

Resolution No. 314 July 18, 2017

**Authorizing The Commissioner Of Finance To Accept Bids For
Parcels Of County-Owned Real Property For Private Sale And
Authorizing The Chairman Of The Ulster County Legislature To
Convey Such Parcel – Department Of Finance**

Referred to: The Ways and Means Committee (Chairman Gerentine and Legislators Allen, Bartels, Belfiglio, Briggs, Maio, and Maloney)

Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Thomas J. Briggs 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 bids for parcels of county-owned real property as hereinafter described, which was acquired by the County by reason of non-payment of taxes, and has previously been offered at a public auction; and

WHEREAS, said parcel #15 of the 2017 Public Auction, listed as .40 of an acre, described as vacant land, Glenview Dr., in the Town of Hurley, section block and lot number 37.2-5-9.100, has unpaid taxes in the amount of \$946.00 dating back to the year 2013; and

WHEREAS, the prospective purchaser of parcel #15 has bid \$500.00 for the property which is the upset price as determined by the Real Property Tax Service Agency; and

WHEREAS, said parcel # 23 of the 2017 Public Auction, listed as 15.00 acres, described as Private, Wild and Forested Lands, in the Town of Kingston, section block and lot number 48.1-1-22, has unpaid taxes in the amount of \$4,026.00 dating back to the year 2014; and

WHEREAS, the prospective purchaser of parcel # 23 has bid \$4,026.00 for the property which is the taxes dues; and

WHEREAS, said parcel #56 of the 2017 Public Auction, listed as 4.61 acres, described as vacant land, 43 Winston Pl., in the Town of Marlborough, section block and lot number 108.3-4-23.013, has unpaid taxes in the amount of \$34,663.00 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel #56 has bid \$1,000.00 for the property which is the upset prices as determined by the Real Property Tax Service Agency; and

Resolution No. 314 July 18, 2017

**Authorizing The Commissioner Of Finance To Accept Bids For
Parcels Of County-Owned Real Property For Private Sale And
Authorizing The Chairman Of The Ulster County Legislature To
Convey Such Parcel – Department Of Finance**

WHEREAS, said parcel #60 of the 2017 Public Auction, listed as 60.00 acres, described as vacant land, 576 No Ohioville Rd., in the Town of New Paltz, section block and lot number 79.1-1-18, has unpaid taxes in the amount of \$85,590.00 dating back to the year 2010; and

WHEREAS, the prospective purchaser of parcel #60 has bid \$25,000.00 for the property which is the upset prices as determined by the Real Property Tax Service Agency; and

WHEREAS, said parcel #102 of the 2017 Public Auction, listed as .11 of an acre, described as vacant land, Route 209, in the Town of Rochester, section block and lot number 77.1-1-42, has unpaid taxes in the amount of \$1,263.00 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel #102 has bid \$50.00 for the property which is the upset prices as determined by the Real Property Tax Service Agency; and

WHEREAS, said parcel #131 of the 2017 Public Auction, listed as 2.20 acres, described as vacant land, Eagle View Terrace, in the Town of Saugerties, section block and lot number 9.3-5-7.110, has unpaid taxes in the amount of \$106,110.00 dating back to the year 2012; and

WHEREAS, the prospective purchaser of parcel #131 has bid \$106,110.00 for the property which is the taxes due; and

WHEREAS, said parcel #132 of the 2017 Public Auction, listed as 5.40 acres, described as vacant land, Eagle View Terrace, in the Town of Saugerties, section block and lot number 9.3-5-7.120, has unpaid taxes in the amount of \$195,202.00 dating back to the year 2012; and

WHEREAS, the prospective purchaser of parcel #132 has bid \$195,202.00 for the property which is the taxes due; and

WHEREAS, said parcel #139 of the 2017 Public Auction, listed as .90 of an acre, described as vacant land, Fishcreek Rd., in the Town of Saugerties, section block and lot number 28.1-2-18, has unpaid taxes in the amount of \$6,624.00 dating back to the year 2014; and

Resolution No. 314 July 18, 2017

**Authorizing The Commissioner Of Finance To Accept Bids For
Parcels Of County-Owned Real Property For Private Sale And
Authorizing The Chairman Of The Ulster County Legislature To
Convey Such Parcel – Department Of Finance**

WHEREAS, the prospective purchaser of parcel #139 has bid \$6,624.00 for the property which is the taxes due; and

WHEREAS, said parcel #158 of the 2017 Public Auction, listed as .40 of an acre, described as residential, 1026 Old Rt. 28, in the Town of Shandaken, section block and lot number 13.16-2-18.200, has unpaid taxes in the amount of \$15,884.00 dating back to the year 2012; and

WHEREAS, the prospective purchaser of parcel #158 has bid \$15,884.00 for the property which is the taxes due; and

WHEREAS, said parcel #162 of the 2017 Public Auction, listed as .40 of an acre, described as vacant, Silver Hollow Rd., in the Town of Shandaken, section block and lot number 14.6-2-70, has unpaid taxes in the amount of \$3,793.00 dating back to the year 2009; and

WHEREAS, the prospective purchaser of parcel #162 has bid \$50.00 for the property which is the upset prices as determined by the Real Property Tax Service Agency; and

WHEREAS, said parcel #188 of the 2017 Public Auction, listed as 105 ft. by 265 ft., described as residential, 114 Eastern Parkway., in the Town of Ulster, section block and lot number 39.11-6-1, has unpaid taxes in the amount of \$20,369.00 dating back to the year 2011; and

WHEREAS, the prospective purchaser of parcel #188 has bid \$2,500.00 for the property which is the upset prices as determined by the Real Property Tax Service Agency; and

WHEREAS, said parcel #194 of the 2017 Public Auction, listed as 93 ft. by 65.50 ft., described as vacant land, 1 Juniper Ln., in the Town of Ulster, section block and lot number 39.27-2-7, has unpaid taxes in the amount of \$1,013.00 dating back to the year 2013; and

WHEREAS, the prospective purchaser of parcel #194 has bid \$1,013.00 for the property which is the taxes due; and

WHEREAS, the prospective purchasers shall be responsible for the 2017-18 school tax and all subsequent tax levies; and

Resolution No. 314 July 18, 2017

**Authorizing The Commissioner Of Finance To Accept Bids For
Parcels Of County-Owned Real Property For Private Sale And
Authorizing The Chairman Of The Ulster County Legislature To
Convey Such Parcel – Department Of Finance**

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 payment as follows:

PREVIOUS OWNER	TOWN	BIDDER	BID AMOUNT
Terwilliger, Paul SBL#: 37.2-5-9.100 Parcel # 15 Unpaid Taxes: \$946.00	Hurley	Blum, Savannah & Pazienza, Jared 2103 Rt. 44 Pleasant Valley, NY 12569	\$500.00
Walker, John M. Jr. SBL#: 48.1-1-22 Parcel # 23 Unpaid Taxes: \$4,026.00	Kingston	Berend, Eric V. 310 Greenwich St. 4M New York, NY 10013	\$4,026.00
New Gen Construction Inc. SBL#: 108.3-4-23.013 Parcel # 56 Unpaid Taxes: \$34,663.00	Marlborough	Stes2016 LLC & CST1 LLC 70 Whittier Blvd. Poughkeepsie, NY 12603	\$1,000.00
UC/Adair Meyers African American Museum SBL#: 79.1-1-18 Parcel # 60 Unpaid Taxes: \$85,590.00	New Paltz	jTurn Enterprises LLC 9 Hickory Hill Rd. New Paltz, NY 12561	\$25,000.00
Deyo, Ira SBL#: 77.1-1-42 Parcel # 102 Unpaid Taxes: \$1,263.00	Rochester	Blum, Savannah & Pazienza, Jared 2103 Rt. 44 Pleasant Valley, NY 12568	\$50.00

Resolution No. 314 July 18, 2017

**Authorizing The Commissioner Of Finance To Accept Bids For
Parcels Of County-Owned Real Property For Private Sale And
Authorizing The Chairman Of The Ulster County Legislature To
Convey Such Parcel – Department Of Finance**

PREVIOUS OWNER	TOWN	BIDDER	BID AMOUNT
Scotto, Robert & Others SBL#: 9.3-5-7.110 Parcel # 131 Unpaid Taxes: \$106,110.00	Saugerties	116 Beach Channel LLC 126 Girard St. Brooklyn, NY 11235	\$106,110.00
Scotto, Robert & Others SBL#: 9.3-5-7.120 Parcel # 132 Unpaid Taxes: \$195,202.00	Saugerties	116 Beach Channel LLC 126 Girard St. Brooklyn, NY 11235	\$195,202.00
Mayer, Henry & Helen SBL#: 28.1-2-18 Parcel # 139 Unpaid Taxes: \$6,624.00	Saugerties	Morris-Stan, Hugh & Morris-Stan, Viorica 100 Highwoods Rd. Saugerties, NY 12477	\$6,624.00
Feehan, Declan SBL#: 13.16-2-18.200 Parcel # 158 Unpaid Taxes: \$15,884.00	Shandaken	Storms, Darlene F. 1055 Old Rt. 28 Phoenicia, NY 12464	\$15,884.00
Gover, James SBL#: 14.6-2-70 Parcel # 162 Unpaid Taxes: \$3,793.00	Shandaken	Amitin, Elijah C/O Campbell, Frances 340 West 28 th St, Apt. 14F New York, NY 10001	\$ 50.00
Smith, Scott S & Cooper, Angela Marie SBL#: 39.11-6-1 Parcel # 188 Unpaid Taxes: \$20,369.00	Ulster	Vindicated Properties LLC 30 N. Gould St., Suite 6561 Sheridan, WY 82801	\$2,500.00
Raleigh, Tony SBL# 39.27-2-7 Parcel # 194 Unpaid Taxes: \$1,013.00	Ulster	Amaro, Johnny 163 Glenerie Blvd Saugerties, NY 12477	\$1,013.00

Resolution No. 314 July 18, 2017

**Authorizing The Commissioner Of Finance To Accept Bids For
Parcels Of County-Owned Real Property For Private Sale And
Authorizing The Chairman Of The Ulster County Legislature To
Convey Such Parcel – Department Of Finance**

and, be it further,

RESOLVED, that 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, and that no claim or demand of any nature shall ever be made against the County of Ulster arising from such sale, conveyance or the proceedings leading thereto,

move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 21 NOES: 0
(Absent: Legislators Delaune and Maloney)

Passed Committee: Ways and Means on July 11, 2017

FINANCIAL IMPACT:
TOTAL UNPAID TAXES: \$475,483.00
TOTAL ACCEPTED BID: \$357,959.00

Resolution No. 314 July 18, 2017

**Authorizing The Commissioner Of Finance To Accept Bids For
Parcels Of County-Owned Real Property For Private Sale And
Authorizing The Chairman Of The Ulster County Legislature To
Convey Such Parcel – Department Of Finance**

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 18th Day of July in the year Two Thousand and Seventeen, 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 19th Day of July in the year Two Thousand and Seventeen.

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

Submitted to the County Executive this
19th Day of July, 2017.

Approved by the County Executive this
20th Day of July, 2017.

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

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