS	ECKERT HAYWARD	HUNT, RANDY	\$ 7,586.00	\$ 7,586.00	ACCEPT
24	GARDINER	FORSTNER WILLIAM	NAZZARO, SAMANTHA	\$ 16,730.00	\$ 34,300.00	ACCEPT
28	HARDENBURGH	LOEFFEL JOHN	PURVIS, LIAM	\$ 7,301.00	\$ 25,700.00	ACCEPT
31	HURLEY	PUTTLITZ ALBERT F	SWINDELL, PATRICK	\$ 2,816.00	\$ 16,100.00	ACCEPT
32	HURLEY	PEDERNALES MARTIN PEDERNALES GLORIA	RAUCH, ROSANNA	\$ 1,415.00	\$ 1,700.00	ACCEPT
34	HURLEY	BOWERS KARLTON D CUNNINGHAM KATHY GRACE	KELDER, DAVID TRAPANESE, JOSEPH M. JR.	\$ 1,619.00	\$ 68,500.00	ACCEPT
35	HURLEY	STEIN SAMUEL J	MAYHON, LANCE	\$ 35,472.00	\$ 260,100.00	ACCEPT
36	HURLEY	VOGT C. KENDALL RONDER ROBERT A	BRUCK, JASON BRUCK, ALISSA	\$ 949.00	\$ 1,700.00	ACCEPT
37	KINGSTON	DARDIK RAQUEL	DRESSER PROPERTIES LLC	\$ 8,887.00	\$ 59,268.21	ACCEPT
38	KINGSTON	RAY GLORIA	LBHT LLC	\$ 30,650.00	\$ 121,100.00	ACCEPT
40	KINGSTON	KAYSER RAYMOND JR KAYSER PATRICIA	ALBRIGHT, TINA	\$ 12,053.00	\$ 12,053.00	REJECT
41	LLOYD	EISGRUBER MARTIN C	VAN DER ZEE, JAMIE VAN DER ZEE, THEO	\$ 10,080.00	\$ 12,100.00	ACCEPT
47	LLOYD	CASTRO JARA VIN RICARDO B	POWERS, CHRISTOPHER	\$ 419.00	\$ 419.00	ACCEPT
48	LLOYD	BROWN MEGHAN S	POWERS, CHRISTOPHER	\$ 726.00	\$ 726.00	ACCEPT
50	LLOYD	SUMAN SAHA	RICHARDSON, JENNIFER	\$ 851.00	\$ 1,000.00	REJECT
57	LLOYD	BURGER ALONZO IV	JORGE, EDGARDO JORGE, CAROLYN	\$ 17,162.00	\$ 45,000.00	ACCEPT
58	LLOYD	BUSH DAVID CARLILE JASON	NIDORF, DAVID	\$ 5,717.00	\$ 5,800.00	REJECT
61	MARBLETOWN	PEDERNALES MARTIN PEDERNALES GLORIA	KEBAPCI, BURAK	\$ 3,178.00	\$ 38,100.00	ACCEPT
62	MARBLETOWN	BROWN WILLIAM	KOSMARK, MARY L. SPINELLA, CAROL ANN BOWER, RICHARD	\$ 8,904.00	\$ 155,300.00	ACCEPT
73	NEW PALTZ	SVL PROPERTIES, LLC	TELMONT, MARIA T.	\$ 2,457.00	\$ 5,000.00	ACCEPT
74	NEW PALTZ	CASTELLI MICHAEL	SORBELLO, FRANK S.	\$ 1,922.00	\$ 3,100.00	ACCEPT
76	NEW PALTZ	MUKHTAR SYED ALI NYSRAT M	BOUGHTON, SHAWN A.	\$ 2,525.00	\$ 300.00	ACCEPT
78	NEW PALTZ	PEDERNALES MARTIN PEDERNALES GLORIA	443 MEMORIAL PKWY LLC	\$ 4,834.00	\$ 57,800.00	ACCEPT
81	OLIVE	WILBER BARBARA ANN	CURREY, CASEY F.	\$ 4,591.00	\$ 133,300.00	ACCEPT
92	PLATTEKILL	LEE LEO	KEBAPCI, BURAK	\$ 4,935.00	\$ 4,935.00	ACCEPT

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#	TOWN:	FORMER OWNER	DEED TO	TAX	BID	STATUS
93	PLATTEKILL	WARSAVE DEV INC	VAN DUSER, KIRK J. VAN DUSER, SHARON E.	\$ 12,283.00	\$ 60,000.00	ACCEPT
94	PLATTEKILL	PEDERNALES MARTIN	443 MEMORIAL PKWY LLC	\$ 18,404.00	\$ 26,800.00	ACCEPT
95	PLATTEKILL	PEDERNALES MARTIN	443 MEMORIAL PKWY LLC	\$ 2,516.00	\$ 2,516.00	ACCEPT
96	PLATTEKILL	BEREND ERIC	FINNEGAN, KELLIEN FINNEGAN, SEAN	\$ 6,072.00	\$ 8,000.00	ACCEPT
97	PLATTEKILL	SARRO DOROTHY	BLAUSTEIN, DANIEL	\$ 2,677.00	\$ 3,300.00	ACCEPT
98	PLATTEKILL	PEDERNALES MARTIN PEDERNALES GLORIA	SEBESTA, SHARON E. SEBESTA, JEFFREY A.	\$ 984.00	\$ 984.00	ACCEPT
99	PLATTEKILL	MCPHILLIPS RICHARD B JR	DIMSEY, RICHARD E. JR.	\$ 7,725.00	\$ 1,900.00	ACCEPT
101	PLATTEKILL	GONZALEZ VICTOR JR	CHEN, REGAN	\$ 1,011.00	\$ 1,700.00	ACCEPT
102	PLATTEKILL	DAWES CHRISTOPHER	GIBIAN, MARK ROSEWATER, MARCY	\$ 876.00	\$ 25,400.00	ACCEPT
103	PLATTEKILL	GALATI ANNE P	GIBIAN, MARK ROSEWATER, MARCY	\$ 1,916.00	\$ 5,300.00	ACCEPT
104	PLATTEKILL	DAWES NATHANIEL JR	VASILE, ELISA WAGER, ROBERT E. JR.	\$ 1,154.00	\$ 12,100.00	ACCEPT
105	PLATTEKILL	DAWES IDA	MOSSGARDEN PROPERTIES, LLC	\$ 859.00	\$ 4,600.00	ACCEPT
107	PLATTEKILL	DAWES NATHANIEL T	MOSSGARDEN PROPERTIES, LLC	\$ 925.00	\$ 2,700.00	ACCEPT
108	ROCHESTER	STILLWATER RECOVERY LLC	KUEHNE, CHRISTOPHER JR. KUEHNE, CHRISTOPHER L. SR. KUEHEN, RAYMOND J.	\$ 5,091.00	\$ 29,100.00	ACCEPT
110	ROCHESTER	NADRATOWSKI JOHN	443 MEMORIAL PKWY LLC	\$ 1,728.00	\$ 40,900.00	ACCEPT
112	ROCHESTER	HAGEN JOHN BRUCE HAGEN INGER	CAPELLA WOODS LLC	\$ 20,636.00	\$ 130,600.00	ACCEPT
113	ROCHESTER	MARIOTTI JOHN	BALLARD, KENNETH R. BALLARD, HEATHER J.	\$ 10,833.00	\$ 65,900.00	ACCEPT
115	ROCHESTER	DONG HUIPING	KENNEDY, ROSE	\$ 4,202.00	\$ 72,400.00	ACCEPT
116	ROCHESTER	MANSFIELD MICHAEL	BLAUSTEIN, DANIEL	\$ 3,373.00	\$ 3,900.00	ACCEPT
117	ROCHESTER	APPLEGATE JAMES H APPLEGATE SHARON B	ROBIE, TRAVIS C. CLEMMER, TASHA G.	\$ 7,613.00	\$ 40,100.00	ACCEPT
121	ROSENDALE	EDGHILL EUGENE M	ECK, JOAN M. HERTLE, BARBARA J.	\$ 6,134.00	\$ 20,100.00	ACCEPT
127	ROSENDALE	UC/MCGOVERN ACQUISITION CO., LLC	DOWNES, KATHERINE A.	\$ 3,102.00	\$ 14,800.00	ACCEPT
130	SAUGERTIES	SCATURRO ANN MARIE	BACKHAUS, WARD	\$ 37,812.00	\$ 206,300.00	ACCEPT

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#	TOWN:	FORMER OWNER	DEED TO	TAX	BID	STATUS
133	SAUGERTIES	LI SHANG HAI SENG THIAM	L A KINGSTON INC.	\$ 69,873.00	\$ 167,300.00	ACCEPT
134	SAUGERTIES	LIGHTHOUSE COVE INC	KLEPNER, LOU	\$ 145,159.00	\$ 62,000.00	REJECT
141	SAUGERTIES	TOMPKINS ARTHUR	KENNEDY, JAMES	\$ 10,604.00	\$ 168,100.00	ACCEPT
149	SAUGERTIES	TITUS SUSAN FLOWERMAN THOMAS	COCHRAN, TIMOTHY	\$ 26,025.00	\$ 225,200.00	ACCEPT
154	SAUGERTIES	TONNESEN BRUCE R TONNESEN DEBRA	MINTZ, EMANUEL MIN, HONG	\$ 46,816.00	\$ 175,600.00	ACCEPT
166	SHANDAKEN	BROWN MEGHAN S	FEEHAN, DECLAN G.	\$ 712.00	\$ 1,600.00	ACCEPT
168	SHANDAKEN	PATURZO RAYMOND J	WAKE DEVELOPMENT LLC	\$ 1,636.00	\$ 16,600.00	ACCEPT
176	SHAWANGUNK	GUARIGLIA ROSANN DEBRA TUOHY	GARDNER, TAUJI T.	\$ 2,245.00	\$ 700.00	ACCEPT
177	SHAWANGUNK	ABERNATHY ROBERT ABERNETHY DOMENICA	443 MEMORIAL PKWY LLC	\$ 2,345.00	\$ 700.00	ACCEPT
178	SHAWANGUNK	NUNNO PAUL NUNNO EDITH	MANCUSO & FAMILY LLC	\$ 2,094.00	\$ 2,094.00	ACCEPT
179	SHAWANGUNK	NICASTRO AGNES	MANCUSO & FAMILY LLC	\$ 3,172.00	\$ 5,000.00	ACCEPT
184	SHAWANGUNK	DURGALA & CO LLC	RODRIGUES, JOAQUIM O.	\$ 796.00	\$ 2,200.00	ACCEPT
188	SHAWANGUNK	LEWIS HARVEY N	NAZZARO, ROBERT	\$ 24,221.00	\$ 102,200.00	ACCEPT
190	SHAWANGUNK	CZARNECKI ADELBERT A	BANKS, KATHERINE ELLISON, SARA	\$ 1,297.00	\$ 1,297.00	ACCEPT
191	SHAWANGUNK	LAM LI SENG THIAM HAI LI SHANG	R A STAR INC.	\$ 98,430.00	\$ 173,400.00	ACCEPT
192	SHAWANGUNK	CARUSILLO CARMINE CARUSILLO ANTHONY	PEREZ, PASCUAL	\$ 33,636.00	\$ 134,200.00	ACCEPT
194	ULSTER	TUOHY MARY TUOHY STEPHEN	YATES CONSTRUCTION	\$ 4,253.00	\$ 5,500.00	ACCEPT
196	ULSTER	WERBER BEVERLY	ROCKWELL, ALICIA J.	\$ 22,430.00	\$ 200,100.00	ACCEPT
198	ULSTER	SCHINDLER FRANK MITCHELL MARILYN	AMARO, JOHNNY	\$ 1,360.00	\$ 7,900.00	ACCEPT
201	ULSTER	BUSH D. CARLILE J.	CURREY, CONNOR M.	\$ 5,022.00	\$ 40,100.00	ACCEPT
203	ULSTER	CANNON WILLIAM P CANNON MARGARET	HAFNER, ANNA L.	\$ 3,567.00	\$ 14,000.00	ACCEPT
207	ULSTER	COUNTY OF ULSTER/ATLANTIC NORTH PROPERTIES INC	HOPP, GERTRUDE	\$ 121,945.00	\$ 6,100.00	ACCEPT
209	ULSTER	JONES ROSS R	KANA, PATRIK KRUTKA KANA, BONNIE	\$ 15,243.00	\$ 37,100.00	ACCEPT
210	ULSTER	DEGAETANO LOUIS	SILLINS, GREGORY	\$ 22,445.00	\$ 49,700.00	ACCEPT

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217	VILLAGE OF ELLENVILLE WAWARSING	MAZZARELLI SUSAN	180 DEVELOPERS LLC	\$ 22,048.00	\$ 131,400.00	ACCEPT
221	VILLAGE OF ELLENVILLE WAWARSING	WALLACE ANNE	BLUE DOOR HOUSING	\$ 13,390.00	\$ 103,200.00	ACCEPT
226	VILLAGE OF ELLENVILLE WAWARSING	MORSE KRYSTAL	JOHNSON, ANDREA C.	\$ 2,369.00	\$ 3,800.00	ACCEPT
227	VILLAGE OF ELLENVILLE WAWARSING	KOSSAR EMANUEL	180 DEVELOPERS LLC	\$ 5,877.00	\$ 74,100.00	ACCEPT
228	VILLAGE OF ELLENVILLE WAWARSING	VILLAGE OF ELLENVILLE	JOHNSON, ANDREA C.	\$ 410.00	\$ 2,200.00	ACCEPT
229	VILLAGE OF ELLENVILLE WAWARSING	ROSENDORF JOANNE ROSENDORF CHARLES	JOHNSON, ANDREA C.	\$ 948.00	\$ 948.00	ACCEPT
230	WAWARSING	ROSS CYNTHIA	IGLESIA MISION CRISTIANA INC.	\$ 19,424.00	\$ 84,100.00	ACCEPT
232	WAWARSING	O'SULLIVAN GEORGI	ARESCO, ANTONIO KIM, JIN	\$ 15,876.00	\$ 80,100.00	ACCEPT
233	WAWARSING	MARRERO JUAN MARRERO OKRYUN	CAMP E-MU-NAH INC.	\$ 25,925.00	\$ 300,100.00	ACCEPT
234	WAWARSING	MARRERO JUAN MARRERO OKRYUN	CAMP E-MU-NAH INC.	\$ 7,047.00	\$ 82,600.00	ACCEPT
236	WAWARSING	SOLOMON MARK BERGER PETER	RUFINO, OSVALDO J. ALMONTE, JOHAN M. RUFINO, JUAN G.	\$ 10,773.00	\$ 37,100.00	ACCEPT
240	WAWARSING	O'KEEFE MARGARET O'KEEFE MICHAEL	KRISEL, VICTORIA S.	\$ 5,480.00	\$ 46,100.00	ACCEPT
241	WAWARSING	GORDON EDWARD GORDON VELMA	BELL, CARL	\$ 4,123.00	\$ 4,300.00	ACCEPT
242	WAWARSING	QUICK BRUCE QUICK RUTH	RODRIGUES, JOAQUIM O.	\$ 7,687.00	\$ 75,500.00	<del>ACCEPT</del> REJECT
245	WAWARSING	FENNIMORE JOSEPH	CST1 LLC	\$ 54,932.00	\$ 55,000.00	ACCEPT
247	WAWARSING	DISENO PHILLIP	GORR, DANIEL	\$ 3,591.00	\$ 4,200.00	REJECT
248	WAWARSING	DISENO PHILLIP	GORR, DANIEL	\$ 3,610.00	\$ 4,800.00	REJECT
253	WAWARSING	WAWARSING LAND	SHMONA CIRCLE LLC	\$ 1,025.00	\$ 2,000.00	ACCEPT
257	WAWARSING	SINANAJ FAHRIJE	JOHNSON, ANDREA C.	\$ 3,213.00	\$ 800.00	ACCEPT
259	WAWARSING	WENDEL MICHAEL E	443 MEMORIAL PKWY LLC	\$ 3,127.00	\$ 5,800.00	ACCEPT
260	WAWARSING	BENTON BLAKE BENTON MYRIAN	FUHRMANN, HELGE KAO, AMY	\$ 9,871.00	\$ 19,300.00	ACCEPT
265	WOODSTOCK	STENGEL GREGORY T	CURREY, CASEY F.	\$ 1,766.00	\$ 22,300.00	ACCEPT
267	WOODSTOCK	DARDIK RAQUEL	DRESSER PROPERTIES LLC	\$ 4,863.00	\$ 32,431.79	ACCEPT

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and be it further,

RESOLVED, that upon receipt of such payment with respect to these parcels, the Chair 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 AS AMENDED BY THE FOLLOWING VOTE:

AYES: 21      NOES: 1  
(Noes: Legislator Maloney)  
(Absent: Legislator Corcoran)

Passed Committee: Ways and Means on June 14, 2022

FINANCIAL IMPACT:

\$1,267,557.00 – TOTAL UNPAID TAXES  
\$4,594,069.00 – TOTAL ACCEPTED BIDS  
\$ 89,953.00 – TOTAL BIDS REJECTED  
\$ 26,955.90 – TOTAL FORFEITED

Legislator Gavaris motioned, seconded by Legislator Heppner, to reject the bid on parcel #242, as indicated above.

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MOTION ADOPTED BY THE FOLLOWING VOTE:

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

STATE OF NEW YORK

ss:

COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 21<sup>st</sup> Day of June in the year Two Thousand Twenty-Two, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 24<sup>th</sup> Day of June in the year Two Thousand Twenty-Two.

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

Submitted to the County Executive this  
24<sup>th</sup> Day of June 2022.

Approved by the County Executive this  
27<sup>th</sup> Day of June 2022.

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

|s| Patrick K. Ryan  
Patrick K. Ryan, County Executive