

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The May 8, 2024 Public Auction - Department Of Finance

Referred to: The Ways and Means Committee (Chairman Gavaris and Legislators Collins, Hansut, Kovacs, Nolan, and Roberts)

Chairman of the Ways and Means Committee, John Gavaris, and Deputy Chair Kevin A. Roberts 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 \$ 1,985,834.00 and bids totaling \$6,806,526.00 were received, wherein \$6,619,647.00 is recommended to be accepted and \$ 186,879.00 is recommended to be rejected (parcel #'s 6, 26, 29, 48, 55, 56, 78, 112, 142 and 162 due to the failure of the bidders to pay their bid balances and therefore their down payments totaling \$47,802.47 are forfeited); and

WHEREAS, pursuant to New York State Real Property Tax Law as amended, any surplus funds remaining from the proceeds of sale from each property sold, after subtracting taxes, interest, and other charges and or expenses shall be held in a separate Court and Trust account to be administered pursuant to the provisions of New York State Real Property Tax Law; 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:

Resolution No. 413 July 16, 2024

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| PARCEL: | TOWN: | ASSESSED TO: | DEED TO: | AMOUNT: | BID AMOUNT: | STATUS: |
|---------|-------------|---|--|-------------|--------------|---------|
| 2 | ESOPUS | PULVIRENTI MARY | AKIRA AMERICAN INVESTMENTS LLC | \$8,810.00 | \$183,000.00 | ACCEPT |
| 3 | ESOPUS | ALMASI DANIEL | STOWELL, JOHN S | \$2,315.00 | \$36,000.00 | ACCEPT |
| 4 | ESOPUS | JOHNSON JEAN B | NAZIR ALI, KALEEM | \$17,286.00 | \$146,000.00 | ACCEPT |
| 5 | ESOPUS | ELLSWORTH JOHN A ELLSWORTH DAVIS ROBERT G | PROPS HOLDINGS NY LLC | \$2,433.00 | \$13,000.00 | ACCEPT |
| 6 | ESOPUS | MARKLE ISAAC | NUCCIO, PAUL | \$6,467.00 | \$10,000.00 | REJECT |
| 9 | ESOPUS | REINA ANTHONY LOUIS | FLEMING, JAMES | \$2,508.00 | \$13,008.00 | ACCEPT |
| 10 | ESOPUS | SCHWARTZ ALBERT SCHWARTZ MARION | D.A.WINN, LLC 401K PROFIT SHARING PLAN & TRUST & BRASS NAIL LLC | \$8,503.00 | \$166,000.00 | ACCEPT |
| 13 | GARDINER | SAUS EDWARD J | SPOUSES FIXING HOUSES LLC | \$9,390.00 | \$102,000.00 | ACCEPT |
| 16 | HURLEY | PEDERNALES MARTIN PEDERNALES GLORIA | ESCRIBA, ELBA GABRIELA | \$1,361.00 | \$3,000.00 | ACCEPT |
| 18 | HURLEY | PEDERNALES MARTIN | ESCRIBA, ELBA GABRIELA | \$1,326.00 | \$3,000.00 | ACCEPT |
| 25 | KINGSTON | KAYSER RAYMOND JR KAYSER PATRICIA | 443 MEMORIAL PKWY LLC | \$17,073.00 | \$7,000.00 | ACCEPT |
| 26 | LLOYD | NASTASI ANTHONY NATASI INEZ | LITUCHY, MICHAEL | \$21,364.00 | \$16,000.00 | REJECT |
| 27 | LLOYD | HOPGOOD SYLVIA L | FIORE, JOSEPH | \$72,813.00 | \$160,000.00 | ACCEPT |
| 29 | LLOYD | SUMAN SAHA | LOMBARDO, LILIAN DE MORAES | \$1,293.00 | \$2,500.00 | REJECT |
| 30 | LLOYD | SPEEDLING ELMER JR | UP LEVEL HOUSING LLC | \$47,913.00 | \$120,000.00 | ACCEPT |
| 31 | LLOYD | TANKING CHRISTOPHER | KONSTANTIN, OLEYNIKOV | \$84,304.00 | \$181,000.00 | ACCEPT |
| 32 | LLOYD | LOOMIS BARBARA | CASTELLANOS, ENRIQUE | \$17,878.00 | \$112,000.00 | ACCEPT |
| 33 | LLOYD | BUSH DAVID CARLILE JASON | SOUZA LIMA, JOSE M | \$9,753.00 | \$10,000.00 | ACCEPT |
| 36 | MARBLETOWN | BALDELLI-HENDRICK CRIS A | OVERACKER, ZACHARY | \$1,134.00 | \$4,034.00 | ACCEPT |
| 37 | MARBLETOWN | BRISBOIS SUSAN WILKINS JOANNE | ESCRIBA, ELBA G | \$655.00 | \$8,055.00 | ACCEPT |
| 38 | MARLBOROUGH | JANKOWSKI STANLEY P | WINTER, EMILY | \$24,329.00 | \$99,000.00 | ACCEPT |
| 40 | MARLBOROUGH | SPEED ROBERT I | SCACCIAFERRO, VINCENT & SCACCIAFERRO, ALLISON | \$11,116.00 | \$64,000.00 | ACCEPT |
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| 41 | MARLBOROUGH | ABS REALTY CORP | UP LEVEL HOUSING LLC | \$37,480.00 | \$46,480.00 | ACCEPT |
| 42 | MARLBOROUGH | ABS REALTY CORP | BHATTI, SHAKAIB | \$19,485.00 | \$48,485.00 | ACCEPT |
| 44 | MARLBOROUGH | PARK HAE KUN | OVERACKER, ZACHARY | \$4,042.00 | \$1,700.00 | ACCEPT |
| 46 | MARLBOROUGH | COUNTY OF ULSTER | SANON, DAVID | \$17,424.00 | \$21,000.00 | ACCEPT |
| 47 | MARLBOROUGH | COLLINS STEVE W JR | PERKOWSKI, MICHAEL | \$13,246.00 | \$21,246.00 | ACCEPT |
| 48 | MARLBOROUGH | ORTIZ JUAN | SMITH, THOMAS | \$851.00 | \$27,000.00 | REJECT |
| 50 | MARLBOROUGH | GAROFOLO STEPHEN | ARITA SOTO, NORBIN S | \$35,896.00 | \$104,000.00 | ACCEPT |
| 51 | MARLBOROUGH | SQUILLA MARION | DENMAN, COBY | \$19,166.00 | \$89,000.00 | ACCEPT |
| 52 | NEW PALTZ | COUNTY OF ULSTER/BEREND ERIC | 443 MEMORIAL PKWY LLC | \$17,152.00 | \$11,000.00 | ACCEPT |
| 54 | NEW PALTZ | ADAR TISHREI LLC | ESCRIBA, ELBA G | \$1,179.00 | \$3,079.00 | ACCEPT |
| 55 | NEW PALTZ | CASSIDY EDWARD | FERRARO, TRACY | \$1,092.00 | \$14,000.00 | REJECT |
| 56 | NEW PALTZ | PEDERNALES MARTIN PEDERNALES GLORIA | FERRARO, TRACY | \$6,821.00 | \$18,000.00 | REJECT |
| 57 | OLIVE | LESKODY BONNIE J | STONEDUST HOLDINGS, L.L.C. | \$5,314.00 | \$144,000.00 | ACCEPT |
| 58 | OLIVE | SLOVEN JOAN ZIEGLER NOEL | SCANLON, SATYA | \$24,377.00 | \$34,000.00 | ACCEPT |
| 60 | OLIVE | MAHER ELIZABETH MAHER RICH RICH | ESCRIBA, ELBA G | \$11,995.00 | \$85,000.00 | ACCEPT |
| 62 | PLATTEKILL | GERARD GORDON | AUSTIN, JEFFREY PAUL | \$7,444.00 | \$99,000.00 | ACCEPT |
| 63 | PLATTEKILL | GISIANO PHILIP J GISIANO ETHEL | CHAFATELLI, ANDREW | \$89,203.00 | \$164,000.00 | ACCEPT |
| 65 | PLATTEKILL | ALONZO JOSEPH ALONZO ANNA | AUSTIN, JEFFREY PAUL | \$1,636.00 | \$11,000.00 | ACCEPT |
| 66 | PLATTEKILL | JRKB PROPERTIES LLC | CALVANICO, DOMINICK | \$1,387.00 | \$1,800.00 | ACCEPT |
| 69 | PLATTEKILL | VAZQUEZ MARCELINO | VAZQUES, ALANNA | \$7,356.00 | \$29,000.00 | ACCEPT |
| 70 | PLATTEKILL | EDGE GERARD | YACKO, PAUL | \$1,588.00 | \$6,088.00 | ACCEPT |
| 71 | PLATTEKILL | CANAL FRANCES | CALVANICO, DOMINICK | \$35,040.00 | \$147,000.00 | ACCEPT |
| 72 | PLATTEKILL | GONZALEZ VICTOR GONZALEZ EGDA | CONKLIN, PATRICK | \$1,132.00 | \$6,000.00 | ACCEPT |
| 73 | ROCHESTER | BOROZNY CHRISTOPHER P | EISENBERG, ZAIN | \$33,273.00 | \$228,000.00 | ACCEPT |
| 74 | ROCHESTER | FRIEDLANDER DAVID R. | RONK, RACHAEL E & RONK, KAITLYN R. | \$547.00 | \$547.00 | ACCEPT |
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| 77 | ROCHESTER | CEDAR RIDGE DEVELOPMENT CORP | HUT&HAWK HOLDINGS LLC | \$229,125.00 | \$452,000.00 | ACCEPT |
| 78 | ROSENDALE | LENT KEITH | RINOS, MICHAEL | \$32,824.00 | \$76,824.00 | REJECT |
| 79 | ROSENDALE | SUMMERVILLE IRENE | STIRBL, AREN | \$582.00 | \$1,600.00 | ACCEPT |
| 80 | ROSENDALE | DORFMAN BARNABY MARTIN | PELED, LIRON | \$5,213.00 | \$41,213.00 | ACCEPT |
| 81 | VILLAGE OF SAUGERTIES | LIGHTHOUSE COVE INC | 443 MEMORIAL PKWY LLC | \$170,452.00 | \$167,000.00 | ACCEPT |
| 83 | VILLAGE OF SAUGERTIES | WHIPPLE DONALD SR. WHIPPLE DONALD JR | BAKER, JEFFREY | \$164,122.00 | \$63,000.00 | ACCEPT |
| 84 | SAUGERTIES | MARTINI ADELE | DUFFETT, KRISTA | \$28,810.00 | \$210,000.00 | ACCEPT |
| 88 | SAUGERTIES | LEROY JENNIFER OZ | KONSTANTIN, OLEJNIKOV | \$6,078.00 | \$20,000.00 | ACCEPT |
| 89 | SAUGERTIES | LEE BRUCE W FRANK CAROLINE | PECK, ANDREW & DRESSER, CHLOE | \$32,976.00 | \$126,000.00 | ACCEPT |
| 91 | SAUGERTIES | BUNDY JOSHUA A | DONOVAN, KEVIN | \$65,542.00 | \$185,000.00 | ACCEPT |
| 95 | SAUGERTIES | TOUHY MARY | ANKUR RAO REAL ESTATE II LLC | \$1,821.00 | \$16,000.00 | ACCEPT |
| 96 | SAUGERTIES | CLARK L.K.O. GREGORY CLARK L.K.O. DEBORAH | HONOVICH, CASANDRA | \$6,148.00 | \$1,800.00 | ACCEPT |
| 100 | SAUGERTIES | BROWN MEGHAN S | REID, COURTNEY | \$1,963.00 | \$16,000.00 | ACCEPT |
| 102 | SHANDAKEN | PEPPER MARK L | 2-FIX A FLOP | \$5,009.00 | \$7,500.00 | ACCEPT |
| 103 | SHANDAKEN | GRASSI TREVOR L | FRANK, MATTHEW K | \$2,400.00 | \$8,000.00 | ACCEPT |
| 104 | SHANDAKEN | LANE LINDA MARIE | PROPS HOLDINGS NY LLC | \$5,505.00 | \$41,000.00 | ACCEPT |
| 105 | SHANDAKEN | HALL RAYMOND HALL VICTORIA | LOCASIO, MICHAEL F | \$27,887.00 | \$81,000.00 | ACCEPT |
| 107 | SHANDAKEN | GORMAN FRANK C GORMAN FRANK E | KUCHERENKO, OLEKSII & VASILEVA, OLGA | \$880.00 | \$11,000.00 | ACCEPT |
| 108 | SHANDAKEN | MEISTER GEORGE MEISTER RAMONA | ACKER, BEAU A. | \$1,303.00 | \$17,000.00 | ACCEPT |
| 109 | SHANDAKEN | VANKNOWE RICHARD | STOUT, HENRY | \$8,368.00 | \$62,000.00 | ACCEPT |
| 111 | SHAWANGUNK | PIERPOINT JOSEPHINE PIERPONT HERALD | HOSTETLER, GREGORY | \$13,279.00 | \$52,000.00 | ACCEPT |
| 112 | SHAWANGUNK | RUSSELL DEBORAH | PALATIUM LLC | \$1,955.00 | \$4,055.00 | REJECT |
| 118 | ULSTER | GADDIS WILLIAM J | O'DONNELL, CHRISTIAN & MAYR, JOHN | \$36,555.00 | \$82,000.00 | ACCEPT |
| 119 | ULSTER | MCCARTHY BRIAN K MCCARTHY LAURA L | LITUCHY, MICHAEL | \$2,928.00 | \$2,928.00 | ACCEPT |
| 122 | ULSTER | GUIDO VINCENT R JR | MANNER, JOSEPH J | \$8,440.00 | \$38,000.00 | ACCEPT |
| 123 | ULSTER | THOMAS LORRAINE | CIRCEANU, CRISTIANA | \$17,176.00 | \$184,000.00 | ACCEPT |
| 124 | ULSTER | SMITH MIRIAM M | SCANLON, SATYA | \$802.00 | \$1,102.00 | ACCEPT |
| 125 | ULSTER | SMITH MIRIAM M | BERLINGER, URSULA | \$802.00 | \$1,002.00 | ACCEPT |
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| 127 | ULSTER | S & R CO OF KINGSTON | KONSTANTIN, OLEJNIKOV | \$8,174.00 | \$48,000.00 | ACCEPT |
| 130 | ULSTER | LRE ASSOCIATES LLC | SANON, DAVID | \$4,244.00 | \$24,000.00 | ACCEPT |
| 131 | ULSTER | CRIST RICHARD CRIST MICHELLE | KHAN, MOZIB M. & BEGUM, KHADIZA | \$51,402.00 | \$138,000.00 | ACCEPT |
| 133 | ULSTER | KNOX ANNETTE DARRISAW DUANE E | STONEDUST HOLDINGS, L.L.C. | \$15,904.00 | \$111,000.00 | ACCEPT |
| 139 | VILLAGE OF ELLENVILLE/ WAWARSING | LOPEZ EFRAIN | KURTAGIC, AYLA | \$46,075.00 | \$140,000.00 | ACCEPT |
| 142 | WAWARSING | BEREND ERIC | FERRARO, TRACY | \$1,600.00 | \$12,000.00 | REJECT |
| 143 | WAWARSING | OLSEN STANLEY OLSEN VIOLA | OVERACKER, ZACHARY | \$2,480.00 | \$5,980.00 | ACCEPT |
| 144 | WAWARSING | DISENO PHILLIP | BLUE DOOR HOUSING LLC | \$5,619.00 | \$15,000.00 | ACCEPT |
| 145 | WAWARSING | DISENO PHILLIP | BLUE DOOR HOUSING LLC | \$5,648.00 | \$13,000.00 | ACCEPT |
| 146 | WAWARSING | 8-13, LLC | WHITETAIL & SMALLIES LLC | \$19,469.00 | \$132,000.00 | ACCEPT |
| 147 | WAWARSING | WISSEL JASON | KENTOP, THOMAS JR. | \$872.00 | \$7,000.00 | ACCEPT |
| 150 | WAWARSING | ZELINSKY NORMAN SR | EISENBERG, ZAIN | \$28,720.00 | \$129,000.00 | ACCEPT |
| 151 | WAWARSING | SMITH FRANK | VERA, JOSE | \$29,528.00 | \$132,000.00 | ACCEPT |
| 153 | WAWARSING | HORVATH JAMES | HOT DIGGITY DOG, INC. | \$14,130.00 | \$151,000.00 | ACCEPT |
| 154 | WAWARSING | YOUNG HENRY S | LEDER, JULIA & STEWART, EDSON | \$17,298.00 | \$164,000.00 | ACCEPT |
| 157 | WAWARSING | PROJECT RENO INC | LIVINGSTON, JOHN ELDER III | \$9,537.00 | \$52,000.00 | ACCEPT |
| 158 | WAWARSING | CAMERON | SHORTESS, E. STEPHEN | \$5,781.00 | \$19,000.00 | ACCEPT |
| 159 | WOODSTOCK | WARREN DONALD/RUTHE TRUST | D.A. WINN, LLC 401 K PROFIT SHARING PLAN & TRUST | \$42,158.00 | \$355,000.00 | ACCEPT |
| 160 | WOODSTOCK | WARREN DONALD/RUTHE TRUST | CHANDLER-CORNWELL, KATHERYN LOVE | \$3,661.00 | \$60,000.00 | ACCEPT |
| 161 | WOODSTOCK | WARREN DONALD/RUTHE TRUST | CHANDLER, PAULA | \$4,567.00 | \$68,000.00 | ACCEPT |
| 162 | WOODSTOCK | WARREN RUTHE | MARIN, CARLOS | \$1,041.00 | \$6,500.00 | REJECT |
| 163 | WOODSTOCK | ALLEN RITA | FREUND, JESSICA | \$24,831.00 | \$236,000.00 | 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:

NOES:

Passed Committee: Ways and Means on _____.

FINANCIAL IMPACT:

\$ 1,985,834.00 – TOTAL UNPAID TAXES

\$ 6,619,647.00 – TOTAL ACCEPTED BIDS

\$ 186,879.00 – TOTAL BIDS REJECTED

\$ 47,802.47 – TOTAL FORFEITED