

Authorizing The County Commissioner Of Finance To Accept And Reject Bids For Purchase Of Properties And Refund Of Bids On Parcels Of County-Owned Property At The April 11, 2012 Public Auction - Department Of Finance

Referred to: The Ways & Means Committee (Chairman Gerentine and Legislators Harris, Maio, Maloney, Gregorius, Provenzano, and Rodriguez)

Legislators Richard A. Gerentine and Donald J. Gregorius, Chairman and Deputy Chairman, respectively of the Ways and Means Committee, offer the following:

WHEREAS, the 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 \$728,750.92 and bids totaling \$1,278,636.17 were received, wherein \$1,211,279.51 is recommended to be accepted and \$67,356.66 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, now, therefore, be it

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

TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Esopus	1	Scudieri, B & C	Futral, Frank H. Jr.	\$ 2,800.00	\$ 1,458.29	Accept
Esopus	3	M&L Homes LLC	Rausman, Norman	\$37,100.00	\$37,076.78	Accept
Esopus	4	Villiard, Paul	Delano, Paul David & Kathleen Jane	\$ 1,600.00	\$ 511.09	Accept
Esopus	7	Reagan, Heidi	Lipira, Joshua L.	\$ 3,688.38	\$ 3,688.38	Accept
Esopus	8	Slover, Paul & Amy	Yudelson, Deirdre A.	\$15,000.00	\$16,547.95	Accept
Esopus	10	Cooper, Edward R	Viviani, Catello	\$52,500.00	\$33,528.17	Accept

Resolution No. 146 June 19, 2012

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Gardiner	12	Hasbrouck & Fraracci	Excaliber 7 Inc.	\$20,000.00	\$10,821.28	Accept
Gardiner	15	Mukhtar S & Nusrat A	SVL Properties LLC	\$ 1,750.00	\$ 470.32	Accept
Hurley	17	Goelet, Gloria Rev Tr	Harlow, Jeremy D. Tekosky, Raymond M.	\$ 4,889.40	707.29	Accept
Hurley	18	Mann, Frank J	Richard, Thomas E.	\$ 1,000.00	\$ 707.29	Accept
Hurley	19	Hammond, M & MMaher, Lorraine A & Daniel		\$ 993.14	\$ 993.14	Accept
Marlborough						
	31	Story, Virigina S.	Papakanakis, Menas	\$ 999.56	\$ 999.56	Accept
Marlborough						
	35	UC/Corrado, R.	R S Julia LLC	\$11,527.05	\$11,527.05	Accept
Marlborough						
	37	Johnson, Eugene	Devine, Joseph P.	\$ 8,367.03	\$ 8,367.03	Accept
Marlborough						
	41	Palladino, Debra	QXHL Residential Properties LLC	\$62,000.00	\$31,496.86	Accept
Village of New Paltz						
	44	Murawa, Adrienne C	Columbia Drumlin LLC	\$102,000.00	\$27,291.80	Accept
New Paltz						
	46	Kirk, Gregory H	Columbia Drumlin LLC	\$76,000.00	\$33,845.54	Accept
New Paltz						
	47	Quosig, R & A	SVL Properties LLC	\$ 2,000.00	\$ 1,404.38	Accept
New Paltz						
	51	UC/Carragher, Chris	Yudelson, Deirdre	\$ 200.00	\$ 1,514.84	Accept
New Paltz						
	56	Lefevre, A & J	Ciardiello, Rocco & Ciardiello, Leonard	\$ 1,159.26	\$ 1,159.26	Accept
Olive						
	57	Palazzo, Anthony Etal	Lesperance, Richard	\$ 8,500.00	\$ 3,398.81	Accept

Resolution No. 146 June 19, 2012

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Olive	58	UC/Mercier, Lucille	Costa Home Builders	\$37,000.00	\$18,732.79	Accept
Plattekill	62	Calvacca & Armano	Bozydaj, Wasyl & Mary E.	\$ 6,535.69	\$ 6,535.69	Accept
Plattekill	64	Janum Mngmnt LLC	Tomasetti, Daniel & Cheryl	\$ 1,600.00	\$ 691.24	Accept
Plattekill	67	Texidor, Alicia	SVL Properties LLC	\$41,000.00	\$ 18,475.68	Accept
Plattekill	70	Simms, Gladys B	Lisa Land LLC	\$20,000.00	\$ 9,691.62	Accept
Plattekill	71	Pressley, D & A	Lisa Land LLC	\$15,000.00	\$ 9,912.55	Accept
Rochester	77	Madani, Cyrus	Bradford, Donald K	\$24,000.00	\$ 10,572.42	Accept
Rochester	78	Smith, Jack Jr.	Kelly, Jennifer	\$26,000.00	\$13,418.17	Accept
Rochester	83	Frisone, Joseph	Hayes, John J & Loretta M.	\$25,000.00	\$ 9,013.94	Accept
Rosendale	86	Johnsen, M &G	GHD Developers LLC	\$19,500.00	\$13,254.27	Reject
Rosendale	87	Dutcher, Sandra	Jordan, Mirlande & Vernon A.	\$ 700.00	\$ 6,953.96	Accept
Rosendale	89	Smith, Linda L.	Schoen, Steven C.	\$42,000.00	\$19,101.83	Accept
Village of						
Saugerties	91	Gippert, David & Stacy	Columbia Drumlin LLC	\$62,000.00	\$21,801.15	Accept
Saugerties	95	Linzey, Tamara	Mid Hudson Valley Federal Credit Union	\$76,000.00	\$28,003.03	Accept
Saugerties	96	Hull, D & M	DiSclafani, Frank	\$ 1,900.00	\$ 760.91	Accept
Saugerties	102	Vogel, J & J	Colello, Thomas A. & Diane B.	\$53,000.00	\$14,821.99	Accept
Shandaken	115	Odato, Michelle	Rensselaer Grads LLC	\$27,000.00	\$10,178.22	Accept
Shandaken	116	Kelly, Catherine	Jones, Robert L & Barbara E.	\$32,000.00	\$ 7,363.38	Accept
Shandaken	117	Rusk John G & Oths	Williams, Adrian	\$47,000.00	\$46,519.95	Accept

Resolution No. 146 June 19, 2012

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Shandaken	119	Miller, Gail	Arbatsky, Nicholas & Tortorelli, Ann	\$ 4,500.00	\$2,924.66	Accept
Shandaken	120	Fuller, William	Nasstrom, Marilyn	\$9,000.00	\$4,472.77	Accept
Shandaken	121	Ramos, Deborah Ann	Falkowski, Adam & Koller, Teresa Lee	\$ 6,963.00	\$6,963.02	Accept
Shandaken	123	Eddie O Inc	Farkas, Joseph	\$ 5,000.00	\$10,609.05	Accept
Shawangunk	124	McKnight, R & L	R S Julia LLC	\$ 9,000.00	\$ 5,150.05	Accept
Shawangunk	126	Murray, T & S	Lounsbury, Mark	\$ 500.00	\$ 1,438.03	Accept
Shawangunk	127	Kaus, Shirley T.	Lounsbury, Mark	\$ 982.54	\$ 982.54	Accept
Ulster	132	UC/Candlin, John	Upstate Realty Group LLC	\$ 9,500.00	\$ 4,141.94	Accept
Ulster	144	Bostel, John	Sinanaj, Fahrije	\$ 50.00	\$ 2,089.16	Accept
Ulster	146	Perry, Robert	Hagopian, Robert G.	\$ 9,856.66	\$ 9,856.66	Reject
Ulster	147	Jones, Ross R	Diggs-Bridges, Betty	\$14,000.00	\$12,647.40	Reject
Village of Ellenville	156	Brocha, Jacob	Bradford, Ronald K.	\$25,000.00	\$54,004.97	Accept
Wawarsing	163	Loscalzo, James J	Fishman, Leonid & Mitskevich-Fishman, Ekaterina	\$11,080.00	\$11,080.82	Accept
Wawarsing	165	Gonzales/Sanderson	Viviani, Catello	\$ 9,500.00	\$ 6,975.17	Accept
Wawarsing	166	Roger. T & I	GHD Developers LLC	\$37,000.00	\$26,967.45	Accept
Wawarsing	167	Krumszyn, Luba	Boeninghaus, Carmine	\$ 1,524.62	\$ 1,524.62	Accept
Wawarsing	169	Sogi, James	Julie Ann Enterprises	\$ 5,000.00	\$ 9,284.30	Accept
Wawarsing	178	Bedalamenti, Rosaria	Trapani, Sebastian B. Speroni, Louis P. & Garcea, Russell D.	\$19,500.00	\$ 4,459.52	Accept

Resolution No. 146 June 19, 2012

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Wawarsing179	UC/Prager, Simone	Boeninghaus, Carmine		\$ 500.00	\$ 2,573.69	Accept
Wawarsing180	Janum Mngmt. LLC	Viviani, Catello		\$ 4,500.00	\$ 1,090.99	Accept
Wawarsing182	Kauffman, K & A	Bradford, Ronald K.		\$15,500.00	\$ 5,451.89	Accept
Wawarsing183	American BldrDvlrs.	Sinanaj, Fahrije		\$ 210.00	\$ 2,210.48	Accept
Wawarsing186	Trepanowski, Laura	GHD Developers LLC		\$ 9,980.95	\$ 9,980.95	Accept
Wawarsing187	Trepanowski, Laura	GHD Developers LLC		\$ 1,568.29	\$ 1,568.29	Accept
Wawarsing188	Rosa, Veronica	Ragan, Tadeusz		\$18,000.00	\$ 7,562.27	Accept
Wawarsing189	Lapidus, Judith	Abate, Michael A & Catherine L.		\$24,000.00	\$20,742.82	Reject
Woodstock194	Goelet, G Rev Trust	Harlow, Jeremy D. Tekosky, Raymond M		\$ 55,110.60	\$ 8,679.51	Accept

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, conveyances and/or any proceedings leading thereto,

Resolution No. 146 June 19, 2012

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and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 22 NOES: 0
(Legislator Aiello Absent)

Passed Committee: Ways and Means on June 12, 2012.

FINANCIAL IMPACT:

TOTAL UNPAID TAXES ACCEPTED FROM THIS RESOLUTION: \$672,249.77

TOTAL ACCEPTED BIDS FROM THIS RESOLUTION: \$1,211,279.51

TOTAL BIDS REJECTED FROM THIS RESOLUTION: \$67,356.66

0618

STATE OF NEW YORK

ss:

COUNTY OF ULSTER

This is to certify that I, the undersigned Deputy 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 19th day of June, 2012, 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 20th Day of June in the year Two Thousand and Twelve.

Fawn A. Tantillo, Deputy Clerk
Ulster County Legislature

Submitted to the County Executive this
20th Day of June, 2012.

Approved by the County Executive this
_____ Day of June, 2012.

Fawn A. Tantillo, Deputy Clerk

Michael P. Hein, County Executive