

Resolution No. 335 August 17, 2021

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The June 14, 2021 Public Auction - Department Of Finance

Referred to: The Ways and Means Committee (Chairman Gavaris and Legislators Archer, Bartels, Haynes, Maio, Parete, Ronk, and Walter)

Chairman of the Ways and Means Committee, John Gavaris, and Deputy Chair Kenneth J. Ronk, Jr. offer the following:

WHEREAS, this resolution has been submitted at the request of 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 \$1,145,159.00 and bids totaling \$1,979,650.00 were received, wherein \$1,944,550.00 is recommended to be accepted and \$35,100.00 is recommended to be rejected (parcel #49 & 132 due to the failure of the bidders to pay their bid balance and therefore their down payments totaling \$ 10,530.00 are forfeited); 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:

TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Denning	1	Soriano, Salvatore Soriano Rev. Trust	Durgala And Company LLC	\$30,500.00	\$15,113.00	Accept
Esopus	2	Thompson, Jamie B.	Cummings, Hayden V.	\$2,800.00	\$1,111.00	Accept
Esopus	3	Whipple, Gerald C.	Proudley, Tom	\$6,100.00	\$14,392.00	Accept
Esopus	6	Dewitt, Frederick Jr. & Ellen D.	Kimberg, Iris	\$2,900.00	\$2,090.00	Accept
Esopus	7	Garrity, Peggy & Edwards, Priscilla	Quigley, John P.	\$16,500.00	\$6,202.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Hardenburgh	9	Schaeffler, Harvey	Durgala And Company LLC	\$48,900.00	\$8,419.00	Accept
Kingston	10	Sivolella, Biagio	Nagy, Shane & Erin	\$26,500.00	\$5,143.00	Accept
Lloyd	12	Highland Views LLC	Ronan, Seth Jon	\$34,500.00	\$38,589.00	Accept
Lloyd	15	Hopgood, Sylvia L.	Viviani, Catello	\$75,600.00	\$30,461.00	Accept
Lloyd	16	Hopgood, Brendon & Hopgood, Ulysses	Germain, Jimmy & Dorcent-Cocq, Joanne S.	\$40,700.00	\$27,798.00	Accept
Lloyd	17	Vertullo, Joann	Martin, Charles Jr.	\$23,400.00	\$1,420.00	Accept
Lloyd	18	Vertullo, Joann	GM Residential Holdings LLC	\$86,100.00	\$26,421.00	Accept
Marbletown	19	Wooden, John H & Wooden, Ella A.	Proudley, Tom	\$41,100.00	\$7,805.00	Accept
Marlborough	22	Paltridge, William	Bull, Jonathan & Lebow, Malorie	\$17,700.00	\$30,905.00	Accept
Marlborough	23	ABS Realty Corp.	Sanstorm Holding, Inc.	\$36,200.00	\$22,872.00	Accept
Marlborough	24	ABS Realty Corp.	Ronan, Seth Jon	\$25,900.00	\$22,684.00	Accept
Marlborough	25	ABS Realty Corp.	Babylon Real Estate Management LLC	\$21,100.00	\$23,436.00	Accept
Marlborough	26	ABS Realty Corp.	Babylon Real Estate Management LLC	\$20,500.00	\$22,684.00	Accept
Marlborough	27	Smith, Charles T. & Smith, Jean	26 Black Creek Rd. Ltd.	\$67,700.00	\$45,675.00	Accept
Marlborough	28	Lyons Trust	Babylon Real Estate MmManagement LLC	\$13,900.00	\$27,918.00	Accept
New Paltz	34	Friedman, Tammy J.	Powers, Christopher N. & Corday Powers, Christine	\$10,300.00	\$1,652.00	Accept
New Paltz	39	Myers, Betty Jane	AB Home-Made, LLC	\$2,000.00	\$2,461.00	Accept
New Paltz	40	Pavese, Anthony R.	Sharapata, Matthew	\$12,600.00	\$6,276.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Olive	41	CO/Brown, Meghan Brown, Susan	Graham, DeAsia L. & Ford, David A.	\$1,100.00	\$2,847.00	Accept
Plattekill	44	Grezinger, Ingo	Reynolds, Charles A. & Reynolds, Doris V.	\$1,489.00	\$1,489.00	Accept
Plattekill	46	Galati, Anne P.	Graham, DeAsia L. & Ford, David A.	\$3,300.00	\$2,419.00	Accept
Plattekill	48	AMCA Associates Ltd.	Babylon Real Estate Management LLC	\$8,000.00	\$36,429.00	Accept
Plattekill	49	Galati, Anne P.	Graham, DeAsia L.	\$30,200.00	\$1,531.00	Reject
Plattekill	50	Valley Stream Properties, LLC	Graham, DeAsia L. & Ford, David A.	\$2,500.00	\$1,173.00	Accept
Rochester	51	Cardenas, Jackie & Cardenas, Theresa	Hoffstatter, Kathy L. & William C.	\$33,700.00	\$9,520.00	Accept
Rochester	52	Roosa, Wanda	Stephenson, Albert	\$43,600.00	\$1,454.00	Accept
Rochester	53	CO/Devor, Jeffrey & Linda & Carelli, Nicholas & Joanne	Proudley, Tom	\$30,000.00	\$2,741.00	Accept
Rochester	54	Stoutenburgh, Edward A.	Townsend, Patrick R.	\$105,100.00	\$14,979.00	Accept
Rochester	56	Berend, Eric V.	Captain Omnipotent LLC	\$17,100.00	\$7,417.00	Accept
Rochester	57	Salkind, Bradley & Salkind, Paula	Babylon Real Estate Management LLC	\$20,200.00	\$3,470.00	Accept
Rosendale	59	Rosendale Heights Dev. Corp.	Spencer, Kim & Spencer, Chris	\$12,668.00	\$12,668.00	Accept

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Rosendale	60	County of Ulster	Stetz, Eugene F. Jr.	\$2,100.00	\$759.00	Accept
Rosendale	61	County of Ulster	Stetz, Eugene F. Jr.	\$1,500.00	\$760.00	Accept
Rosendale	62	County of Ulster	Montfort, Adam D.	\$1,700.00	\$1,004.00	Accept
Rosendale	63	The Estate of John Delora	Nelson, Linda	\$600.00	\$1,771.00	Accept
Rosendale	64	Kelecseny, John	Ebert, James E.	\$500.00	\$1,052.00	Accept
Village of Saugerties	65	Robinson (LKO) David & Robinson (LKO) Ann	UNITY 5 LTD	\$6,100.00	\$923.00	Accept
Village of Saugerties	66	Panda Pier Inc	West Bridge Street LLC	\$151,000.00	\$88,662.00	Accept
Saugerties	69	Titus, Susan	Curry, Donald V.	\$67,500.00	\$36,266.00	Accept
Saugerties	70	Rucker, Henry D. & Mary M.	AB Home-Made, LLC	\$17,000.00	\$11,530.00	Accept
Saugerties	71	Letus, Jr. John W.	Stillwater Recovery LLC	\$11,600.00	\$11,525.00	Accept
Saugerties	72	Plate, Marc B. & Chamberlain, Joann	Plourde, Andrew	\$23,200.00	\$1,497.00	Accept
Saugerties	73	Bova-Lang, Kathleen	Sweet, Ivone M.	\$55,200.00	\$18,979.00	Accept
Saugerties	74	Plitt, Shirley A.	Maxwell-Stashenko, Patricia & Stashenko, James D.	\$700.00	\$2,367.00	Accept
Saugerties	75	Malone, Beatrice B & Malone Others	Clarke, Paul S. & Catharine G.	\$50,000.00	\$104,178.00	Accept
Saugerties	76	Van Gaasbeek, Edward & Kathleen	Ostrander, Joanne	\$30,300.00	\$7,032.00	Accept
Saugerties	77	Van Gaasbeek, Edward & Kathleen	Ostrander, Joanne	\$31,300.00	\$4,218.00	Accept
Saugerties	79	Calhoun, Robert B. & Barbara	Haney, Dawn & Airborne, Max	\$32,200.00	\$19,428.00	Accept
Saugerties	81	Valguarnera, Aldo	Bennett, John L. & Niemira, Jan C.	\$59,200.00	\$43,399.00	Accept

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Shandaken	82	Unknown Owner/Occupant	Cummings, Hayden V.	\$200.00	\$827.00	Accept
Shawangunk	83	Hibbert, Antonio R. Sr. & Vanrene	AMS Real Properties, LLC	\$11,700.00	\$10,811.00	Accept
Shawangunk	85	Abernethy, Robert & Domenica	Jaskot, Andrzej K.	\$500.00	\$2,189.00	Accept
Shawangunk	87	Siemienkiewicz, Annabelle	Mancuso & Family LLC	\$2,028.00	\$2,028.00	Accept
Shawangunk	88	Nicastro, Agnes	Mancuso & Family LLC	\$2,292.00	\$2,292.00	Accept
Ulster	97	Boughton, Jami	Stennett, Tara & Orsulich, Annalee R.	\$5,000.00	\$2,655.00	Accept
Ulster	98	CO/Omarchido Inc.	Schaeffer, Phillip	\$200.00	\$3,690.00	Accept
Ulster	99	Guru of Ulster Inc.	Waheed, Mohammad M.	\$25,000.00	\$157,995.00	Accept
Ulster	102	Smith, Kevin	Turner, Douglas S. & Vernoooy Turner, MaryJean	\$44,400.00	\$8,827.00	Accept
Ulster	103	Barringer, Eleanor	Kruse, Kent M. Jr.	\$32,800.00	\$2,522.00	Accept
Ulster	104	Maguire, Stephen	Proudley, Tom	\$5,100.00	\$8,622.00	Accept
Village of Ellenville	106	Afonso, Manuel	Mosher, Derek R. & Wung, Sophia Yg	\$600.00	\$12,149.00	Accept
Village of Ellenville	108	Levine, Zachary Lurie, Michael & Granda, Humberto	Rahman, Muhammad S. & Rahman, Farjana	\$6,005.00	\$6,005.00	Accept
Village of Ellenville	109	Gagos, Electo & Maria	MacDonald, Evan	\$700.00	\$2,730.00	Accept
Village of Ellenville	113	Damms, Marian	Carnation Management LLC	\$35,400.00	\$24,624.00	Accept

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Wawarsing	114	Garcia, Ralph	Cosillo, Juan M.	\$1,900.00	\$1,268.00	Accept
Wawarsing	115	Garcia, Maria	McKay, Patricia A.	\$1,168.00	\$1,168.00	Accept
Wawarsing	116	Bilynski, Walter	Jaskot, Andrzej K.	\$300.00	\$2,395.00	Accept
Wawarsing	118	Schneider, Leon P. & Betty	Jaskot, Andrzej K.	\$1,500.00	\$1,962.00	Accept
Wawarsing	120	Herman, Jean	Stillwater Recovery LLC	\$2,600.00	\$3,997.00	Accept
Wawarsing	121	Castagna, James	Grasso, Marc D.	\$118,100.00	\$12,857.00	Accept
Wawarsing	123	Hamczyk, Anthony	Lubach, Marek	\$21,900.00	\$4,702.00	Accept
Wawarsing	124	Zemanek, Anthony Sr.	Stillwater Recovery LLC	\$10,200.00	\$3,937.00	Accept
Wawarsing	125	Reilly, Ronald & Diane	180 Developers LLC	\$70,600.00	\$9,579.00	Accept
Wawarsing	126	Wawarsing Land Dev. Corp.	Andersen, Scott & Meres, Catherine	\$3,800.00	\$1,271.00	Accept
Wawarsing	127	Wolfkill, William	Andersen, Scott & Meres, Catherine	\$11,500.00	\$1,138.00	Accept
Wawarsing	132	Wendel, Michael E.	Morsel, Charles	\$4,900.00	\$2,763.00	Reject
Woodstock	133	Gauld, Mary A.	Swindell, Patrick	\$45,100.00	\$5,142.00	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 or any proceedings leading thereto,

