

**Authorizing The County Commissioner Of Finance To Accept And Reject Bids For Purchase And Refund On Parcels Of County Owned Property At The April 13, 2011 Public Auction – Department Of Finance**

The Ways and Means Committee (Chairman Gerentine and Legislators Bernardo, Frey, Hansut, Harris, Maio, Maloney, Lomita, Provenzano, Rodriguez and Sheeley) offers the following:

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

WHEREAS, the Ulster County 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 \$358,213.27 of which \$857,475.00 is recommended to be accepted and \$51,000.00 is recommended to be rejected, 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, and

WHEREAS, the Ways & Means Committee has met and reviewed said request with a majority of the members voting approval, now, therefore, be it

RESOLVED, that the Ulster County Commissioner of Finance is hereby authorized to accept and reject payments as follows:

| <b>TOWN</b> | <b>#</b> | <b>FORMER OWNER</b>  | <b>DEED TO</b>                      | <b>BID</b> | <b>TAXES</b> | <b>STATUS</b> |
|-------------|----------|----------------------|-------------------------------------|------------|--------------|---------------|
| Esopus      | 1        | Welcome Home Bldrs.  | Spoto, Richard                      | \$ 150     | \$ 2,095.96  | Accept        |
| Esopus      | 3        | Dubois, Hubert/ Anna | Vignogna, Aaron                     | \$51,000   | \$17,617.81  | Reject        |
| Gardiner    | 13       | Cahn, H. Est. of     | Flaherty, Michael J. & Elizabeth C. | \$330,000  | \$114,962.28 | <b>Reject</b> |

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| TOWN       | #  | FORMER OWNER     | DEED TO   | BID       | TAXES       | STATUS |
|------------|----|------------------|---|-----------|-------------|--------|
| Gardiner   | 16 | Lincoln, C. Eric | Lapp, Robert  | \$ 100    | \$ 1,369.29 | Accept |
| Hurley     | 19 | O'Connor J.      | North, Jacklyn D.   | \$ 7,000  | \$ 3,800.89 | Accept |
| Hurley     | 20 | Whalen, James    | Kaggen, Lois  | \$ 6,000  | \$ 4,957.85 | Accept |
| Lloyd      | 28 | Kort, M & K      | Carraine Holding Corp. & Cappillino Properties LLC        | \$152,000 | \$36,082.44 | Accept |
| Marbletown | 33 | Vandemark, M     | Eckert, Donald & Duffy, Christopher                       | \$ 825    | \$ 801.09   | Accept |
| Marlboro   | 38 | Bennett, D&M     | Papakanakis, Menas  | \$ 6,000  | \$ 2,585.11 | Accept |
| Plattekill | 52 | Ginocchio, J     | Smith, Percy Jr. & Berrios, Erika                         | \$ 4,800  | \$ 1,475.78 | Accept |
| Rosendale  | 60 | Fusi, Wm.        | Gans, William J. & Rachel K.                              | \$ 4,500  | \$ 1,010.18 | Accept |
| Saugerties | 64 | Scism, Christina | QXHL Residential Properties LLC<br>Dresser Properties LLC | \$33,000  | \$22,325.99 | Accept |
| Saugerties | 68 | Lindsay, M.      | Johnson, Carl P. & Johnson, Janet H.                      | \$ 5,000  | \$ 3,583.36 | Accept |
| Saugerties | 69 | Lindsay, Walker  | Johnson, Carl P. & Johnson, Janet H.                      | \$ 1,800  | \$ 1,548.30 | Accept |
| Saugerties | 78 | MDV Cnsltg Corp  | Jewett, Jeffrey & Jennifer                                | \$ 1,000  | \$ 971.76   | Accept |
| Saugerties | 80 | Hotung Ests.     | Kelly, Carol Lynne  | \$ 200    | \$ 1,024.98 | Accept |

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|--------------------------|----------|------------------------|--|------------|--------------|---------------|
| Shandaken                | 92       | Kay, John              | Zirinsky, Hanna &<br>Zirinsky, Jacob                 | \$10,000   | \$ 3,710.52  | Accept        |
| Shandaken                | 94       | Steinage, Raquel       | Arnold, Linda J.                                     | \$ 2,000   | \$ 1,983.54  | Accept        |
| Shawangunk               | 100      |                        | Spoto, Richard & Sita<br>Gledhill, Walter            | \$15,000   | \$14,775.03  | Accept        |
| Shawangunk               | 105      | Pfaff, Jeffrey         | Lory Properties Corp.<br>& Cappillino Proeprties LLC | \$62,000   | \$30,890.35  | Accept        |
| Ulster                   | 120      | Rosenthal<br>R & E     | Hummel Properties<br>LLC                             | \$ 2,200   | \$ 1,959.19  | Accept        |
| Village of<br>Ellenville | 124      | H Rosenstock<br>& Sons | Kass, Carl   | \$ 1,300   | \$ 1,289.37  | Accept        |
| Wawarsing                | 130      | Walkerwicz,<br>K & M   | Mitchell, William R. &<br>Roman, Christine           | \$ 2,000   | \$ 1,459.80  | Accept        |
| Wawarsing                | 133      | Coutant,<br>J&E        | Mitchell, William R. &<br>Roman, Christine           | \$25,000   | \$ 9,491.48  | Accept        |
| Wawarsing                | 137      | Ellsworth,<br>Steven   | Julianna Enterprises                                 | \$65,000   | \$49,382.37  | Accept        |
| Wawarsing                | 141      | Ticali, P&D            | Semendinger, Michael K &<br>Deborah L.               | \$75,000   | \$14,321.48  | Accept        |
| Wawarsing                | 147      | Joerger, Luke          | Chamberlain, Allen                                   | \$ 2,600   | \$ 2,497.66  | Accept        |
| Wawarsing                | 148      | Kaufman,<br>Norman     | Haffmans, Edmund V.                                  | \$30,000   | \$ 6,039.92  | Accept        |
| Wawarsing                | 149      | Kaufman,<br>Norman     | Haffmans, Edmund V.                                  | \$13,000   | \$ 4,199.49  | Accept        |

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and be it further

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 or any proceedings leading thereto,

**and be it further**

**RESOLVED, that in the event Resolution No. 112 dated May 17, 2011, entitled “Authorizing The Acquisition Of Residential Property To Original Owner – Commissioner Of Finance” is adopted, this resolution shall be amended wherein the bid status for Parcel #13 in the Town of Gardiner, tax map number 85.34-3-8.110 be changed to reject and the total accepted bids amount be reduced by \$330,000.00 to \$527,475.00 and the total rejected bid be increased by \$330,000.00 to \$381,000.00,**

and moves its adoption.

ADOPTED AS AMENDED BY THE FOLLOWING VOTE:

AYES: 27                      NOES: 4  
(NOES: Legislators Felicello, Petit, Sweeney and Terrizzi)  
(Absent: Legislators Gerentine and Shapiro)

Legislator Lomita motioned, seconded by Legislator Harris to amend the resolution adding after the “RESOLVED”:

“and be it further

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MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 31                      NOES: 0  
(Absent: Legislators Gerentine and Shapiro)

FINANCIAL IMPACT:  
NONE

TOTAL UNPAID TAXES FROM THIS RESOLUTION: \$358,213.27  
TOTAL ACCEPTED BIDS FROM THIS RESOLUTION: \$527,475.00  
TOTAL BIDS REJECTED FROM THIS RESOLUTION: \$381,000.00

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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 17th day of May, 2011, 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 19<sup>th</sup> Day of May in the year Two Thousand and Eleven.

/s/ Karen L. Binder  
Karen L. Binder, Clerk  
Ulster County Legislature

Submitted to the County Executive this

19<sup>th</sup> Day of May, 2011.

/s/ Karen L. Binder  
Karen L. Binder, Clerk  
Ulster County Legislature

Approved by the County Executive this

25<sup>th</sup> Day of May, 2011.

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