




**2023**

**ULSTER COUNTY  
COMPTROLLER'S AUDIT  
OF DELINQUENT REAL  
PROPERTY TAX  
COLLECTION  
APPENDICES**



APPENDIX A  
PROPERTY WITHDRAWN  
FOR  
CANCELLATION OF TAX



# ROSENDALE

## 484 BINNEWATER RD

SBL: 062.004-0001-025.000-0000  
Property Class: 1 Family Residential  
Owner: Keefe, John & Janet  
CANCELLED TAX

### AUDITORS OBSERVATIONS:

Documentation provided explains a misapplied payment by the town's tax collector that was subsequently issued back to the payee. It appears the property taxes went unpaid by the responsible party even though they had attempted payment.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:

2022 \$352,500

FULL MARKET VALUE:

2022 \$476,351

ACRES:

1.1 ACRES

Current Status:

Taxes paid/cancelled  
6/7/18

Rosendale Tax Collector

1915 Lucas Avenue

Cottkill, NY 12419

**RECEIVED**  
JUN 04 2018  
U.S. FINANCE DEPT.  
KINGSTON, NY

May 29th, 2018

Hi...

Regarding the 2017 Janet Butera Keefe and John Keefe property S.B.L. 62.4-1-25. The property was paid in error by Ulster Saving Bank on February 7th. (postmark Jan 31) A paid receipt was sent to the homeowner by my office. One of their escrow account properties has a SBL number that is similar to the Keefe property. The fax of the request for bills we received had cut off the last number so we sent them the tax bill using that SBL.

When we received check #5321 for \$8838.51 from the Hrdlicka Law Firm to pay the bill, we sent it back informing them that the bill had already been paid by Ulster Savings Bank.

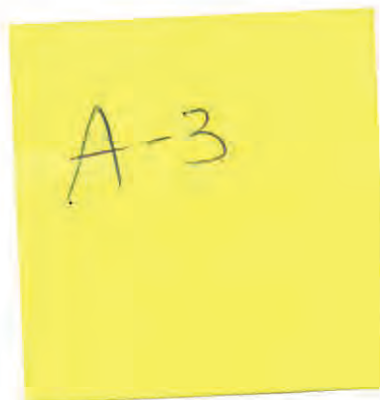
A couple weeks later we received a call from Ulster telling us that they did not have an escrow account for SBL 62.4-1-25, so I sent them a refund. Since that time is our busiest we forgot about the other payment we had returned. So this is not the fault of the homeowner or their lawyer and they should not be responsible for any penalties and or late fees.

Thank you,



Deborah Checchia

Rosendale Tax Collector



# GLASCO ABSTRACT, INC.

---

1 Albany Avenue, Suite G3  
Kingston, NY 12401

www.glascoabstract.com  
info@glascoabstract.com

Mailing Address  
P.O. Box 3865  
Kingston, NY 12402

TEL (845) 340-9597  
FAX (845) 340-9610

2/1/2017

Bill 296

Town of Rosendale  
Attn: Tax Collector  
1915 Lucas Ave.  
Cottkill, NY 12419

Re: Tax Map No.: 62.4-1-25  
Town of Rosendale  
Owner: Janet Butera Keefe and John W. Keefe, Jr.  
Title No.: GAI-2016-514-OR

Dear Tax Collector, *ck# 5321*

*\$8665.21*

Enclosed please find a check in the amount of \$ 8,838.551 in order to pay the 2017 General Tax in connection with the above referenced tax map number. Please send the receipt to this office. Thank you.

Very truly yours,

Jennifer Macarille

*rosendaletaxcollector@yahoo.com*

Enclosures

THE ARDLICK LAW FIRM, PLLC  
IDLA ATTORNEY ESCROW ACCOUNT  
85 LEEAS AVE.  
KINGSTON, NY 12401-3707  
(845) 339-8903

5321

DATE 1/31/17

29-1310/213

PAY TO THE ORDER OF Tax Collector, Town of Rosendale

Eight thousand Eight Hundred thirty Eight and 5/100

\$ 8,838.51

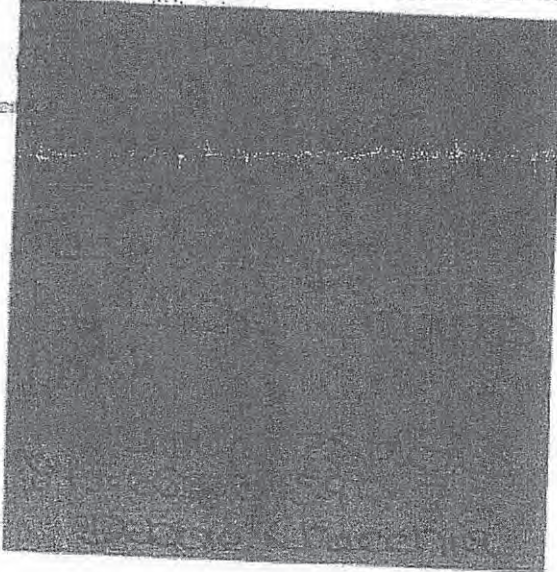
DOLLARS

Citizens Bank

FOR Memo 296



⑈005321⑈



# COUNTY AND TOWN REAL PROPERTY TAXES DUE 2017

REPLACEMENT BILL

Fiscal Year: 01/01/2017-12/31/2017	County Aid: \$48,043,262	Bill No: 298
	Town Aid: \$288,010	

**TAX COLLECTOR ADDRESS:**  
 Deborah Checchia Tax Collector  
 Town of Rosendale  
 1915 Lucas Avenue  
 Cottekill, New York 12419

**PROPERTY TAXPAYER'S BILL OF RIGHTS**

The Assessor estimates the Full Market Value of this property as of July 1, 2016 280,000  
 The Assessed Value of this property is: 280,000  
 The Uniform Percentage of Value used to establish assessments in your municipality was: 100%

514800 ROSENDALE  
 SBL: 62.4-1-25  
 Owner: Bank  
 Butera Keefe Janet  
 Keefe John W Jr  
 188 Columbia Hts  
 Brooklyn Heights, NY 11201

already pd by Webster Savings  
 on 2-7-17

**Property Information:**

Dimensions: 10.80 ACRES Roll Section: 1  
 Location: 484 Blinnewater Rd Property Class: 240 RURAL RES

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
County General Tax	78,804,329	-0.3	280,000	4.346589	1,129.85
Town General Tax	1,740,705	6	280,000	3.880187	966.85
Town Highway Tax	1,052,467	0.1	280,000	2.225119	578.53
Unpaid School Tax	0	0	0	1	5,195.47
Bloomington Fire Dis	404,415	0.8	280,000	2.478501	644.41
Rosendale Library	305,100	3	280,000	0.615775	160.10

<b>If Paid By:</b>	<b>Penalty%</b>	<b>1st Payment</b>	<b>2nd Payment</b>	<b>Total Tax</b>	<i>You have the option of paying one full payment or two half payments</i>	<b>TOTAL</b> If paid in January <span style="float: right;"><b>\$8,685.21</b></span>
02/11/17	0.0%	\$4,332.81	\$4,332.80	\$8,665.21		CURRENT AMOUNT PAID: <span style="float: right;"><b>\$8,685.21</b></span> If you have an escrow account forward bill to your bank
02/28/17	1.0%	\$4,375.94	\$4,375.93	\$8,751.87		
03/31/17	2.0%	\$4,419.28	\$4,419.26	\$8,838.51		
04/30/17	3.0%	\$4,462.59	\$4,462.68	\$8,925.17		
05/31/17	4.0%	\$4,505.91	\$4,505.80	\$9,011.81		

**KEEP TOP PORTION OF BILL FOR YOUR RECORDS**

**TEAR OFF AND RETURN THIS PORTION WITH YOUR 2ND PAYMENT**

BILL NO: 298

**TAX COLLECTOR ADDRESS:**

Deborah Checchia Tax Collector  
 Town of Rosendale  
 1915 Lucas Avenue  
 Cottekill, New York 12419

Owner:  
 Butera Keefe Janet  
 Keefe John W Jr  
 188 Columbia Hts  
 Brooklyn Heights, NY 11201

**\*\*CHECK BOX IF YOU REQUIRE A RECEIPT**

Receipt Area to be completed by Tax Collector

Paid By: \_\_\_\_\_ Received By/Date: \_\_\_\_\_

**MAKE CHECKS PAYABLE TO TAX COLLECTOR**

**TEAR OFF AND RETURN THIS PORTION WITH YOUR 1ST PAYMENT**

BILL NO: 298

**TAX COLLECTOR ADDRESS:**

Deborah Checchia Tax Collector  
 Town of Rosendale  
 1915 Lucas Avenue  
 Cottekill, New York 12419

Owner:  
 Butera Keefe Janet  
 Keefe John W Jr  
 188 Columbia Hts  
 Brooklyn Heights, NY 11201

**\*\*CHECK BOX IF YOU REQUIRE A RECEIPT**

Receipt Area to be completed by Tax Collector

Paid By: \_\_\_\_\_ Received By/Date: \_\_\_\_\_

**MAKE CHECKS PAYABLE TO TAX COLLECTOR**

Burton Gulnick, Jr.  
 Commissioner of Finance



*Count  
340  
3431*

C. J. Dieme, CPA  
 Deputy Commissioner of Finance

Lein Serrano  
 Deputy Commissioner of Finance

Tracey Williams  
 Deputy Commissioner of Finance  
 Director of Real Property Tax Service

Lisa Cutler, CPA  
 Director of A/Cs  
 Accountability, Compliance and Efficiency

May 2, 2018

APPORTIONED BILL

Town:	Rosendale
Original SBL:	62-4-1-25
Original Assessed Owner:	Jahar Butera Keels
New SBL	62-4-1-25
New Owner	Robert Mann
Tax Year	2017

*3,476*

Corrected Base Amount	\$	7,798.69
Penalty 5 %	0.05 \$	389.93
Notice Fee		
Subtotal	\$	8,188.62
Interest	0.16 \$	1,310.18
Administrative Fees	\$	165.00
Redemption fee		
Total Amount Due By	5/31/18 \$	9,553.80

*TOTAL 900*

ADDITIONAL INTEREST AND PENALTIES WILL ACCRUE IF NOT PAID BY ABOVE DATE

PLEASE RETURN THIS BILL WITH YOUR REMITTANCE

Please make check payable to Ulster County Commissioner of Finance.  
 Receipts are held for 10 business days unless payment is made by certified check, cash or money order.

\*This figure is subject to a check of the computation upon receipt of payment.

*Assessor  
 Michael D...  
 687 7500*





# SAUGERTIES

## HIGH FALLS RD

SBL: 008.002-0004-037.000-0000  
Property Class: 1 Family Residential  
Owner: Auer, Thomas  
CANCELLED TAX

### AUDITORS OBSERVATIONS:

The only back up provided was an incomplete application (RP-556) for refund or credit of Real Property Taxes. No proof was provided the application was approved. The bottom approval portion for the tax levying body's approval of the application is blank.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:

2022 \$217,700

FULL MARKET VALUE:

2022 \$298,219

ACRES:

1.2 ACRES

Current Status:

2017 taxes paid  
1/21/20

ULSTER COUNTY DEPARTMENT OF FINANCE  
REAL PROPERTY TAX SERVICE AGENCY

PO Box 1800, 244 Fair Street, Kingston, New York 12402  
Telephone (845) 340-3490 Fax (845) 340-3499

**Burton Gulnick, Jr.**  
*Commissioner of Finance*



**Tracey Williams**  
Director of Real Property Tax Service  
Deputy Commissioner of Finance

December 12, 2019

Mr. Burton Gulnick Jr.  
Ulster County Commissioner of Finance  
244 Fair Street  
Kingston, NY 12401

Re: Auer, Thomas  
SBL: 8.2-4-37  
Town of Saugerties

Enclosed is RP – 556, Application for Refund or Credit of Real Property Taxes for the above Section – Block – Lot.

Pursuant to §550, Subdivision 2, ¶ (f) of the Real Property Tax Law, I recommend that this application be approved and **all back taxes cancelled**. This parcel was double assessed with 8.2-4-36.100.

Sincerely,

Tracey Williams  
Director

Encl.

*"Our Professional Goal – To Create And Preserve Tax Equity Within And Between All Municipalities"*

Ulster County Website: [www.ulstercountyny.gov](http://www.ulstercountyny.gov)

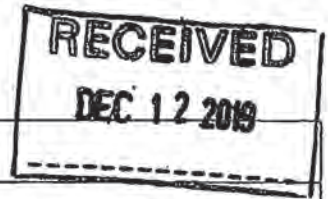


Department of Taxation and Finance  
Office of Real Property Tax Services

# Application for Refund or Credit of Real Property Taxes

# RP-556

(4/18)



### Part 1 – General information: To be completed in duplicate by the applicant.

Names of owners <b>THOMAS AUER</b>					
Mailing address of owners (number and street or PO box) <b>110 ULSTER AVE</b>			Location of property (street address) <b>HIGH FALLS RD</b>		
City, village, or post office <b>SAUGERTIES</b>		State <b>NY</b>	ZIP code <b>12477</b>	City, town, or village <b>SAUFERTIES</b>	
Daytime contact number		Evening contact number		Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) <b>51488908.2-4-37</b>	
Account number (as appears on tax bill)		Amount of taxes paid or payable		Date of payment	
Reasons for requesting a refund or credit: RPTL 550 2 a: an incorrect entry of assessed valuation on an assessment roll or on a tax roll which, because of a mistake in transcription, does not conform to the entry for the same parcel which appears on the property. Tax parcel does not exist, is part of other parcel					

I hereby request a refund or credit of real property taxes levied by School for the year(s) 2019.  
(County, city, village, etc.)

Signature of applicant 	Date <b>12/11/19</b>
----------------------------	-------------------------

### Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls. If a *Directed reinstatement*, see instructions.

Date application received <b>12/12/19</b>	Date warrant annexed
Last day for collection of taxes without interest	Recommendation Approve application* <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official <b>Tracy Williams</b>	Date <b>12/12/19</b>

\* If this application is approved, and the same error appears on a current assessment roll, send a copy of this form, including all attachments, to the assessor and board of assessment review. They must treat this application as a petition for the correction of that current roll (Form RP-553).

### Part 3 – For use by the tax levying body or official designated by resolution \_\_\_\_\_ (insert number or date, if applicable)

Application approved (Mark an X in the applicable box):

Clerical error  Error in essential fact  Unlawful Entry  Directed reinstatement

Amount of taxes paid	Amount of taxes due	Amount of refund or credit
----------------------	---------------------	----------------------------

Application denied (reason): _____ _____ _____	
Signature of chief executive officer or official designated by resolution	Date



# SAUGERTIES

## 1001 KINGS HIGHWAY

SBL: 028.002-0003.031.122-0000  
Property Class: Government  
Owner: United States of America  
CANCELLED TAX

### AUDITORS OBSERVATIONS:

The only back up provided is an incomplete application (RP-554) for corrected tax roll. No proof was provided the application was approved. The bottom approval portion for the tax levying body's approval of the application is blank.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:

2022 \$229,500

FULL MARKET VALUE:

2022 \$229,500

ACRES:

11.4 ACRES

Current Status:

Taxes paid/cancelled  
9/25/18

ULSTER COUNTY DEPARTMENT OF FINANCE  
REAL PROPERTY TAX SERVICE AGENCY

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402  
Telephone (845) 340-3490 Fax (845) 340-3499

Burton Gulnick Jr.  
*Commissioner of Finance*



Thomas Jackson  
*Director of Real Property Tax Service  
Deputy Commissioner of Finance*

September 27, 2017

Mr. Burton Gulnick Jr.  
Ulster County Commissioner of Finance  
244 Fair Street  
Kingston, NY 12401

Re: United States of America  
28.2-3-31.122  
Town of Saugerties

Dear Burton:

Enclosed is RP – 554, Application For Corrected Tax Roll for the above Section – Block – Lot.

Pursuant to §550, Subdivision 7, ¶ (a) of the Real Property Tax Law, I recommend that this application be approved and taxes for Kings Highway sewer (cap costs) be cancelled. The unpaid water and sewer amounts should not be cancelled per the assessor (Frank Orlando) for the Town of Saugerties. This application applies to the 2014, 2016 and 2017 tax roll.

Sincerely,

Thomas Jackson  
Director

Encl.



NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

RP-554 (9/04)

RECEIVED

SEP 27 2017

APPLICATION FOR CORRECTED TAX ROLL  
FOR THE YEAR 20 14; 2016; 2017

**Part I:** To be completed in duplicate by Applicant. APPLICANT MUST SUBMIT BOTH COPIES TO COUNTY DIRECTOR OF REAL PROPERTY TAX SERVICES. (In Nassau and Tompkins Counties, submit to Chief Assessing Officer). NOTE: To be used only prior to expiration of warrant for collection. For wholly exempt parcel, attach statement signed by assessor or majority of board of assessors substantiating that assessor(s) have obtained proof that parcel should have been granted tax exempt status on tax roll.

UNITED STATES OF AMERICA \_\_\_\_\_ Day( ) Evening ( )  
 1a. Name of Owner \_\_\_\_\_ 2. Telephone Number \_\_\_\_\_  
 26 FEDERAL PLAZA, ROOM 2007 \_\_\_\_\_ 1001 KINGS HWY \_\_\_\_\_  
 NEW YORK, NY 10278 \_\_\_\_\_ SAUGERTIES, NY \_\_\_\_\_  
 1b. Mailing Address \_\_\_\_\_ 3. Parcel Location (if different than 1b.) \_\_\_\_\_  
 28.2-3-31.122 \_\_\_\_\_

4. Description of real property as shown on tax roll or tax bill (Include tax map designation) \_\_\_\_\_  
 5. Account No. \_\_\_\_\_ 6. Amount of taxes currently billed \_\_\_\_\_

7. I hereby request a correction of tax levied by ULSTER COUNTY  
 (county/city/school district; town in Westchester County; non-assessing unit village)

for the following reasons (use additional sheets if necessary): RP 550 (7)(a); an assessment of wholly exempt property on the taxable portion of the assessment roll for cap costs.

9/27/17 \_\_\_\_\_  
 Date \_\_\_\_\_ Signature of Applicant \_\_\_\_\_

**PART II:** For use by COUNTY DIRECTOR: Attach written report (including documentation of error in essential fact) and recommendation. Indicate type of error and paragraph of subdivision 2, 3 or 7 of Section 550 under which error falls.

Date application received: 9/27/17 \_\_\_\_\_ Period of warrant for collection of taxes: \_\_\_\_\_  
 Last day for collection of taxes without interest: \_\_\_\_\_

Recommendation:  Approve application\*  Deny Application  
9/29/17 \_\_\_\_\_  
 Date \_\_\_\_\_ Signature of County Director \_\_\_\_\_

\*  If box is checked, this copy is for assessor and board of assessment review of city/town/village of \_\_\_\_\_ which are to consider attached report and recommendation as equivalent to petition filed pursuant to section 553.

**PART III:** For use by TAX LEVYING BODY or OFFICIAL DESIGNATED BY RESOLUTION \_\_\_\_\_:  
 (Insert Number or Date)

\_\_\_\_ APPLICATION APPROVED \_\_\_\_\_ Amount of taxes currently billed: \$ \_\_\_\_\_  
 Notice of approval mailed to applicant on (enter date): \_\_\_\_\_ Corrected tax: \$ \_\_\_\_\_  
 Order transmitted to collecting officer on (enter date): \_\_\_\_\_

\_\_\_\_ APPLICATION DENIED Reason: \_\_\_\_\_

Seal of Office \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_ Signature of Chief Executive Officer or Official Designated by Resolution \_\_\_\_\_

As of 10/25/2017 03:08PM , the Laws database is current through 2017 Chapters 1-402

## Real Property Tax

§ 544. Payment of taxes by state. 1. The comptroller shall pay taxes levied on lands of the state in each county pursuant to the foregoing sections of this title, out of moneys appropriated by the legislature therefor, to the county treasurer for appropriate distribution upon submission of a statement of such taxes by him or her in such form and executed in such manner by the county treasurer as may be required by the comptroller. Provided, however, that in the case of lands which are taxable pursuant to subdivision (j) of section five hundred thirty-two of this title, the comptroller shall pay such taxes. Such payment shall be requested, processed and paid separately from all other taxes that are payable to the county treasurer pursuant to this section.

2. No penalties, interest or fees of any kind, except fees payable to school district collecting officers pursuant to subdivision one of section thirteen hundred twenty-eight of this chapter on school taxes on lands outside the forest preserve, shall be added to taxes payable by the state pursuant to the provisions of this section.



# SHANDAKEN

## ROUTE 28

SBL: 025.019-0001-035.000-0000

Property Class: Underwater Ind

Owner: New York State

CANCELLED TAX

### AUDITORS OBSERVATIONS:

No auditor finding.

UNPAID TAX:

N/A

OLDEST YEAR OF

UNPAID TAX:

N/A

TOTAL ASSESSED

VALUE:

2022 \$4,000

FULL MARKET VALUE:

2022 \$21,622

ACRES:

6.18 ACRES

Current Status:

Taxes paid/cancelled

11/27/18





# SHANDAKEN

## ROUTE 28

SBL: 025.019-0001-036.000-0000  
Property Class: Residential Vacant Land  
Owner: New York State  
CANCELLED TAX

### AUDITORS OBSERVATIONS:

No auditor finding.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$6,000

FULL MARKET VALUE:  
2022 \$32,432

ACRES:  
2.59 ACRES

### Current Status:

Taxes paid/cancelled  
11/27/18



# SHANDAKEN

**5067 ROUTE 28**

SBL: 025.019-0001-037.000-0000  
Property Class: Residential Vacant Land  
Owner: New York State  
CANCELLED TAX

**AUDITORS OBSERVATIONS:**

No auditor finding.

**UNPAID TAX:**  
N/A

**OLDEST YEAR OF UNPAID TAX:**  
N/A

**TOTAL ASSESSED VALUE:**

2022 \$6,000

**FULL MARKET VALUE:**

2022 \$32,432

**ACRES:**

2.81 ACRES

**Current Status:**

Taxes paid/cancelled  
11/27/18

THOMAS P. DINAPOLI  
STATE COMPTROLLER



110 STATE STREET  
ALBANY, NEW YORK  
12236

STATE OF NEW YORK  
OFFICE OF THE STATE COMPTROLLER

**RECEIVED**

NOV 02 2018

U.G. FINANCE DEPT.  
KINGSTON, NY

October 30, 2018

Burton Gulnick Jr,  
Commissioner of Finance  
County of Ulster  
244 Fair Street,  
P.O. Box 1800  
Kingston, NY 12401

Dear Mr. Gulnick:

A New York State Standard Voucher in the amount of \$2,861.19 for supplements for the 2016-17 and 2017-18 School Taxes as well as the 2017 and 2018 general taxes has been processed for payment.

In accordance with the New York State Office of Real Property Tax Services approved assessment roll, the following adjustment(s) have been made:

- I. Town of Shandaken-parcels 25.19-1.35, 36, & 37 - submitted assessments for 19,000. ORPTS approved 16,000. Deduct \$126.35

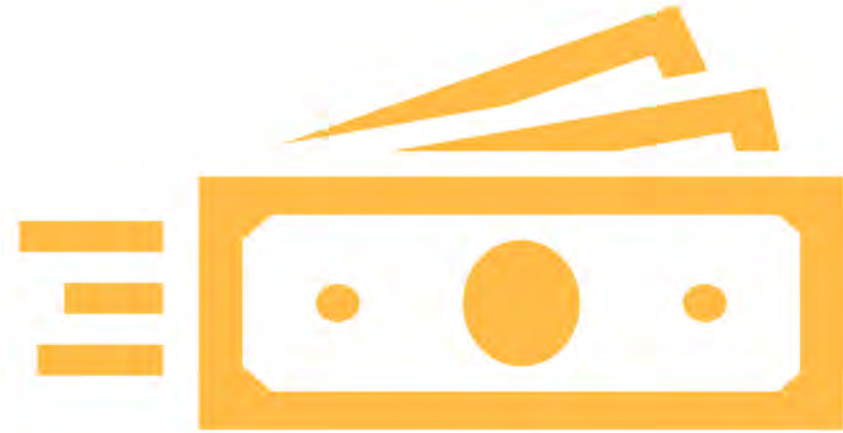
If you have any questions concerning these assessments, please contact the Office of Real Property Tax Services.

Sincerely,

Michael Oliver  
Budget Analyst  
(518) 486-4356

cc:file

	RATE	APPROVED	Easement				Transition		
		ASSMT	532A	532E	533	534	536A	536C	545
Town of Shandaken 515000		ORPTS		532E					
Onteora SD							County	Difference	Assessment/County
2016 SUPPLEMENTAL	45.673267	16,000	\$730.77			\$730.77	\$776.45	\$45.67	17,000
2017 SUPPLEMENTAL	45.944292	16,000	\$735.11			\$735.11	\$735.11	\$0.00	16,000
County									
2017 SUPPLEMENTAL	16.843949	16,000	\$269.50			\$269.50	\$286.35	\$16.84	17,000
2018 SUPPLEMENTAL	16.650177	16,000	\$266.40			\$266.40	\$266.40	\$0.00	16,000
Town									
2017 SUPPLEMENTAL	21.081900	16,000	\$337.31			\$337.31	\$358.39	\$21.08	17,000
2018 SUPPLEMENTAL	21.993271	16,000	\$351.87			\$351.87	\$351.87	\$0.00	16,000
Fire									
2017 SUPPLEMENTAL	2.620416	16,000	\$41.93			\$41.93	\$44.55	\$2.62	17,000
2018 SUPPLEMENTAL	2.630645	16,000	\$42.08			\$42.08	\$42.08	\$0.00	16,000
						\$2,774.98			
						County	-\$2,861.19		
							-\$86.21	diff	\$86.21



**\*No Image\***

# ELLENVILLE

## STEVEN ST, ELLENVILLE

SBL: 091.022-0005-017.100-0000  
Property Class: 1 Family Residential  
Owner: County of Ulster  
CANCELLED TAX

### AUDITORS OBSERVATIONS:

The only back up provided was an incomplete application (RP-554) for corrected tax roll. No proof was provided the application was approved. The bottom approval portion for the tax levying body's approval of the application is blank.

**UNPAID TAX:**  
N/A

**OLDEST YEAR OF UNPAID TAX:**  
N/A

**TOTAL ASSESSED VALUE:**  
2022 \$352,500

**FULL MARKET VALUE:**  
2022 \$476,351

**ACRES:**  
1.1 ACRES

**Current Status:**  
Taxes paid/cancelled  
1/10/18  
County Owned

ULSTER COUNTY DEPARTMENT OF FINANCE  
REAL PROPERTY TAX SERVICE AGENCY

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402  
Telephone (845) 340-3490 Fax (845) 340-3499

Burton Gulnick Jr.  
*Commissioner of Finance*



Thomas Jackson  
*Director of Real Property Tax Service*  
*Deputy Commissioner of Finance*

October 26, 2017

Mr. Burton Gulnick Jr.  
Ulster County Commissioner of Finance  
244 Fair Street  
Kingston, NY 12401

Re: County of Ulster  
SBL: 91.22-5-17.100  
Village of Ellenville

Dear Burton:

Enclosed is RP – 554, Application for Corrected Tax Roll for the above Section – Block – Lot.

Pursuant to §550, Subdivision 7, ¶ (c) of the Real Property Tax Law, I recommend that this application be approved and all back taxes for County/Town/School/Special Districts be cancelled. This parcel does not exist.

Sincerely,

Thomas Jackson  
Director

Encl.



NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

RECEIVED  
OCT 26 2017  
RP-554 (9/04)

APPLICATION FOR CORRECTED TAX ROLL  
FOR THE YEAR 20\_\_

Part I: To be completed in duplicate by Applicant. APPLICANT MUST SUBMIT BOTH COPIES TO COUNTY DIRECTOR OF REAL PROPERTY TAX SERVICES. (In Nassau and Tompkins Counties, submit to Chief Assessing Officer). NOTE: To be used only prior to expiration of warrant for collection. For wholly exempt parcel, attach statement signed by assessor or majority of board of assessors substantiating that assessor(s) have obtained proof that parcel should have been granted tax exempt status on tax roll.

County of Ulster  
1a. Name of Owner  
244 Fair Street  
Kingston, NY 12401  
1b. Mailing Address  
91.22-5-17.100  
Day (845) 340-3297 Evening ( )  
2. Telephone Number  
Steven Street  
Village of Ellenville  
3. Parcel Location (if different than 1b.)

4. Description of real property as shown on tax roll or tax bill (Include tax map designation)  
5. Account No. \_\_\_\_\_ 6. Amount of taxes currently billed \_\_\_\_\_  
7. I hereby request a correction of tax levied by School/County/Town  
(county/city/school district; town in Westchester County; non-assessing unit village)  
for the following reasons (use additional sheets if necessary): Cancellation of ALL Taxes. This parcel should have  
been deleted in 2012. This is a stream and should not have been on the assessment roll. It does not exist.

10/26/2017  
Date  
Signature of Applicant

PART II: For use by COUNTY DIRECTOR: Attach written report (including documentation of error in essential fact) and recommendation. Indicate type of error and paragraph of subdivision 2, 3 or 7 of Section 550 under which error falls.


Date application received: 10/26/17 Period of warrant for collection of taxes: \_\_\_\_\_  
Last day for collection of taxes without interest: \_\_\_\_\_  
Recommendation:  Approve application\*  Deny Application  
10/27/17  
Date  
Signature of County Director

\* If box is checked, this copy is for assessor and board of assessment review of city/town/village of \_\_\_\_\_  
which are to consider attached report and recommendation as equivalent to petition filed pursuant to section 553.

PART III: For use by TAX LEVYING BODY or OFFICIAL DESIGNATED BY RESOLUTION \_\_\_\_\_:  
(Insert Number or Date)

APPLICATION APPROVED Amount of taxes currently billed: \$ \_\_\_\_\_  
Notice of approval mailed to applicant on (enter date): \_\_\_\_\_ Corrected tax: \$ \_\_\_\_\_  
Order transmitted to collecting officer on (enter date): \_\_\_\_\_  
APPLICATION DENIED Reason: \_\_\_\_\_

Seal of Office  
Date  
Signature of Chief Executive Officer or Official Designated by Resolution



PROPERTY WITHDRAWN  
FOR  
HAZARDOUS/LIABILITY





# ESOPUS

## HUSSY HILL ROAD

SBL: 063.004-0001-003.000-0000

Property Class: Rural Vacant<10

Owner: Markle, Isaac

HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

Back up documentation provided references "unknown" or "open oil spills", however, there is no supporting DEC or environmental documentation provided that should reference the parcel in question. Communications with the Department of Environment reflect an inquiry as to the hazardous conditions, but there is no verification of actual hazardous condition. The most recent documentation provided contained a handwritten note from the Department of Environment that the property was no longer hazardous.

Years on Department of Finance's Hazardous List:

2021, 2020, 2019, 2018

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
**\$5,784.79**  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2015 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$10,176

**FULL MARKET VALUE:**  
2022 \$14,537

**ACRES:**  
1.5 ACRES

**Current Status:**  
**COUNTY OWNED**  
**AS OF 3/29/22**

A1

# ULSTER COUNTY DEPARTMENT OF FINANCE

PO Box 1800, 244 Fair Street, Kingston, New York 12402  
Telephone (845) 340-3460 Fax (845) 340-3430

#  
open oil spill pay  
Amend

48001248  
not part of  
Auction



C. J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

Tracey Williams  
Deputy Commissioner of Finance  
Director of Real Property Tax Service

Lisa Cutten, CPA  
Director of ACE  
Accountability, Compliance and Efficiency

DATE: November 1, 2018  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, *In Rem* Foreclosure, 2016 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ESopus TAX MAP: 63.4-1-3

ASSESSED OWNER: Markle, Isaac

CLASSIFICATION CODE: 314 LOCATION: 1.50 acres

CURRENT OWNER (if different than above): \_\_\_\_\_

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: UNKNOWN Oil Spill

Is there a Bridge or Dam on this property?: NO

Are there more than two unregistered vehicles on the property?: NO

If yes, please indicate how many \_\_\_\_\_

Is there any condition(s) you are aware of why the County should not foreclose on this property? No  Yes \_\_\_\_\_ Please indicate \_\_\_\_\_

Presently Occupied? Res Vac Land

Are there open violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): Vac Land

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Salvatore Llores Dated: 1-3-19

Village Mayor if Located in a Village OR

Town Supervisor: \_\_\_\_\_ Dated: \_\_\_\_\_

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

open  
Spill  
+ Dumping  
on property

WITHDRAWN

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

RECEIVED  
DEC 11 2019  
U.C. FINANCE DEPT.  
KINGSTON, NY

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties.** Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ESOPUS TAX MAP: 063.004-0001-003.000-0000

ASSESSED OWNER: MARKLE ISAAC

CLASSIFICATION CODE: 314 LOCATION: HUSSY Hill Road

CURRENT OWNER: Isaac Markle

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: UNKNOWN

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : NO

If yes, please indicate how many: \_\_\_\_\_

Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes \_\_\_\_\_ Please indicate: \_\_\_\_\_

Presently Occupied? Vac Land

Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): Vac Property 1.5 acres

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector Lawrence Virello Jr Dated: 11-25-19

Village Mayor if Located in a Village [Signature]  
Town Supervisor: [Signature] Dated: 12/5/19

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

Ok h deed #  
per Amanda  
3/1/22  
B

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 05, 2021  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2019 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ESOPUS TAX MAP: 063.004-0001-003.000-0000  
ASSESSED OWNER: MARKLE ISAAC  
CLASSIFICATION CODE: 314 LOCATION: \_\_\_\_\_  
-----  
CURRENT OWNER: ISAAC MARKLE

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: Unknown  
Is there a Bridge or Dam on this Property? : NO  
Are there more than two unregistered vehicles on the property? : NO  
If yes, please indicate how many: \_\_\_\_\_  
Is there any condition(s) you are aware of why the County should not foreclose on this property? No  Yes \_\_\_\_\_ Please indicate: \_\_\_\_\_

Presently Occupied? Vacant Land  
Are there any violations on file? NO If so please attach copies of violations/notices.  
Condition of Building(s): Vacant Property

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Salvatore Morello Dated: 11-24-21  
Village Mayor if Located in a Village OR  
Town Supervisor: A/L Dated: 12/1/21

## Diane Stauble

---

**From:** Amanda Lavalle  
**Sent:** Thursday, March 1, 2018 4:54 PM  
**To:** Diane Stauble  
**Subject:** Re: List of Parcels

Hello,

Can you tell me which of this list is still going for auction. These parcels have open spills (post 2012 or are right next to open spills)

Thank you!

✓ 63.4-1-3  
55.4-8-13  
101.20-2-7  
107.8-3-2  
101.20-2-12  
56.17-1-1  
27.1-1-1.100  
8.2-6-18  
25.15-2-14  
25.15-2-13.100

---

Amanda LaValle, Coordinator  
Ulster County Department of the Environment  
17 Pearl St.- PO Box 1800  
Kingston, NY 12402  
845.338.7455  
alav@co.ulster.ny.us

---

**From:** Diane Stauble  
**Sent:** Wednesday, February 28, 2018 4:19 PM  
**To:** Amanda Lavalle  
**Subject:** FW: List of Parcels

Hi Amanda,

Attached is the list you sent over. I marked the ones that are paid and in contract. If it has a C it is in contract and will be withdrawn and not offered for sale. Please let me know what to do about the remaining unpaid ones. Also, why is 72.3-1-41 in the Town of Esopus on your list? Is there contamination on the property?

Have a nice day!  
Diane Stauble



# ESOPUS

## 11 RIVERHILL CT

SBL: 064.001-0002-018.200-0000  
Property Class: Apartment  
Owner: Frankowski, Robert & Michael  
HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

Back up provided indicates the presence of vehicles on site but there is limited supporting documentation to validate hazardous concerns. There were no DEC reports, no documentation of County DPW inspection or photos provided. However, the building inspection report provided notes the existence of "attachments" that were omitted from the response received by the Comptroller's Office.

Years on Department of Finance's Hazardous List: Never

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$300,000

FULL MARKET VALUE:  
2022 \$428,571

ACRES:  
4.27 ACRES

Current Status:

2017 TAXES PAID  
3/4/2020

# ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

#

Burton Gulnick Jr.  
Commissioner of Finance



WITHDRAWN

C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

RECEIVED

DEC 11 2019

U.C. FINANCE DEPT  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ESOPUS TAX MAP: 064.001-0002-018.200-0000

ASSESSED OWNER: FRANKOWSKI ROBERT

CLASSIFICATION CODE: 411 LOCATION: 11 RIVERHILL CT

CURRENT OWNER: Robert Frankowski

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: UNKNOWN

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : yes

If yes, please indicate how many: 25 + 02

Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes  Please indicate: \_\_\_\_\_

Presently Occupied? UNKNOWN

Are there any violations on file yes ~~no~~ If so please attach copies of violations/notices. (see attached)

Condition of Building(s): Pool to Fair

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Sawatah Ulovelo TD Dated: 11-26-19

Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 12/5/19



# KINGSTON

## 1836 SAWKILL PARK RD

SBL: 039.013-0001-021.130-0000  
Property Class: 1 Family Residential  
Owner: Kahn, Abdul Khalil & Zarina  
HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

Back up documentation refers to previous open spills but also indicates that some or all the spills have been closed and notes the need for further investigation. Results of further investigation were not provided and the references to the need to follow up with the DEC do not seem to be executed. No DEC documentation was provided. However, upon further investigation by the Comptroller's Office, we note that spill record 1308636 closed 6/17/2015 and spill record 1105481 closed 2/27/2012.

Years on Department of Finance's Hazardous List: 2020

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$135,000

FULL MARKET VALUE:  
2022 \$198,529

ACRES:  
2.3 ACRES

### Current Status:

2017 SCHOOL TAXES  
PAID 5/11/2020



**PAYMENT DATE**  
05/11/2020  
**COLLECTION STATION**  
Finance Tax 2  
**RECEIVED FROM**  
Ammad K Khan ~ Bank  
Check

**Ulster County**  
**Department of Finance**  
244 Fair St, 4th Fl  
Kingston, NY 12401

**BATCH NO.**  
2020-00001173  
**RECEIPT NO.**  
2020-00008848  
**CASHIER**  
Carpino, Kathy

**DESCRIPTION**  
513000 39.13-1-21.130 Khan Abdul Khalil Khan Zarina K 2016/17 Kingston School Tax

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT			
DOF H KCSD Delin	H (DC) KCSD Delinquent Tax 513000 39.13-1-21.130 Khan Abdul Khalil Khan Zarina K 2016/17 Kingston School Tax	\$3,406.00			
DOF A Interest	A (08) Tax Interest	\$544.96			
DOF B Tx Admin	B (I6) Admin, Search & Ad Fees	\$275.00			
DOF C Redemption	C (I8) Redemption Cert	\$5.00			
<p align="right">Payments:</p>	<table border="0"> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </table>	Type	Detail	Amount	
	Type	Detail	Amount		
	Check	BkCk 6231101	\$4,230.96		
		Total Cash	\$0.00		
		Total Check	\$4,230.96		
		Total Charge	\$0.00		
		Total Other	\$0.00		
		Total Remitted	\$4,230.96		
		Change	\$0.00		
		Total Received	\$4,230.96		
<b>Total Amount:</b>		<b>\$4,230.96</b>			

TN VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
30 00 039 013 0001 021 130 0000 2017 155610300 Y 210 2.30 0.00 0.00  
5217 DATE: 00/0000 5217#: SPLIT/MRG: ASSESST: 135000 BKRP:  
NAME: KHAN ABDUL KHALIL ADDR: 1836 SAWKILL PARK RD D A  
NM2 Y KHAN ZARINA K KINGSTON, NY 12401  
DESC: PRIOR PARCEL ID:  
155610300

LOC: 1836 SAWKILL PARK RD

GEN TAX : 2011.84 RECEIPT #: BAD CHK : SERIAL #: 30000311  
GEN INT : 181.07 CNTY OWN: AUCTION AMT: 0.00  
GEN ADM : 0.00 RECEIPT #: 23407 CANCEL : AUCTION DTE: 00/00/0000  
GEN PAID: 2192.91 DT PD GEN: 10/10/2017 REFUND : PARCEL :  
SCH TAX : 3406.00 RET SCH : 2574.45 HALF PAY: BRCH AMT: 0.00  
SCH FEE : 0.00 SCH YEAR: 2016-2017 REDUCE : DEED DTE: 00/00/0000  
SCH INT : 544.96 NON KCSTX: 0.00 PART PY : BAL DUE : 0.00  
SCH ADM : 280.00 RECEIPT#: 8848 PPAY: 0.00 PPAY: 0.00  
SCH PAID: 4230.96 DT PD SCH: 05/11/2020 : 0.00 : 0.00  
SALE PR : 0.00 TAX SL DT: 00/00/0000 RE: POSSIBLE SOIL CONTAMINATIONS  
SAL INT : 0.00 FIRM AMT: 0.00 : SPILLS  
SAL ADM : 0.00 RECEIPT #: :  
REDEM AMT: 0.00 REDEEM DT: 00/00/0000 : SEE DETAIL H  
PF3=MN/END F10=SUM F6=NMBR F11=CMP ENT=NW: 30 00 039 013 0001 021 130 0000 2017

## Diane Stauble

---

**From:** Amanda LaValle  
**Sent:** Monday, January 13, 2020 3:04 PM  
**To:** Diane Stauble  
**Subject:** RE: Town of Kingston SBL# 39.13-1-21.130

Hi Diane,

There are two spills associated with the property. One was closed (which is good) but it did not meet standards (which is not good). I would say he is correct that there is possible soil contamination. We should probably talk to DEC about this one...

-Amanda

**Spill 1308636 - 11-25-13** Tried Jim at his office and cell phones. Both voicemail boxes are full. jc 11-25-13 Update: Jim called back hotline and gave another contact number. Called him back. Last week Kahn released liquid propane from tanks and let it run down the road. FD responded. I asked him if there were any remaining concerns since material should be gone. He said FD has remaining concerns. jc 11/25/13- Contacted Sawkill Frie Dept, Chief Dave Hoffman. He reports FD responded on 11/14/13 to complaints of strong propane odor. A Sheriff patrol noted odors that day and tracked source to site where Mr. Kahn was emptying large propane cylinders onto ground by laying tanks on side and opening valve. FD directed owner to stop discharge immediately. FSD reports they noted 3 tanks outside being emptied and also noted some 3 tanks inside garage at site being emptied. FD also reported they have been back to site 2-3 other times since 11/14/13 due to propane odor complaints. FD also stated they noted an oil spill on ground near an aboveground storage tank at site. FD reported that on 11/14/13 he requested that DEC be notified by UC911. Reportedly DEC dispatch was contacted by UC911 and then contacted DEC Law Enforcement. DT 11/27/13- Received call back from DEC Law Enforcement; they confirmed they were contacted about propane release previously. Scheduled site inspection with DEC Law Enforcement for later this AM. Also received return call from Town CEO, Bob Colagero. He reported that local residents have concerns about site and related truck traffic. Town recently required Sunshine Fuel to relocate his trucks to another site. Met DEC Law Enforcement, Sawkill FD Chief Hoffman and Town Councilman Larry Queipo at Town Hall to discuss site history/release of propane on 11/14/13. Conducted site inspection with DEC Law Enforcement and Town officials. When vehicle was exited, propane (mercaptan odor) was noted. Inspected site and noted oil sheen on standing water/storm runoff (rainfall event) near aboveground oil storage tank located next to garage on property. Sheen source was leaking fitting on delivery hose/nozzle piping from oil tank that was laying on ground in stormwater. Also noted uncapped 5 gal. plastic container on ground next to tank that had overflowed oil due to recent rains; ground near container impacted with oil. Contacted owner, Ahmad Kahn, at his residence at site. He was made aware of spill noted today and directed to cleanup. Mr. Kahn deployed sorbants to control sheen, removed uncapped container and removed piping from oil tank from stormwater. Mr. Kahn was advised to retain services of environmental contractor to assess remaining impacts from propane release (odor source) and assess/cleanup oil spill. DEC Law Enforcement issued citations to Mr. Kahn. DT 12/2/13- DEC advised and confirmed that C2G Env. has been retained by Sunshine Fuel to assess propane/oil spill at site. DT 12/4/13- DEC contacted by C2G Env. who report that they conducted site visit today and will be in contact with DEC in regards to proposal for further work. DT 12/19/13- C2G reports they are in contact with disposal facilities for any soil removal that may be performed and in contact with laboratories for sampling that may be performed. DT 12/26/13- C2G reports they have made proposal to Sunshine Fuel for soil removal in impacted area and to sample some nearby wells. DT 2/7/14- From C2G Env.- I sent out the cost est. a week or two ago and have not received anything yet, I also requested the addresses for the surrounding homes from both the building inspector and Sunshine Fuels but have not received them. Thank you, Louis J. Mastro, Director of Environmental Services 3/5/14- C2G Env. reports that they have spoken to Sunshine Fuels to cleanup affected area and sample nearby wells as proposed earlier. Sunshine reported to C2G Env. that area of impact was cleaned up and impacted soil is staged on site in drums. C2G Env. has not received a signed contract or

deposit to perform any work at this time. DT 3/14/14- Spoke to Anna at Sunshine Fuels. Discussed above info from C2G Env. Advised her that C2G Env. needs signed contract or deposit to proceed. She will call DEC back by end of day with update. DT 3/18/14- Sunshine Fuels reports that they have sent signed contract and deposit \$ to C2G Env. to test wells. DT 3/19/14- Met with C2G Env. and approved 3 adjacent properties for drinking water well sampling. DT 5/16/14- C2G Env. reports that adjacent DW wells sampled and results available; financial issue remains to release results. No work conducted by C2G Env. in regards to confirmation of cleanup or disposal of cleanup debris. DT 9/15/14- Site inspection with ECO M. Schillinger. Worker at site showed us drums of debris generated from cleanup. 10 - 55 gal. drums were present at site which worker reported contained mostly rock/shale from area excavated. Spoke to Ahmad Kahn from site who reported he has contacted C2G Env. for disposal and assessment of cleaned up area. Disposal to be done in couple of days. DT 10/6/14- C2G Env. reports they have disposed of the drums staged on site. DT DLE reports their case is closed. NFA DT

**Spill 1105481 - 8/15/11** The tanks on the truck that was burned up did not lose any product. However there is a strong smell of diesel. Unsure of source. D Traver will do site inspection...mm 8/15/11- Site inspection. FD and Art Snyder of UC EMO on site. Fire is out and involved engine compartment only; no apparent breach of propane tank on truck. Rain in area causing runoff and sheen noted in roadside ditch. Sheen traced back to spill of fuel from saddle tank or fuel line damaged by fire. Traces of red colored petroleum noted on ground under engine area and fuel tank of vehicle. Fuel tank of vehicle contained red colored petroleum when checked in presence of NYS Trooper/ Commercial vehicle section. Directed spiller/owner, Amad Khan, to empty fuel tank immediately and begin cleanup of spill. FD/ Town CEO requiring owner to have propane tank emptied prior to vehicle being towed. Inspected site later in day. Propane being evacuated from truck by a company using a specialized tanker truck. A cleanup company for diesel spill also on site, C2G Environmental, for cleanup of diesel spill. Sorbants being used and gross impacted soils being excavated. After propane was evacuated, truck was towed by Bryant's Towing from Kingston. DT 9/28/11- C2G Env. reports they are on site finishing impacted soil excavation. Postex samples not required by DEC due to limited soil impacted area. C2G Env. to photo document and field screen area of cleanup. Report to be submitted. DT Received cleanup report from C2G Env. Some 3 drums of impacted soils excavated and disposed. Postex soil samples were non-detect for VOC's and some SVOC's exceeded cleanup guidance values. Surface stream adjacent to sample area did not demonstrate sheen after cleanup. NFA Close as does not meet standards. DT 2/27/12

**From:** Diane Stauble  
**Sent:** Monday, January 13, 2020 12:02 PM  
**To:** Amanda LaValle <alav@co.ulster.ny.us>  
**Subject:** Town of Kingston SBL# 39.13-1-21.130

Hi Amanda,

Do you know of any spill at this property? The Building Inspector Verification Form has come back indicating that there is possible soil contamination. Just wondering if you show anything or can find out more for me? Thanks!!

Have a nice day!  
Diane Stauble  
Sr. Public Auction Coordinator  
Ulster County Dept. of Finance  
(845)340-3297



# MARLBORO

**318 BINGHAM RD**

SBL: 108.003-0003-017.000-0000  
Property Class: 1 Family Residential  
Owner: Falanga, Joseph Francis

HAZARDOUS/LIABILITY

**AUDITORS OBSERVATIONS:**

No auditor findings

**Years on Department of Finance's Hazardous List:**

2016, 2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
**\$121,295.51**  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2008 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$93,500

**FULL MARKET VALUE:**  
2022 \$128,082

**ACRES:**  
1.8 ACRES

**Current Status:**

**UNPAID -  
HAZARDOUS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

H

WITHDRAWN

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

RECEIVED  
DEC 10 2019  
U.C. FINANCE DEPT.  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: MARLBOROUGH TAX MAP: 108.003-0003-017.000-0000  
ASSESSED OWNER: FALANGA FRANCIS JOSEPH  
CLASSIFICATION CODE: 210 LOCATION: 318 BINGHAM RD  
-----  
CURRENT OWNER: FRANCIS JOSEPH FALANGA (DECEASED)

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: YES  
Is there a Bridge or Dam on this Property? : NO  
Are there more than two unregistered vehicles on the property? : YES  
If yes, please indicate how many: 40+  
Is there any condition(s) you are aware of why the County should not foreclose on this property? No     , Yes      Please indicate:     

Presently Occupied? NO  
Are there any violations on file? YES If so please attach copies of violations/notices.

Condition of Building(s): DAMAGED - FIRE (VERY POOR)

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: [Signature] Dated: 12/6/19  
Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 12/6/2020

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

H

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

RECEIVED

JAN 08 2018

U.C. FINANCE DEPT.  
KINGSTON, NY

DATE: NOVEMBER 02, 2017  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2015 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: MARLBOROUGH TAX MAP: 108.003-0003-017.000-0000  
ASSESSED OWNER: FALANGA FRANCIS JOSEPH  
CLASSIFICATION CODE: 210 LOCATION: 318 BINGHAM RD

CURRENT OWNER: THE AIRS OF JOSEPH FALANGIA (DECEASED)

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:  
Hazard: YES - THE WHOLE PROPERTY IS A HAZARD  
Is there a Bridge or Dam on this Property? : NO  
Are there more than two unregistered vehicles on the property? : YES - 50+  
Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes  Please indicate: PLEASE TAKE IT AND CLEAN IT

Presently Occupied? NO  
Are there any violations on file?            If so please attach copies of violations/notices.

Condition of Building(s): DAMAGED - FIRE

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: [Signature] Dated: 12/22/17

Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 01/08/2018

✓

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

HW

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

DATE: NOVEMBER 01, 2016  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2014 Tax

RECEIVED  
JAN 26 2017  
ULSTER COUNTY DEPT. OF FINANCE  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: MARLBOROUGH TAX MAP: 108.003-0003-017.000-0000

ASSESSED OWNER: FALANGA FRANCIS JOSEPH

CLASSIFICATION CODE: 210 LOCATION: 318 BINGHAM RD

-----  
CURRENT OWNER: OWNER DEAD - OWNED BY ESTATE

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: YES - OIL SPILLS

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : YES

Is there any condition(s) you are aware of why the County should not foreclose on this property? No     , Yes  Please indicate: MULTIPLE UNREGISTERED VEHICLES, BOATS, TRAILERS, TIRES, BURNED DOWN HOME

Presently Occupied? NO

Are there any violations on file? YES If so please attach copies of violations/notices.

Condition of Building(s): FINE - PROPERTY IS A MESS

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: [Signature] Dated: 1/6/17  
Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 01/24/2017



**CODE ENFORCEMENT OFFICE**

**TOWN OF MARLBORO**

TOWN HALL  
ROUTE 9W  
MILTON, N.Y. 12547  
(845) 795-2406

RECEIVED

JAN 26 2017

CO. FINANCE DEPT.  
MARLBORO, NY

**ORDER TO REMEDY VIOLATION**

**DATE: 08/25/2003**

**TO: FALANGA, FRANCIS JOSEPH**  
318 BINGHAM ROAD  
MARLBORO, NY 12542

**EC-BLK-LOT: 108.3-3-17.**

**VIOL NO: 23-81**

**LOCATION: 318 BINGHAM ROAD , MARLBORO, NY 12542**

**PLEASE TAKE NOTICE, there exists a violation at the location described above, and that the above named individual(s) did commit the following offense:**  
UNSANITARY HAZARDOUS CONDITIONS & NON-COMPLIANCE OF 911 NUMBERING

**which is in violation of:**

ZONING CODE, TOWN OF MARLBORO

ZONING CODE, TOWN OF MARLBORO

SEC: 114-5

68.9

JOB-DIV: B

A

TITLE: GENERAL REQUIREMENTS

COMPLIANCE DISPLAY SPECIFICATIONS

PAGE: 11403

6804

**When I did observe the following:**

A INSPECTION OF YOUR PROPERTY FINDS YOU WITH MULTIPLE CODE VIOLATIONS.  
#1 PREMISES ARE NOT SANITARY AND CAUSE A PHYSICAL & FIRE HAZARD DUE TO EXCESSIVE GARBAGE.#2 FAILURE TO DISPLAY ADDRESS NUMBERS ON HOUSE AND MAILBOX.

---- COURT APPEARANCE TICKET TO FOLLOW ----

**YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the condition above mentioned forthwith on or before: 09/12/2003.**

**Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment or both.**

  
THOMAS CORCORAN, CODE ENFORCEMENT OFFICER

**YOUR IMMEDIATE AND PROMPT RESPONSE TO THIS NOTICE IS MANDATORY.**

# CODE ENFORCEMENT OFFICE

## TOWN OF MARLBORO

TOWN HALL  
ROUTE 9W  
MILTON, N.Y. 12547  
(845) 795-2406

RECEIVED

JAN 26 2017

U.C. FINANCE DEPT.  
MILTON, NY

### ORDER TO REMEDY VIOLATION

DATE: 08/25/2003

TO: FALANGA, FRANCIS JOSEPH  
318 BINGHAM ROAD  
MARLBORO, NY 12542

VIOL NO: 23-80

LOC-BLK-LOT: 108.3-3-17.

LOCATION: 318 BINGHAM ROAD , MARLBORO, NY 12542

PLEASE TAKE NOTICE, there exists a violation at the location described above,  
that the above named individual(s) did commit the following offense:  
TRUCK BODIES AND MOBILE HOMES ILLEGALLY USED AS A ACCESSORY BUILDING &  
MULTIPLE JUNK VEHICLES

which is in violation of:

ZONING CODE, TOWN OF MARLBORO  
SEC: 155-16  
JOB-DIV: G (3) (F)  
TITLE: YARD REGULATIONS  
PAGE: 155:26

GENERAL MUNICIPAL LAW  
136  
JUNK VEHICLES  
UNREGISTERED VEHICLES

When I did observe the following:

A INSPECTION OF YOUR PROPERTY FINDS YOU WITH MULTIPLE CODE VIOLATIONS.  
#1 TRUCK BODIES, TRAVEL TRAILERS & MOBILE HOMES MAY NOT BE USED AS A  
ACCESSORY BUILDING AND MUST BE REMOVED. #2 MULTIPLE JUNK VEHICLES ON  
PROPERTY THAT MUST BE REMOVED. YOU ARE ALLOWED ONLY ONE.  
---- COURT APPEARANCE TICKET TO FOLLOW ----

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to  
remedy the condition above mentioned forthwith on or before: 09/12/2003.

Failure to remedy the conditions aforesaid and to comply with the applicable  
provisions of law may constitute an offense punishable by fine or imprisonment  
or both.

  
THOMAS CORCORAN, CODE ENFORCEMENT OFFICER

YOUR IMMEDIATE AND PROMPT RESPONSE TO THIS NOTICE IS MANDATORY.

**CODE ENFORCEMENT OFFICE  
TOWN OF MARLBORO**

TOWN HALL  
ROUTE 9W  
MILTON, N.Y. 12547  
(914) 795-2406

**APPEARANCE TICKET**

TO: FALANGA, FRANCIS JOSEPH  
318 BINGHAM ROAD  
MARLBORO, NY 12542

SEC-BLK-LOT: 108.3-3-17

INCIDENT NO: 23-81

LOCATION: 318 BINGHAM ROAD , MARLBORO, NY 12542

YOU ARE HEREBY NOTIFIED to appear personally in the Town Court of the  
TOWN OF MARLBORO, located at TOWN HALL, ROUTE 9W, MILTON, N.Y. 12547  
on the 22 Day of October, 2003  
at 5:30 in the afternoon.

To answer the charge of committing the following offense at the above  
mentioned location:

UNSANITARY HAZARDIOUS CONDITIONS & NON-COMPLIANCE OF 911 NUMBERING

Which is in violation of:

ZONING CODE, TOWN OF MARLBORO  
SEC: 114-5  
SUB-DIV: B  
TITLE: GENERAL REQUIREMENTS  
PAGE: 11403

ZONING CODE, TOWN OF MARLBORO  
68.9  
A  
COMPLIANCE DISPLAY SPECIFICATIONS  
6804

UPON YOUR FAILURE TO APPEAR AS ABOVE DIRECTED, A WARRANT MAY BE ISSUED FOR  
YOUR ARREST.

Issued on this 24 day of September, 2003

  
THOMAS CORCORAN CODE ENFORCEMENT OFFICER



108-3-3/17



12/21/2015



12/21/2015



12/21/2015



# NEW PALTZ

## SOUTH OHIOVILLE RD

SBL: 086.012-0005-012.100-0000  
Property Class: Commercial Vacant w/Improvements  
Owner: U.S. Bank National Association  
HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

No auditor findings. We note that photos were provided but as properties remain a hazard the County's inspections and photos should be dated and collected annually.

Years on Department of Finance's Hazardous List:  
2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$21,836.04  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2017 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$60,100

**FULL MARKET VALUE:**  
2022 \$79,079

**ACRES:**  
0.48 ACRES

### Current Status:

**UNPAID -  
HAZARDOUS**



ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

H

Burton Gulnick Jr.  
Commissioner of Finance



WITHDRAWN C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

RECEIVED  
DEC 18 2019  
U.C. FINANCE DEPT  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: NEW PALTZ TAX MAP: 086.012-0005-012.100-0000  
ASSESSED OWNER: PANNUCCI KATHLEEN  
CLASSIFICATION CODE: 331 LOCATION: S OHIOVILLE RD

CURRENT OWNER: BNC MORTGAGE U.S. BANK NATIONAL ASSN. TRUSTEE

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: POTENTIAL ENVIRONMENTAL GROUND HAZARDS

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : YES

If yes, please indicate how many: 4

Is there any condition(s) you are aware of why the County should not foreclose on this property? No [checked], Yes Please indicate: TOWN HAS COURT ORDERED JUDGEMENT AGAINST OCCUPANT - REMAINS UNPAID

Presently Occupied? YES

Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): POOL

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: [Signature] Dated: 12.5.19  
Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 12-16-19

12/20/19  
Always has had some kind of Abandoned cars on it per Bldg Insp. office  
ds

Diane Stauble

---

**From:** Adam Deitz  
**Sent:** Thursday, February 6, 2020 12:00 PM  
**To:** Diane Stauble  
**Subject:** South Ohioville Road, New Paltz  
**Attachments:** IMG\_0228.JPG; IMG\_0229.JPG; IMG\_0230.JPG; IMG\_0231.JPG; IMG\_0232.JPG

There is a large collection of cars there from what can be seen outside of the property. My count was 7 plus what could be more along with other autoshop type materials around that could be contaminants.

Adam Deitz  
Inventory and Property Control Specialist  
Ulster County Department of Public Works  
Office: 845-340-3119  
Cell: 845-514-6900  
e-mail: hbpermits@co.ulster.ny.us

86.12 - 5 - 12. 100









# PLATTEKILL

764 RT 44/55

SBL: 095.003-0004-037.000-0000

Property Class: Vacant Rural

Owner: HVES, Inc.

HAZARDOUS/LIABILITY

## AUDITORS OBSERVATIONS:

Only back up provided is a town building inspector's report questioning an environmental condition. No backup was provided from the Department of Environment regarding the condition nor were DEC reports provided noting an environmental condition and the hazardous condition seems unknown. Additionally, no backup was provided that the County DPW conducted an inspection.

## Years on Department of Finance's Hazardous List:

2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2021

\*68% of the taxes (including interest and penalties) due on this property happen in 2000 with an amount of \$139K, this may be an entry error

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
**\$207,082.06\***  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
1995 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$1,000

**FULL MARKET VALUE:**  
2022 \$1,493

**ACRES:**  
73.9 ACRES

## Current Status:

**UNPAID -  
HAZARDOUS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

RECEIVED

NOV 27 2019

U.C. FINANCE DEPT. KINGSTON, NY

X

WITHDRAWN

Burton Gulnick Jr. Commissioner of Finance



C.J. Rioux, CPA Deputy Commissioner of Finance

Lena Serrano Deputy Commissioner of Finance

Superfund site

DATE: NOVEMBER 08, 2019
TO: All Building Inspectors & Town Supervisors & Village Mayors
FROM: Burton Gulnick, Jr., Commissioner of Finance
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: PLATTEKILL TAX MAP: 095.003-0004-037.000-0000
ASSESSED OWNER: HVES INC
CLASSIFICATION CODE: 323 LOCATION: 764 RT 44 55

CURRENT OWNER: HVES Inc

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: Former Environmental Site -
Is there a Bridge or Dam on this Property? :
Are there more than two unregistered vehicles on the property? : no
If yes, please indicate how many:
Is there any condition(s) you are aware of why the County should not foreclose on this property? No Y, Yes Please indicate:

Presently Occupied? no
Are there any violations on file? no If so please attach copies of violations/notices.

Condition of Building(s): n/a

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Scott A Mandor Dated: 11/22/19
Village Mayor if Located in a Village OR
Town Supervisor: Joseph J. Davis Dated: 11-25-19



**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
**\$141,249.64**  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2012 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$240,000

**FULL MARKET VALUE:**  
2022 \$358,209

**ACRES:**  
0.8 ACRES

# PLATTEKILL

## 2079-2081 RT 32

SBL: 101.001-0001-010.000-0000  
Property Class: Auto body  
Owner: Scialpi, Christina

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Backup provided does not provide any sufficient reason or explanation as to the hazardous status. No documentation from DEC, Department of Environment, or that the County's DPW conducted an inspection.

**Years on Department of Finance's Hazardous List:**  
2016, 2017, 2018, 2020, 2021

#### Current Status:

**UNPAID –  
HAZARDOUS**





**101.1-1-10**  
**Scialpi, Christina**  
 2079-2081 Rt 32

**514200 PLATTEKILL**      **Active**  
 Roll Year: **2022** Curr Yr      **Auto body**  
 Land Size: **0.80** acres

R/S: **1**      School: **WALLKILL CEN**  
 Land AV: **59,400**  
 Total AV: **240,000**



- Parcel 101.1-1-10
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Bldg 1 Sec 1
    - Com Use
    - Valuation
  - Site (2) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale02/15/19
    - Site (1) Com
      - Land(s)
      - Bldg 1 Sec 1
      - Com Use
      - Valuation
    - Site (2) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale08/10/17
    - Site (1) Com
      - Land(s)
      - Bldg 1 Sec 1
      - Com Use
      - Valuation
    - Site (2) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation

Prop Class:	<b>433 Auto body</b>	Desc 1:	
Ownership Code:		Desc 2:	
Roll Section:	<b>1 Taxable</b>	Desc 3:	
Roll Subsection:		Desc Print Code:	<b>P = Print on Roll &amp; Bill</b>
School Code:	<b>515201 WALLKILL CEN</b>	Land Com Code:	
Cons. School:		Land Com Year:	
Easement Code:		Ag District:	<input type="checkbox"/> Ag Dist No: <input type="text"/>
Allocation Factor:	<b>.0000</b>	Arrears:	<input type="checkbox"/> SSI Recipient: <input type="checkbox"/>
Appraisal No:		Date Last Phy Insp:	<b>00/00/0000</b>
		Company Code:	<b>0</b> Co <b>0</b>
		Company Apport:	<b>0000</b> Loc: <input type="text"/>
		Run RPS440 Edits:	<input checked="" type="checkbox"/> Major Type: <b>B</b>

**Total 12 Roll Years:**

Roll Yr	Prop Class	Roll Section	Owner Code
<b>2022</b>	<b>Auto body</b>	<b>Taxable</b>	
<b>2021</b>	<b>Auto body</b>	<b>Taxable</b>	

TN VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
42 00 101 001 0001 010 000 0000 2017 104940000 433 0.80 0.00 0.00  
5217 DATE: 02/2019 5217#: 6401 0166 SPLIT/MRG: ASSESST: 240000 BKRP:  
NAME: WAGER LESTER JR ADDR: 4031 SW 31 ST DR D A  
NM2 Y WAGER MELBA HOLLYWOOD, FL 33023  
DESC: PRIOR PARCEL ID:  
104940000

LOC: 2079-2081 RT 32

GEN TAX : 9460.67 RECEIPT #: BAD CHK : SERIAL #: 42000826  
GEN INT : 0.00 CNTY OWN: AUCTION AMT: 0.00  
GEN ADM : 0.00 RECEIPT #: CANCEL : AUCTION DTE: 00/00/0000  
GEN PAID: 0.00 DT PD GEN: 00/00/0000 REFUND : PARCEL :  
SCH TAX : 0.00 RET SCH : 0.00 HALF PAY: BRCH AMT: 0.00  
SCH FEE : 0.00 SCH YEAR: REDUCE : DEED DTE: 00/00/0000  
SCH INT : 0.00 NON KCSTX: 5777.78 PART PY : BAL DUE : 0.00  
SCH ADM : 0.00 RECEIPT#: PPAY: 0.00 PPAY: 0.00  
SCH PAID: 0.00 DT PD SCH: 00/00/0000 : 0.00 : 0.00  
SALE PR : 0.00 TAX SL DT: 00/00/0000 RE:  
SAL INT : 0.00 FIRM AMT: 0.00 :  
SAL ADM : 0.00 RECEIPT #: :  
REDEM AMT: 0.00 REDEEM DT: 00/00/0000 : CONT DEFLTD 9/18  
PF3=MN/END F10=SUM F6=NMBR F11=CMP ENT=NW: 42 00 101 001 0001 010 000 0000 2017



# GARDINER

## 156 ORCHARD DR

SBL: 101.003-0005-006.111-0000  
Property Class: Rural Residential  
Owner: Rivera, Juan & Maria

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Backup provided does not provide any sufficient reason or explanation as to the hazardous status. No documentation from DEC, Department of Environment, or that the County's DPW conducted an inspection. Upon further investigation spill noted is for property 153A Orchard Dr. and was closed 10/16/1995.

Years on Department of Finance's Hazardous List: 2020

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$215,400

FULL MARKET VALUE:  
2022 \$321.493

ACRES:  
29.7 ACRES

#### Current Status:

TAXES PAID 2/26/21

\*Covid 19 Declaration of  
Hardship

TN VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
 42 00 101 003 0005 006 111 0000 2018 114386111 240 29.70 0.00 0.00  
 5217 DATE: 11/2018 5217#: 6367 0137 SPLIT/MRG: ASSESST: 107700 BKRP:  
 NAME: RIVERA MARIA ADDR: GARDINER, NY 12525 D A  
 NM2 156 ORCHARD DR  
 DESC: PRIOR PARCEL ID:  
 114386110

LOC: 156 ORCHARD DR

GEN TAX :	2901.86	RECEIPT #:	BAD CHK :	SERIAL #:	42000798
GEN INT :	290.19		CNTY OWN:	AUCT AMT:	0.00
GEN ADM :	180.00	RECEIPT #: 4479	CANCEL :	AUCT DTE:	00/00/0000
GEN PAID:	3372.05	DT PD GEN: 02/26/2021	REFUND :	PARCEL :	
SCH TAX :	0.00	RET SCH :	0.00	HALF PAY:	BRCH AMT: 0.00
SCH FEE :	0.00	SCH YEAR:		REDUCE :	DEED DTE: 00/00/0000
SCH INT :	0.00	NON KCSTX:	1224.92	PART PY :	BAL DUE : 0.00
SCH ADM :	0.00	RECEIPT#:		PPAY:	0.00 PPAY: 0.00
SCH PAID:	0.00	DT PD SCH: 00/00/0000		:	0.00 :
SALE PR :	0.00	TAX SL DT: 00/00/0000	RE: MULTIPLE JUNK CARS		
SAL INT :	0.00	FIRM AMT: 0.00	:	SPELL #9410892 NEARBY	
SAL ADM :	0.00	RECEIPT #:	:		
REDM AMT:	0.00	REDEEM DT: 00/00/0000	:	**SEE DETAIL**	

PF3=MN/END F10=SUM F6=NMBR F11=CMP ENT=NW: 42 00 101 003 0005 006 111 0000 2018

PAYMENT DATE  
02/26/2021  
COLLECTION STATION  
Finance Tax 3  
RECEIVED FROM

Ulster County  
Department of Finance  
244 Fair St, 4th Fl  
Kingston, NY 12401

BATCH NO.  
2021-00000440  
RECEIPT NO.  
2021-00004479  
CASHIER  
Malgieri, Deborah

DESCRIPTION  
514200 101.3-5-6.111 RIVERA MARIA/JUAN JR 2018 TAXES

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																											
DOF 2018 Tax	2018 Tax Collection (X18) 514200 101.3-5-6.111 RIVERA MARIA/JUAN JR 2018 TAXES	\$2,901.86																											
DOF A Interest	A (08) Tax Interest	\$290.19																											
DOF B Tx Admin	B (I6) Admin, Search & Ad Fees	\$175.00																											
DOF C Redemption	C (I8) Redemption Cert	\$5.00																											
DOF L TxRecPend	L (G5) Taxes Receivable Pending	(\$3,372.05)																											
Payments:	<table border="1"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Cash</td> <td></td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Cash</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Check</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Charge</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Other</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Remitted</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Change</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Received</td> <td>\$0.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Cash		\$0.00		Total Cash	\$0.00		Total Check	\$0.00		Total Charge	\$0.00		Total Other	\$0.00		Total Remitted	\$0.00		Change	\$0.00		Total Received	\$0.00	
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	Total Remitted	\$0.00																											
	Change	\$0.00																											
	Total Received	\$0.00																											
<b>Total Amount:</b>		<b>\$0.00</b>																											



# PLATTEKILL

## MILTON TURNPIKE

SBL: 102.001-0001-019.000-0000

Property Class: Rural Vacant <10

Owner: Gerlig, LLC

### HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

While the backup contained a county DPW inspection, the hazardous nature of the property doesn't appear to be supported by the documentation provided and the hazardous classification seems unjustified.

Years on Department of Finance's Hazardous List:

2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$36,333.16  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2015 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$76,100

**FULL MARKET VALUE:**  
2022 \$113,582

**ACRES:**  
7.5 ACRES

**Current Status:**

**UNPAID -  
HAZARDOUS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

RECEIVED

NOV 27 2019

U.C. FINANCE DEPT.  
KINGSTON, NY

*H*  
Towing Business  
C.J. Rioux, CPA  
Deputy Commissioner of Finance

Burton Gulnick Jr.  
Commissioner of Finance



Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: PLATTEKILL TAX MAP: 102.001-0001-019.000-0000

ASSESSED OWNER: GERLIG, LLC

CLASSIFICATION CODE: 314 LOCATION: MILTON TPK

*AF 101 747 50 Right*

CURRENT OWNER: Gerlig LLC

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: NO

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : possibly 2 - Lot line close to Neis/Ber property.

Is there any condition(s) you are aware of why the County should not foreclose on this property? No X, Yes      Please indicate:     

Presently Occupied? NO

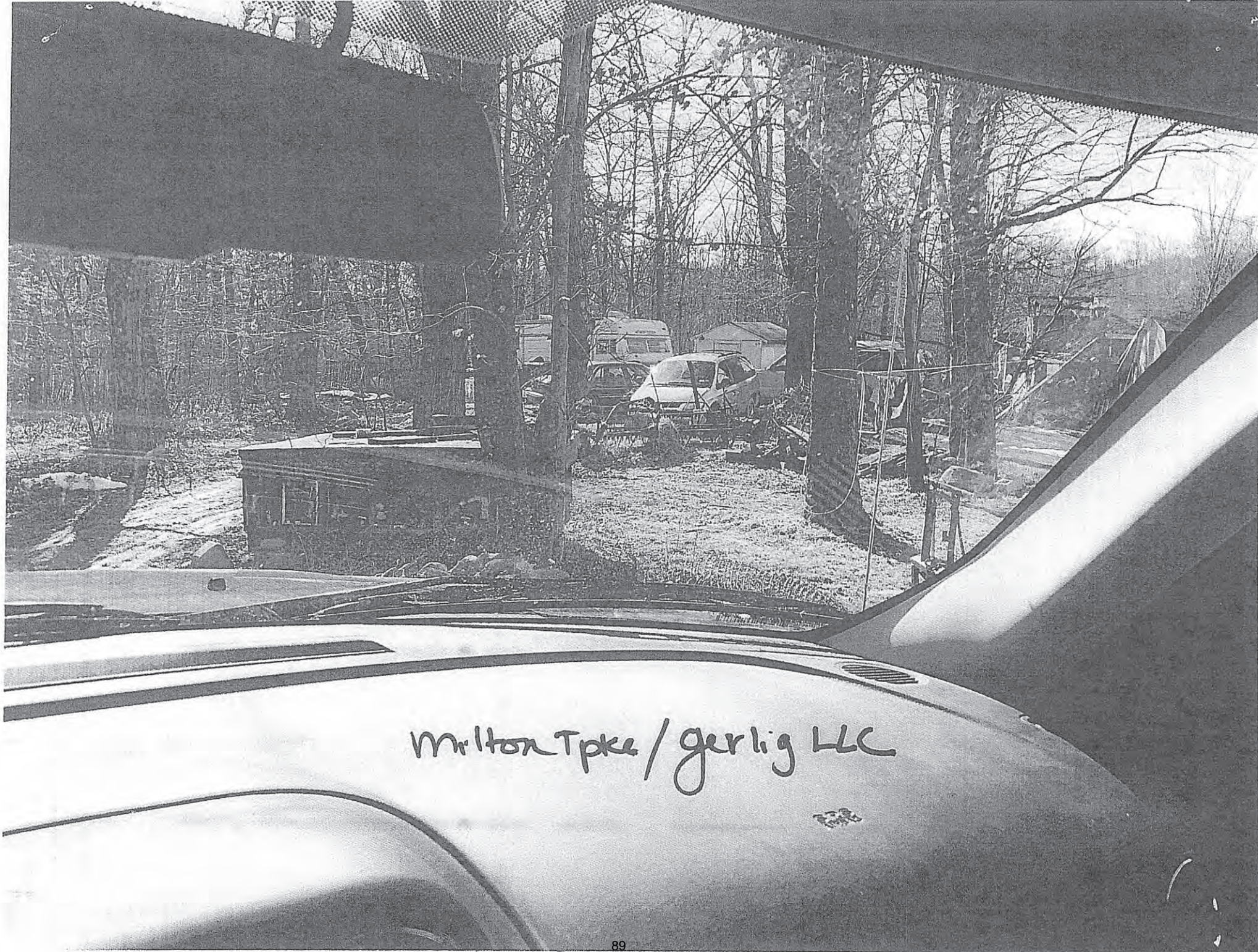
Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): Vacant Parcel

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Scott F. Marlow Dated: 11/22/19

Village Mayor if Located in a Village OR  
Town Supervisor: Joseph B. Crow Dated: 11-25-19

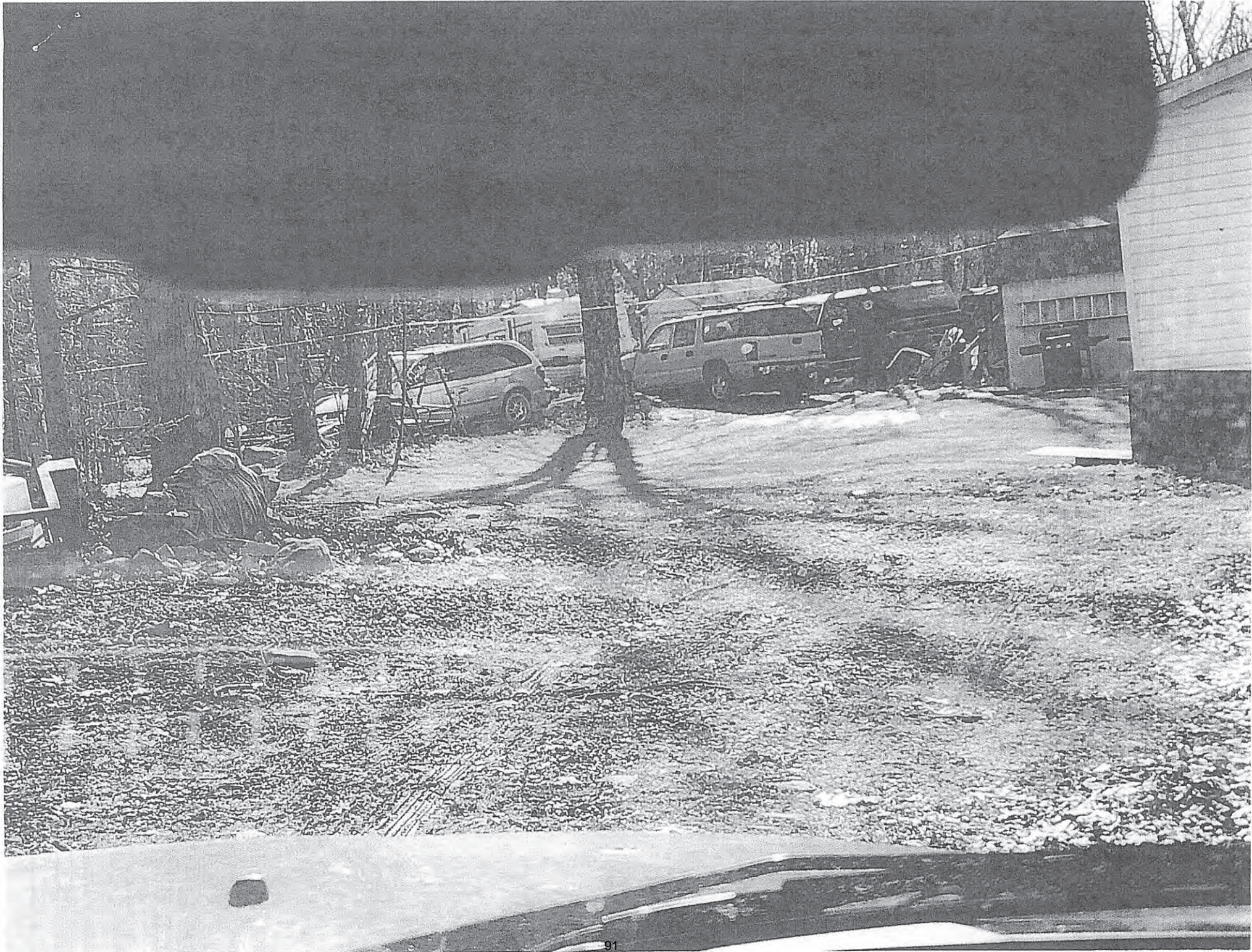


Milton Tpk / Gerlig LLC

42 102.1-1-19







## Diane Stauble

---

**From:** Adam Deitz  
**Sent:** Monday, February 10, 2020 7:29 AM  
**To:** Diane Stauble  
**Subject:** Re: In Rem Properties  
**Attachments:** 797 milton .jpg

Good morning, Diane

So for Gerlig, LLC, I truthfully can't tell you if they are still operating any type of business on this property because the lines shown on Parcel Viewer are sometimes off. I can tell you that what is supposed to be the adjoining property absolutely has some type of business going on there. There is a garage or shop of some type with numerous cars on that lot - some registered, some aren't. There were people living at that address though, because I could see them looking out of the windows when I entered the property. The attached file is of 797 Milton and the property I looked at. I drew a crude line of approximately the area I was able to access. The south side of the circle is where the camper trailer and 3 cars were parked.

And for 156 West Bridge Street, the item in the front I \*think\* could possibly be a sign for the outside of the restaurant because they appeared to be light fixtures at the top but I can't be sure. As far as the oil cans, I didn't see anything on the side of the house and I couldn't see alongside the restaurant because it was occupied and overgrown. I had originally thought the owners were the same and current but now I'm not positive.

Sorry I couldn't be of more assistance with these. If you need anything else, just let me know. Have a great day.

---

**From:** Diane Stauble <dstb@co.ulster.ny.us>  
**Sent:** Friday, February 7, 2020 3:46 PM  
**To:** Adam Deitz <adde@co.ulster.ny.us>  
**Subject:** In Rem Properties

Hi Adam,

I have questions on two of the properties that you visited;

Gerlig, LLC-Milton Tpke. - What's your opinion on this? I have old notes indicating that there was a towing business conducted out of the property. From what you could see, did this appear to be correct? Could you tell if the cars in the pictures are registered?

Li Shang Hai - 156 West Bridge St. Saugerties- Did you happen to notice if there still were discarded oil cans on the side of the building? Also, Do you know what the item is in the front of the building next to the mail box that has the glass lid open?

Any comments or information you could share would be great!

Have a nice day!  
Diane Stauble

Search





# ACCORD

## 701 QUEENS HIGHWAY

SBL: 068.001-0002-012.000-0000  
Property Class: Manufactured Housing  
Owner: Rose, Annette

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

No documentation was provided justifying the reason for the hazardous classification.

Years on Department of Finance's Hazardous List: 2020

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$73,000

FULL MARKET VALUE:  
2022 \$101,389

ACRES:  
1.34 ACRES

#### Current Status:

2016-2020 TAXES  
PAID 6/4/20

TN VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
 44 00 068 001 0002 012 000 0000 2018 000000000 271 1.34 0.00 0.00  
 5217 DATE: 02/2019 5217#: SPLIT/MRG: ASSESST: 74000 BKRP:  
 NAME: ROSE ANNETTE ADDR: ACCORD, NY 12404 D A  
 NM2 PO BOX 195  
 DESC: PRIOR PARCEL ID:  
 68.1-2-12.9

LOC: 701 QUEENS HWY

GEN TAX :	1492.21	RECEIPT #:	BAD CHK :	SERIAL #:	44000919
GEN INT :	164.14		CNTY OWN:	AUCT AMT:	0.00
GEN ADM :	180.00	RECEIPT #: 9995	CANCEL :	AUCT DTE:	00/00/0000
GEN PAID:	1836.35	DT PD GEN: 06/04/2020	REFUND :	PARCEL :	
SCH TAX :	0.00	RET SCH : 0.00	HALF PAY:	BRCH AMT:	0.00
SCH FEE :	0.00	SCH YEAR:	REDUCE :	DEED DTE:	00/00/0000
SCH INT :	0.00	NON KCSTX: 783.08	PART PY :	BAL DUE :	0.00
SCH ADM :	0.00	RECEIPT#:	PPAY:	0.00	PPAY: 0.00
SCH PAID:	0.00	DT PD SCH: 00/00/0000	:	0.00	:
SALE PR :	0.00	TAX SL DT: 00/00/0000	RE:	OIL SPILLS, JUNK AUTOS TIRES	
SAL INT :	0.00	FIRM AMT: 0.00	:		
SAL ADM :	0.00	RECEIPT #:	:		
REDM AMT:	0.00	REDEEM DT: 00/00/0000	:	SEE DETAIL H	

PF3=MN/END F10=SUM F6=NMBR F11=CMP ENT=NW: 44 00 068 001 0002 012 000 0000 2018

PAYMENT DATE  
06/04/2020  
COLLECTION STATION  
Finance Tax 3  
RECEIVED FROM

Ulster County  
Department of Finance  
244 Fair St, 4th Fl  
Kingston, NY 12401

BATCH NO.  
2020-00001330  
RECEIPT NO.  
2020-00009989  
CASHIER  
Malgieri, Deborah

DESCRIPTION  
514400 68.1-2-12 ROSE ANNETTE 2017 TAXES

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																											
DOF 2017 Tax	2017 Tax Collection (X17) 514400 68.1-2-12 ROSE ANNETTE 2017 TAXES	\$1,482.82																											
DOF A Interest	A (08) Tax Interest	\$341.05																											
DOF B Tx Admin	B (I6) Admin, Search & Ad Fees	\$175.00																											
DOF C Redemption	C (I8) Redemption Cert	\$5.00																											
DOF L TxRecPend	L (G5) Taxes Receivable Pending	(\$2,003.87)																											
Payments:	<table border="1"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Cash</td> <td></td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Cash</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Check</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Charge</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Other</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Remitted</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Change</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Received</td> <td>\$0.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Cash		\$0.00		Total Cash	\$0.00		Total Check	\$0.00		Total Charge	\$0.00		Total Other	\$0.00		Total Remitted	\$0.00		Change	\$0.00		Total Received	\$0.00	
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	Total Charge	\$0.00																											
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	Total Remitted	\$0.00																											
	Change	\$0.00																											
	Total Received	\$0.00																											
<b>Total Amount:</b>		<b>\$0.00</b>																											



# ROCHESTER

## 5 MAIN STREET

SBL: 077.009-0001-042.000-0000  
Property Class: Vacant Commercial  
Owner: Solcberg, Reginald Jr.

HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

No documentation was provided justifying the reason for the hazardous classification.

### Years on Department of Finance's Hazardous List:

2011, 2012, 2014, 2015, 2016, 2017, 2018, 2019, 2021

\*56% of the taxes (including interest and penalties) due on this property happen in 2011 with an amount of \$59K, this may be an entry error

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$106,603.02\*  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2006 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$2,000

**FULL MARKET VALUE:**  
2022 \$2,778

**ACRES:**  
0.5 ACRES

### Current Status:

**UNPAID -  
HAZARDOUS**





77.9-1-42      514400 ROCHESTER      Active      R/S: 1      School: RONDOUT VAL  
 Solberg, Reginald A Jr      Roll Year: 2022 Curr Yr      Vacant comm      Land AV: 2,000  
 5 Main St      Land Size: 0.50 acres      Total AV: 2,000

- [-] Parcel 77.9-1-42
  - [-] History
  - [+] Assessment
    - [-] Spec Dist(s)
    - [+] Notes
  - [-] Description
  - [-] Owner(s)
  - [-] Images
  - [-] Gis
  - [+] Site (1) Com
    - [-] Land(s)
    - [-] Valuation
    - [-] Sale01/29/98

Prop Class: 330 Vacant comm      Desc 1: \_\_\_\_\_  
 Ownership Code: \_\_\_\_\_      Desc 2: \_\_\_\_\_  
 Roll Section: 1 Taxable      Desc 3: \_\_\_\_\_  
 Roll Subsection: \_\_\_\_\_      Desc Print Code: P = Print on Roll & Bill  
 School Code: 513401 RONDOUT VAL      Land Com Code: \_\_\_\_\_  
 Cons. School: \_\_\_\_\_      Land Com Year: \_\_\_\_\_  
 Easement Code: \_\_\_\_\_      Ag District:       Ag Dist No: \_\_\_\_\_  
 Allocation Factor: .0000      Arrears:       SSI Recipient:   
 Appraisal No: \_\_\_\_\_      Date Last Phy Insp: 06/10/2020

Run RPS440 Edits:       Major Type: A

**Total 12 Roll Years:**

Roll Yr	Prop Class	Roll Section	Owner Code
2022	Vacant comm	Taxable	
2021	Vacant comm	Taxable	

**RPS Version 4**

**Note-Assessment (Max 255 Char)**

3/12-Property has abandoned oil tanks buried on it from old Mom & Pop Gas Station.

Save      Delete      Cancel      Print



# ROSENDALE

## 2586 ROUTE 32

SBL: 063.005-0002-022.100-0000

Property Class: Auto Body

Owner: Timperio, Martin

HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

No documentation was provided justifying the reason for the hazardous classification. No town building inspector report, County DPW inspection documentation, pictures, or DEC environmental hazard reports.

Years on Department of Finance's Hazardous List: 2020

UNPAID TAX:

N/A

OLDEST YEAR OF

UNPAID TAX:

N/A

TOTAL ASSESSED

VALUE:

2022 \$142,500

FULL MARKET VALUE:

2022 \$192,568

ACRES:

0.3 ACRES

Current Status:

TAXES PAID

10/13/2020

TN VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
 46 00 063 005 0002 022 100 0000 2017 135405100 Y 433 0.30 0.00 0.00  
 5217 DATE: 00/0000 5217#: SPLIT/MRG: ASSESST: 142500 BKRP:  
 NAME: TIMPERIO MARTIN ADDR: TIVOLI, NY 12583 D A  
 NM2 17 LISA LN  
 DESC: PRIOR PARCEL ID:  
 63.5-2-22

LOC: 2586 ROUTE 32

GEN TAX :	1996.79	RECEIPT #:	BAD CHK :	SERIAL #:	46001149
GEN INT :	898.56		CNTY OWN:	AUCT AMT:	0.00
GEN ADM :	180.00	RECEIPT #:	CANCEL :	AUCT DTE:	00/00/0000
GEN PAID:	3075.35	DT PD GEN:	REFUND :	PARCEL :	
SCH TAX :	5586.95	RET SCH :	HALF PAY:	BRCH AMT:	0.00
SCH FEE :	0.00	SCH YEAR:	REDUCE :	DEED DTE:	00/00/0000
SCH INT :	1173.26	NON KCSTX:	PART PY :	BAL DUE :	0.00
SCH ADM :	0.00	RECEIPT#:	PPAY:	0.00	PPAY: 0.00
SCH PAID:	6760.21	DT PD SCH:	:	0.00	:
SALE PR :	0.00	TAX SL DT:	RE: AUTOBODY		
SAL INT :	0.00	FIRM AMT:	:		
SAL ADM :	0.00	RECEIPT #:	:		
REDM AMT:	0.00	REDEEM DT:	:	SEE DETAIL H	

PF3=MN/END F10=SUM F6=NMBR F11=CMP ENT=NW: 46 00 063 005 0002 022 100 0000 2017

**PAYMENT DATE**  
 10/13/2020  
**COLLECTION STATION**  
 Finance Tax 3  
**RECEIVED FROM**  
 MARTIN TIMPERIO  
**DESCRIPTION**  
 514600 63.5-2-22.100 TIMPERIO MARTIN 2017 TAXES

**Ulster County**  
**Department of Finance**  
 244 Fair St, 4th Fl  
 Kingston, NY 12401

**BATCH NO.**  
 2020-00002617  
**RECEIPT NO.**  
 2020-00020851  
**CASHIER**  
 Malgieri, Deborah

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																											
DOF 2017 Tax	2017 Tax Collection (X17) 514600 63.5-2-22.100 TIMPERIO MARTIN 2017 TAXES	\$1,996.79																											
DOF A Interest	A (08) Tax Interest	\$898.56																											
DOF B Tx Admin	B (I6) Admin, Search & Ad Fees	\$175.00																											
DOF C Redemption	C (I8) Redemption Cert	\$5.00																											
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	Type	Detail	Amount																										
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		Total Remitted	\$3,075.35																										
	Change	\$0.00																											
	Total Received	\$3,075.35																											
<b>Total Amount:</b>		<b>\$3,075.35</b>																											



# SHANDAKEN

## CARLE ROAD

SBL: 025.015-0002-015.000-0000  
Property Class: Residential Vacant Land  
Owner: VWP Holdings, INC./Hrazanek, William

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Limited documentation is outdated. No town building inspector report, County DPW inspection documentation, pictures, or DEC environmental hazard reports.

Years on Department of Finance's Hazardous List: 2020

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$2,500

FULL MARKET VALUE:  
2022 \$13,514

ACRES:  
0.75 ACRES

#### Current Status:

2017 GENERAL TAXES  
PAID 6/2/2020



# SHANDAKEN

## WITTENBERG ROAD

SBL: 025.015-0002-018.100-0000  
Property Class: Residential Vacant Land  
VWP Holdings, INC./Hrazanek, William  
HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

Limited documentation is outdated. No town building inspector report, County DPW inspection documentation, pictures, or DEC environmental hazard reports.

Years on Department of Finance's Hazardous List: 2020

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$2,500

FULL MARKET VALUE:  
2022 \$13,514

ACRES:  
0.49 ACRES

Current Status:

2017 GENERAL TAXES  
PAID 6/2/2020

50 25.15-2 - 13.100, 15, 18.100, 24



SEARCH

Search

Welcome! [Log in](#) | [Register](#)

# Mount Tremper chemical spill linked to Fleischmanns junkyard operator

By Julia Reischel  
7/15/13 - 9:14 pm

Tweet 3

Like 136



Above: Piles of earth surrounded by hay bales and covered with tarps dot William Hrazanek's Wittenberg Road property in Shandaken on July 11. They are part of the remediation of a chemical spill on his property. Photo by Julia Reischel.

A large chemical spill was discovered last month on land in the town of Shandaken owned by Catskills junkyard operator William Hrazanek. The spill occurred near a tributary of the Esopus Creek.

In an incident that appears to be related, several of Hrazanek's junkyards in Fleischmanns, across the county line in Delaware County, were raided by the New York State Department of Environmental Conservation (DEC) on July 9. (<http://www.watershedpost.com/2013/after-20-years-controversy-fleischmanns-junkyards-may-be-forced-out/>)

Despite Freedom of Information Law requests by the Watershed Post, neither the DEC nor the New York City Department of Environmental Protection (DEP) have released any information about the chemical spill, nor have they indicated whether nearby wells or the Esopus Creek were contaminated.

On June 12, the Shandaken Police Department received a call about strong chemical fumes emanating from an abandoned property on Wittenberg Road. In the police report, the fumes are described by the caller as "smelling like butane."

Hrazanek owns three properties near Wittenberg Road, none of them with street addresses listed in the Ulster County property listings database. In the [Ulster County GIS database \(http://gis.co.ulster.ny.us/\)](http://gis.co.ulster.ny.us/), a parcel listed as belonging to Hrazanek runs along the east side of Wittenberg Road between Schuhose Road and Carle Road. It is tax parcel 25.15-2-24.

According to neighbors, intense chemical fumes had wafted down Wittenberg Road for about a week before the call was made. Several neighbors reported that the smell made their eyes water.

"All of a sudden, one day, there was this really strong smell," said Joshua Luborsky, a realtor who lives down the street from the spill site. "We stopped the car and said, 'What is that smell?' It smelled like acetone. Something really chemical-ey. As soon as you got that section of the road, you could smell it. It was intense."

On June 13, according to neighbors, first responders and environmental officers from the DEC and DEP swarmed Hrazanek's Wittenberg Road property. According to multiple sources, at least one first responder at the scene became dizzy from the fumes.

Since June 13, the spill site has undergone extensive remediation.

Luborsky said that [Conklin Services & Construction Inc.](http://www.conklin-service.com/environmental.html) (<http://www.conklin-service.com/environmental.html>) in Newburgh used excavators, chemical testers, and series of baffles installed in ditches to clean the site.

"They're pulling out enough dirt to bury six or seven SUVs," he said.

Last Thursday, almost a month after the initial spill investigation, Hrazanek's Wittenberg Road property was covered with flags, trenches containing drainage pipes, and large piles of newly-dug earth. Drainage ditches leading from the property to a tributary of the Esopus Creek contained white baffles.



Above: Baffles line a drainage ditch along William Hrazanek's Wittenberg Road property in Shandaken on July 11. Photo by Julia Reischel.



Above: Hay bales line a plastic-bordered trench filled with pipes on William Hrazanek's Wittenberg Road property on July 11. Photo by Julia Reischel.





Above: A baffle installed in a tributary of the Esopus Creek near the chemical spill at William Hrazanek's Wittenberg Road property in Mount Tremper. Photo taken on July 11 by Julia Reischel.

Several houses and other structures on the property are in disrepair. Abandoned cars are visible parked behind them in the woods.

According to Shandaken Police Detective Fred Holland, the Wittenberg Road spill is now under the jurisdiction of the DEC.

Luborsky, who lives with his young children downhill from the spill site, wants to organize a class action lawsuit against Hrazanek. Luborsky is concerned about the quality of his well water, and worries that his property values will be affected by the spill.

"If [Hrazanek] has assets, they should be gotten and used to test everybody's wells," he said. "It really bums me out to think that some guy who owns land up here and owns a junkyard brought his junkyard crap and dumped it here. It's like, 'Let me go shit in the neighbors' yard.' There are so many people that are trying to do the right thing. He's trying to do the wrong thing."

Attempts to contact Hrazanek for this story were unsuccessful.

For our July 11 story about a DEC raid on three of Hrazanek's junkyards in Delaware County, [click here \(http://www.watershedpost.com/2013/after-20-years-controversy-fleischmanns-junkyards-may-be-forced-out/\)](http://www.watershedpost.com/2013/after-20-years-controversy-fleischmanns-junkyards-may-be-forced-out/).

[Click here for our growing collection of public documents about William Hrazanek \(http://www.scribd.com/collections/4300544/William-Hrazanek-files\)](http://www.scribd.com/collections/4300544/William-Hrazanek-files).

*Correction: In describing the location of the spill, an earlier version of this story cited a Shandaken Police report that described chemical fumes emanating from "a driveway across the street from 1442 Wittenberg Road." The police report incorrectly described the location of the spill, which is on the east side of Wittenberg Road. To see the exact location of the remediation site, search the Ulster County GIS database for tax parcel number 25.15-2-24.*

7/16/13 Update: The DEC released the location of the spill to the [Daily Freeman \(http://www.dailyfreeman.com/articles/2013/07/16/news/dec51e5848b8b13e972018992.html\)](http://www.dailyfreeman.com/articles/2013/07/16/news/dec51e5848b8b13e972018992.html), and then to the Watershed Post today. It was located at 1420 Wittenberg Road. Here is the full statement from DEC Region spokesperson Wendy Rosenbach:

*DEC received a report of a spill, odors and sheen in drainage ditch at 1420 Wittenberg Road, on June 13, 2013. At this point, the spill cleanup is nearing completion and is being monitored. The material spilled is suspected to be waste gasoline based upon analytical data gathered and analyzed to date. Investigation of the spill incident is continuing.*



Add a comment... Comment using...



Christina Lee Countryman · Top Commenter · Owner/Solo Proprietor at Abac Drafting Service to the Building Arts  
when will we hear a specific chemical named?  
Reply · Like · 5 · July 16, 2013 at 7:49am



Lisa Harris · Top Commenter · Founder, Editor-in-Chief at Watershed Post · 136 subscribers  
When the DEC releases a report on the spill.  
Reply · Like · 1 · July 16, 2013 at 10:07am



Betsy Stang  
What a creep we all try to keep this area good for all beings.  
Reply · Like · 2 · July 16, 2013 at 7:58am



Kathleen McGuinness  
CLASS ACTION LAWSUIT! outrageous disgusting evil and just plain stupid!  
Reply · Like · 1 · July 16, 2013 at 7:39am



Barton Friedman  
Can we win? I remember that a Tannersville judge fined a Saugerties guy \$25.00 when he off loaded a truck-load of trash into Platte Clove.  
Reply · Like · 1 · July 16, 2013 at 9:41am



Maureen Millar · Top Commenter  
Gee, it did NOT smell like gasoline.  
Reply · Like · 1 · July 17, 2013 at 3:55am



George NaytowhowCon · Top Commenter · Works at Upstate Films Theater  
disgusting  
Reply · Like · 1 · July 16, 2013 at 6:46am



Kristy Larson · Artisan at Self-employed Artist & Craftsperson  
Right on, he does suck!  
Talk about making a bad situation worse.... Just imagine how many wells & tributaries are already tainted due to the flooding & now all of these chemicals are spreading through the ground, YIKES! He should have to pay fines & restitution for the damage he caused.  
Reply · Like · July 16, 2013 at 5:58am



Jo Lindsey · Woodstock, New York  
Bummer  
Reply · Like · 1 · July 16, 2013 at 6:09am



Antonin Tutter · Novartis AG  
This guy is a real piece of work. Let's hope he gets fined up to his eyeballs and is forced to pay for the cleanup.  
Reply · Like · July 16, 2013 at 1:21pm

Facebook social plugin

PAYMENT DATE  
06/02/2020  
COLLECTION STATION  
Finance Tax 2  
RECEIVED FROM  
William Hrazanek ~ Bank  
Check

**Ulster County**  
**Department of Finance**  
244 Fair St, 4th Fl  
Kingston, NY 12401

BATCH NO.  
2020-00001275  
RECEIPT NO.  
2020-00009847  
CASHIER  
Carpino, Kathy

DESCRIPTION  
515000 25.15-2-15 VWP Holdings Inc 2017 Tax

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																																				
DOF 2017 Tax	2017 Tax Collection (X17) 515000 25.15-2-15 VWP Holdings Inc 2017 Tax	\$238.58																																				
DOF A Interest	A (08) Tax Interest	\$95.43																																				
DOF B Tx Admin	B (I6) Admin, Search & Ad Fees	\$175.00																																				
DOF C Redemption	C (I8) Redemption Cert	\$5.00																																				
	<table border="0"> <tr> <td>Payments:</td> <td><b>Type</b></td> <td><b>Detail</b></td> <td><b>Amount</b></td> </tr> <tr> <td></td> <td>Check</td> <td>BkCk 2467901</td> <td>\$514.01</td> </tr> <tr> <td></td> <td></td> <td>Total Cash</td> <td>\$0.00</td> </tr> <tr> <td></td> <td></td> <td>Total Check</td> <td>\$514.01</td> </tr> <tr> <td></td> <td></td> <td>Total Charge</td> <td>\$0.00</td> </tr> <tr> <td></td> <td></td> <td>Total Other</td> <td>\$0.00</td> </tr> <tr> <td></td> <td></td> <td>Total Remitted</td> <td>\$514.01</td> </tr> <tr> <td></td> <td></td> <td>Change</td> <td>\$0.00</td> </tr> <tr> <td></td> <td></td> <td>Total Received</td> <td>\$514.01</td> </tr> </table>	Payments:	<b>Type</b>	<b>Detail</b>	<b>Amount</b>		Check	BkCk 2467901	\$514.01			Total Cash	\$0.00			Total Check	\$514.01			Total Charge	\$0.00			Total Other	\$0.00			Total Remitted	\$514.01			Change	\$0.00			Total Received	\$514.01	
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		Change	\$0.00																																			
		Total Received	\$514.01																																			
<b>Total Amount:</b>		<b>\$514.01</b>																																				



# PINE BUSH

## 36 FOREST GLEN ROAD

SBL: 104.002-0007-009.000-0000  
Property Class: 1 Family Residential  
Owner: Kip, Garrett & Daisy

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

It is unclear as to why lake rights in general disqualify a property from the foreclosure process. Backup does not provide an opinion or explanation from the County Attorney's Office. It is unclear why the property would be withdrawn for hazardous/liability reasons.

#### Years on Department of Finance's Hazardous List:

2016, 2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$26,226.37  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2011 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$7,000

**FULL MARKET VALUE:**  
2022 \$46,667

**ACRES:**  
0.77 ACRES

#### Current Status:

**UNPAID –  
LAKE RIGHTS**

1026 570

This Indenture, made the 31<sup>st</sup> day of January

nineteen hundred and fifty eight between

GARRETT F. KIP

residing at 18 Willard Avenue, Baldwin, Nassau County, State of New York, part Y of the first part,

and GARRETT F. KIP and DAISY KIP, his wife,

residing at 18 Willard Avenue, Baldwin, Nassau County, State of New York,

parties of the second part,

Witnesseth, that the party of the first part, in consideration of \$1000.00 Dollar lawful money of the United States, and other valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs,

and assigns forever. All that certain plot, piece

or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Shawangunk, Ulster County, New York; and more particularly described as follows:

BEGINNING at a point in the middle of a private road, the said point of beginning is at the northeasterly corner of the 1.561 acre parcel, land of the party of the first part; running thence (1) south 1° 46' east 89.2 feet to a point in the middle of the road, thence (2) south 4° 30' west 40.0 feet to a point in the middle of the road, thence (3) 60° 40' west 34.0 feet to a point on the northwesterly side of the road, thence (4) north 61° 11' west 291.1 feet over and through the 1.561 acre parcel to a point on the southwesterly boundary of the same, thence (5) north 21° 10' west 42.1 feet to the most westerly corner of the 1.561 acre parcel, thence (6) south 75° 51' east 278.3 feet along the northerly boundary of the 1.561 acre parcel to a point on the northwesterly side of the private road, thence (7) north 88° 14' east 30.5 feet to the point of beginning. Containing 0.624 acres more or less.

ALSO that lot or parcel of land; situate, lying and being in the Town of Shawangunk, Ulster County, New York, and more particularly described as follows:-

BEGINNING at a point on the northwesterly shore at the northeasterly end of Pine Bush Lake, the said point of beginning is on the boundary line between the 1.863 acre parcel, land of the party of the first part, and the land of Golden; running thence (1) in a southwestwardly direction the lake shore to a point which is south 65° 14' west 95.9 feet from the point of beginning, thence (2) north 60° 12' west 41.7 feet over and through the 1.863 acre parcel to a point on the east side of a private road, thence (3) north 58° 37' west 36.0 feet to a point in the middle of the road, thence (4) north 1° 46' west 68.9 feet to a point in the middle of the road, thence (5) south 62° 09' east 529.7 feet along land of Golden to the point of beginning. Containing 0.778 acres more or less.

ALSO all the right, title and interest in those premises known as the Beach Area and more particularly described in a certain deed of Humes M. Flynn, and The Three B's Inc. to the party of the First part herein, dated February 17th, 1953, and recorded in the Ulster County Clerk's Records on March 5th, 1953, in Liber 851 of Deeds at page 261.

SUBJECT to all restrictions of record and more particularly those restrictions set forth in a certain Deed of Humes M. Flynn and The Three B's Inc. to the Party of the First Part herein, dated February 17th, 1953, and recorded in the Ulster County Clerk's Records on March 5th, 1953, in Liber 851 of Deeds at page 261.

Being a part of the premises conveyed by James M Flynn and The Three B's Inc. by deed dated February 17th, 1953, and recorded in Ulster County Clerk's Office on March 5th, 1953 in Liber 851 of Deeds at page 261.

Together with all right, title and interest of the party of the first part in and to the land lying in the streets and roads in front of and adjoining premises.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the above granted premises unto the parties of the second part, their heirs and assigns forever.

And the said party of the first part covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

1026 571

1180 210

1026 572

The party of the first part covenanting that he will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that he will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In the Presence

*Not*

*Garrett F. Kip*  
(Garrett F. Kip)

*No STAMPS REQUIRED*

STATE OF NEW YORK }  
COUNTY OF *Manassas* } ss.:

On this *31st* day of January, in the year nineteen hundred and fifty eight, before me personally came GARRETT F. KIP

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he executed the same.

*Ernest L. Dame*  
(Notary Public)

ERNEST L. DAME  
Notary Public, State of New York  
No. 10-5711503  
Qualified in Nassau County  
Term Expires March 30, 1958



# PINE BUSH

## FOREST GLEN ROAD

SBL: 104.002-0007-014.000-0000  
Property Class: Rural Vacant <10  
Owner: Michael Bosco & Henry Stagg

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

It is unclear as to why lake rights in general disqualify a property from the foreclosure process. Backup does not provide an opinion or explanation from the County Attorney's Office. It is unclear why the property would be withdrawn for hazardous/liability reasons.

#### Years on Department of Finance's Hazardous List:

2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$21,061.80  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2015 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$9,000

**FULL MARKET VALUE:**  
2022 \$60,000

**ACRES:**  
1.5 ACRES

#### Current Status:

**UNPAID –  
LAKE RIGHTS**



County

# This Indenture,

Made the 17th day of October, in the year of our Lord  
One Thousand Nine Hundred and Fifty-six

Between WILLIAM J. STAGG and MAE STAGG, his wife,

residing at  
in the Borough of Bergen, of Wallington in the County  
of Bergen, and State of New Jersey party of the first part;

And MICHAEL BOSCO; of the Township of Teaneck, County of Bergen;  
and MICHAEL MARCHESANO, of the City of Passaic, County  
of Passaic,

the  
xx and State of New Jersey party of the second part;

Witnesseth, that the said party of the first part, for and in consideration of  
One (\$1.00) Dollar and other good and valuable consideration -  
lawful money of the United States of America,

to them in hand well and truly paid by the said  
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is  
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and  
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and  
by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the  
said party of the second part, and to their heirs and assigns, forever,

All that  
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being  
in the Town of Shawangunk  
in the County of Ulster and State of New York;

BEGINNING at a point in the middle of the pavement on the  
highway leading from Pine Bush to Walker Valley; the said point of  
beginning is south 73° 00' east 157.8 feet from the point in the middle  
of the said pavement at the most northerly corner of the tract conveyed  
to Humes M. Flynn and The Three B'S Inc., a corporation of the State of  
New York, by Edward R. Dobson; running thence along the middle of the  
pavement and along the boundary line of the said tract conveyed by  
Dobson, the following two courses, namely, (1) south 73° 04' east 259.8  
feet; (2) south 68° 14' east 90.3 feet; thence over and through land  
of Humes M. Flynn and The Three B'S Inc., the following five courses, namely;  
(3) south 38° 29' west 248.5 feet along the middle of a private road,  
(4) north 73° 25' west 30.7 feet to an iron pipe driven into the  
ground at the side of the private road, (5) north 73° 25' west 338.9  
feet to an iron pipe driven into the ground, (6) north 38° 29' east  
232.0 feet to an iron pipe driven into the ground at the side of the  
said highway leading to Walker Valley; (7) north 38° 29' east 27.0  
feet to the point of beginning. Containing 1.934 acres more or less.

ALSO all that lot, piece or parcel of land, bounded and  
described as follows: BEGINNING at a point in the middle of the pave-  
ment on the highway leading from Pine Bush to Walker Valley, the said

104.2-7-14

point of beginning is at the most northerly corner of the 220.715 acre tract conveyed to Humes M. Flynn and The Three B'S Inc., by E.R. Dobson; running thence (1) south 73° 00' east 157.77 feet to a point in the middle of the said pavement, thence (2) south 38° 29' west 259 feet along the northwesterly line of a tract of said 1,934 acres, thence (3) south 38° 29' west 230.00 feet over and through land of Humes M. Flynn and The Three B'S Inc., thence (4) north 68° 00' west 701.03 feet over and through the same, thence (5) north 78° 18' east 820.47 feet along the northwesterly boundary line of the 220.715 acre tract to the point of beginning. Containing 4,486 acres more or less.

GRANTING further in common with all other grantees from Humes M. Flynn, and THE THREE B'S INC. an undivided interest in the property acquired from Edward R. Dobson, by deed dated September 29, 1952, and recorded in the Ulster County Clerk's Records, on the 4th day of October, 1952, in Liber 839 of Deeds at page 561, described as follows:

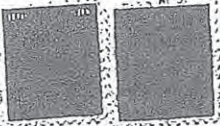
BEGINNING at a point in Pine Bush Lake, the said point of beginning is on the boundary line of a tract of land containing 220.715 acres which was recently conveyed to Humes M. Flynn and The Three B'S Inc., by Edward R. Dobson, running thence (1) south 41° 10' west 102.4 feet to a point at the dam in the middle of the spillway, thence (2) south 31° 41' west 35.6 feet to a point south of the dam on the west side of the brook running from the lake, thence (3) north 50° 40' west 181.0 feet to a stake driven into the ground south of the dam, thence (4) north 4° 36' west 65.3 feet to a point in the middle of a private road, thence (5) north 51° 30' west 60.8 feet to the same, thence (6) north 28° 59' west 45.0 feet to the same, thence (7) north 3° 16' west 45.6 feet to the same, thence (8) north 20° 10' east 117.5 feet to the same, thence (9) south 40° 42' east 35.0 feet to an iron pipe on the side of the road at the most westerly corner of a parcel containing 0.491 acres conveyed to Cunningham by Edward R. Dobson, thence (10) south 40° 42½' east 144.5 feet, along the southwesterly line of the said 0.491 acre parcel to a stake driven into the ground at the lake shore, thence (11) south 40° 42½' east 223.4 feet to the point of beginning. Containing 1.234 acres more or less; TOGETHER with all right, title and interest, if any, in the bed of said Pine Bush Lake.

TOGETHER with all right, title and interest of Humes M. Flynn and The Three B'S Inc. to any road in front of or adjacent to the above described premises, excepting and reserving, however, the right of ingress and egress of all other grantees of said premises described in the said deed Edward R. Dobson to Humes M. Flynn and The Three B'S Inc. their successors and assigns. Together with the right of ingress and egress over the private road as now established.

SUBJECT TO RESTRICTIONS as contained in deed from Humes M. Flynn and The Three B'S Inc., dated November 26, 1952, recorded in the Clerk's Office of the County of Ulster on December 2, 1952, in Book 845, page 178.

WILLIAM J. STAGG, one of the Grantors herein is a devisee under the Last Will and Testament of Henry M. Stagg, which Will was probated in the Office of the Surrogate of Passaic County on January 21, 1954, in Book Y7, page 131.

MAE STAGG joins in this conveyance to convey any right, title or interest which she may have in the herein described premises as the wife of William J. Stagg.



Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, and assigns forever:  
their heirs

STATE OF NEW JERSEY  
COUNTY OF BERGEN } ss.



I, ALEXANDER ALLAN, Clerk of the County of Bergen (and also Clerk of the County Court of Bergen County, the same being a Court of Record of the aforesaid County, having by law a seal)

Louise Silvestri

DO HEREBY CERTIFY, That \_\_\_\_\_ Esquire, whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking said acknowledgment, proof or affidavit, a NOTARY PUBLIC, duly commissioned and sworn and residing in said State, and was, as such NOTARY PUBLIC, an officer of said State duly authorized by the laws thereof to take and certify the same, as well as to take and certify the proof and acknowledgment of deeds for the conveyance of land, tenements or hereditaments, and other instruments in writing to be recorded in said State, and that the said acknowledgment is duly executed and taken according to the laws of said State, and that full faith and credit are and ought to be given to his official acts; and I further certify that I am well acquainted with his handwriting and verily believe the signature to the attached certificate to be his genuine signature.

And I do further certify that the impression of the seal of such NOTARY PUBLIC is not required by the laws of this State to be filed in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_

22nd

October

56

*Alexander Allan*  
Clerk

Deputy

In Witness Whereof, the said party of the first part have hereunto set their hand and seal the day and year first above written.

*William J. Stagg*  
William J. Stagg (L.S.)

Signed, Sealed and Delivered  
in the Presence of

*Mae Stagg*  
Mae Stagg (L.S.)

*Louise Silvestri*  
Louise Silvestri

State of New Jersey, }  
County of Bergen } ss.:

Be It Remembered, that on this \_\_\_\_\_ 17th day of \_\_\_\_\_ October in the year of our Lord One Thousand Nine Hundred and Fifty-six, before me, the subscriber, An Attorney-at-Law of New Jersey, personally appeared WILLIAM J. STAGG and MAE STAGG, his wife,

who, I am satisfied, are the persons mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

*Louise Silvestri*  
Louise Silvestri  
A Notary Public of New Jersey

County 618  
No. 983 499

# Deed.

WILLIAM J. STAGG and  
MAE STAGG, his wife,

TO

MICHAEL BOSCO and  
MICHAEL MARCHESANO.

Walter County, S. S.

Recorded on the 30 day  
of Oct 1956 at 9:20  
O'clock A.M. Liber 496  
of Deeds at page 496

examined  
Lawrence W. Craft  
Clerk

Dated, October 17th, 1956

Executed in the Office of

**FILED**  
9 2 M

OCT 30 1956

LAWRENCE W. CRAFT  
COUNTY CLERK

INTER-COUNTY TITLE  
GUARANTY & MORTGAGE COMPANY  
NEW CITY, N. Y.

RETURN TO:  
INTER-COUNTY TITLE GUARANTY AND MORTGAGE COMPANY  
NEW CITY, N. Y.

Record and return to  
DI MARIA & DI MARIA  
9 Washington Street  
Lodi, New Jersey



# PINE BUSH

## LAKE SHORE DRIVE

SBL: 104.042-0001-030.000-0000  
Property Class: Residential Vacant Land  
Owner: Caston, Harry

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Although an outdated town building inspector's report was provided, it is unclear as to why lake rights in general disqualify a property from the foreclosure process. Backup does not provide an opinion or explanation from the County Attorney's Office. It is unclear why the property would be withdrawn for hazardous/liability reasons.

#### Years on Department of Finance's Hazardous List:

2016, 2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$3,147.31  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2012 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$300

**FULL MARKET VALUE:**  
2022 \$2,000

**ACRES:**  
25 X 150

#### Current Status:

**UNPAID –  
LAKE RIGHTS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Telephone (845) 340-3460 Fax (845) 340-3430

Withdrawal # 2  
per [unclear] [unclear]?

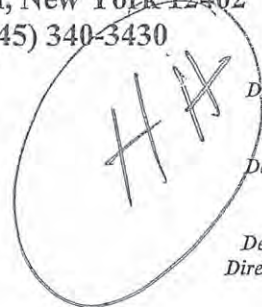
C. J. Rioux, CPA  
Deputy Commissioner of Finance

Susan B. Ronga  
Deputy Commissioner of Finance

Thomas Jackson  
Deputy Commissioner of Finance /  
Director of Real Property Tax Service

Lisa Cutton, CPA  
Director of ACE  
Accountability, Compliance and Efficiency

Burton Gulnick Jr.  
Commissioner of Finance



DATE: December 1, 2014  
TO: All Building Inspectors & Town Supervisors/Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2012 Tax

RECEIVED  
DEC 18 2014  
U.C. FINANCE DEP  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: Shandongant TAX MAP: 104.42-1-30  
CURRENT OWNER: Harry Coston  
CLASSIFICATION CODE: 311 LOCATION: Lake Shore Dr

INDICATE THE PRESCENCE OF ANY OF THE FOLLOWING HAZARDS TO OWNERS/OCCUPANTS:

Hazardous:  
Is there a Bridge or Dam on this Property? : N/A  
Building(s): \_\_\_\_\_  
HAZARDOUS Rubbish, Junk Parts/Debris on Property: N/A  
Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes \_\_\_\_\_ Please indicate \_\_\_\_\_  
Presently Occupied? vac land  
Are there any violations on file? no If so please attach copies of violations/notices  
Condition of Building(s): none  
Could County/Town/Village use this parcel for Public Use & Benefit? no

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: George Sawyer Dated: 12-11-14  
Village Mayor/  
Town Supervisor: John Valbjorn Dated: 12-12-14



# PINE BUSH

## LAKE SHORE DRIVE

SBL: 104.042-0004-014.000-0000  
Property Class: Rural Vacant <10  
Owner: Pessolano, Margaret & Angelo

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Although an outdated town building inspector's report was provided, it is unclear as to why lake rights in general disqualify a property from the foreclosure process. Backup does not provide an opinion or explanation from the County Attorney's Office. It is unclear why the property would be withdrawn for hazardous/liability reasons.

#### Years on Department of Finance's Hazardous List:

2016, 2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
**\$7,477.47**  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2011 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$1,250

**FULL MARKET VALUE:**  
2022 \$8,333

**ACRES:**  
50 X 150

#### Current Status:

**UNPAID –  
LAKE RIGHTS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

H Lake

WITHDRAWN

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

RECEIVED  
NOV 26 2019  
U.C. FINANCE DEPT.  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties.** Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: SHAWANGUNK TAX MAP: 104.042-0004-014.000-0000

ASSESSED OWNER: PESSOLANO MARGARET

CLASSIFICATION CODE: 314 LOCATION: LAKE SHORE DR

CURRENT OWNER: Margaret + Angelo Pessolano

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: N/A

Is there a Bridge or Dam on this Property? : N/A

Are there more than two unregistered vehicles on the property? : N/A

If yes, please indicate how many: -

Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes  Please indicate: -

Presently Occupied? N/A Vac land

Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): vac land

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: George Long Dated: 11/19/19  
Village Mayor if Located in a Village OR  
Town Supervisor: John Veilby Jr Dated: 11/21/19



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 3 day of October, nineteen hundred and seventy-eight, BETWEEN CONCETTA DI CHIARO, residing at 174 Calhoun Avenue, Bronx, New York, 10465,

party of the first part, and MARGARET PESSOLANO and ANGELO PESSOLANO, residing at 174 Calhoun Avenue, Bronx, New York, as husband and wife, joint tenants with right of survivorship,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Shawangunk, County of Ulster, and State of New York, known and described as Lots Numbered 5 and 6, Block No. 1, Section B, Map No. 2, as shown on a Map of Pine Bush Lake Estates, Inc., filed in the Ulster County Clerk's Office, and dated March 31, 1939, to which Map reference is hereby made for a more accurate and definite description of the said Lots.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

*Concetta Di Chiaro* L.S.

062

STATE OF NEW YORK, COUNTY OF Bronx

On the 31 day of October, 1978, before me personally came

CONCETTA DI CHIARO,

1401

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

*Notary*  
*Luis A. Gelman*

LUIS A. GELMAN, Notary Public  
State of New York No. 63-2207425  
Qualified in Bronx County  
Cert. Filed in New York County  
Commission Expires March 30, 1979

221

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

221

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACIS

TITLE No.

SECTION B, Map No. 2

BLOCK No. 1

LOT s Nos. 5 and 6

COUNTY OF ULSTER

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

Margaret Pessolanowand  
Angelo Pessolano,  
174 Calhoun Avenue,  
Bronx, New York, 10465

Zip No.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



TITLE GUARANTEE-  
NEW YORK

ATICOR COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

7.00

FILED

10 H 05 M

NOV - 9 1978

ALBERT SPADA  
ULSTER COUNTY CLERK

3764

RECEIVED  
\$ 00.00  
REAL ESTATE  
NOV - 9 1978  
TRANSFER TAX  
ULSTER  
COUNTY

Ulster County, N. Y.

Recorded on this 9 day

of Nov. 1978 at 10:05

o'clock A.M. Liber 1401

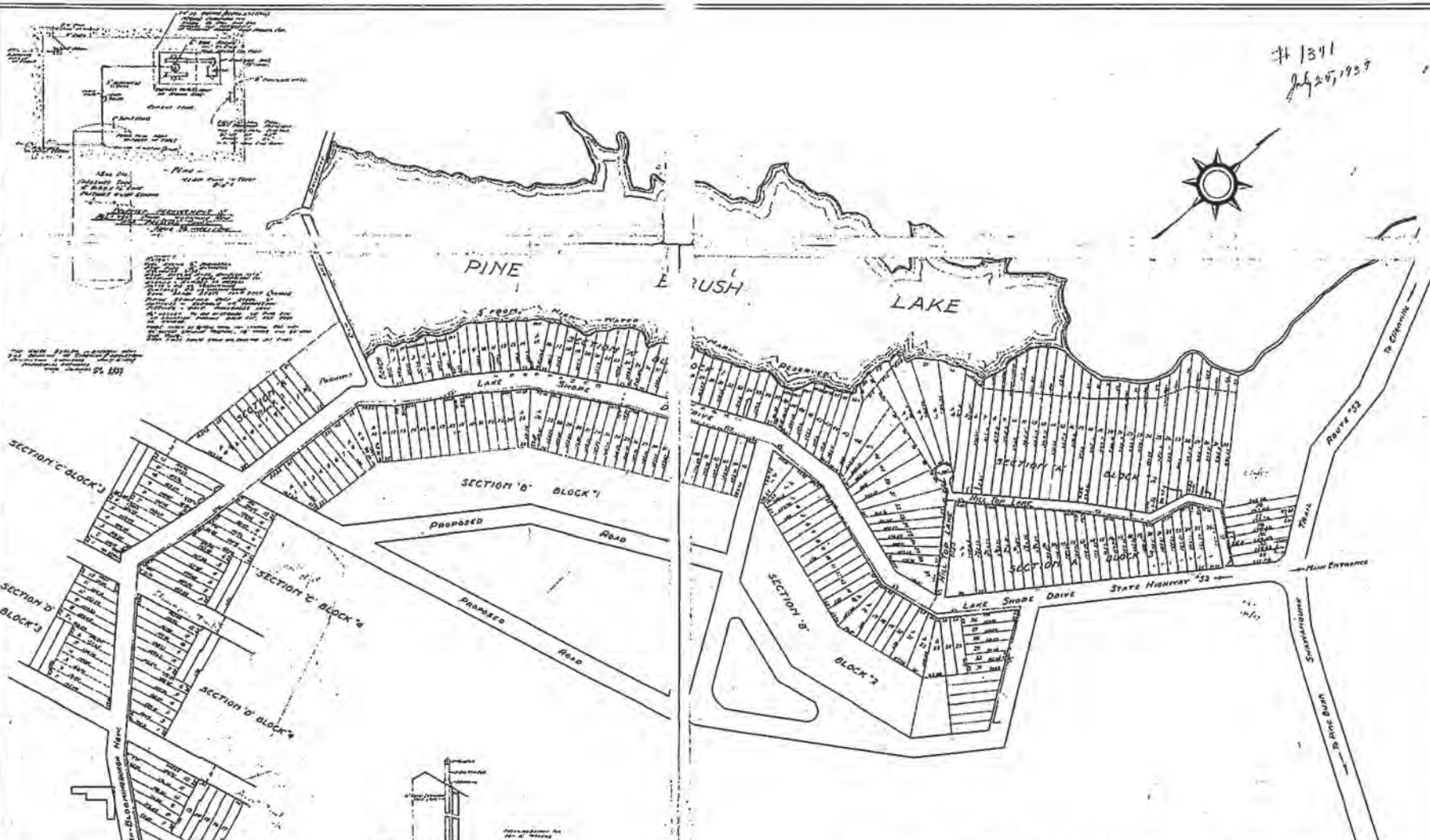
of Deeds at page 061

examined.

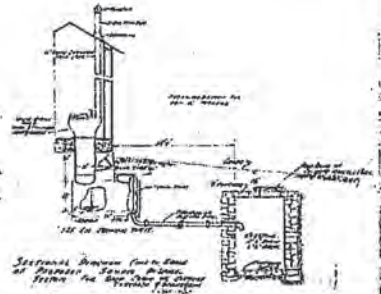
*Albert Spada*

*No. 174 Calhoun*

#1341  
July 25, 1939



PROPOSED DEVELOPMENT OF  
PINE BUSH LAKE ESTATES, INC.  
TOWN OF SHAWANGUNK, ULSTER COUNTY, N.Y.  
The above plan was prepared by  
me, the undersigned, a Licensed Surveyor  
in the State of New York, on the  
basis of a plan of subdivision  
submitted to me by the  
Pine Bush Lake Estates, Inc.,  
dated July 15, 1939, and  
of a field sketch dated July 15, 1939,  
both of which are on file in my  
office. The plan shows the  
location of the lake, the  
proposed roads, and the  
division of the land into  
lots. The plan also shows  
the location of the  
proposed buildings and  
other structures. The plan  
is subject to the approval  
of the State Department of  
Conservation, and the  
Town Board of Shawangunk.  
The plan is also subject  
to the approval of the  
State Department of  
Environmental Conservation.  
The plan is also subject  
to the approval of the  
State Department of  
Health.



**PINE BUSH LAKE ESTATES, INC.**  
**P.O. PINE BUSH, N.Y.**

TOWN OF SHAWANGUNK  
ULSTER COUNTY, N.Y.  
SCALE 1"=100'  
MAY '39

THIS IS TO certify that the plan of subdivision for the  
Pine Bush Lake Estates, Inc., was approved by the  
State Department of Conservation, Ulster County, New York,  
on the 15th day of July, 1939, and that the plan is  
subject to the approval of the State Department of  
Environmental Conservation, and the Town Board of  
Shawangunk, Ulster County, New York.

LICENSED SURVEYOR #4109  
CERTIFIED BY: [Signature]



# PINE BUSH

## 171 LAKE SHORE DRIVE

SBL: 104.042-0004-015.000-0000  
Property Class: 1 Family Residential  
Owner: Porco, Robert Sr.

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

It is unclear as to why lake rights in general disqualify a property from the foreclosure process. Backup does not provide an opinion or explanation from the County Attorney's Office. It is unclear why the property would be withdrawn for hazardous/liability reasons.

Years on Department of Finance's Hazardous List: 2020

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$14,000

FULL MARKET VALUE:  
2022 \$93,333

ACRES:  
162 X 150

Current Status:

2017 TAXES PAID  
2/9/2021

TN VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
 52 00 104 042 0004 015 000 0000 2017 105340000 210 0.00 162.00 150.00  
 5217 DATE: 03/2020 5217#: 6568 0305 SPLIT/MRG: ASSESST: 14000 BKRP:  
 NAME: CAPURSO PHILIP ADDR: 2400 MORGAN AVE D A  
 NM2 Y ROBERT PORCO BRONX, NY 10469  
 DESC: PRIOR PARCEL ID:  
 000000000

LOC: 171 LAKE SHORE DR

GEN TAX :	2369.78	RECEIPT #:	BAD CHK :	SERIAL #:	52001679
GEN INT :	1137.49		CNTY OWN:	AUCT AMT:	0.00
GEN ADM :	280.00	RECEIPT #:	CANCEL :	AUCT DTE:	00/00/0000
GEN PAID:	3787.27	4154	REFUND :	PARCEL :	
SCH TAX :	0.00	DT PD GEN: 02/19/2021	HALF PAY:	BRCH AMT:	0.00
SCH FEE :	0.00	RET SCH : 0.00	REDUCE :	DEED DTE:	00/00/0000
SCH INT :	0.00	SCH YEAR:	PART PY :	BAL DUE :	0.00
SCH ADM :	0.00	NON KCSTX: 1490.65	PPAY:	0.00	PPAY: 0.00
SCH PAID:	0.00	RECEIPT#:	:	0.00	:
SALE PR :	0.00	DT PD SCH: 00/00/0000	RE: H - PINE BUSH LAKE RIGHTS		
SAL INT :	0.00	TAX SL DT: 00/00/0000			
SAL ADM :	0.00	FIRM AMT: 0.00			
REDM AMT:	0.00	RECEIPT #:			
		REDEEM DT: 00/00/0000		SEE DETAIL	ADD \$100 LATE FEE

PF3=MN/END F10=SUM F6=NMBR F11=CMP ENT=NW: 52 00 104 042 0004 015 000 0000 2017

PAYMENT DATE  
02/19/2021  
COLLECTION STATION  
Finance Tax 2  
RECEIVED FROM  
Stacey Goer ~ Bank Check

**Ulster County**  
**Department of Finance**  
244 Fair St, 4th Fl  
Kingston, NY 12401

BATCH NO.  
2021-00000363  
RECEIPT NO.  
2021-00004154  
CASHIER  
Carpino, Kathy

DESCRIPTION  
515200 104.42-4-15 Capurso Philip Robert Porco 2017 Tax now assessed to : Porco, Sr. Robert

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																																				
DOF 2017 Tax	2017 Tax Collection (X17) 515200 104.42-4-15 Capurso Philip Robert Porco 2017 Tax now assessed to : Porco, Sr. Robert	\$2,369.78																																				
DOF A Interest	A (08) Tax Interest	\$1,137.49																																				
DOF B Tx Admin	B (I6) Admin, Search & Ad Fees	\$275.00																																				
DOF C Redemption	C (I8) Redemption Cert	\$5.00																																				
	<table border="0"> <tr> <td>Payments:</td> <td><b>Type</b></td> <td><b>Detail</b></td> <td align="right"><b>Amount</b></td> </tr> <tr> <td></td> <td>Check</td> <td>BkCk 6838801533</td> <td align="right">\$3,787.27</td> </tr> <tr> <td></td> <td></td> <td><b>Total Cash</b></td> <td align="right"><b>\$0.00</b></td> </tr> <tr> <td></td> <td></td> <td><b>Total Check</b></td> <td align="right"><b>\$3,787.27</b></td> </tr> <tr> <td></td> <td></td> <td><b>Total Charge</b></td> <td align="right"><b>\$0.00</b></td> </tr> <tr> <td></td> <td></td> <td><b>Total Other</b></td> <td align="right"><b>\$0.00</b></td> </tr> <tr> <td></td> <td></td> <td><b>Total Remitted</b></td> <td align="right"><b>\$3,787.27</b></td> </tr> <tr> <td></td> <td></td> <td><b>Change</b></td> <td align="right"><b>\$0.00</b></td> </tr> <tr> <td></td> <td></td> <td><b>Total Received</b></td> <td align="right"><b>\$3,787.27</b></td> </tr> </table>	Payments:	<b>Type</b>	<b>Detail</b>	<b>Amount</b>		Check	BkCk 6838801533	\$3,787.27			<b>Total Cash</b>	<b>\$0.00</b>			<b>Total Check</b>	<b>\$3,787.27</b>			<b>Total Charge</b>	<b>\$0.00</b>			<b>Total Other</b>	<b>\$0.00</b>			<b>Total Remitted</b>	<b>\$3,787.27</b>			<b>Change</b>	<b>\$0.00</b>			<b>Total Received</b>	<b>\$3,787.27</b>	
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		<b>Change</b>	<b>\$0.00</b>																																			
		<b>Total Received</b>	<b>\$3,787.27</b>																																			
<b>Total Amount:</b>		<b>\$3,787.27</b>																																				

Courtesy

Standard N.Y.D.T.U. Form 8005 • 6-61-JM—Warranty Deed with Full Covenants—Individual or Corporation.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 10<sup>th</sup> day of December, nineteen hundred and Sixty-six BETWEEN PHILIP CAPURSO and THERESA CAPURSO, his wife, As Tenants by the entirety

party of the first part, and PHILIP CAPURSO and THERESA CAPURSO and MARY CAPURSO, as joint tenants and not as tenants by the entirety and not as Tenants in common, of 1868 Holland Avenue, Bronx, New York

party of the second part, WITNESSETH, that the party of the first part, in consideration of One (\$1.00)

dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Shawangunk, County of Ulster and State of New York, known and described as Lot Numbered Nine-A (9A), Block No. One, Section B, Map No. Two, as shown on a Map of Pine Bush Lake Estates, Inc., filed in the Ulster County Clerk's Office and dated March 31st, 1939, to which Map reference is hereby made for a more accurate and definite description of the said lots. Being the same premises conveyed by Pine Bush Lake Estates Inc. to Magdalena Chatt by deed dated September 23rd, 1939 and recorded in the Ulster County Clerk's Office on the 29th day of September, 1939 in Liber 605 of deeds at Page 139.

ALSO all that certain Lot, Plot, Piece or Parcel of land, situated in the Town of Shawangunk, County of Ulster and State of New York, known and described as Lots Numbered 10-A Block No.1, Section B, Map No. 2, as shown on a Map of Pine Bush Lake Estates Inc. filed in the Ulster County Clerk's Office and dated March 31st, 1939 to which Map reference is hereby made for a more accurate and definite description of the said Lots. And being the same premises conveyed by Pine Bush Lake Estates Inc. to Magdalena Chatt by deed dated October 9th, 1939 and recorded in the Ulster County Clerk's Office on the 16th day of October, 1939 in Liber 605 of Deeds at Page 352.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises, including resident life membership in the Pine Bush Lake Country Club of Pine Bush, New York; the party of the second part hereby agreeing to accept such membership and to abide by the rules, regulations and by-laws governing such membership and further agreeing in consideration of such membership without cost, not to sell, the property purchased hereunder except to a person or persons eligible in complying with the requirements for

membership in said Pine Bush Lake Country Club.

And the said party of the second part covenants and agrees with the party of the first part at all times to observe and comply with and to accept conveyance of the above described property subject to the herein contained covenants, restrictions, reservations and conditions which shall also be binding upon the heirs, executors and legal representatives of the said party of the second part and all parties claiming through or under them and shall be construed as covenants running with the land; the party of the second part acknowledging by the acceptance of this conveyance express notice of the covenants, restrictions, reservations and conditions against said real property which are the following:

All covenants and restrictions of record in so far as they may still be in force and effect.



**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**AND** the party of the first part covenants as follows:

**FIRST.**—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.**—That the party of the second part shall quietly enjoy the said premises;

**THIRD.**—That the said premises are free from incumbrances, except as aforesaid;

**FOURTH.**—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**FIFTH.**—That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF:**

*Philip Capurso*  
Philip Capurso

*Theresa Capurso*  
Theresa Capurso

*Garmine Lo Bosco*  
Garmine Lo Bosco

LIBER 1191 FC 1019

STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF

881

On the 10th day of December 19 66 before me personally came Philip Capurso and Theresa Capurso

On the day of 19 , before me personally came

to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

*Carmine D. LoBosco*

Notary

CARMINE D. LOBOSCO  
Notary Public, State of New York  
No. 03-1578070  
Qualified in Bronx County  
Commission Expires March 30, 1969

STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF

882

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being, by me duly sworn, did depose and say that he resides at No.

that he is the of

that he knows

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

327

**Warranty Deed**

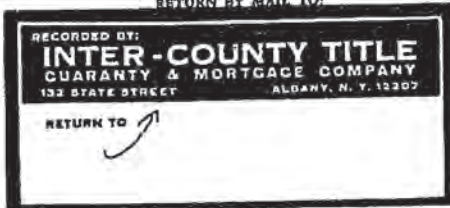
WITH FULL COVENANTS

TITLE NO. *Courtesy, LoBosco*

Philip Capurso  
And  
Theresa Capurso  
TO  
Philip Capurso And Theresa Capurso  
And Mary Capurso

SECTION B, Map No. 2  
BLOCK No. 1  
LOT Nine-A (9A), 10A  
COUNTY OR TOWN ULSTER

Recorded At Request of The Title Guarantee Company  
RETURN BY MAIL TO:



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Ulster County, N. Y.  
Recorded on the 20th day of December 1966 at 9 o'clock P.M. in Liber 1191, p. 1020  
of *Philip Capurso and Theresa Capurso*  
of Deeds at page 1020  
Examined  
*L. Lawrence*

FILED  
JHM

DEC 20 1966

LAWRENCE D. GRANT  
ULSTER COUNTY CLERK



**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
**\$522,568.81**  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2009 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$110,000

**FULL MARKET VALUE:**  
2022 \$733,333

**ACRES:**  
19.4 ACRES

# WALLKILL

## 1999 ALBANY POST RD

SBL: 106.003-0002-004.000-0000  
Property Class: Junkyard  
Owner: Brown, William Jr. & Lisa

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Only documentation provided was the town building inspector's report and does not provide any additional documents to support the hazardous condition. There is no inspection by the County DPW or any pictures provided.

#### Years on Department of Finance's Hazardous List:

2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021

#### Current Status:

**UNPAID -  
HAZARDOUS**

WITHDRAWN *Junkyard*

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

RECEIVED  
NOV 26 2019  
U.C. FINANCE DEPT.  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties.** Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: SHAWANGUNK TAX MAP: 106.003-0002-004.000-0000  
ASSESSED OWNER: BROWN WILLIAM R JR.  
CLASSIFICATION CODE: 475 LOCATION: 1999 ALBANY POST RD

CURRENT OWNER: William + Lisa Brown

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: Junk yard  
Is there a Bridge or Dam on this Property? : N/A  
Are there more than two unregistered vehicles on the property? : Yes  
If yes, please indicate how many: N/A  
Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes  Please indicate: -

Presently Occupied? N/A  
Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): Average / normal

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: \_\_\_\_\_ Dated: \_\_\_\_\_  
Village Mayor if Located in a Village OR  
Town Supervisor: George Sany Dated: 11/19/19

Joan Valbo Jr 11/21/19



# LAKE KATRINE

## 58 BRIGHAM LANE

SBL: 039.015-0003-017.000-0000  
Property Class: Seasonal Residential  
Owner: Reynolds, David & Lory

### HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

Documentation provided is insufficient and outdated. The note provided is not signed by who made the determination or dated. No town building inspector's report or County DPW inspection proof was provided.

### Years on Department of Finance's Hazardous List:

2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$24,973.04  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2016-2017 SCHOOL  
2017 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$32,500

**FULL MARKET VALUE:**  
2022 \$59,091

**ACRES:**  
100 X 212

### Current Status:

**UNPAID -  
HAZARDOUS**

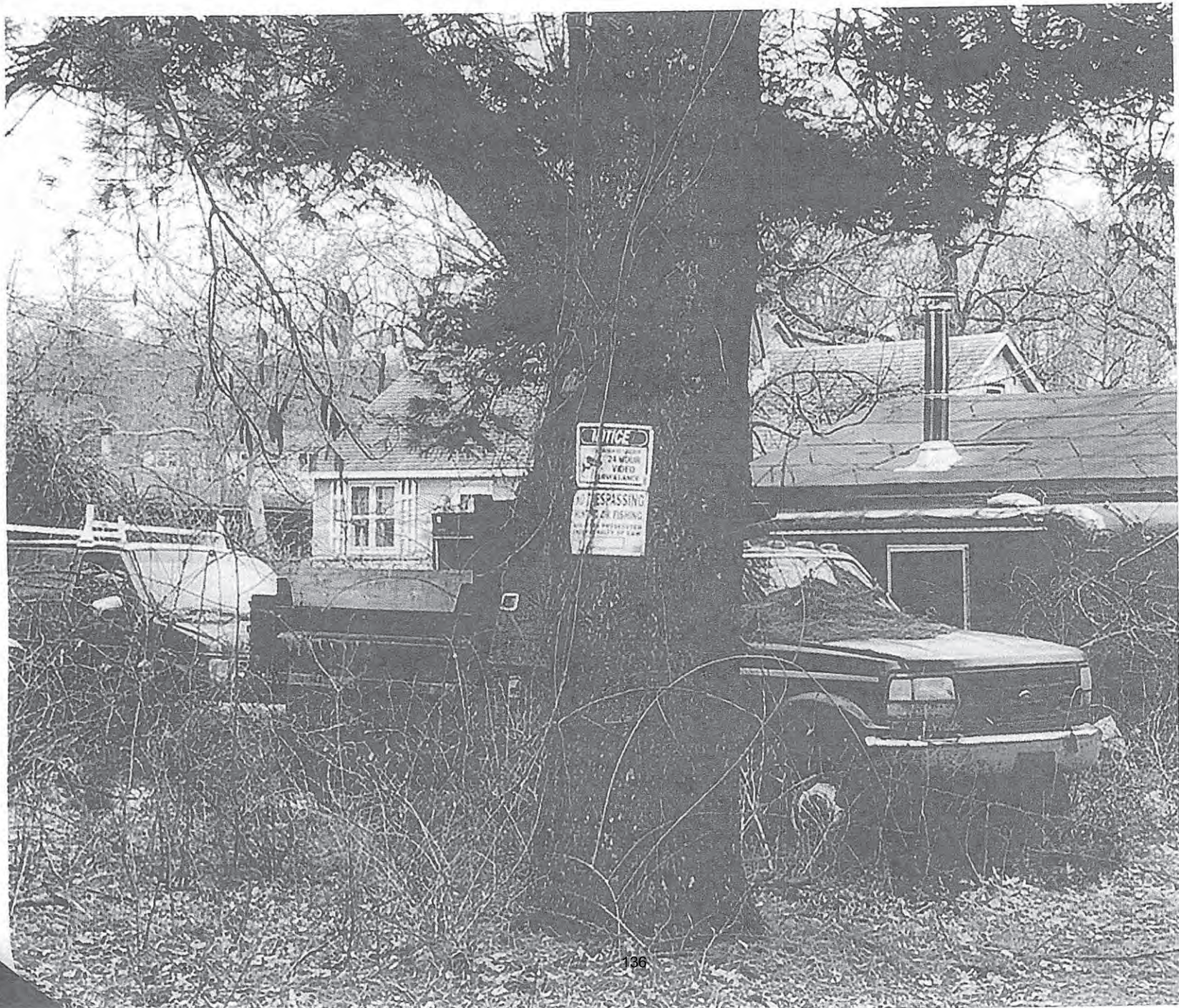
58 Brigham Lane

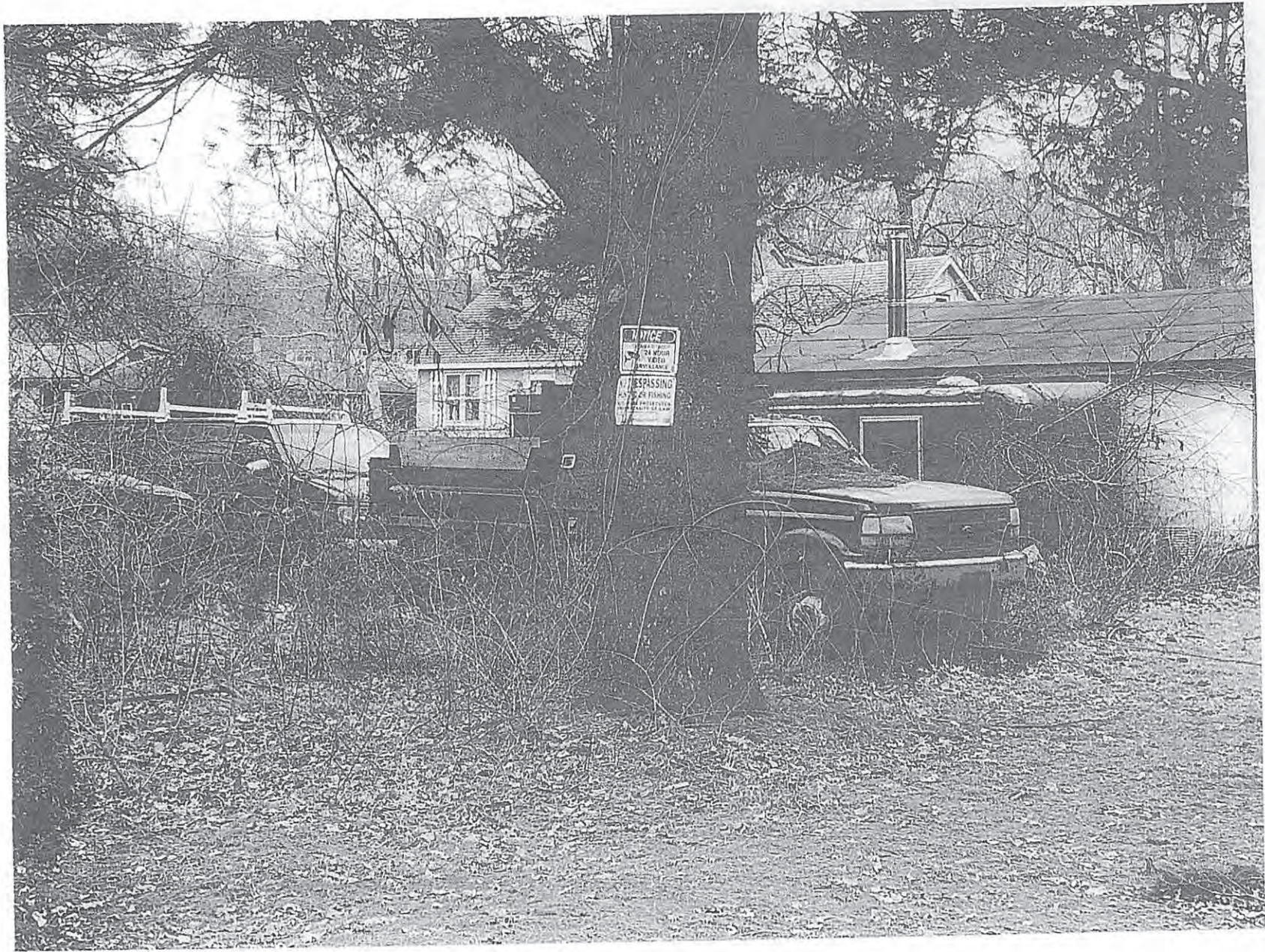
39.15-3-17

Condition of structures of property is very poor, unable to determine what building belonged to this property in total but there is a large collection of tires, approximately 17 or more by my count from the road as well as 2+ vehicles.

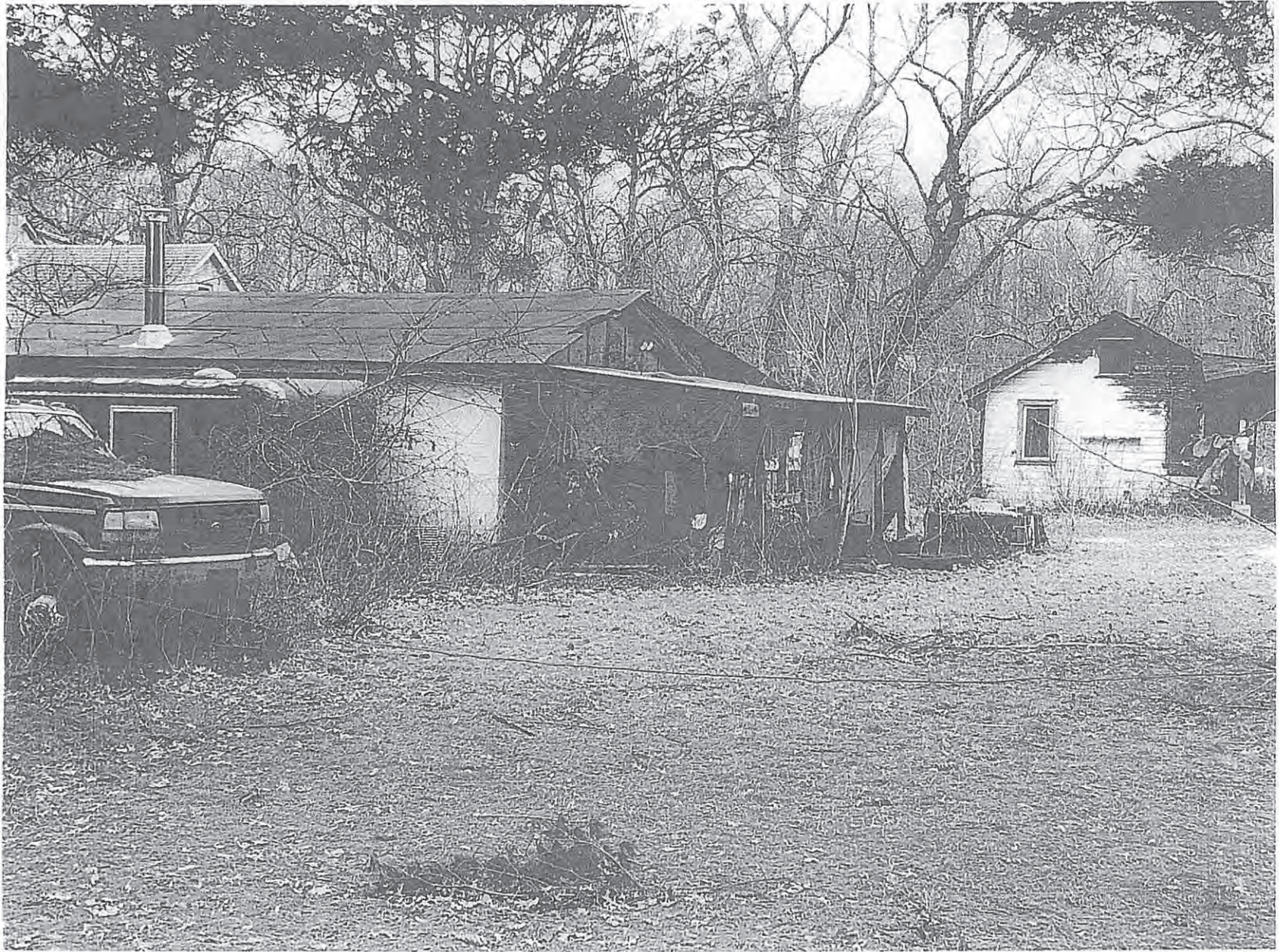
Fire - house burnt

39, 15-3-17

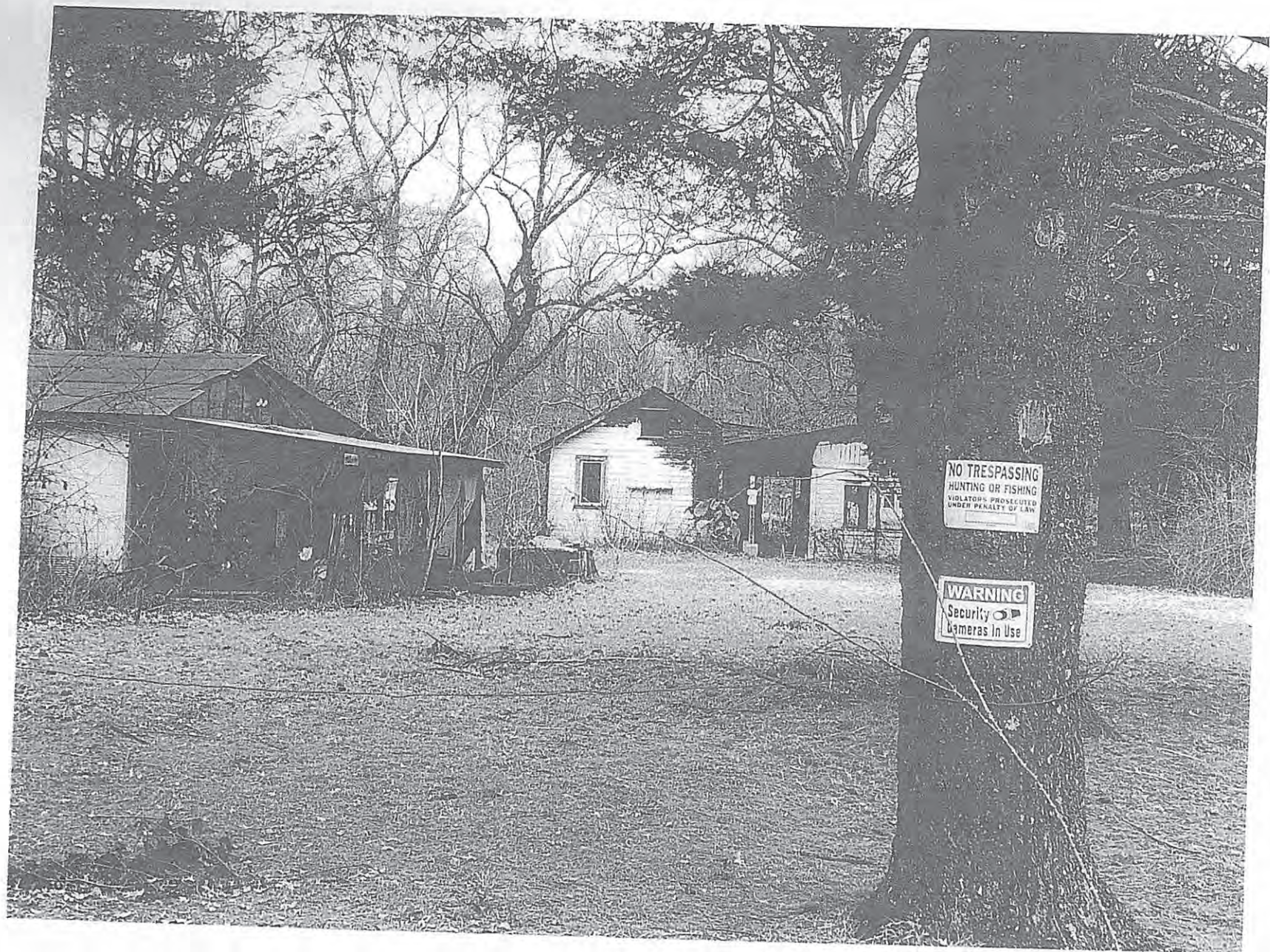














12/20/2019



# ELLENVILLE

## 36 CAPE AVENUE

SBL: 082.076-0001-001.000-0000

Property Class: Vacant Commercial

Owner: Co. Ellenville Scrap Iron & Metal INC.

### HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

The town building inspector's report is provided with questions as to the environmental status of the property. No DEC documentation was provided. No communications from the Department of Environment were included. No inspection or pictures were provided that the County's DPW had inspected the property.

### Years on Department of Finance's Hazardous List:

2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)

\$381,033.22  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
1995 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$23,600

**FULL MARKET VALUE:**  
2022 \$29,136

**ACRES:**  
4.97 ACRES

### Current Status:

**UNPAID –  
HAZARDOUS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

RECEIVED

DEC 10 2019

U.C. FINANCE DEPT. KINGSTON, NY

Superfund Site

H

Burton Gulnick Jr. Commissioner of Finance



WITHDRAWN

C.J. Rioux, CPA Deputy Commissioner of Finance

Lena Serrano Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019
TO: All Building Inspectors & Town Supervisors & Village Mayors
FROM: Burton Gulnick, Jr., Commissioner of Finance
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ELLENVILLE TAX MAP: 082.076-0001-001.000-0000
ASSESSED OWNER: ELLENVILLE SCRAP IRON & METAL
CLASSIFICATION CODE: 330 LOCATION: 36 CAPE AVE

CURRENT OWNER: Ellenville Scrap Iron

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: Environmental?
Is there a Bridge or Dam on this Property?: NO
Are there more than two unregistered vehicles on the property?: NO
If yes, please indicate how many:
Is there any condition(s) you are aware of why the County should not foreclose on this property? No, Yes [checked] Please indicate: environmental?

Presently Occupied? NO
Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): N/A

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: [Signature] Dated: 11/21/19
Village Mayor if Located in a Village OR
Town Supervisor: [Signature] Dated: 11/25/19



# ELLENVILLE

## 12 HICKORY STREET

SBL: 083.069-0004-028.000-0000

Property Class: Other Storage

Owner: Lease Daytona, LLC

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Back up provided was insufficient. We were not able to identify any DEC documentation or reference to any active spill sites. The hazardous condition of the property is unclear.

Years on Department of Finance's Hazardous List:

2020, 2021

UNPAID TAX:

N/A

OLDEST YEAR OF

UNPAID TAX:

N/A

TOTAL ASSESSED

VALUE:

2022 \$144,150

FULL MARKET VALUE:

2022 \$177,963

ACRES:

1.29 ACRES

Current Status:

2017 TAXES PAID

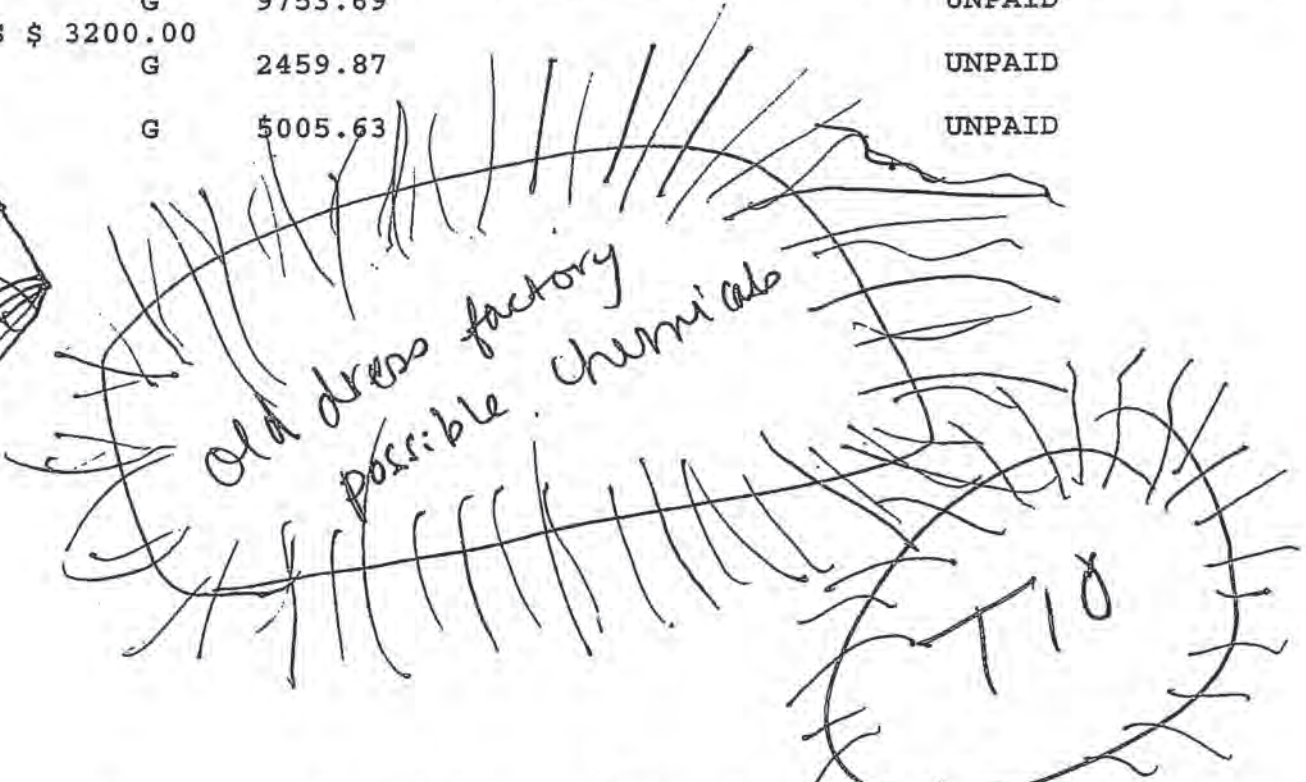
2/2/2022

N VL SECTION-BLOK-LOT-SUB- SS ACCOUNT-NO K DS: PRIOR PARCEL ID:  
6 01 083 069 0004 028 000 0000 165704 000 000000000

ORIGINAL OWNER  
LEASE DAYTONA, LLC  
17 HILLSIDE AVE  
DAYTONA BEACH, FL 32118

CURRENT OWNER  
LEASE DAYTONA, LLC  
PO BOX 4149  
BURLINGTON, VT 05406

YEAR	SALE-DTE	TAX	SALE	PR/TX	INT/FEES	ADM FEE	TOTAL	DATE PD	DATE DEED
017		G		9753.69					
MILLAGE TAXES \$ 3200.00									
018		G		2459.87					
019		G		5005.63					



Army Control - Flood Control Structure

Levy - wall

Amanda checking

withdraw  
Acordeno  
per Clint Johnson  
3/3/20



ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

H ✓

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 06, 2020  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2018 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ELLENVILLE TAX MAP: 083.069-0004-028.000-0000  
ASSESSED OWNER: LEASE DAYTONA, LLC  
CLASSIFICATION CODE: 449 LOCATION: 12 HICKORY ST  
-----  
CURRENT OWNER: Same

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: Potential  
Is there a Bridge or Dam on this Property? : YES  
Are there more than two unregistered vehicles on the property? : NO  
If yes, please indicate how many: \_\_\_\_\_  
Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes  Please indicate: possible environmental conditions, possible retaining wall failure.  
Presently Occupied? YES  
Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): FAIR to POOR

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: [Signature] Dated: 11/10/20  
Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 11/13/2020



# ELLENVILLE

## 12 PINE STREET

SBL: 091.022-0003-029.000-0000  
Property Class: Vacant Commercial  
Owner: 14 Pine Street, LLC

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

No back up provided specific to this property. Back up was provided for a fire at property that is one parcel over. No DEC documentation. No County DPW inspection reports.

Years on Department of Finance's Hazardous List:  
2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
**\$10,507.38**  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2016 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$27,800

**FULL MARKET VALUE:**  
2022 \$34,321

**ACRES:**  
0.52 ACRES

**Current Status:**

**UNPAID -  
HAZARDOUS**



# ELLENVILLE

## 14-18 PINE STREET

SBL: 091.022-0003-030.000-0000  
Property Class: Vacant Commercial  
Owner: 14 Pine Street LLC

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

No back up provided specific to this property. Back up was provided for a fire at an adjoining property. No DEC documentation. No County DPW inspection reports.

Years on Department of Finance's Hazardous List:  
2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$6,540.89  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2016 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$15,200

**FULL MARKET VALUE:**  
2022 \$18,765

**ACRES:**  
0.16 ACRES

#### Current Status:

**UNPAID -  
HAZARDOUS**



# ELLENVILLE

## PINE STREET

SBL: 091.022-0003-031.000-0000  
Property Class: Vacant Commercial  
Owner: 14 Pine Street LLC

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

Several years of town inspector's reports provided claiming fire damage and notes possible contamination. No justification as to what contamination might be present. No DEC documentation. No County DPW inspection reports.

#### Years on Department of Finance's Hazardous List:

2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$4,494.00  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2014 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$4,300

**FULL MARKET VALUE:**  
2022 \$5,309

**ACRES:**  
0.15 ACRES

#### Current Status:

**UNPAID -  
HAZARDOUS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

RECEIVED

DEC 10 2019

U.C. FINANCE DEPT. KINGSTON, NY

C.J. Rioux, CPA Deputy Commissioner of Finance

Burton Gulnick Jr. Commissioner of Finance



WITHDRAWN

Lena Serrano Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019
TO: All Building Inspectors & Town Supervisors & Village Mayors
FROM: Burton Gulnick, Jr., Commissioner of Finance
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

Due to possible contamination all three lots were withdrawn

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ELLENVILLE TAX MAP: 091.022-0003-031.000-0000

ASSESSED OWNER: 14 PINE ST., LLC

CLASSIFICATION CODE: 330 LOCATION: PINE ST

CURRENT OWNER: 14 Pine St

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: Fire Damage

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : NO

If yes, please indicate how many:

Is there any condition(s) you are aware of why the County should not foreclose on this property? No [checked], Yes Please indicate:

Presently Occupied? NO

Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): POOR

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Brian A. Schuyler Dated: 11/20/19
Village Mayor if Located in a Village OR
Town Supervisor: [Signature] Dated: 12/21/19

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

W H

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

RECEIVED  
NOV 20 2017

U.C. FINANCE DEPT.  
KINGSTON, NY

DATE: NOVEMBER 02, 2017  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2015 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ELLENVILLE TAX MAP: 091.022-0003-031.000-0000  
ASSESSED OWNER: BURNISHED METAL CORP.  
CLASSIFICATION CODE: 330 LOCATION: PINE ST  
-----  
CURRENT OWNER: \_\_\_\_\_

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: YES  
Is there a Bridge or Dam on this Property? : NO  
Are there more than two unregistered vehicles on the property? : NO  
Is there any condition(s) you are aware of why the County should not foreclose on this property? No    , Yes ✓ Please indicate: contamination  
Presently Occupied? NO  
Are there any violations on file? NO If so please attach copies of violations/notices.  
Condition of Building(s): N/A

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Brian A. Schuyf Dated: 11/17/17  
Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 11/14/17



ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

#?  
Burnished metal

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 01, 2018  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2016 Tax

RECEIVED  
NOV 13 2018  
U.S. DEPARTMENT OF REVENUE

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, **please** advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ELLENVILLE TAX MAP: 091.022-0003-031.000-0000  
ASSESSED OWNER: 14 PINE ST., LLC  
CLASSIFICATION CODE: 330 LOCATION: PINE ST

-----  
CURRENT OWNER: Same

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: NONE *See last year's form*

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : NO

If yes, please indicate how many: \_\_\_\_\_

Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes \_\_\_\_\_ Please indicate: \_\_\_\_\_

Presently Occupied? NO

Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): POOR

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Brian A. Schuyf Dated: 12/10/18

Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 12/12/18

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

W ✓  
H

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

DATE: NOVEMBER 01, 2016  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2014 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties**. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: ELLENVILLE TAX MAP: 091.022-0003-031.000-0000  
ASSESSED OWNER: BURNISHED METAL CORP.  
CLASSIFICATION CODE: 330 LOCATION: PINE ST

-----  
CURRENT OWNER: Same

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: ~~NO~~ Yes

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : Yes

Is there any condition(s) you are aware of why the County should not foreclose on this property? No    , Yes  Please indicate: possibly environmentally contaminated

Presently Occupied? N/A

Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): N/A

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

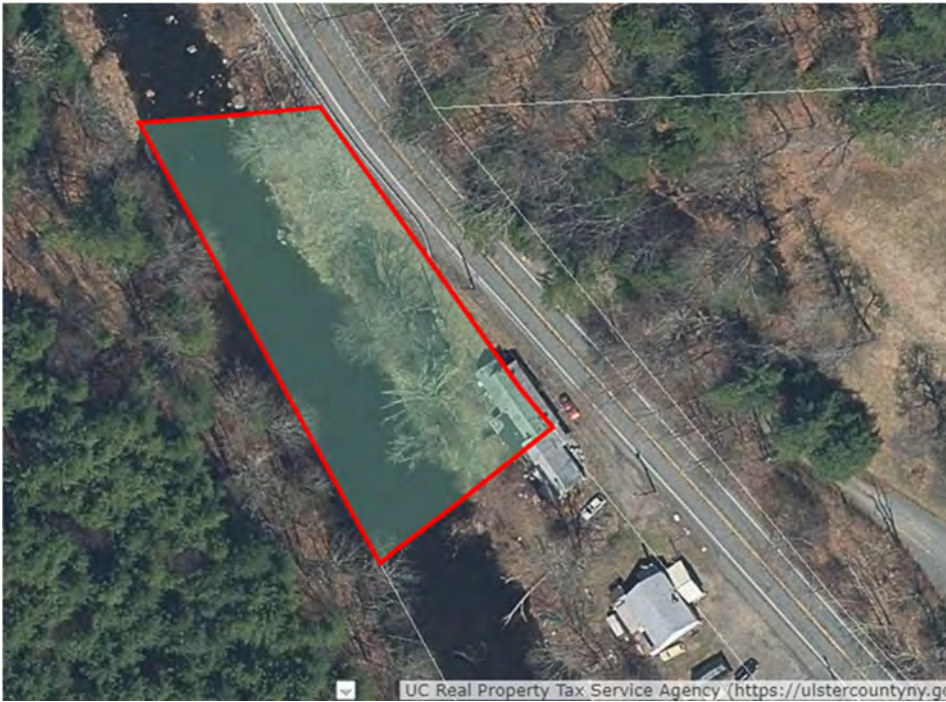
Building Inspector: BAS Dated: 11/7/16

Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 11/7/16

Factory - manufactured nylon's - had fire  
shut sensor down because of fumes. Burnt to ground  
contaminates in ground?  
Ulster County Website: www.ulstercountyny.gov  
153







# NAPANOCH

## 665 ROUTE 55

SBL: 074.002-0001-063.000-0000  
Property Class: 1 Family Residential  
Owner: Sosis, Shirley A

### HAZARDOUS/LIABILITY

#### AUDITORS OBSERVATIONS:

References on town inspector's reports to old gas station and that it is next to an open spill. No justification was provided (i.e. DEC reports). The backup provided states to "see detail" but the detail attached is not sufficient. No County DPW inspection or pictures provided.

#### Years on Department of Finance's Hazardous List:

2016, 2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$44,303.18  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2012 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$49,200

**FULL MARKET VALUE:**  
2022 \$60,741

**ACRES:**  
0.61 ACRES

#### Current Status:

**UNPAID –  
HAZARDOUS**

**\*Defaulted Installment  
agreement**

TN VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
 56 89 074 002 0001 063 000 0000 2015 136900000 210 0.61 0.00 0.00  
 5217 DATE: 00/0000 5217#: SPLIT/MRG: ASSESST: 1700 BKRP:  
 NAME: SOSIS SHIRLEY A ADDR: NAPANOCH, NY 12458 D A  
 NM2 665 RT 55  
 DESC: PRIOR PARCEL ID:  
 000000000

LOC: 665 RT 55

GEN TAX :	3734.98	RECEIPT #:	BAD CHK :	SERIAL #:	56002361
GEN INT :	0.00		CNTY OWN:	AUCT AMT:	0.00
GEN ADM :	0.00	RECEIPT #:	CANCEL :	AUCT DTE:	00/00/0000
GEN PAID:	0.00	DT PD GEN:	REFUND :	PARCEL :	
SCH TAX :	0.00	RET SCH :	0.00	HALF PAY:	BRCH AMT:
SCH FEE :	0.00	SCH YEAR:		REDUCE :	DEED DTE:
SCH INT :	0.00	NON KCSTX:	2187.34	PART PY :	BAL DUE :
SCH ADM :	0.00	RECEIPT#:		PPAY:	0.00 PPAY:
SCH PAID:	0.00	DT PD SCH:	00/00/0000	:	0.00 :
SALE PR :	0.00	TAX SL DT:	00/00/0000	RE:	PROPERTY NEXT DOOR TO GAS
SAL INT :	0.00	FIRM AMT:	0.00	:	STATION WITH OPEN SPILL
SAL ADM :	0.00	RECEIPT #:		:	HAZ
REDM AMT:	0.00	REDEEM DT:	00/00/0000	:	SEE DETAIL!!! H

PF3=MN/END F10=SUM F6=NMBR F11=CMP ENT=NW: 56 89 074 002 0001 063 000 0000 2015

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

W H? Not to go station with spill

Burton Gulnick Jr. Commissioner of Finance



C.J. Rioux, CPA Deputy Commissioner of Finance

RECEIVED DEC 06 2017 U.C. FINANCE DEPT. KINGSTON, NY

DATE: NOVEMBER 02, 2017
TO: All Building Inspectors & Town Supervisors & Village Mayors
FROM: Burton Gulnick, Jr., Commissioner of Finance
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2015 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: WAWARSING TAX MAP: 074.002-0001-063.000-0000
ASSESSED OWNER: SOSIS SHIRLEY A
CLASSIFICATION CODE: 210 LOCATION: 665 RT 55
CURRENT OWNER:

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: POSSIBLE - WAS OLD GASOLINE STATION - TANKS MAY STILL BETHERE
Is there a Bridge or Dam on this Property? : NO
Are there more than two unregistered vehicles on the property? : YES
Is there any condition(s) you are aware of why the County should not foreclose on this property? No [checked], Yes Please indicate: Unregistered vehicles, garbage, dilapidated manufactured home
Presently Occupied? NO
Are there any violations on file? YES If so please attach copies of violations/notices.

Condition of Building(s): POOR

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Robert Coleman Dated: 12/04/17
Village Mayor if Located in a Village OR
Town Supervisor: Selma Dated: 12/4/17

This information is based solely upon records maintained by the Town of Wawarsing Bdg. Dept. and isn't based upon a current or independent physical inspection of the premises.

This information should not be construed as an environmental audit of the premises.



ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

H  
next to gas station  
w/ open spirit

Burton Gulnick Jr.  
Commissioner of Finance



WITHDRAWN

C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

RECEIVED  
DEC 04 2019  
U.C. FINANCE DEPT.  
KINGSTON, NY

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties.** Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: WAWARSING TAX MAP: 074.002-0001-063.000-0000

ASSESSED OWNER: SOSIS SHIRLEY A

CLASSIFICATION CODE: 210 LOCATION: 665 RT 55

-----  
CURRENT OWNER: \_\_\_\_\_

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: 7

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : YES

If yes, please indicate how many: 3

Is there any condition(s) you are aware of why the County should not foreclose on this property? No , Yes  Please indicate: \_\_\_\_\_

Presently Occupied? NO

Are there any violations on file? YES If so please attach copies of violations/notices.

Condition of Building(s): POOR

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Robin Coleman Dated: 12/3/19

Village Mayor if Located in a Village OR

Town Supervisor: Devy Hessel Dated: 12/3/19

This information is based solely upon records maintained by the Town of Wawarsing Bdg. Dept. and isn't based

upon a current or independent physical inspection of the premises.

This information should not be construed as an environmental audit of the premises.



# NAPANOCH

## CONTINENTAL RD

SBL: 075.003-0002-081.000-0000

Property Class: Vacant with Improvements

Owner: Nowakowski, Walter & Irene

HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

It is unclear as to why lake rights in general disqualify a property from the foreclosure process. Backup does not provide an opinion or explanation from the County Attorney's Office. It is unclear why the property would be withdrawn for hazardous/liability reasons.

Years on Department of Finance's Hazardous List:

2016, 2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$10,286.27  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2011 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$7,800

**FULL MARKET VALUE:**  
2022 \$9,630

**ACRES:**  
0.05 ACRES

**Current Status:**

**UNPAID -  
HAZARDOUS**

QUIT CLAIM DEED - TAX SALE

3

C# 055  
C# 049

# This Indenture

Made the 3rd day of July, Nineteen Hundred and Ninety

BETWEEN THE COUNTY OF ULSTER, a Municipal Corporation of the State of New York, party of the first part, and WALTER NOWAKOWSKI AND IRENE NOWAKOWSKI, both residing at ~~133~~ 245 Continental Road, Napanoch, New York 12458

, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----ONE THOUSAND ONE HUNDRED AND 00/100-----  
(\$ 1,100.00 ), lawful money of the United States, and other good and valuable considerations paid by the parties of the second part, does hereby remise, release, and quitclaim unto the parties of the second part, their heirs and assigns forever,

P

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Wawarsing, County of Ulster, State of New York,

Bounded and described as follows:

Described as vacant, against which the words "Fowler, Ralph & Eileen" appear on the tax roll of the town of Wawarsing for the levy and collection of the 1984 taxes.

83.6-3-81

NOW 75.3-3-81

Said above described property having been sold at a Tax Sale heretofore held and bid in by the County of Ulster, State of New York, and for which the County Treasurer of Ulster County has heretofore made and delivered a Tax Sale Deed to said County of Ulster, which deed was recorded in the Ulster County Clerk's Office on the 12th day of April, 1988.

/#209

This conveyance is made pursuant to a Resolution of the County Legislature of Ulster County, New York, adopted on the 14th day of June, 1990 and is made, executed and delivered subject to the condition and covenant that the said County of Ulster, shall in no event be or become liable for any defects in the title so conveyed for any cause whatsoever, or that no claim or demand of any nature, shall ever be made against the said County of Ulster, arising from such sale or any proceedings leading thereto.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

THE COUNTY OF ULSTER

By RICHARD B. MATHEWS Chairman, Ulster County Legislature

STATE OF NEW YORK, } ss:  
COUNTY OF ULSTER, }

On this 3rd day of July, 1990, before me, the subscriber personally came Richard B. Mathews to me personally known and being by me duly sworn, deposes and says; that he resides in the City of Kingston, County of Ulster, New York; that he is the Chairman of the County Legislature of the County of Ulster, State of New York, the Municipal Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to said instrument is such corporate seal; that it was affixed by order of the County Legislature of said Corporation and that he signed his name thereto by like order.

CHECKED (K Jg)  
ENTERED Jg  
MARK/OFF

[Signature]

RANDALL V. ROTH  
NOTARY PUBLIC, STATE OF NEW YORK  
RESIDENT IN AND FOR ULSTER COUNTY  
COMMISSION EXPIRES 7/21/91

Claim Deed

TAX SALE

NTY OF ULSTER  
Municipal Corporation

of  
the State of New York  
to

DWAKOWSKI AND  
MAKOWSKI  
Invental Rd.  
A NY 12418

61  
y. 3. ...., 19.90

NEW YORK, } ss:  
ULSTER, }

RECORDED ON THE

..... A. D., 19.....  
..... o'clock..... M.

..... of DEEDS  
..... and examined.

Clerk



# This Indenture

Made the 1st day of October  
Nineteen Hundred and Seventy-three

Between CLAIRE LIPUMA of P.O.Box 352,  
Napanoch, Town of Wawarsing, Ulster County,  
NY 12458,

Ulster County, N.Y.

Recorded on the 11th day  
of Oct 1973, at 12:06  
o'clock PM by 1307  
of Books of 1047  
*Albert J. ...*  
Clerk

part y of the first part, and

RALPH A. FOWLER & EILSEN M. FOWLER, his wife, as Tenants by the  
Entirety, residing at 53 Karvard Avenue, Lynbrook, NY 11563,

Witnesseth that the party of the first part, in consideration of

----- ONE ----- Dollar (\$ 1.00 )  
lawful money of the United States, & other good and valuable consideration  
paid by the parties of the second part, do es hereby grant and release unto the  
parties of the second part, their heirs  
and assigns forever, all THAT TRACT, PIECE OR PARCEL OF LAND, together

with the buildings and improvements thereon, situate at Monk Hill  
in the Town of Wawarsing, County of Ulster, State of New York and  
being more particularly bounded and described as follows:-

BEGINNING at a found pipe in a stone wall at the most North-  
westerly corner of lands of W. Sherman and running:

(1) thence along the Northwesterly line of lands of W. Sherman  
South 45 degrees 40 minutes 50 seconds West, 30.90 feet to a found  
iron pipe; thence continuing in the same direction approximately  
10 feet to the easterly bank of Monk Lake;

(2) thence along the bank of Monk Lake North 38 degrees 19 minutes  
50 seconds West as it winds and turns, 66.25 feet to a found iron  
pipe on the easterly bank of Monk Lake;

(3) thence through the lands of Claire Lipuma the following  
courses and distances North 56 degrees 53 minutes 15 seconds East  
approximately 5 feet to a pipe in the ground; thence continuing  
in the same direction North 56 degrees 53 minutes 15 seconds East  
18.71 feet to a found iron pipe;

C-10-11-73  
4 5 4  
REAL ESTATE STATE OF \*  
TRANSFER TAX NEW YORK \*  
Dept. of 02.20 \*  
& Finance 10.10.73 \*

1307 1047

83.6.3-81  
now  
75.3-3-81

~~201307~~ ~~201048~~

(4) thence partly along a stone wall South 54 degrees 14 minutes 50 seconds East, 62.21 feet to the point and place of beginning.

Containing 2013.26 Square Feet.

All bearings are referred to Magnetic Meridian as of August 1973.

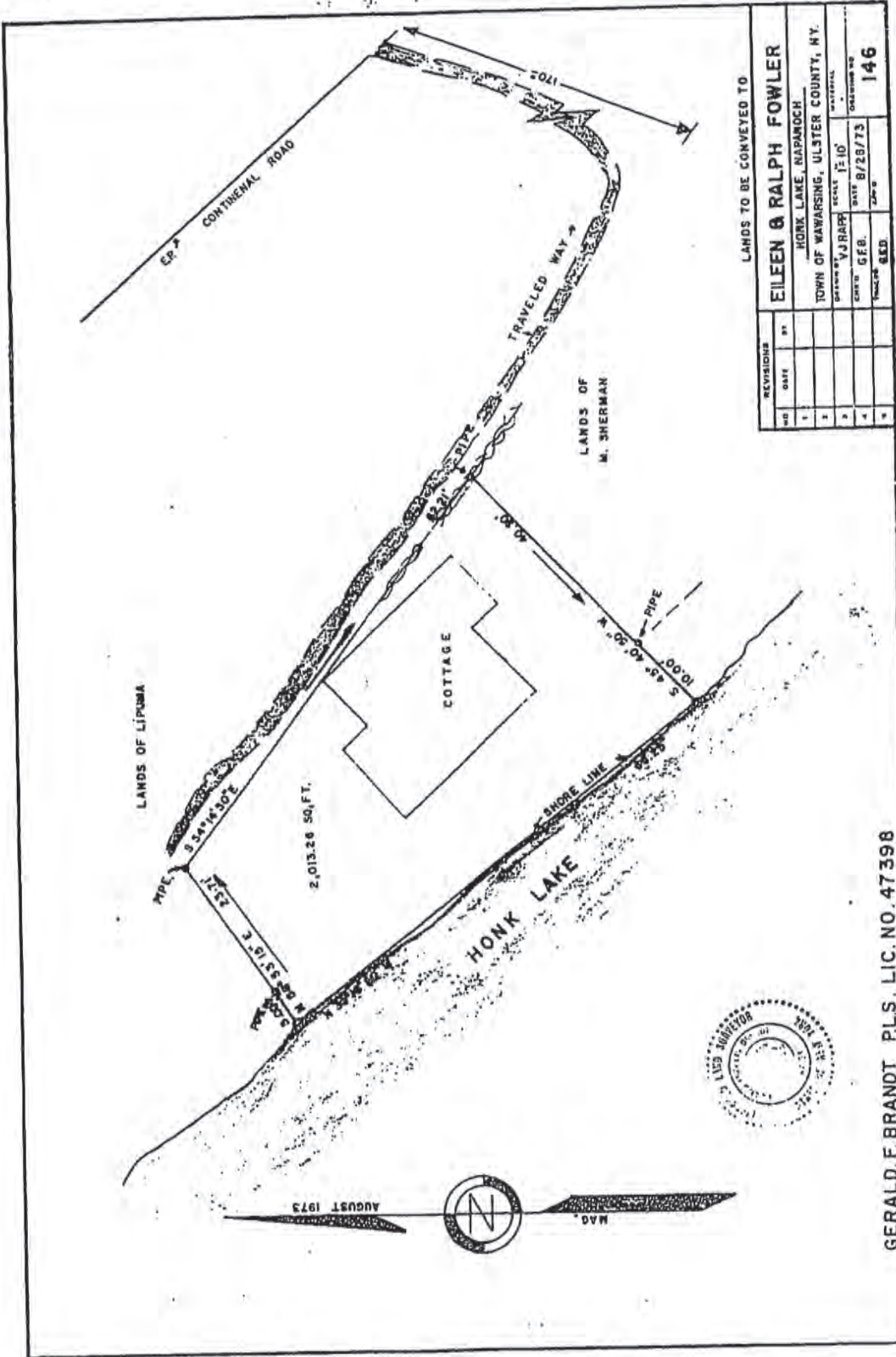
ALSO granting and conveying to the parties of the second part, their heirs and assigns forever, a permanent and perpetual easement for all purposes of ingress, egress and regress by foot or vehicle to the Continental Road, over a private driveway or roadway upon the premises of the grantor herein, which private driveway or roadway runs along the easterly side of the premises conveyed herein.

The premises conveyed herein, together with the easement granted to the grantees herein, are as more particularly set forth in the attached reduced survey map made by Gerald F. Brandt, Lic. Surveyor, dated August 28th, 1973.

BEING A PORTION of the premises conveyed by Benjamin G. Friedman to Claire LiPuma, by Deed dated October 29th, 1949 and recorded in the Ulster County Clerk's Office in Liber 749 of Deeds at page 34.

ALSO GRANTING AND CONVEYING to the parties of the second part, their heirs and assigns forever, a permanent and perpetual easement to use and enjoy the beach and the waters of Honk Lake, for all purposes of bathing, fishing and boating, subject to the rights of the owners of Honk Lake.

1307 1049



LANDS TO BE CONVEYED TO

**EILEEN & RALPH FOWLER**

HONK LAKE, NARAROGH  
TOWN OF WAWARISING, ULSTER COUNTY, NY.

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			

DESIGNED BY VJ RAPP  
CHECKED GFB.  
DATE 8/28/73  
SCALE 1"=10'  
JOB NO. 146  
PLATE NO. 146

GERALD.F. BRANDT PLS. LIC. NO. 47398

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

We have and do hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said Party of the First Part

covenants as follows: First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said Party of the First Part

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

J. J. Mussey

Claire Lipuma (with seal)

State of New York } On this 1st day of October
County of ULSTER } ss. Nineteen Hundred and Seventy-three
before me, the subscriber, personally appeared

---CLAIRE LIPUMA---

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.

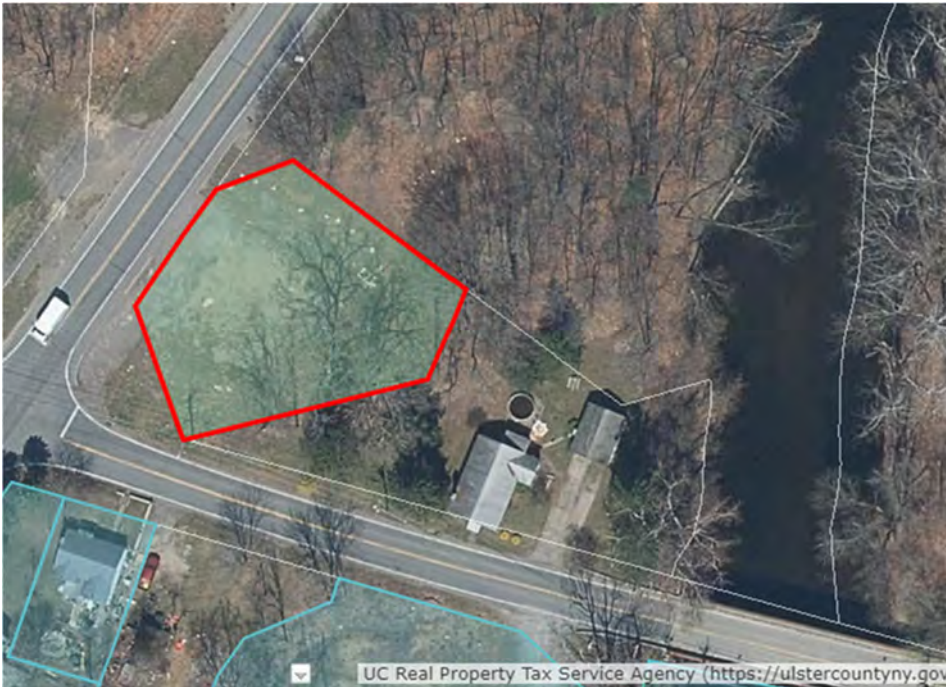
Annemary Grote Notary Public

FILED 12406M

OCT 11 1973

ALBERT SPADA ULSTER COUNTY CLERK

ANNAMARY GROTE Notary Public, State of New York Resident in and for Ulster County, Commission Expires March 30, 1975



# WAWARSING

## 7455 ROUTE 209

SBL: 083.001-0001-002.000-0000

Property Class: Gas Station

Owner: Smith, Robert & Willard

HAZARDOUS/LIABILITY

### AUDITORS OBSERVATIONS:

Town building inspector's report notes property as a hazard and an old gas station. No DEC documentation as to environmental hazard provided. No County DPW inspection or pictures provided.

Years on Department of Finance's Hazardous List:

2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$116,901.92  
(AS OF 2/1/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2009 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$77,000

**FULL MARKET VALUE:**  
2022 \$95,062

**ACRES:**  
0.38 ACRES

**Current Status:**

**UNPAID -  
HAZARDOUS**

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

#

Burton Gulnick Jr.  
Commissioner of Finance



WITHDRAWN  
C.J. Rioux, CPA  
Deputy Commissioner of Finance

Lena Serrano  
Deputy Commissioner of Finance

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

RECEIVED  
DEC 04 2019  
U.C. FINANCE DEPT.  
KINGSTON, NY

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have **any crucial information regarding any defects on these properties.** Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: WAWARSING TAX MAP: 083.001-0001-002.000-0000  
ASSESSED OWNER: SMITH ROBERT D  
CLASSIFICATION CODE: 432 LOCATION: 7455 RT 209

-----  
CURRENT OWNER: \_\_\_\_\_

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: YES

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : NO

If yes, please indicate how many: \_\_\_\_\_

Is there any condition(s) you are aware of why the County should not foreclose on this property? No   , Yes    Please indicate: FORMER GAS STATION

Presently Occupied? NO

Are there any violations on file? NO If so please attach copies of violations/notices.

Condition of Building(s): Vacant Land

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: Robin Coleman Dated: 12/3/19

Village Mayor if Located in a Village OR  
Town Supervisor: [Signature] Dated: 12/3/19

This information is based solely upon records maintained by the Town of Wawarsing Bdg. Dept. and isn't based

upon a current or independent physical inspection of the premises<sup>467</sup>

This information should not be construed as an environmental audit of the premises.



PROPERTY WITHDRAWN  
FOR  
LEGAL IMPEDIMENT



**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$10,334  
(AS OF 2/2023)

**OLDEST YEAR OF  
UNPAID TAX:**  
2017

**TOTAL ASSESSED  
VALUE:**  
2022 \$61,300

**FULL MARKET VALUE:**  
2022 \$75,679

**ACRES:**  
0.56 ACRES

# LLOYD

## 129 MACKS LANE

SBL: 096.009-0001-021.000-0000

Property Class: Residential Vacant Land

Owner: New York State Office of Parks, Recreation and  
Historic Preservation

LEGAL IMPEDIMENT

### AUDITORS OBSERVATIONS:

Reason for withdrawal is unknown based on the back up provided. Results of a noted further investigation are not provided and there is no clarity as to why the property was withdrawn for a legal impediment. We note that according to the Ulster County Parcel viewer the property still seems to be a taxable parcel. The status of this property is unclear.

### Current Status:

Taxes remain unpaid  
since 2017



N VL SECTION-BLOK-LOT-SUB- SS YEAR ACCOUNT-# K CLS ACRES FRONT-FT DEPTH-FT  
 2 00 096 009 0001 021 000 0000 2017 169000000 311 0.56 0.00 0.00  
 217 DATE: 00/0000 5217#: SPLIT/MRG: ASSESST: 30650 BKR: P:  
 NAME: NEW YORK STATE OPRHP ADDR: L. LINDHE & A. PEZZO D A  
 M2 PALISADES INTERSTATE PARK COMM PO BOX 1015  
 ESC: PRIOR PARCEL ID: HIGHLAND, NY 12528  
 125500300

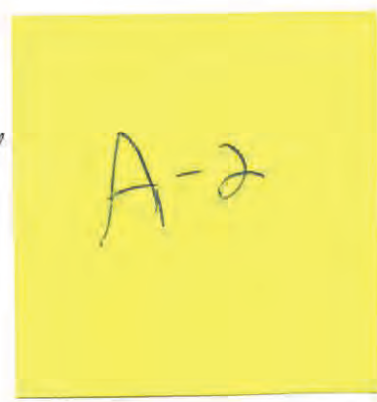
LOC: 129 MACKS LN

CHEN TAX :	372.75	RECEIPT #:	BAD CHK :	SERIAL #:	32000417
CHEN INT :	0.00		CNTY OWN:	AUCT AMT:	0.00
CHEN ADM :	0.00	RECEIPT #:	CANCEL :	AUCT DTE:	00/00/0000
CHEN PAID:	0.00	DT PD GEN:	REFUND :	PARCEL :	
CH TAX :	0.00	RET SCH :	HALF PAY:	BRCH AMT:	0.00
CH FEE :	0.00	SCH YEAR:	REDUCE :	DEED DTE:	00/00/0000
CH INT :	0.00	NON KCSTX:	PART PY :	BAL DUE :	0.00
CH ADM :	0.00	RECEIPT#:	PPAY:	0.00	PPAY: 0.00
CH PAID:	0.00	DT PD SCH:	:	0.00	:
SALE PR :	0.00	TAX SL DT:	RE:		
SAL INT :	0.00	FIRM AMT:	:		
SAL ADM :	0.00	RECEIPT #:	:		
EDM AMT:	0.00	REDEEM DT:	:		

PF2=AD PF3=MN PF4=UP PF10=SM PF6=NB EN=NEW 32 00 096 009 0001 021 000 0000 2017

2/28/20

Withdraw per Client and send to  
 him so that he can investigate into this -





# ACCORD

## 11 TOWPATH ROAD

SBL: 077.009-0001-024.200-0000

Property Class: Detached Row Building

Owner: Cedar Ridge Development Corp

### LEGAL IMPEDIMENT

### AUDITORS OBSERVATIONS:

Back up provided is a handwritten note. There was no DEC documentation provided. Note states that DEC concerns have been mitigated. Reference to third party reports were not provided (i.e. Chazen Engineering). The property was removed for a legal impediment, however, the backup references hazardous conditions and shows no legal impediment. Upon further investigation by Comptroller's Office it was noted DEC spills appear to have been settled prior to ownership by Cedar Ridge Development Corp.

\*\*Parcel pulled from auction public hearing set for possible transfer to UCEDA per Resolution 454 of 2022

### Years on Department of Finance's Hazardous List:

2016, 2017, 2019

**UNPAID TAX:**  
(INCLUDING INTEREST AND PENALTIES)  
\$182,563  
(AS OF 2/1/23)

**OLDEST YEAR OF  
UNPAID TAX:**  
2011 GENERAL

**TOTAL ASSESSED  
VALUE:**  
2022 \$310,000

**FULL MARKET VALUE:**  
2022 \$430,556

**ACRES:**  
1.6 ACRES

### Current Status:

County owned as of  
11/3/2021

T.I.O.

Cedar Ridge - Amanda said DEC  
closed spill and we can take title to  
the property. Clint said not to advertise  
or mail the 2017 unpaid tax foreclosure  
notices. We will get final report from  
Chazem + more Court for title.



# BIG INDIAN

## 106 LOST CLOVE ROAD

SBL: 012.000-0001-012.200-0000  
Property Class: Residential Multiple  
Owner: Karatchkov, Sergei  
LEGAL IMPEDIMENT

### AUDITORS OBSERVATIONS:

No auditor finding.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$104,800

FULL MARKET VALUE:  
2022 \$566,486

ACRES:  
8.97 ACRES

### Current Status:

2017 Taxes paid  
4/29/22

## Diane Stauble

---

**From:** Wright Sara J <Sara.Wright@irs.gov>  
**Sent:** Wednesday, December 18, 2019 2:01 PM  
**To:** Diane Stauble  
**Subject:** RE: Property Tax Sale

Thank you Diane.

(50)

12-1-12.200

*Sara Wright*

Sara Wright  
Property Appraiser and Liquidation Specialist  
710 Locust Street Suite 400  
Knoxville, Tn 37902  
Cell Phone 865-274-7349  
Efax-1-877-640-3286  
Visit us at [www.irsauctions.gov](http://www.irsauctions.gov)

**From:** Diane Stauble <dstb@co.ulster.ny.us>  
**Sent:** Wednesday, December 18, 2019 10:52 AM  
**To:** Wright Sara J <Sara.Wright@irs.gov>  
**Subject:** RE: Property Tax Sale

Good Morning Sara,

I am in receipt of your letter and have spoken with the Commissioner of Finance. We will remove this property from the upcoming auction, per your request. When you have your sale, please advise this office if the property sells and to whom. Thank you.

Have a nice day!  
Diane Stauble  
Sr. Public Auction Coordinator  
Ulster County Dept. of Finance  
(845)340-3297

**From:** Wright Sara J <Sara.Wright@irs.gov>  
**Sent:** Tuesday, December 17, 2019 2:54 PM  
**To:** Diane Stauble <dstb@co.ulster.ny.us>  
**Subject:** Property Tax Sale

Hello Mr. Gulnick,  
Please see the attached letter. I would appreciate any assistance you can provide.

*Sara Wright*

Sara Wright

Property Appraiser and Liquidation Specialist

710 Locust Street Suite 400

Knoxville, Tn 37902

Cell Phone 865-274-7349

Efax-1-877-640-3286

Visit us at [www.irsauctions.gov](http://www.irsauctions.gov)

30 12.17.2019



DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
WASHINGTON, DC 20224

**SMALL BUSINESS / SELF-EMPLOYED DIVISION**

Field Collection  
Civil Enforcement, Advice & Operations Support  
PALS

**DATE 12/17/2019**

MEMORANDUM FOR Burt Gulnick  
Commissioner

FROM: Sara Wright  
Appraiser

SUBJECT: Sale

Mr. Gulnick,

I work for the Internal Revenue Service as an auctioneer and appraiser. I am responsible for selling the property in the name of Sergei Karatchkov at 106 Lost Clove Road Big Indian, New York. The reason I am contacting you is because I wanted to see if you would pull the property from the upcoming tax sale and allow me to attempt to sell the asset. I am planning on selling the asset sometime in February 2020. The property is sold subject to your lien therefore, the purchaser would be responsible for paying the property taxes.

There is a six month right of redemption period so, most purchasers would not pay the taxes until after expiration of the six-month time frame. We do make the purchasers aware of their responsibility to pay the taxes. We also send a notice of sale to your office. I would appreciate any assistance you could provide. If you have any questions, I can be reached at 865-274-7349.

Thank you in advance.



# ELLENVILLE

## 18 MARKET STREET

SBL: 083.327-0001-018.000-0000  
Property Class: Detached Row Building  
Owner: Callejas Grocery & Deli Corp  
LEGAL IMPEDIMENT

### AUDITORS OBSERVATIONS:

No explanation was provided as to the reason for failure of service of process. No objection from the property owner or other vested party was provided.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$155,000

FULL MARKET VALUE:  
2022 \$191,358

ACRES:  
0.05 ACRES

### Current Status:

2017 Taxes paid  
8/27/2020



UNPAID TAXES IN THE TOWN OF WAWARSING VILLAGE 6 THAT WILL RECEIVE A TAX ENFORCEMENT NOTIFICATION  
FOR TAX YEAR (GENERAL=2017,SCHOOL=2016-2017) LAST DATE BEFORE TITLE TRANSFER 02/20/2020 NOTIFICATION DATE 10/23/2019

NAME AND ADDRESS	SECTION-BLOCK-LOT#	SERIAL #	TAX AMOUNT	DUE DATE	DUE DATE	AMOUNT DUE	DATE DUE	AMOUNT DUE	DATE DUE
X CALLEJAS ORLANDO CALLEJAS NELLIE 18 MARKET ST ELLENVILLE, NY 12428	083.327-0001-017.000-0000	56001996	16,792.98	20191130	20191231	16,926.51	20191231	17,060.05	20200131
<i>BKR c def 6/15 \$0 g WITHDRAWN</i>									
X New York State Tax Law requires current taxes be paid first. CALLEJAS GROCERY & DELI CORP 18 MARKET ST ELLENVILLE, NY 12428	083.327-0001-018.000-0000	56001997	19,921.96	20191130	20191231	20,081.15	20191231	20,240.35	20200131
<i>c def 6/15 \$0 g needs withdraw - not sent WITHDRAWN</i>									
X New York State Tax Law requires current taxes be paid first. FEDERAL NATIONAL MORTGAGE ASSOCIATION 7 CENTURY DR PARSIPPANY, NJ 07054	083.327-0002-007.000-0000	56001998	761.19	20191130	20191231	763.26	20191231	765.35	20200131
<i>PD REDEEMED</i>									
X New York State Tax Law requires current taxes be paid first. FEDERAL NATIONAL MORTGAGE ASSOCIATION 7 CENTURY DR PARSIPPANY, NJ 07054	083.327-0002-008.000-0000	56001999	14,302.80	20191130	20191231	14,419.62	20191231	14,536.42	20200131
<i>PD REDEEMED</i>									
X CALLEJAS ORLANDO CALLEJAS NELLIE 18 MARKET ST ELLENVILLE, NY 12428	083.327-0004-010.000-0000	56002003	11,786.57	20191130	20191231	11,879.03	20191231	11,971.50	20200131
<i>BKR c def \$1825.76 g WITHDRAWN</i>									
X CALLEJAS ORLANDO CALLEJAS NELLIE 22 MARKET ST ELLENVILLE, NY 12428	083.327-0004-013.000-0000	56002005	19,296.13	20191130	20191231	19,450.21	20191231	19,604.27	20200131
<i>BKR c def \$0 g WITHDRAWN</i>									
X LURIE MICHAEL 390 POORDMORE RD KERHONKSON, NY 12446	083.327-0004-015.000-0000	56002006	1,360.90	20191130	20191231	1,367.83	20191231	1,374.78	20200131
<i>BKR c def \$0 g + 421.91, 360.00 g 9/13/19 OK to proceed BKR closed 2016</i>									
New York State Tax Law requires current taxes be paid first.									

STATE OF NEW YORK  
COUNTY COURT, ULSTER COUNTY

In the Matter of the Foreclosure of Tax:  
Liens by Proceeding In Rem pursuant to :  
Article Eleven of the Real Property Tax:  
Law by Ulster County :

CERTIFICATE OF  
WITHDRAWAL

Index No.  
17-3146

**FILED**  
**3 H 15 M**

**FEB 24 2020**

**Nina Postupack**  
**Ulster County Clerk**

I,  Burton Gulnick Jr., Commissioner of Finance and Enforcing Officer of the County of Ulster, do hereby certify as follows:

1. The following parcel is subject to a delinquent tax lien pursuant to Article 11 of the Real Property Tax Law of the State of New York :

Serial #: 56001997  
Town of: Wawarsing, Village of Ellenville  
Owner: Callejas Grocery & Deli Corp.  
Parcel ID: 83.327-1-18

2. Pursuant to section 1138 of the Real Property Tax Law, I hereby withdraw this parcel from foreclosure for the following reason(s):

There is reason to believe that there may be a legal impediment to the enforcement of the tax lien affecting said parcel.

The tax has been canceled or is subject to cancellation pursuant to section 558 of the Real Property Tax Law.

The enforcement of the lien has been stayed by the filing of petitions pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien.

The owner of the parcel has entered into an agreement to pay the taxes in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.


3. The specific facts which render the parcel eligible for withdrawal are as follows:

Incomplete Service  
\_\_\_\_\_  
\_\_\_\_\_

cc: *Melinda*

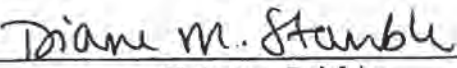
4. The parcel was included on a List of Delinquent Taxes which was filed in the office of the Ulster County Clerk on the 9th day of November, 2017, pursuant to section 1122 of the Real Property Tax Law of the State of New York. The County Clerk is hereby authorized and directed, upon the filing of this Certificate of Withdrawal, to enter on the List of Delinquent Taxes the word "Withdrawn" and the date of the filing of this Certificate, opposite the description of the parcel described above. This notation will operate to withdraw the parcel from foreclosure, but it will not cancel the Notice of Pendency with respect to this parcel.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of February, 2020.


  
\_\_\_\_\_  
Burton Gulnick, Jr.  
Commissioner of Finance

State of New York)  
  ) ss:  
County of Ulster )

On the 21st day of February in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared, Burton Gulnick, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

DIANE M. STAUBLE  
Notary Public, State of New York  
Reg. # 2451029  
Qualified in Ulster County  
Commission Expires May 15, 2023



PROPERTY WITHDRAWN  
WITH  
NO WITHDRAWAL CERTIFICATE



# MARLBORO

## MAHONEY ROAD

SBL: 103.001-0001-061.100-0000  
Property Class: Residential Vacant Land  
Owner: Paves, Anthony Rocco  
NO WITHDRAWAL CERTIFICATE

### AUDITORS OBSERVATIONS:

Upon additional inquiry no withdrawal certificate was provided or available on the Ulster County Clerk's court records website. At present it is unknown for the reason for withdrawal. No supporting documentation was provided.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$61,500

FULL MARKET VALUE:  
2022 \$84,247

ACRES:  
2.5 ACRES

Current Status:  
Sold at Auction  
4/20/21

\$18,944.70 Paid



# MARLBORO

## MAHONEY ROAD

SBL: 103.001-0001-061.200-0000  
Property Class: Residential Vacant Land  
Owner: Paves, Anthony Rocco

### NO WITHDRAWAL CERTIFICATE

#### AUDITORS OBSERVATIONS:

Upon additional inquiry no withdrawal certificate was provided or available on the Ulster County Clerk's court records website. At present it is unknown for the reason for withdrawal. No supporting documentation was provided.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$10,000

FULL MARKET VALUE:  
2022 \$13,699

ACRES:  
80 X 200

#### Current Status:

Sold at Auction  
4/20/21

\$3,955.58 Paid



# MARLBORO

## 312 LATTINTOWN ROAD

SBL: 108.004-0009-033.000-0000  
Property Class: Manufactured Housing  
Owner: Squilla, Marion

NO WITHDRAWAL CERTIFICATE

### AUDITORS OBSERVATIONS:

No signed installment agreement from property owner was provided. More effective documentation would be an executed agreement between both parties that is approved and maintained by at least the Department of Finance and possibly attached to the withdrawal certificates filed with the County Clerk.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$89,800

FULL MARKET VALUE:  
2022 \$123,014

ACRES:  
0.63 ACRES

### Current Status:

2017 Taxes Paid  
8/11/20

STATE OF NEW YORK  
COUNTY COURT, ULSTER COUNTY

In the Matter of the Foreclosure of Tax:  
Liens by Proceeding In Rem pursuant to :  
Article Eleven of the Real Property Tax:  
Law by Ulster County :

CERTIFICATE OF  
WITHDRAWAL

Index No.  
17-3146

FILED  
11H35 M

FEB 25 2020

Nina Postupack  
Ulster County Clerk

I,  Burton Gulnick Jr., Commissioner of Finance and Enforcing Officer of the County of Ulster, do hereby certify as follows:

1. The following parcel is subject to a delinquent tax lien pursuant to Article 11 of the Real Property Tax Law of the State of New York :

Serial #: Various See Attached  
Town of: Various See Attached  
Owner: Various See Attached  
Parcel ID: Various See Attached

2. Pursuant to section 1138 of the Real Property Tax Law, I hereby withdraw this parcel from foreclosure for the following reason(s) :

       There is reason to believe that there may be a legal impediment to the enforcement of the tax lien affecting said parcel.

       The tax has been canceled or is subject to cancellation pursuant to section 558 of the Real Property Tax Law.

       The enforcement of the lien has been stayed by the filing of petitions pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

       If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien.

The owner of the parcel has entered into an agreement to pay the taxes in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

3. The specific facts which render the parcel eligible for withdrawal are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_




cc: Helinda



4. The parcel was included on a List of Delinquent Taxes which was filed in the office of the Ulster County Clerk on the 9th day of November, 2017, pursuant to section 1122 of the Real Property Tax Law of the State of New York. The County Clerk is hereby authorized and directed, upon the filing of this Certificate of Withdrawal, to enter on the List of Delinquent Taxes the word "Withdrawn" and the date of the filing of this Certificate, opposite the description of the parcel described above. This notation will operate to withdraw the parcel from foreclosure, but it will not cancel the Notice of Pendency with respect to this parcel.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of February, 2020.

  
\_\_\_\_\_  
Burton Gulnick, Jr.  
Commissioner of Finance

State of New York)  
  ) ss:  
County of Ulster )

On the 24th day of February in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared, Burton Gulnick, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

DIANE M. STAUBLE  
Notary Public, State of New York  
Reg. #4561029  
Qualified in Ulster County  
Commission Expires May 15, 2027

Owner	SBL	Serial #	Contract&St	TxYr
RAUSMAN NORMAN	056.052.0001-037.300-0000	22000052	201900037 R	2017
WALKER KATHLEEN A	056.059.0006-033.000-0000	22000059	201900017 R	
GREGORY VINCENT G JR	056.060.0006-041.000-0000	22000061	202000032 A	
CANAVAN ROBT INC	056.067.0007-053.100-0000	22000065	201900023 A	
STATE OF NY MORTGAGE AGENCY	063.001.0002-022.210-0000	22000069	201900178 A	
TERPENING LOUIS	063.003.0005-026.100-0000	22000074	201900068 A	
MOTTA CHRISTOPHER J.	071.001.0004-052.111-0000	22000114	201900106 A	
SLATON BARRY	086.003.0004-005.000-0000	24000153	201800186 A	
LABODIN STEFAN JR	093.002.0001-033.005-0000	24000165	202000002 A	
DOYNE WILLIAM	094.001.0001-001.000-0000	24000182	201900157 A	
SICARI ANTHONY JR	101.001.0001-007.000-0000	24000199	202000003 A	
CAUCHI BIANCA	101.001.0001-009.000-0000	24000201	202000004 A	
SICARI ANTHONY S JR	101.001.0001-011.000-0000	24000202	202000005 A	
SICARI ANTHONY JR	101.001.0001-013.000-0000	24000203	202000006 A	
SHULTIS MARIE A	047.001.0003-006.000-0000	28000246	201900118 A	
SHULTIS MARIE ANN	047.002.0007-011.000-0000	28000249	201900119 A	
EMIG MARK	047.003.0001-016.210-0000	28000251	201900175 A	
KREJER ILARIA M	055.008.0005-002.000-0000	28000281	201900188 A	
COY COLLEEN	087.003.0005-035.110-0000	32000360	201800228 A	
MINNETTO MARILYN	088.001.0004-016.200-0000	32000382	202000026 A	
MCCORMACK ANDREA C	088.013.0009-030.000-0000	32000386	201900002 A	
BURGER ALONZO IV	094.002.0004-020.000-0000	32000402	202000018 A	
COUNTY OF ULSTER	095.004.0002-007.200-0000	32000413	202000043 A	
GLASNER CHARLES	096.001.0002-013.000-0000	32000415	202000017 A	
BORCHERT ERIC	062.001.0001-025.212-0000	34000455	201900131 A	
GANS ANDREW	062.001.0002-008.300-0000	34000457	201900099 A	
CODDINGTON FRANK JR	069.001.0005-036.120-0000	34000471	201900085 A	
LAPOLLA MARY	102.002.0002-007.300-0000	36000498	201900180 A	
METZLER JOANNE	102.002.0006-015.111-0000	36000506	201900014 A	
CALLO JOHN JR	103.001.0003-043.000-0000	36000529	202000015 A	
CASTLE 2016 LLC	103.009.0001-032.000-0000	36000545	201800195 A	
PETER J. CARPENICK FAMILY TRUS	108.004.0006-002.000-0000	36000611	201900185 A	
SQUILLA MARION	108.004.0009-033.000-0000	36000616	201800205 A	
DESANTIS JOHN L	108.012.0001-001.200-0000	36000618	201900125 A	
SCHNEIDER ANGELA	086.001.0007-007.000-0000	38000681	202000025 A	
MANGAL KENNETH	086.003.0003-019.000-0000	38000685	201900156 A	
ROARK MICHAEL	037.001.0005-008.000-0000	40000745	202000028 A	
STANGANELLI SILVIA	045.004.0002-044.000-0000	40000769	201800126 A	
BERRYANN KYLE L	045.008.0001-012.210-0000	40000770	201900190 A	
FOSLER RD LLC	102.001.0007-011.121-0000	42000872	201900164 A	
ROSATO IOLE	102.001.0007-012.011-0000	42000873	201900163 A	
FINK BRIAN	102.003.0001-015.000-0000	42000876	201800242 A	
SPAGNUOLO PETER	107.008.0007-004.000-0000	42000912	202000041 A	
REH JOHN	059.007.0001-008.000-0000	44000929	201900173 A	
AEKJSSC, INC	067.000.0002-043.114-0000	44000954	201900182 A	
HARRIS MAVIS	068.003.0002-043.100-0000	44000986	201800241 R	
BARRINGER BRETT W SR	068.013.0001-008.000-0000	44000992	201800245 A	
RIDER KIMBERLY L	068.016.0001-003.000-0000	44000995	202000010 A	
SMITH HEATHER	076.009.0003-015.000-0000	44001061	202000033 A	
DITULLO MARIE	076.009.0003-030.000-0000	44001062	201900161 R	

Owner	SBL	Serial #	Contract&St	TxYr
SHEEKAN DANIEL	077.001.0003-028.000-0000	44001075	201800109 A	2017
PAAR REALTY, INC	062.016.0002-019.000-0000	46001129	201800231 A	
MC GLOIN KENNETH	062.019.0001-042.000-0000	46001130	201900053 A	
MADDOCK WILLIAM J	062.074.0001-005.000-0000	46001136	201900134 A	
PAKENHAM DAVID E	070.004.0001-041.120-0000	46001167	201900186 A	
WARNCKE FREDERICK	070.043.0002-004.000-0000	46001195	201800094 A	
TIERNEY MATTHEW	070.043.0005-010.000-0000	46001199	201900008 A	
KEENAN JOHN H JR.	018.053.0002-023.000-0000	48001204	201900126 A	
FARRELL WILLIAM	018.061.0007-006.000-0000	48001218	201900184 A	
COOK DONNA ELIZABETH	008.001.0001-008.000-0000	48001271	202000011 A	
WHITAKER WARREN G	008.001.0003-036.000-0000	48001278	201800250 A	
ZAHARATOS MARINA	008.003.0005-024.100-0000	48001295	201800226 A	
LOMBARDO MICHAEL	008.004.0011-041.000-0000	48001314	202000024 A	
SMITH LESLIE	017.001.0004-058.000-0000	48001341	201800216 A	
THEO PHILIP	017.001.0005-037.000-0000	48001344	201900169 A	
DRUMM GEORGE C SR	017.004.0001-027.000-0000	48001369	201900001 A	
DUCAS NORMAND R.	017.015.0003-023.000-0000	48001377	202000014 A	
EDWARDS SHANE M	017.016.0002-043.000-0000	48001382	202000039 A	
EDWARDS SHANE	017.016.0002-048.000-0000	48001383	202000040 A	
1033 KINGS HWY LLC	028.002.0002-019.000-0000	48001436	201900018 A	
TOMPKINS FRANK	028.002.0002-021.001-0000	48001437	201800158 A	
JUSTUS ROGER C 3RD	028.004.0004-014.300-0000	48001458	201800150 R	
PASQUA RICHARD	028.004.0005-008.000-0000	48001459	201900105 A	
KUSTELEWICZ JANINA	003.000.0001-050.000-0000	50001507	201900165 A	
HARP TINA	005.001.0001-002.000-0000	50001527	201900054 A	
ARONSON ROBERT L	014.005.0002-057.000-0000	50001579	202000042 A	
COUNTY OF ULSTER	014.013.0001-040.100-0000	50001586	202000023 A	
FORUBEK JOSEPH	098.002.0003-017.000-0000	52001620	201800113 A	
ANG MANUEL D.	099.003.0001-015.000-0000	52001638	201900179 A	
STENGLEIN MARCELLA	104.002.0003-023.000-0000	52001656	202000020 A	
FUTTERMAN HANS	104.004.0003-002.200-0000	52001673	202000007 A	
HOWARD BERNARD M JR	039.007.0011-006.000-0000	54001729	201800240 A	
RIVERA-WILLIAMSON ANGEL	039.007.0011-039.000-0000	54001730	201800212 A	
HUGHES KEITH	039.008.0001-023.000-0000	54001736	202000034 R	
HUGHES KEITH	039.008.0001-024.000-0000	54001737	202000035 R	
O'BRIEN JOSHUA	039.012.0003-024.000-0000	54001751	201900025 A	
TOP CUT LLC	047.002.0004-020.200-0000	54001794	201800221 R	
MILONE EDWARD J	048.010.0001-013.000-0000	54001826	201900029 A	
COFFEY MICHAEL	048.010.0001-029.000-0000	54001828	201800111 A	
WERKING MICHAEL	048.014.0001-039.100-0000	54001836	201900183 A	
GULNICK ROBERTA M	048.049.0003-015.000-0000	54001853	201900176 A	
WATSON LAUREN	048.052.0008-004.000-0000	54001863	201800125 A	
POIRIER-JOHNSON JUNE L	048.058.0003-022.000-0000	54001868	201800229 A	
BANKS WILLIAM	056.014.0001-001.000-0000	54001891	201800215 A	
COUNTY OF ULSTER	056.017.0002-037.000-0000	54001901	201900063 A	
PLANTHABER GEORGE	056.022.0002-031.000-0000	54001905	201900016 A	
DIXON RUBY	056.071.0002-001.000-0000	54001910	201800234 A	
LOUGHRRAN MARY-JO M	063.005.0002-017.000-0000	54001914	202000016 A	
COUNTY OF ULSTER	083.018.0002-031.200-0000	56001929	201900012 A	
MAZZARELLI SUSAN	083.069.0002-021.000-0000	56001941	202000036 A	

Owner	SBL	Serial #	Contract&St	TxYr
CRAFT CHARLES E	083.069.0004-022.000-0000	56001946	201900136 A	2017
CRAFT CHARLES E	083.069.0004-023.000-0000	56001947	201900137 A	
MERGES KALLIOPI	083.070.0004-007.000-0000	56001954	202000021 A	
MERGES KALLIOPI	083.070.0004-009.000-0000	56001955	202000022 A	
SCIALPI ROBERT	083.077.0006-003.000-0000	56001966	202000027 A	
SCIALPI ROBERT	083.326.0004-030.000-0000	56001992	202000029 A	
PREZIOSO ROBERT	066.003.0001-030.000-0000	56002040	201800208 A	
GUZMAN WILLIAM	074.001.0002-033.000-0000	56002072	201900019 A	
ROSE DAISY	074.001.0002-036.000-0000	56002073	201900110 A	
MITCHELL WILLIAM R	075.018.0001-001.000-0000	56002107	201900158 A	
GRECO KEVIN	076.013.0001-046.000-0000	56002121	201900159 A	
COUNTRYMAN JESSICA M	076.013.0002-044.000-0000	56002123	201800121 R	
OAKWOOD COTTAGES, LLC	082.001.0001-021.000-0000	56002160	202000009 A	
HULL GERALD	083.003.0003-032.000-0000	56002191	202000001 A	
SMITH PEGGY	083.006.0003-032.000-0000	56002200	201900003 A	
CURRRAN JOHN IV	084.001.0001-007.000-0000	56002228	201900007 A	
TALMUD TORAH OHR MQSHE	097.002.0001-005.000-0000	56002258	201800143 A	
AJANOVIC MAHIR	097.002.0001-026.100-0000	56002260	201800213 A	
WILBER SHARON	026.060.0004-010.000-0000	58002301	201800093 A	
ROARK MICHAEL K	037.001.0002-001.100-0000	58002337	202000030 A	
ROARK MICHAEL K	037.001.0002-038.000-0000	58002339	202000031 A	

\* \* \* E N D O F R E P O R T \* \* \*



# NEW PALTZ

## 438-440 PLUTARCH ROAD

SBL: 079.003-0005-023.000-0000  
Property Class: Residential Multiple  
Owner: Andre, Albert Jr

### NO WITHDRAWAL CERTIFICATE

### AUDITORS OBSERVATIONS:

Upon additional inquiry no withdrawal certificate was provided or available on the Ulster County Clerk's court records website. At present it is unknown for the reason for withdrawal. No supporting documentation was provided.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$327,500

FULL MARKET VALUE:  
2022 \$430,921

ACRES:  
2.00 ACRES

### Current Status:

Sold at Auction  
8/17/21

\$55,745 Paid



# NEW PALTZ

## PLUTARCH ROAD

SBL: 087.005-0003-055.000-0000

Property Class: Rural vacant<10

Owner: Myers, Betty Jane

### NO WITHDRAWAL CERTIFICATE

#### AUDITORS OBSERVATIONS:

No documentation was provided by the Department of Finance, however, the Comptroller's Office conducted further investigation and found that this property was sold at public auction due to prior year tax levy.

UNPAID TAX:

N/A

OLDEST YEAR OF

UNPAID TAX:

N/A

TOTAL ASSESSED

VALUE:

2022 \$200

FULL MARKET VALUE:

2022 \$263

ACRES:

0.26 ACRES

Current Status:

Sold at Auction

8/17/21

\$2,000 Paid



# ROSENDALE

## SAND HILL ROAD

SBL: 070.026-0001-013.000-0000  
Property Class: Residential Vacant Land  
Owner: Ulster County

### NO WITHDRAWAL CERTIFICATE

#### AUDITORS OBSERVATIONS:

No documentation was provided by the Department of Finance, however, the Comptroller's Office conducted further investigation and found that this property was sold at public auction due to prior year tax levy.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$400

FULL MARKET VALUE:  
2022 \$541

ACRES:  
0.11 ACRES

#### Current Status:

Sold at Auction  
8/17/21

\$1,500 Paid



# ROSENDALE

## SAND HILL ROAD

SBL: 070.026-0001-016.000-0000  
Property Class: Residential Vacant Land  
Owner: Ulster County

### NO WITHDRAWAL CERTIFICATE

### AUDITORS OBSERVATIONS:

No documentation was provided by the Department of Finance, however, the Comptroller's Office conducted further investigation and found that this property was sold at public auction due to prior year tax levy.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$1,300

FULL MARKET VALUE:  
2022 \$1,757

ACRES:  
0.32 ACRES

### Current Status:

Sold at Auction  
8/17/21

\$1,700 Paid





# SAUGERTIES

## 3689 ROUTE 32

SBL: 008.002-0006-018.009-0000

Property Class: NULL

Owner: Neglia, Vincent

### NO WITHDRAWAL CERTIFICATE

### AUDITORS OBSERVATIONS:

Back up provided indicates significant liability but there is limited supporting documentation to validate hazardous concerns. The building inspection report does note "none" in the hazard inquiry section, however, other various concerns are handwritten on the form but with no supporting documentation (i.e. DEC reports, photos, verifications, etc.). Additionally, there is no documentation or proof of inspection by the County DPW provided to validate concerns that were noted.

UNPAID TAX:  
OLDEST YEAR OF  
UNPAID TAX:

TOTAL ASSESSED  
VALUE:  
NULL

FULL MARKET VALUE:  
NULL

ACRES:  
NULL

### Current Status:

2017 Taxes paid  
7/28/20

STATE OF NEW YORK  
COUNTY COURT, ULSTER COUNTY

In the Matter of the Foreclosure of Tax:  
Liens by Proceeding In Rem pursuant to :  
Article Eleven of the Real Property Tax:  
Law by Ulster County :

CERTIFICATE OF  
WITHDRAWAL

Index No.  
17-3146

**FILED**  
**4H35 M**

**FEB 25 2020**

**Nina Postupack**  
**Ulster County Clerk**

I, Burton Gulnick Jr., Commissioner of Finance and Enforcing Officer of the County of Ulster, do hereby certify as follows:

1. The following parcel is subject to a delinquent tax lien pursuant to Article 11 of the Real Property Tax Law of the State of New York :

Serial #: Various See Attached  
Town of: Various See Attached  
Owner: Various See Attached  
Parcel ID: Various See Attached

2. Pursuant to section 1138 of the Real Property Tax Law, I hereby withdraw this parcel from foreclosure for the following reason(s):

There is reason to believe that there may be a legal impediment to the enforcement of the tax lien affecting said parcel.

The tax has been canceled or is subject to cancellation pursuant to section 558 of the Real Property Tax Law.

The enforcement of the lien has been stayed by the filing of petitions pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien.

The owner of the parcel has entered into an agreement to pay the taxes in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

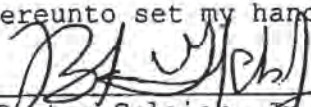
3. The specific facts which render the parcel eligible for withdrawal are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

cc: Melissa

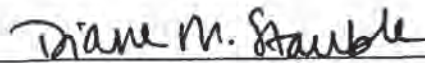
4. The parcel was included on a List of Delinquent Taxes which was filed in the office of the Ulster County Clerk on the 9th day of November, 2017, pursuant to section 1122 of the Real Property Tax Law of the State of New York. The County Clerk is hereby authorized and directed, upon the filing of this Certificate of Withdrawal, to enter on the List of Delinquent Taxes the word "Withdrawn" and the date of the filing of this Certificate, opposite the description of the parcel described above. This notation will operate to withdraw the parcel from foreclosure, but it will not cancel the Notice of Pendency with respect to this parcel.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of February, 2020.

  
\_\_\_\_\_  
Burton Gulnick, Jr.  
Commissioner of Finance

State of New York)  
  ) ss:  
County of Ulster )

On the 24th day of February in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared, Burton Gulnick, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

Diane M. Stauble  
Notary Public, State of New York  
1000 Route 9W  
Quaker Hill, Ulster County  
Commission Expires July 19, 2023

TOWN	SBL	NAME	SERIAL #	
Esopus	63.4-1-3	Markle, Isaac	22000080	Open Spill
Esopus	64.1-2-18.200	Frankowksi, Robert & Michael	22000100	Cars
Kingston	39.13-1-21.130	Khan Abdul Khalil	30000311	Spill
Marlborough	108.3-3-17	Falanga, Francis Joseph	36000594	JUNK
				always has multiple abandoned vehicles
New Paltz	86.12-5-12.100	Pannucci, Kathleen	38000694	on it
Plattekill	95.3-4-37	HVES	42000823	Landfill
				Autobody/Envrmtl
Plattekill	101.1-1-10	Wager, Lester Jr & Melba	42000826	lien
Plattekill	101.3-5-6.111	River, Maria	42000851	Spill nearby/cars
Plattekill	102.1-1-19	Gerlig, LLC	42000867	Towing Operation
Rochester	68.1-2-12	Rose, Annette	44000969	Spills/Tires
Rochester	77.9-1-42	Solcberg Reginald A Jr	44001096	Old Gas Station
Rosendale	63.5-2-22.100	Timperio, Martin	46001149	Autobody
Saugerties	8.2-6-18.009	Neglia, Vincent F.	48001284	Spills/DEC
Shandaken	25.15-2-15	VWP Holdings Inc.	50001609	Spill
Shandaken	25.15-2-18.100	VWP Holdings Inc.	50001610	Spill
Shawangunk	104.2-7-9	Kip Garrett F. & Daisy	52001668	Dam/Lake Rights
Shawangunk	104.2-7-14	Bosco, Michael & Stagg, Henry	52001670	Lake Rights
Shawangunk	104.42-1-30	Caston Harry	52001675	Dam/Lake Rights
Shawangunk	104.42-4-14	Pessolano, Margaret	52001678	Dam/Lake Rights
Shawangunk	106.3-2-4	Brown William R Jr & Lisa M	52001699	Junkyard
Ulster	39.15-3-17	Reynolds, David W & Reynolds Lory	54000756	Tires/Cars/Fire
Village of Ellenville	82.76-1-1	Ellenville Scrap Iron	56001916	superfund site
Village of Ellenville	91.22-3-29	14 Pine St LLC	56002022	Environmental
Village of Ellenville	91.22-3-30	14 Pine St LLC	56002023	Environmental
Village of Ellenville	91.22-3-31	14 Pine St LLC	56002024	Environmental
Wawarsing	74.2-1-63	Sosis, Shirley A.	56002074	Old Gas Station
				Honk Lake
Wawarsing	75.3-3-81	Nowakowski, Walter & Irene	56002091	Rights/Dam
Wawarsing	83.1-1-2	Smith, Robt & Willard	56002182	toxic spill/gas station

ULSTER COUNTY DEPARTMENT OF FINANCE

P.O. Box 1800, 244 Fair Street, Kingston, New York 12402

Tax Information: (845) 340-3431 Fax (845) 340-3430

H

WITHDRAWN

Burton Gulnick Jr.  
Commissioner of Finance



C.J. Rioux, CPA  
Deputy Commissioner of Finance

RECEIVED

NOV 14 2019 Deputy Commissioner of Finance

Lena Serrano

RECEIVED

DEC 06 2019

U.C. FINANCE DEPT.  
KINGSTON, NY

DATE: NOVEMBER 08, 2019  
TO: All Building Inspectors & Town Supervisors & Village Mayors  
FROM: Burton Gulnick, Jr., Commissioner of Finance  
RE: Verification of Real Property for Article 11, In Rem Foreclosure, 2017 Tax

TOWN OF SAUGERTIES  
Dept. Of Safety & Buildings

The Ulster County Department of Finance operates under Article 11 of the New York State Real Property Law. This requires our filing our paperwork with the County Court. It is important that we have any crucial information regarding any defects on these properties. Under Article 11 properties can be taken for market value as well as taxes, therefore, please advise of any violations, dilapidation or hazardous conditions that you are aware of. Your cooperation is essential to our successful proceeding.

TOWN/VILLAGE: SAUGERTIES TAX MAP: 008.002-0006-018.009-0000

ASSESSED OWNER: NEGLIA VINCENT F

CLASSIFICATION CODE: 312 LOCATION: 3689 RT 32

CURRENT OWNER: Same as above

INDICATE THE PRESENCE OF ANY ENVIRONMENTAL OR POTENTIAL ENVIRONMENTAL HAZARDS WITH REGARD TO THIS PROPERTY:

Hazard: NONE

Is there a Bridge or Dam on this Property? : NO

Are there more than two unregistered vehicles on the property? : YES

If yes, please indicate how many: NOT SURE BUT AT LEAST 3

Is there any condition(s) you are aware of why the County should not foreclose on this property? No [X], Yes Please indicate:

Presently Occupied? YES

Are there any violations on file? YES If so please attach copies of violations/notices.

Condition of Building(s): POOR/FAIR, FARM STAND

PLEASE RESPOND WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE.

Building Inspector: [Signature] Dated: 11/25/19

Village Mayor if Located in a Village OR

Town Supervisor: [Signature] Dated: 12-3-19

Sign laws  
explain building permits



# SHANDAKEN

## ROUTE 28

SBL: 004.020-0001-012.100-0000

Property Class: Residential Vacant Land

Owner: Dominguez, Apolinar & Aguilar, Marcial

NO WITHDRAWAL CERTIFICATE

AUDITORS OBSERVATIONS:

Documentation subsequently provided shows the property was sold at public auction for prior year tax.

UNPAID TAX:

N/A

OLDEST YEAR OF

UNPAID TAX:

N/A

TOTAL ASSESSED

VALUE:

2022 \$22,000

FULL MARKET VALUE:

2022 \$118,919

ACRES:

15.6 ACRES

Current Status:

Sold at auction

4/24/19

\$16,000 Paid

STATE OF NEW YORK  
COUNTY COURT, ULSTER COUNTY

In the Matter of the Foreclosure of Tax  
Liens by Proceeding In Rem pursuant to  
Article Eleven of the Real Property Tax  
Law by Ulster County

CERTIFICATE OF  
WITHDRAWAL

Index No.  
17-3146

**FILED**  
*11 H 00 M*  
**AUG 06 2019**  
Nina Postupack  
Ulster County Clerk

I, Burton Gulnick, Jr., Commissioner of Finance and Enforcing Officer of the County of Ulster, do hereby certify as follows:

1. The following parcel is subject to a delinquent tax lien pursuant to Article 11 of the Real Property Tax Law of the State of New York:

Serial #    See attached  
Town of    See attached  
Owner:     See attached  
Parcel ID:  See attached

2. Pursuant to section 1138 of the Real Property Tax Law, I hereby withdraw this parcel from foreclosure for the following reason(s):

\_\_\_ There is reason to believe that there may be a legal impediment to the enforcement of the tax lien affecting said parcel.

\_\_\_ The tax has been canceled or is subject to cancellation pursuant to section 558 of the Real Property Tax Law.

\_\_\_ The enforcement of the lien has been stayed by the filing of petitions pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

\_\_\_ If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien.


\_\_\_ The owner of the parcel has entered into an agreement to pay the taxes in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

3. The specific facts which render the parcel eligible for withdrawal are as follows: This parcel was sold at public auction.

*cc: Yulinda*

4. The parcel was included on a List of Delinquent Taxes which was filed in the office of the Ulster County Clerk on the 9<sup>th</sup> day of November 2017, pursuant to section 1122 of the Real Property Tax Law of the State of New York. The County Clerk is hereby authorized and directed, upon the filing of this Certificate of Withdrawal, to enter on the List of Delinquent Taxes the word "Withdrawn" and the date of the filing of this Certificate, opposite the description of the parcel described above. This notation will operate to withdraw the parcel from foreclosure, but it will not cancel the Notice of Pendency with respect to this parcel.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of August 2019.

  
\_\_\_\_\_  
Burton Gulnick, Jr., Ulster County  
Commissioner of Finance

State of New York)  
  ) ss:  
County of Ulster )

On August 2, 2019 before me, the undersigned, personally appeared Burton Gulnick, Jr. personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

LARA J. DOYLE  
Notary Public, State of New York  
Qualified in Ulster County  
No. 01DO6166444  
My Comm. Expires May 21, 2023



Sold At Public Auction Per Resolution #263 of 6/18/19

Taxes Written off - J4221 7/29/19

Town	Village	SBL	Year	Name	Name	Serial #	Date
Esopus		063.003-0004-008.000-0000	2017	PLAYFORD KATHERINE	PLAYFORD ROBERT	22000071	20190618
Esopus		063.003-0005-030.000-0000	2017	PLAYFORD KATHERINE	PLAYFORD ROBERT	22000075	20190618
Lloyd		079.002-0001-009.356-0000	2017	HIGHLAND VIEWS LLC		32000325	20190618
Lloyd		087.003-0004-014.000-0000	2017	HOROWITZ SERENA		32000359	20190618
Lloyd		087.020-0002-004.000-0000	2017	ARI'S GARDENS GROUP LLC		32000375	20190618
Lloyd		087.292-0003-004.000-0000	2017	HAIGHT JODY		32000378	20190618
Lloyd		088.013-0004-040.100-0000	2017	COUNTY OF ULSTER		32000383	20190618
Marbletown		061.004-0003-058.000-0000	2017	COUNTY OF ULSTER		34000450	20190618
Marbletown		062.013-0001-027.000-0000	2017	BOGERT RUSSELL	BOGERT GLORIA E	34000467	20190618
Marlboro		103.001-0001-002.200-0000	2017	WOODWARD WILLIAM J	COUPART THOMAS	36000523	20190618
Marlboro		108.002-0006-029.000-0000	2017	SADLER CHARLES SR		36000558	20190618
Marlboro		108.003-0004-023.017-0000	2017	COUNTY OF ULSTER		36000597	20190618
Marlboro		109.001-0002-038.000-0000	2017	MANNESSE DOMINICK	ATTN: PAULINE CROSBY	36000632	20190618
New Paltz		086.016-0003-006.200-0000	2017	COTANT STEVEN JR	COTANT TRACY	38000698	20190618
New Paltz		094.002-0002-058.000-0000	2017	SALCICCIA ANTHONY		38000716	20190618
Olive		036.007-0002-025.000-0000	2017	HARJU ARVIDS S	HARJU HEDVIGA	40000737	20190618
Olive		045.001-0002-008.000-0000	2017	REISS ROBERT J		40000750	20190618
Plattekill		094.020-0001-011.011-0000	2017	MORGAN CARL		42000807	20190618
Plattekill		095.001-0002-005.002-0000	2017	TERTAN DARIO		42000811	20190618
Plattekill		101.002-0003-002.002-0000	2017	VARGAS PILAR		42000842	20190618
Rochester		052.020-0001-017.000-0000	2017	KIRSHY HENRY		44000926	20190618
Rochester		060.003-0002-044.200-0000	2017	ALVAREZ JEAN	ALVAREZ CASTOR	44000943	20190618
Rochester		067.002-0001-014.100-0000	2017	NADRATOWSKY ANN		44000959	20190618
Rochester		076.003-0001-019.000-0000	2017	PAULSEN MARTIN VENUS		44001038	20190618
Rosendale		062.002-0001-018.000-0000	2017	SCHATZEL LINDA		46001104	20190618
Rosendale		062.020-0002-003.000-0000	2017	COUNTY OF ULSTER		46001132	20190618
Saugerties		008.002-0006-037.000-0000	2017	COTTON ( LKO ) WILLIAM		48001289	20190618
Saugerties		017.002-0004-028.000-0000	2017	CODY CALVIN	CODY LINDA	48001355	20190618
Saugerties		017.005-0003-011.000-0000	2017	BARNETT ROSE		48001376	20190618
Saugerties		018.010-0003-012.000-0000	2017	PLITT SHIRLEY A		48001398	20190618
Saugerties		028.001-0007-003.000-0000	2017	KWIATKOWSKI THOMAS	FETTY CYNTHIA	48001428	20190618
Shandaken		004.008-0001-003.000-0000	2017	APJOHN DONALD		50001512	20190618
Shandaken		004.020-0001-012.100-0000	2017	DOMINGUEZ APOLINAR	AGUILAR MARCIAL	50001517	20190618
Shandaken		004.045-0001-017.000-0000	2017	SILK ROAD ORGANIZATION NY INC		50001521	20190618
Shandaken		014.006-0002-021.000-0000	2017	PRUSSIN ELIZABETH L		50001580	20190618
Shandaken		014.006-0002-037.000-0000	2017	URBAN HENRY		50001581	20190618
Shawangunk		092.003-0003-013.000-0000	2017	SPITZ E & H	GAIL BATTISTA	52001617	20190618
Shawangunk		104.002-0007-012.000-0000	2017	BOSCO MICHAEL	MARCHESANO MICHAEL	52001669	20190618
Shawangunk		104.050-0001-031.000-0000	2017	VANAU PETRE		52001684	20190618
Ulster		039.011-0005-021.000-0000	2017	NAU ROBERT F	NAU JOSITA	54001744	20190618
Ulster		039.012-0003-013.000-0000	2017	GA GA PROPERTIES LLC		54001748	20190618
Ulster		039.012-0003-014.000-0000	2017	GA GA PROPERTIES LLC		54001749	20190618
Ulster		039.016-0003-022.000-0000	2017	GA GA PROPERTIES LLC		54001764	20190618
Ulster		048.014-0001-001.111-0000	2017	JOHNSON AUTOMOTIVE MGT LLC		54001835	20190618
Ulster		048.049-0001-018.110-0000	2017	WILLIAMS HAROLD	WILLIAMS BEATRICE	54001848	20190618
Wawarsing	Ellenville	083.077-0006-014.000-0000	2017	STEWART ROBERT JOHN		56001968	20190618
Wawarsing	Ellenville	091.022-0003-023.000-0000	2017	GAGOS ELECTO	GAGOS MARIA NELLY	56002021	20190618
Wawarsing		074.003-0003-048.000-0000	2017	ANDREW STEPHEN	ANDREW CHERYL	56002085	20190618
Wawarsing		075.004-0002-042.000-0000	2017	WENDEL MICHAEL E		56002102	20190618
Wawarsing		082.001-0001-020.000-0000	2017	CARROLL EDWARD T JR	JEFFRIES JO	56002159	20190618
Wawarsing		083.001-0002-060.000-0000	2017	HILL SUSAN L		56002188	20190618
Wawarsing		083.010-0001-009.000-0000	2017	KELLS KURT		56002207	20190618
Wawarsing		084.001-0002-012.100-0000	2017	KOENIG SHIRLEY		56002229	20190618

Sold At Public Auction Per Resolution #263 of 6/18/19

Taxes Written off - J4221 7/29/19

Town	Village	SBL	Year	Name	Name	Serial #	Date
Wawarsing		090.004-0001-010.000-0000	2017	EGAN HOWARD		56002238	20190618
Woodstock		016.000-0003-006.100-0000	2017	GALLO ANTHONY	FAUL MILDRED	58002285	20190618



# SHANDAKEN

## DEPOT STREET

SBL: 004.045-0001-017.000-0000  
Property Class: Residential Vacant Land  
Owner: Silk Road Organization NY, INC

NO WITHDRAWAL CERTIFICATE

### AUDITORS OBSERVATIONS:

Documentation subsequently provided shows the property was sold at public auction for prior year tax.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$2,500

FULL MARKET VALUE:  
2022 \$13,514

ACRES:  
0.5 ACRES

Current Status:

Sold at Auction  
4/24/19

\$50.00 Paid

STATE OF NEW YORK  
COUNTY COURT, ULSTER COUNTY

In the Matter of the Foreclosure of Tax  
Liens by Proceeding In Rem pursuant to  
Article Eleven of the Real Property Tax  
Law by Ulster County

CERTIFICATE OF  
WITHDRAWAL

Index No.  
17-3146

**FILED**  
*11 H 00 M*  
**AUG 06 2019**  
Nina Postupack  
Ulster County Clerk

I, Burton Gulnick, Jr., Commissioner of Finance and Enforcing Officer of the County of Ulster, do hereby certify as follows:

1. The following parcel is subject to a delinquent tax lien pursuant to Article 11 of the Real Property Tax Law of the State of New York:

Serial #    See attached  
Town of    See attached  
Owner:     See attached  
Parcel ID:  See attached

2. Pursuant to section 1138 of the Real Property Tax Law, I hereby withdraw this parcel from foreclosure for the following reason(s):

\_\_\_ There is reason to believe that there may be a legal impediment to the enforcement of the tax lien affecting said parcel.

\_\_\_ The tax has been canceled or is subject to cancellation pursuant to section 558 of the Real Property Tax Law.

\_\_\_ The enforcement of the lien has been stayed by the filing of petitions pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

\_\_\_ If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien.


\_\_\_ The owner of the parcel has entered into an agreement to pay the taxes in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

3. The specific facts which render the parcel eligible for withdrawal are as follows: This parcel was sold at public auction.

*cc: Yulinda*

4. The parcel was included on a List of Delinquent Taxes which was filed in the office of the Ulster County Clerk on the 9<sup>th</sup> day of November 2017, pursuant to section 1122 of the Real Property Tax Law of the State of New York. The County Clerk is hereby authorized and directed, upon the filing of this Certificate of Withdrawal, to enter on the List of Delinquent Taxes the word "Withdrawn" and the date of the filing of this Certificate, opposite the description of the parcel described above. This notation will operate to withdraw the parcel from foreclosure, but it will not cancel the Notice of Pendency with respect to this parcel.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of August 2019.

  
\_\_\_\_\_  
Burton Gulnick, Jr., Ulster County  
Commissioner of Finance

State of New York)  
  ) ss:  
County of Ulster )

On August 2, 2019 before me, the undersigned, personally appeared Burton Gulnick, Jr. personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

**LARA J. DOYLE**  
Notary Public, State of New York  
Qualified in Ulster County  
No. 01DO6166444  
My Comm. Expires May 21, 20**23**

Sold At Public Auction Per Resolution #263 of 6/18/19

Taxes Written off - J4221 7/29/19

Town	Village	SBL	Year	Name	Name	Serial #	Date
Esopus		063.003-0004-008.000-0000	2017	PLAYFORD KATHERINE	PLAYFORD ROBERT	22000071	20190618
Esopus		063.003-0005-030.000-0000	2017	PLAYFORD KATHERINE	PLAYFORD ROBERT	22000075	20190618
Lloyd		079.002-0001-009.356-0000	2017	HIGHLAND VIEWS LLC		32000325	20190618
Lloyd		087.003-0004-014.000-0000	2017	HOROWITZ SERENA		32000359	20190618
Lloyd		087.020-0002-004.000-0000	2017	ARI'S GARDENS GROUP LLC		32000375	20190618
Lloyd		087.292-0003-004.000-0000	2017	HAIGHT JODY		32000378	20190618
Lloyd		088.013-0004-040.100-0000	2017	COUNTY OF ULSTER		32000383	20190618
Marbletown		061.004-0003-058.000-0000	2017	COUNTY OF ULSTER		34000450	20190618
Marbletown		062.013-0001-027.000-0000	2017	BOGERT RUSSELL	BOGERT GLORIA E	34000467	20190618
Marlboro		103.001-0001-002.200-0000	2017	WOODWARD WILLIAM J	COUPART THOMAS	36000523	20190618
Marlboro		108.002-0006-029.000-0000	2017	SADLER CHARLES SR		36000558	20190618
Marlboro		108.003-0004-023.017-0000	2017	COUNTY OF ULSTER		36000597	20190618
Marlboro		109.001-0002-038.000-0000	2017	MANNESSE DOMINICK	ATTN: PAULINE CROSBY	36000632	20190618
New Paltz		086.016-0003-006.200-0000	2017	COTANT STEVEN JR	COTANT TRACY	38000698	20190618
New Paltz		094.002-0002-058.000-0000	2017	SALCICCIA ANTHONY		38000716	20190618
Olive		036.007-0002-025.000-0000	2017	HARJU ARVIDS S	HARJU HEDVIGA	40000737	20190618
Olive		045.001-0002-008.000-0000	2017	REISS ROBERT J		40000750	20190618
Plattekill		094.020-0001-011.011-0000	2017	MORGAN CARL		42000807	20190618
Plattekill		095.001-0002-005.002-0000	2017	TERTAN DARIO		42000811	20190618
Plattekill		101.002-0003-002.002-0000	2017	VARGAS PILAR		42000842	20190618
Rochester		052.020-0001-017.000-0000	2017	KIRSHY HENRY		44000926	20190618
Rochester		060.003-0002-044.200-0000	2017	ALVAREZ JEAN	ALVAREZ CASTOR	44000943	20190618
Rochester		067.002-0001-014.100-0000	2017	NADRATOWSKY ANN		44000959	20190618
Rochester		076.003-0001-019.000-0000	2017	PAULSEN MARTIN VENUS		44001038	20190618
Rosendale		062.002-0001-018.000-0000	2017	SCHATZEL LINDA		46001104	20190618
Rosendale		062.020-0002-003.000-0000	2017	COUNTY OF ULSTER		46001132	20190618
Saugerties		008.002-0006-037.000-0000	2017	COTTON ( LKO ) WILLIAM		48001289	20190618
Saugerties		017.002-0004-028.000-0000	2017	CODY CALVIN	CODY LINDA	48001355	20190618
Saugerties		017.005-0003-011.000-0000	2017	BARNETT ROSE		48001376	20190618
Saugerties		018.010-0003-012.000-0000	2017	PLITT SHIRLEY A		48001398	20190618
Saugerties		028.001-0007-003.000-0000	2017	KWIATKOWSKI THOMAS	FETTY CYNTHIA	48001428	20190618
Shandaken		004.008-0001-003.000-0000	2017	APJOHN DONALD		50001512	20190618
Shandaken		004.020-0001-012.100-0000	2017	DOMINGUEZ APOLINAR	AGUILAR MARCIAL	50001517	20190618
Shandaken		004.045-0001-017.000-0000	2017	SILK ROAD ORGANIZATION NY INC		50001521	20190618
Shandaken		014.006-0002-021.000-0000	2017	PRUSSIN ELIZABETH L		50001580	20190618
Shandaken		014.006-0002-037.000-0000	2017	URBAN HENRY		50001581	20190618
Shawangunk		092.003-0003-013.000-0000	2017	SPITZ E & H	GAIL BATTISTA	52001617	20190618
Shawangunk		104.002-0007-012.000-0000	2017	BOSCO MICHAEL	MARCHESANO MICHAEL	52001669	20190618
Shawangunk		104.050-0001-031.000-0000	2017	VANAU PETRE		52001684	20190618
Ulster		039.011-0005-021.000-0000	2017	NAU ROBERT F	NAU JOSITA	54001744	20190618
Ulster		039.012-0003-013.000-0000	2017	GA GA PROPERTIES LLC		54001748	20190618
Ulster		039.012-0003-014.000-0000	2017	GA GA PROPERTIES LLC		54001749	20190618
Ulster		039.016-0003-022.000-0000	2017	GA GA PROPERTIES LLC		54001764	20190618
Ulster		048.014-0001-001.111-0000	2017	JOHNSON AUTOMOTIVE MGT LLC		54001835	20190618
Ulster		048.049-0001-018.110-0000	2017	WILLIAMS HAROLD	WILLIAMS BEATRICE	54001848	20190618
Wawarsing	Ellenville	083.077-0006-014.000-0000	2017	STEWART ROBERT JOHN		56001968	20190618
Wawarsing	Ellenville	091.022-0003-023.000-0000	2017	GAGOS ELECTO	GAGOS MARIA NELLY	56002021	20190618
Wawarsing		074.003-0003-048.000-0000	2017	ANDREW STEPHEN	ANDREW CHERYL	56002085	20190618
Wawarsing		075.004-0002-042.000-0000	2017	WENDEL MICHAEL E		56002102	20190618
Wawarsing		082.001-0001-020.000-0000	2017	CARROLL EDWARD T JR	JEFFRIES JO	56002159	20190618
Wawarsing		083.001-0002-060.000-0000	2017	HILL SUSAN L		56002188	20190618
Wawarsing		083.010-0001-009.000-0000	2017	KELLS KURT		56002207	20190618
Wawarsing		084.001-0002-012.100-0000	2017	KOENIG SHIRLEY		56002229	20190618

Sold At Public Auction Per Resolution #263 of 6/18/19

Taxes Written off - J4221 7/29/19

Town	Village	SBL	Year	Name	Name	Serial #	Date
Wawarsing		090.004-0001-010.000-0000	2017	EGAN HOWARD		56002238	20190618
Woodstock		016.000-0003-006.100-0000	2017	GALLO ANTHONY	FAUL MILDRED	58002285	20190618



# ULSTER

## 246 OLD STAGE ROAD

SBL: 039.008-0001-011.000-0000  
Property Class: Manufacturing Housing  
Owner: Gardeski, Kenneth  
NO WITHDRAWAL CERTIFICATE

### AUDITORS OBSERVATIONS:

Documentation subsequently provided shows the property was redeemed for prior year tax.

UNPAID TAX:  
N/A

OLDEST YEAR OF  
UNPAID TAX:  
N/A

TOTAL ASSESSED  
VALUE:  
2022 \$65,800

FULL MARKET VALUE:  
2022 \$119,636

ACRES:  
2.00 ACRES

### Current Status:

2017 Taxes Paid  
12/5/2019



STATE OF NEW YORK  
COUNTY COURT, ULSTER COUNTY

**FILED**  
*JH 47 M*

In the Matter of the Foreclosure of Tax  
Liens by Proceeding In Rem pursuant to  
Article Eleven of the Real Property Tax  
Law by Ulster County

COLLECTIVE STATEMENT  
OF REDEMPTIONS

JAN 23 2020

**Nina Postupack**  
Ulster County Clerk

Index No.  
17-3146


I, Burton Gulnick Jr. Commissioner of Finance of the County of Ulster, do hereby certify as follows:

1. A List of Delinquent Taxes was filed in the office of the Ulster County Clerk on the 9th day of November 2017, pursuant to section 1122 of the Real Property Tax Law of the State of New York.
2. The following parcels were included on that List but were redeemed pursuant to section 1110 of the Real Property Tax Law during the period of December 1 through December 31, 2019:

SEE ATTACHED LISTING

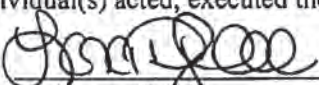
3. The Ulster County Clerk is hereby authorized and directed, upon the filing of this Collective Statement of Redemptions, to enter on the List of Delinquent Taxes the word "redeemed" and the date of the filing of this instrument, opposite the description of each parcel described above. This notation will operate to cancel the Notice of Pendency with respect to each parcel described above.

IN WITNESS WHEREOF, I have here unto set my hand this 14th day of January, 2020.

  
\_\_\_\_\_  
Burton Gulnick Jr.  
Ulster County  
Commissioner of Finance

State of New York)  
  ) ss:  
County of Ulster )

On the 14<sup>th</sup> day of January in the year 2020 , before me, the undersigned, a Notary Public in and for said State, personally appeared, Burton Gulnick Jr. personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

LARA J. DOYLE  
Notary Public, State of New York  
Qualified in Ulster County  
No. 01DO6166444  
My Comm. Expires May 21, 2023

TOWN OF ULSTER

PARCEL INFORMATION

PAID INFORMATION

DESCRIPTION: 039.008-0001-011.000-0000  
SERIAL NO: 001735  
OWNER: GARDESKI KENNETH

GEN: \$3,207.57 12/05/2019  
SCH:  
TOTAL: \$3,207.57 \*

DESCRIPTION: 056.017-0002-038.200-0000  
SERIAL NO: 001902  
OWNER: CONKLIN WALTER

GEN: \$1,412.24 12/09/2019  
SCH: \$2,258.60  
TOTAL: \$3,670.84 \*

DESCRIPTION: 056.017-0002-038.300-0000  
SERIAL NO: 001903  
OWNER: CONKLIN WALTER

GEN: \$435.75 12/09/2019  
SCH: \$469.78  
TOTAL: \$905.53 \*

DESCRIPTION: 056.022-0003-009.000-0000  
SERIAL NO: 001906  
OWNER: MONTERROSO CESAR A  
NEW OWNER: MJ REAL ESTATE HOLDINGS

GEN: \$3,050.53 12/11/2019  
SCH:  
TOTAL: \$3,050.53 \*

DESCRIPTION: 056.071-0002-002.000-0000  
SERIAL NO: 001911  
OWNER: MACKENZIE DON S

GEN:  
SCH: \$4,289.24 12/26/2019  
TOTAL: \$4,289.24 \*

APPENDIX B  
HAZARDOUS UNCOLLECTIBLES

# APPENDIX B

TOWN:	ASSESSED TO:	SBL#:	OLDEST YEAR OF TAX:	UNPAID TAXES 4/30/22	ASSESSED VALUE:
GARDINER	HAMILTON, JILL REDDY & ACIERNO NOW PARKER	093.004-0002-002.210-0000	2018 G	\$ 25,557.00	\$ 146,000.00
LLOYD	DONALD	079.015-0001-038.00-0000	2019 G	\$ 4,784.00	\$ 36,000.00
LLOYD	FRANKOWSKI ROBERT	080.003-0002-025.000-0000	2019 G	\$ 31,811.00	\$ 164,200.00
LLOYD	DAMBERG GARY	087.008-0001-024.000-0000	2018 G	\$ 16,473.00	\$ 97,500.00
LLOYD	HUDSON SUMMIT LLC	095.012-0002-007.100-0000	2019 G	\$ 4,645.00	\$ 20,000.00
MARLBOROUGH	FALANGA FRANCIS JOSEPH	108.003-0003-017.000-0000	2008 G	\$ 114,818.00	\$ 93,500.00
NEW PALTZ	PANNUCCI KATHLEEN	086.012-0005-012.100-0000	2017 G	\$ 20,153.00	\$ 60,100.00
PLATTEKILL	HVES WAGER LESTER JR WAGER MELBA/PEL/ NOW SCIAPLI	095.003-0004-037.000-0000	1995 G	\$ 201,370.00	\$ 1,000.00
PLATTEKILL	ARNOLD LYNNETTE HENRIQUES	101.001-0001-010.000-0000	2012 G	\$ 125,797.00	\$ 240,000.00
PLATTEKILL	SHERYL/NOW GERLIG	102.001-0001-019.000-0000	2015 G	\$ 33,802.00	\$ 76,100.00
ROCHESTER	SOLCBERG REGINALD A JR HAINES JAQUELINE SPRAGUE RICHARD	077.009-0001-042.000-0000	2006 G	\$ 102,224.00	\$ 2,000.00
SAUGERTIES	NOW HAINES LEROY	008.004-0008-021.000-0000	2014 G	\$ 65,426.00	\$ 213,000.00
SAUGERTIES	EDWARDS SHANE M	017.016-0002-043.000-0000	2017 G	\$ 24,040.00	\$ 50,000.00
SAUGERTIES	EDWARDS SHANE M BACH RACHEL NOW CUMMINS	017.016-0002-048.000-0000	2016 G	\$ 34,347.00	\$ 109,000.00
SAUGERTIES	MICHAEL	027.002-0005-040.300-0000	2019 G	\$ 7,506.00	\$ 66,500.00
SAUGERTIES	MARK LAWRENCE MARK MARY A KAROLYS JOSEPH NOW CUMMINS	027.004-0006-005.330-0000	2019 G	\$ 8,535.00	\$ 50,000.00
SAUGERTIES	MICHAEL KAROLYS JOSEPH NOW CUMMINS	027.004-0006-005.340-0000	2019 G	\$ 3,816.00	\$ 31,500.00
SAUGERTIES	MICHAEL	027.004-0006-005.350-0000	2019 G	\$ 3,514.00	\$ 28,500.00
SAUGERTIES	MARK LAWRENCE MARK MARY A	027.004-0006-005.360-0000	2019 G	\$ 10,551.00	\$ 63,500.00
SAUGERTIES	TIMBEST INC	029.009-0009-099.980-0000	2019 G	\$ 960.00	\$ 2,500.00
SAUGERTIES	TIMBEST INC	029.009-0009-099.992-0000	2019 G	\$ 1,046.00	\$ 3,000.00
SHAWANGUNK	KIP GARRETT F KIP DAISY	104.002-0007-009.000-0000	2011 G	\$ 24,515.00	\$ 7,000.00
SHAWANGUNK	BOSCO MICHEAL STAGG HENRY	104.002-0007-014.000-0000	2015 G	\$ 19,648.00	\$ 9,000.00
SHAWANGUNK	CASTON HARRY PESSOLANO MARGARET PESSOLANO	104.042-0001-030.000-0000	2012 G	\$ 2,810.00	\$ 300.00
SHAWANGUNK	ANGELO	104.042-0004-014.000-0000	2011 G	\$ 6,846.00	\$ 1,250.00
SHAWANGUNK	SUTHERLAND WENDY C	106.001-0002-001.120-0000	2019 G	\$ 21,141.00	\$ 42,000.00
SHAWANGUNK	BROWN WILLIAM R JR. BROWN LISA M	106.003-0002-004.000-0000	2009 G	\$ 494,844.00	\$ 110,000.00
ULSTER	GADDIS WILLIAM J COUNTY OF ULSTER/VINDICATED	039.001-0004-003.000-0000	2019 G	\$ 19,355.00	\$ 96,400.00
ULSTER	PROPERTIES LLC	039.011-0006-001.000-0000	2018 G	\$ 18,337.00	\$ 49,800.00
ULSTER	REYNOLDS DAVID W REYNOLDS LORY	039.015-0003-017.000-0000	2017 G	\$ 22,062.00	\$ 32,500.00
ULSTER	GUIDO VINCENT R JR	039.012-0004-012.211-0000	2019 G	\$ 5,061.00	\$ 19,000.00
ULSTER	WHITE CARLA	039.019-0003-001.000-0000	2013/14 S	\$ 97,278.00	\$ 135,600.00
ULSTER	Ulster Acquisition I LLC	039.082-0001-030.420-0000	2011/12 S	\$ 10,104,566.00	\$ 9,251,378.00
ULSTER	CRISPINO JOHN	048.052-0004-013.000-0000	2019 G	\$ 1,193.00	\$ 2,300.00
ULSTER	PERRY ROBERT	048.052-0007-010.000-0000	2018 G	\$ 13,510.00	\$ 39,200.00
ULSTER	CONKLIN, WALTER & ALICE	056.017-0002-038.200-0000	2017/18 S	\$ 14,864.00	\$ 62,500.00
ULSTER	CONKLIN, WALTER & ALICE	056.017-0002-038.300-0000	2017/18 S	\$ 3,849.00	\$ 13,000.00
ULSTER	PERRAKIS, JOHN	056.071-0002-003.000-0000	2018 G	\$ 20,188.00	\$ 62,000.00
VILLAGE OF ELLENVILLE/WA					
WARSING	ELLENVILLE SCRAP IRON	082.076-0001-001.000-0000	2018 G	\$ 367,918.00	\$ 23,600.00
WAWARSING	14 PINE ST, LLC	091.022-0003-029.000-0000	2016 G	\$ 9,640.00	\$ 27,800.00
WAWARSING	14 PINE ST, LLC	091.022-0003-030.000-0000	2016 G	\$ 5,939.00	\$ 15,200.00
WAWARSING	BURNISHED METAL CORP.	091.022-0003-031.000-0000	2014 G	\$ 4,071.00	\$ 4,300.00
WAWARSING	SOSIS SHIRLEY A	074.002-0001-063.000-0000	2012 G	\$ 41,945.00	\$ 49,200.00
WAWARSING	FAUST CONSTANCE M	074.003-0003-047.000-0000	2014 G	\$ 11,168.00	\$ 1,100.00
WAWARSING	SMITH ROBERT D SMITH WILLARD E	083.001-0001-002.000-0000	2009 G	\$ 110,867.00	\$ 77,000.00
WAWARSING	NOWAKOWSKI WALTER NOWAKOWSKI IRENE	083.006-0003-081.000-0000 THEN 75.3-3-81 NOW 75.3-2-81	2011 G	\$ 9,394.00	\$ 7,800.00
<b>TOTAL</b>				<b>\$ 12,292,184.00</b>	<b>\$ 11,693,128.00</b>

TOWN:	ASSESSED TO:	SBL#:	OLDEST YEAR OF TAX:	AMOUNT DUE AS OF 6/30/2021:		
ESOPUS	MARKLE ISAAC	063.004-0001-003.000-0000	2015 G	\$	4,088.00	
GARDINER	HAMILTON, JILL	093.004-0002-002.210-0000	2018 G	\$	18,713.00	
LLOYD	DAMBERG GARY	087.008-0001-024.000-0000	2018 G	\$	11,538.00	
MARBLETOWN	PARSLOW, FRANK	054.004-0001-018.000-0000	2018 G	\$	15,252.00	
MARLBOROUGH	FALANGA FRANCIS JOSEPH	108.003-0003-017.000-0000	2008 G	\$	104,111.00	
NEW PALTZ	PANNUCCI KATHLEEN	086.012-0005-012.100-0000	2017 G	\$	16,140.00	
PLATTEKILL	HVES	095.003-0004-037.000-0000	1995 G	\$	194,631.00	
PLATTEKILL	WAGER LESTER JR WAGER MELBA	101.001-0001-010.000-0000	2012 G	\$	107,046.00	
PLATTEKILL	ARNOLD LYNNETTE HENRIQUES SHERYL	102.001-0001-019.000-0000	2015 G	\$	28,170.00	
ROCHESTER	RIO BLANCO REALTY INC	068.001-0002-044.100-0000	2018 G	\$	8,490.00	
ROCHESTER	SOLCBERG REGINALD A JR	077.009-0001-042.000-0000	2006 G	\$	97,992.00	
SAUGERTIES	EDWARDS SHANE M	017.016-0002-043.000-0000	2017 G	\$	21,104.00	
SAUGERTIES	EDWARDS SHANE M	017.016-0002-048.000-0000	2016 G	\$	25,377.00	
SHAWANGUNK	KIP GARRETT F KIP DAISY	104.002-0007-009.000-0000	2011 G	\$	21,674.00	
SHAWANGUNK	BOSCO MICHEAL STAGG HENRY	104.002-0007-014.000-0000	2015 G	\$	16,654.00	
SHAWANGUNK	CASTON HARRY	104.042-0001-030.000-0000	2012 G	\$	2,521.00	
SHAWANGUNK	PESSOLANO MARGARET PESSOLANO ANGELO	104.042-0004-014.000-0000	2011 G	\$	6,093.00	
SHAWANGUNK	BROWN WILLIAM R JR. BROWN LISA M	106.003-0002-004.000-0000	2009 G	\$	445,451.00	
ULSTER	REYNOLDS DAVID W REYNOLDS LORY	039.015-0003-017.000-0000	2017 G	\$	18,733.00	
ULSTER	WHITE CARLA	039.019-0003-001.000-0000	2013/14 S	\$	83,608.00	
ULSTER	Ulster Acquisition I LLC	039.082-0001-030.420-0000	2011/12 S	\$	8,884,609.00	
ULSTER	Ulster Business Complex LLC	048.007-0001-029.100-0000	2016 G	\$	5,166,933.81	Updated fr COUNTY OWNED
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.200-0000	2015/16 S	\$	224,339.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.110-0000	2011/12 S	\$	1,423,258.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.120-0000	2010/11 S	\$	139,406.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.130-0000	2010/11 S	\$	56,529.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.140-0000	2015/16 S	\$	27,507.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.150-0000	2010/11 S	\$	1,329,311.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.160-0000	2010/11 S	\$	127,613.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.170-0000	2015/16 S	\$	122,369.00	
ULSTER	Techcity 52 LLC	048.007-0001-029.230-0000	2016/17 S	\$	1,332,344.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.240-0000	2015/16 S	\$	113,726.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.250-0000	2012/13 S	\$	1,656,546.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.260-0000	2016 G	\$	10,454.00	
Ulster	AG Prop Of Kingston LLC	048.007-0001-029.300-0000	2015/16 S	\$	267,180.00	
ULSTER	Tech City 22 23 & 24 LLC	048.007-0001-029.400-0000	2015/16 S	\$	188,502.00	
ULSTER	AG Prop Of Kingston LLC	048.007-0001-029.500-0000	2012/13 S	\$	2,628,978.00	
ULSTER	Tech City 22 23 & 24 LLC	048.007-0001-029.700-0000	2015/16 S	\$	471,126.00	
ULSTER	Tech City 22 23 & 24 LLC	048.007-0001-029.800-0000	2015/16 S	\$	569,754.00	
ULSTER	Tech City 22 23 & 24 LLC	048.007-0001-029.900-0000	2015/16 S	\$	662,510.00	
ULSTER	CONKLIN, WALTER & ALICE	056.017-0002-038.200-0000	2017/18 S	\$	10,455.00	
ULSTER	CONKLIN, WALTER & ALICE	056.017-0002-038.300-0000	2017/18 S	\$	2,686.00	
ULSTER	PERRAKIS, JOHN	056.071-0002-003.000-0000	2018 G	\$	14,692.00	
WAWARSING	LEASE DAYTONA, LLC	083.069-0004-028.000-0000	2017 G	\$	36,987.00	
WAWARSING	14 PINE ST, LLC	091.022-0003-029.000-0000	2016 G	\$	7,808.00	
WAWARSING	14 PINE ST, LLC	091.022-0003-030.000-0000	2016 G	\$	4,809.00	
WAWARSING	BURNISHED METAL CORP.	091.022-0003-031.000-0000	2014 G	\$	3,597.00	
WAWARSING	SOSIS SHIRLEY A	074.002-0001-063.000-0000	2012 G	\$	37,447.00	

TOWN:	ASSESSED TO:	SBI#:	OLDEST YEAR OF TAX:	AMOUNT DUE AS OF 6/30/2021:
WAWARSING	FAUST CONSTANCE M	074.003-0003-047.000-0000	2014 G	\$ 10,422.00
WAWARSING	SMITH ROBERT D SMITH WILLARD E	083.001-0001-002.000-0000	2009 G	\$ 101,860.00
WAWARSING	NOWAKOWSKI WALTER NOWAKOWSKI	083.006-0003-081.000-0000 THEN		
	IRENE	75.3-3-81 NOW 75.3-2-81	2011 G	\$ 8,610.00
	<b>TOTALS</b>			\$ <b>26,889,753.81</b>
				\$ 21,722,820.00 Total Hazar