



SULLIVAN COUNTY LEGISLATURE
Planning, Environmental Management and Real Property Committee
Thursday, April 23, 2015 ~ 10:30AM

*Committee Members: Alan Sorensen (Chair); Ira Steingart (Vice Chair);
Cora Edwards; Cindy Kurpil Gieger and Gene Benson*

RECESSED AGENDA

RESOLUTIONS:

COUNTY ATTORNEY

1. To rescind the Reverter Clause in a Deed dated July 1, 1997 (Liber 2001 at Page 0074) relating to FA 10.1-15.2.

COUNTY TREASURER

1. Convey LI 18.-1-45 to America Project Services, Inc.
2. Convey parcels to the former owners that were acquired by the County of Sullivan by virtue of an in rem tax foreclosure (may be amended at Recessed Meeting April 23, 2015)

PLANNING – None

PUBLIC COMMENT:

ADJOURN

RESOLUTION INTRODUCED BY PLANNING ENVIRONMENTAL MANAGEMENT AND REAL PROPERTY COMMITTEE TO RESCIND A REVERTER CLAUSE

WHEREAS, in 1997 the County of Sullivan (“County”) agreed to sell a parcel of real property designated on the Town of Fallsburg tax map as Section 10. Block 1 lot 15.2 (the, “Property”) to Sullivan Estates, Inc. for the sum of thirty-five thousand (\$35,000) dollars, and

WHEREAS, the Property was transferred pursuant to a Deed dated July 1, 1997 which was recorded in the Sullivan County Clerk’s Office on February 26, 1998 in Liber 2001 at Page 0074 (the, “Deed”), and

WHEREAS, the Deed contained reverter language in a clause beginning with the words “ANY conveyance by the purchasers...” and ending with the words “terms therein set forth.” (the, “Reverter Clause”), and

WHEREAS, the Reverter Clause creates a right to a reconveyance back to the County in the event that Sullivan Estates, Inc. or any subsequent successor in interest seeks tax exempt status for the Property unless the owner of the Property agrees to make a payment in lieu of taxes equal to the full amount of taxes owed without the application of the exemption, and

WHEREAS, Sullivan Estates, Inc. has requested that the Reverter Clause be removed from the Deed, and

WHEREAS, the Sullivan County Legislature believes that it is in the best interest of the County and prudent public policy to remove the Reverter Clause from the Deed.

NOW, THEREFORE, BE IT RESOLVED, that the Chairman of the Sullivan County Legislature is hereby authorizing to execute the document(s) necessary to rescind the Reverter Clause from the Deed, said document(s) to be in a form approved by the County Attorney’s Office.

Moved by _____,

Seconded by _____,

and adopted on motion _____, 2015.

COMBINED: LEGISLATIVE MEMORANDUM,
CERTIFICATE OF AVAILABILITY OF FUNDS
AND RESOLUTION COVER MEMO

To: Sullivan County Legislature
Fr: Thomas J. Cawley, Assistant County Attorney
Re: Request for Consideration of a Resolution
Date: April 13, 2015

Purpose of Resolution: [Provide a detailed statement of what the Resolution will accomplish, as well as a justification for approval by the Sullivan County Legislature.]

To rescind the Reverter Clause in a Deed dated July 1, 1997 (Liber 2001 at Page 0074). The Sullivan County Legislature believes it is in the best interests of the County and prudent policy to do so.

Is subject of Resolution mandated? Explain:

No.

Does Resolution require expenditure of funds? Yes _ No X

If "Yes, provide the following information:

Amount to be authorized by Resolution:

Are funds already budgeted? Yes_ No ___

If "Yes" specify appropriation code(s): _____

If "No", specify proposed source of funds: _____

Estimated Cost Breakdown by Source:

County _____

State \$ _____

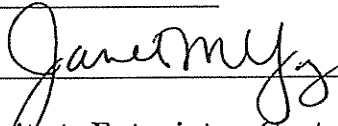
Federal Government \$ _____

Grant(s) \$ _____

Other \$ _____

(Specify) _____

Verified by Budget Office: _____



Does Resolution request Authority to Enter into a Contract? Yes ___ No X

If "Yes", provide information requested on Pages 2. If "NO", please go straight to Page 3 and acquire all pre-legislative approvals.

IA

Request for Authority to Enter into Contract with [_____]

Nature of Other Party to Contract: Professional

Duration of Contract: From _____ To _____

Is this a renewal of a prior Contract? Yes ___ No ___

If "Yes" provide the following information:

Dates of prior contract(s): _____

Amount authorized by prior contract(s): _____

Resolutions authorizing prior contracts (Resolution #s): _____

Future Renewal Options if any:

Is Subject of Contract – i.e. – the goods and/or services Mandated? Yes ___ No ___

If "Yes" cite the mandate's source; describe how this contract satisfies the requirements:

If "No" provide other justification for County to enter into this Contract: [County does not have resources in-house, best source of the subject materials, required by grant, etc.]:

Total Contract Cost for [year or contract period]: (If specific sum is not known state maximum potential cost): _____

Efforts made to find Less Costly alternative:

Efforts made to share costs with another agency or governmental entity:

Specify Compliance with Procurement Procedures (Bid, Request for Proposal, Quote, etc.)

Not Applicable

Person(s) responsible for monitoring contract (Title): _____

Pre-Legislative Approvals:

A. Director of Purchasing: Kathy Jones Date 2/14/15

B. Management and Budget: Janet My Date 4/15/15

C. Law Department: Thomas J. Crowley Date 7/15/15

D. County Manager: [Signature] Date 4/15/15

E. Other as Required: _____ Date _____

Vetted in _____ Committee on _____

**RESOLUTION INTRODUCED BY PLANNING, ENVIRONMENTAL
MANAGEMENT AND REAL PROPERTY COMMITTEE**

**RESOLUTION TO CONVEY PROPERTY IN THE TOWN OF LIBERTY
KNOWN AS LI18.-1-45, ACQUIRED BY THE COUNTY OF SULLIVAN BY
VIRTUE OF THE IN REM TAX FORECLOSURE PROCEEDING FOR THE
2013 LIEN YEAR.**

WHEREAS, property located in the Town of Liberty designated on the Sullivan County Real Property Tax Map as LI18.-1-45, Class 311, being 0.52 +/- acres, located on California Ave, is owned by the County of Sullivan (formerly owned by Daniel L & Elizabeth A McConnell) and was included in the foreclosure of 2013 liens, and

WHEREAS, America Project Services Inc. has offered to purchase said property for the sum of, ONE THOUSAND (\$1,000.00) DOLLARS, and

WHEREAS, property owned by them has an encroachment with this property, and

WHEREAS, this matter was discussed by the Real Property Advisory Board who advised it is in the best interest of the County of Sullivan to convey the parcel to America Project Services Inc. for ONE THOUSAND (\$1,000.00) DOLLARS, and

WHEREAS, the purchaser will also be responsible for the recording fees plus 10% of sale price for auctioneer's commission, plus the 2015 County/Town taxes and any other applicable charges, including but not limited to, omitted & pro rata taxes, water and sewer charges, if any, and

NOW, THEREFORE, BE IT RESOLVED, the Chairman of the Sullivan County Legislature is hereby authorized to execute the necessary documents in order to convey the aforesaid premises to America Project Services Inc., upon payment of \$1,000.00 to the County Treasurer, plus 10% of sale price for auctioneer's commission, plus fees for the County Clerk, plus the 2015 County/Town taxes and any other applicable charges, including but not limited to, omitted & pro rata taxes, water and sewer charges, if any.

BE IT FURTHER RESOLVED, that upon this conveyance, the buyers will file a combination request with the Liberty Assessor to combine this property with LI18.-1-44.

Moved by _____,
Seconded by _____,
and adopted on motion _____, 2015.

RESOLUTION INTRODUCED BY PLANNING, ENVIRONMENTAL MANAGEMENT AND REAL PROPERTY COMMITTEE

RESOLUTION TO CONVEY PARCELS TO THE FORMER OWNERS, THAT WERE ACQUIRED BY THE COUNTY OF SULLIVAN BY VIRTUE OF AN IN REM TAX FORECLOSURE PROCEEDING, PURSUANT TO SULLIVAN COUNTY LOCAL LAW NO. 5 OF 2003, AS AMENDED.

WHEREAS, the County of Sullivan took title to various parcels by virtue of tax foreclosure proceedings by Deed dated the 26th day of February, 2015, and recorded in the Sullivan County Clerk’s Office on the 26th day of February, 2015 as Instrument #2015-1194, and

WHEREAS, the County has received applications requesting certain parcels (See Attached Schedule “A”) be reacquired by the former owner(s) in consideration for the amount of delinquent taxes, interest and penalties; plus ten (10%) percent of the delinquent taxes, interest and penalties; a surcharge of five (5%) percent of the equalized full assessed value; and other costs & charges, as required by said local law, and

WHEREAS, the former owner(s) will be responsible to pay any delinquent Village taxes, if any, the 2015 Town and County Taxes and special district taxes, if any, in addition to any future taxes and charges levied against the property, and

WHEREAS, the conveyance of such parcels indicated on the attached Schedule “A” will restore the former owner(s) and any lien holders to their respective status prior to the foreclosure once a Court Order is executed restoring said liens and title is conveyed to the former owner(s), and

NOW, THEREFORE, BE IT RESOLVED, the Chairman of the Sullivan County Legislature is hereby authorized to execute the necessary documents in order to re-convey the properties listed on the attached Schedule “A” to the former owners for the total sum of the delinquent taxes, interest, and penalties; plus ten (10%) percent of the delinquent taxes, interest and penalties; a surcharge of five (5%) percent of the full equalized assessed value, and other costs & charges, pursuant to Sullivan County Local Law No. 5 of 2003, as amended.

Moved by _____,
Seconded by _____,
and adopted on motion _____, 2015.

Schedule "A"

- 1.) Lema Irrevocable Trust wishes to repurchase Town of Bethel, Tax Map #'s 24.-1-15 & 24.-1-16.
- 2.) Gale Road Realty Inc wish to repurchase Town of Bethel, Tax Map #24.-1-26.
- 3.) Joseph & Anna Lynch wish to repurchase Town of Bethel, Tax Map #'s 25.-1-4.4 & 25.-1-5.1.
- 4.) Lema Bovzas Inc wishes to repurchase Town of Bethel, Tax Map #'s 38.-1-18 & 51.-1-2.1.
- 5.) Joel & Lynn Nachamie Selonick wish to repurchase Town of Bethel, Tax Map #42.-22-10.
- 6.) IJaz Redzep wishes to repurchase Town of Bethel, Tax Map # 46.-4-1.3.
- 7.) Elvira Tşirlina wishes to repurchase Town of Bethel, Tax Map #46.-7-1.4.
- 8.) Bernard & Mary Ann Vento-Perez wish to repurchase Town of Bethel, Tax Map #47.-18-4.
- 9.) Matthew A Zampelli wishes to repurchase Town of Bethel, Tax Map #47.-24-11.
- 10.) Jack Locicero wishes to repurchase Town of Callicoon, Tax Map #18.-1-91.2.
- 11.) Juserene, LLC wish to repurchase Town of Callicoon, Tax Map #21.-1-16.3.
- 12.) Joseph McFadden wishes to repurchase Town of Cohecton, Tax Map #2.-1-55.
- 13.) Brian Sykes wishes to repurchase Town of Delaware, Tax Map #14.-5-13.2.
- 14.) Tony Evans Shure wishes to repurchase Town of Delaware, Tax Map #26.-1-13.
- 15.) Elizabeth Calle wishes to repurchase Town of Fallsburg, Tax Map #7.-1-26.
- 16.) Marlene L Ross & Serena Gildersleeve wish to repurchase Town of Fallsburg, Tax Map # 11.-1-39.01/0311.
- 17.) Stephen B & Marilyn Carter wish to repurchase Town of Fallsburg, Tax Map #11.-1-39.08/0115.
- 18.) Carlos Negrón wishes to repurchase Town of Fallsburg, Tax Map #11.-1-39.08./0224.
- 19.) Luxor Owners Corp wishes to repurchase Town of Fallsburg, Tax Map #12.-1-41.4/8801.
- 20.) Kenneth H Walter Trustee & Michelle E Truitt Trustee wish to repurchase Town of Fallsbug, Tax Map #17.-1-40.
- 21.) Smajl Haxjaj wishes to repurchase Town of Fallsburg, Tax Map #17.-1-53.
- 22.) Rosalina Arias wishes to repurchase Town of Fallsburg, Tax Map #19.-10-18.2.
- 23.) Adis & Maria & Behram & Cama Gutic wish to repurchase Town of Fallsburg, Tax Map #20.-1-30.

3A

- 24.)Chris J Carpinone wishes to repurchase Town of Fallsburg, Tax Map #34.-9-4.
- 25.)Phillip & Sally Eisenberg wish to repurchase Town of Fallsburg, Tax Map #'s 42.-1-10.4 & 43.-1-24.3.
- 26.)Garden View East, LLC wish to repurchase Town of Fallsburg, Tax Map #'s 44.-1-3.1 & 44.-1-3.2.
- 27.)Alan Marguilies, LLC wishes to repurchase Town of Fallsburg, Tax Map #47.-1-9.1.
- 28.)Jacob Kahan wishes to repurchase Town of Fallsburg, Tax Map #60.-1-15.1/4401.
- 29.)Amado Zapanta wishes to repurchase Town of Fallsburg, Tax Map #65.-1-18.20.
- 30.)Gregory & Mary Hansen wish to repurchase Town of Forestburgh, Tax Map #12.-1-5.17.
- 31.)Marley Santurio & Vincent J Montanaro wish to repurchase Town of Forestburgh Tax Map #13.-1-1.10
- 32.)Kenneth & Lois Reebe wish to repurchase Town of Fremont, Tax Map #5.-2-2.3.
- 33.)Jack & Barbara Bodolosky wish to repurchase Town of Liberty, Tax Map #'s 14.-1-7.14 & 14.-1-7.19.
- 34.)Eugenio Scarpelli wishes to repurchase Town of Liberty, Tax Map #24.-1-20.2.
- 35.)T Kassidis & Gloria Franco wish to repurchase Town of Liberty, Tax Map #31.-1-48.5.
- 36.)B & J Bodolosky LLC wish to repurchase Town of Liberty, Tax Map #'s 48.-1-27 & 48.-1-28.
- 37.)Nicholas & Phyllis Fadelici wish to repurchase Town of Liberty, Tax Map #48.-2-8.10.
- 38.)Alberto & Lucy Fley wish to repurchase Town of Liberty, Tax Map #48.-2-22.5.
- 39.)Brinnm, LLC wish to repurchase Town of Liberty, Tax Map #112.-2-1.
- 40.)Jonathan & Cheree Reyes wish to repurchase Town of Lumberland, Tax Map #3.F-1-33.
- 41.) Ivan & Jeannette Davis wish to repurchase Town of Lumberland, Tax Map #5.-3-24.1.
- 42.)Stanley W & Deborah Fuller wish to repurchase Town of Lumberland, Tax Map #21.-1-71.1.
- 43.)Quality Craft Construction Inc wishes to repurchase Town of Mamakating, Tax Map #4.-1-14.
- 44.)Bernard Petosa wishes to repurchase Town of Mamakating, Tax Map #'s 39.-6-6 & 39.-6-7.
- 45.)Luke Dwyer wishes to repurchase Town of Mamakating, Tax Map #39.-15-2.
- 46.)Michael & Deborah Webster wish to repurchase Town of Mamakating, Tax Map #40.-9-3.
- 47.)Edward T Dietz III wishes to repurchase Town of Mamakating, Tax Map #40.-21-4.
- 48.)Joseph J Russo wishes to repurchase Town of Mamakating, Tax Map #42.-20-12.
- 49.)DG Sullivan Street LLC wish to repurchase Town of Mamakating, Tax Map #'s 44.-1-69 & 107.-4-20.1

- 50.) Joseph P Stricko Jr wishes to repurchase Town of Mamakating, Tax Map #54.-5-29.
- 51.) Dianne Knoll wishes to repurchase Town of Mamakating, Tax Map #56.-1-6.
- 52.) Emanuela Teglio wishes to repurchase Town of Rockland, Tax Map #12.-1-38.15.
- 53.) Donald L Tuttle wishes to repurchase Town of Rockland, Tax Map #26.-1-32.
- 54.) Allie H & Ann M Kleingardner wish to repurchase Town of Rockland, Tax Map #47.-1-15.
- 55.) Zarouhi Tiratsuvan & Tigran Tertervan wishes to repurchase Town of Thompson, Tax Map #2.-1-15.
- 56.) Trst under will of Alice Masha wish to repurchase Town of Thompson, Tax Map #3.-1-29.2.
- 57.) Ronald Diamond wishes to repurchase Town of Thompson, Tax Map #7.-1-17.1.
- 58.) William Goldman wishes to repurchase Town of Thompson, Tax Map #24.-1-22.2.
- 59.) Empire Estates of Monticello, LLC wish to repurchase Town of Thompson, Tax Map #'s 28.-1-10.1 & 28.-1-10.2.
- 60.) Michael Katzenellenbogen wishes to repurchase Town of Thompson, Tax Map #29.-1-20.2/0401.
- 61.) Salvatore & Michael Vasapolli, Keith Stone & Barbara Slawinski wish to repurchase Town of Thompson, Tax Map #30.-4-6.
- 62.) Patricia Croissant & James Whalan wish to repurchase Town of Thompson, Tax Map #'s 56.-1-4.23, 56.-1-63, 57.-5-1 & 57.-5-2.
- 63.) Micro Thermax, Inc wishes to repurchase Town of Thompson, Tax Map #109.-1-24.
- 64.) Harun Muratagic wishes to repurchase Town of Thompson, Tax Map #115.-2-4.
- 65.) Kiamesha Water Co wishes to repurchase Town of Thompson, Tax Map #555.-6-1.
- 66.) Raymond L Stills wishes to repurchase Town of Tusten, Tax Map #2.-1-1.1.
- 67.) Clinton 174 Realty Assoc LLC wish to repurchase Town of Tusten, Tax Map #4.-1-10.
- 68.) Jamie J Joe wishes to repurchase Town of Tusten, Tax Map #6.-1-3.13.
- 69.) Aarathi Chander wishes to repurchase Town of Tusten, Tax map #6.-1-3.40.