

**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:

PARCEL:	TOWN:	ASSESSED TO:	DEED TO:	AMOUNT:	STATUS:
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**Resolution No. 413      July 16, 2024**

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					<b>BID AMOUNT:</b>	
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
<b>PARCEL:</b>	<b>TOWN:</b>	<b>ASSESSED TO:</b>	<b>DEED TO:</b>	<b>AMOUNT:</b>		<b>STATUS:</b>

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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	GAROFALO STEPHEN	ARITA SOTO, NORBINS	\$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
<b>PARCEL:</b>	<b>TOWN:</b>	<b>ASSESSED TO:</b>	<b>DEED TO:</b>	<b>AMOUNT:</b>		<b>STATUS:</b>

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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
<b>PARCEL:</b>	<b>TOWN:</b>	<b>ASSESSED TO:</b>	<b>DEED TO:</b>	<b>AMOUNT:</b>		<b>STATUS:</b>

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127	ULSTER	S & R CO OF KINGSTON	KONSTANTIN, OLEYNIKOV	\$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:    23                      NOES:    0

Passed Committee: Ways and Means on July 11, 2024

**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

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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 16<sup>th</sup> Day of July in the year Two Thousand Twenty-Four, 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 19<sup>th</sup> Day of July in the year Two Thousand Twenty-Four.

[s] Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

Submitted to the County Executive this  
19<sup>th</sup> Day of July 2024.

Approved by the County Executive this  
25<sup>th</sup> Day of July 2024.

[s] Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

[s] Jen Metzger  
Jen Metzger, County Executive