DIVISION OF CEMETERIES
STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
TELEPHONE: (518) 474-6226
FAX: (518) 473-0876
HTTPS://DOS.NY.GOV

KATHY HOCHUL
GOVERNOR

CEMETERY BOARD
WALTER T. MOSLEY
SECRETARY OF STATE
CHAIR

LETITIA JAMES
ATTORNEY GENERAL
JAMES V. MCDONALD, M.D., M.P.H.
COMMISSIONER OF HEALTH

TO: NEW YORK STATE CEMETERY BOARD

FROM: MICHAEL D. SEELMAN, INVESTIGATOR II

SUBJECT: OAKWOOD CEMETERY ASSOCIATION, #42-034

RE: HAZARDOUS MONUMENT REPAIR CHECKLIST

DATE: JUNE 24, 2025

Application dated June 5, 2025, completed, notarized and signed

75 Monuments Requested

Legal Notice run 3 times in The Record - $191.35

75 Monuments Appear Eligible

Estimates: **Royal Remembrance Memorials resetting estimate $44,700**

JASE Enterprises resetting estimate $57,000

Oakwood Cemetery foundation estimate $49,731.92

Royal Remembrance Memorials foundation estimate $56,000

Oakwood Cemetery proposes 60-inch foundations and offers a 25-year warranty

Royal Remembrance Memorials offers a 15-year warranty on reset monuments

The cemetery is up to date on Annual Reports and Vandalism Payments, previous disbursement used appropriately

Recommend Approval in the amount of $94,623.27.

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COMMISSIONER OF HEALTH

TO: New York State Cemetery Board

FROM: Leonard Breen, Investigator

SUBJECT: Oakwood Cemetery Association, #42-034

RE: Application for Repair of Hazardous Monuments

DATE: June 18, 2025

Exhibits

A) Application for Repair or Removal of Dilapidated or Disrepaired Monuments that Create a Hazardous Condition
B) Royal Memorials repair estimate for $44,700
C) JASE Enterprises repair estimate for $57,000
D) Oakwood Cemetery foundation repair estimate for $49,731.92
E) Royal Memorials foundation repair estimate for $56,000
F) Legal notice for ad placed in The Record $191.35

Introduction and Recommendation

I received an application (Exhibit A) for the repair of 75 hazardous monuments located in Oakwood Cemetery in the City of Troy, Rensselaer County. The application was submitted by Bernard Vogel, Administrator of Oakwood Cemetery. Included with this application were four estimates: one from Royal Memorials (Exhibit B) for memorial repair totaling $44,700; one from JASE Enterprises (Exhibit C) for memorial repair totaling $57,000; one from Oakwood Cemetery (Exhibit D) for foundation repair totaling $49,731.92; one from Royal Memorials (Exhibit E) for foundation repair totaling $56,000.

Also included was a legal notice (Exhibit F) that ran for three consecutive weeks in The Record. The cemetery has had no response to the legal notice. Most of the monuments under application date from the 19th century to the early 20th century, with the most recent monument dated 1902. Based upon the information provided, it is the Division's understanding that the cemetery has determined that the lot owners cannot be found.

I recommend approval of this application.

The Monuments

I visited the cemetery on June 17, 2025, and found that all 75 monuments under application were either loose on their foundations or tipping and appeared to pose a hazard to cemetery visitors and employees. The cemetery has had no response to the legal advertisement which it placed, and has no funds dedicated to the restoration of monuments. Based on the advanced age of the monuments in question, it is assumed the foundations were laid privately by either the families or by monument contractors.
The Royal Memorials repair estimate proposes to reset the monuments on the new foundation and seal all joints. They offer a fifteen-year warranty.
The JASE Enterprises repair estimate proposes to reset the monuments on the new foundations and seal all joints. They offer a ten-year warranty.
The Oakwood Cemetery foundation repair estimate (based on approved service charge) proposes to remove and dispose old foundations and replace foundations to a depth of 60" Oakwood guarantees their work for 25 years.
The Royal Memorials foundation repair estimate proposes to remove and dispose old foundations and replace foundations to a depth of 48" They guarantee their work for 15 years.

Recommendation

The cemetery is current with its payments to the vandalism fund and with the filing of its annual reports, and the previous grant was used appropriately. All documents appear to be in order, and this appears to be a legitimate claim for $94,623.27.
I recommend that this application be approved.

EXHIBIT A

An Historic "Rural" Cemetery ° A Nonsectarian

OAKWOOD
Cemetery
Troy Cemetery Association Inc.
50 101st Street • Troy, NY 12180 • (518) 272-7520
oakwood_cemetery@yahoo.com
www.oakwoodcemetery.org
Fax: 518-272-7521

Not-For-Profit Cemetery ° Founded in 1848

June 5, 2025

Rensselaer County #42034

NYS Dept. of State Division of Cemeteries
Attn: Mr. Leonard Breen, Sr. Investigator
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231

Re: Application to the vandalism fund for repair of dilapidated monuments that create a dangerous condition.

Dear Mr. Breen;

Enclosed please find a complete application for funding to correct 75 historic cemetery monuments that create a dangerous condition. Please see the following attachments;

1. Application for repair of dilapidated monuments that create a dangerous condition.
2. Of all of the plots affected here, none of them had any next of kin on file in our permanent records.
3. Of all of the memorials and monuments enclosed, the "newest" is from ca. 1902.
4. The legal notice we ran seeking heirs of the lots which have monuments in a dangerous condition. The notice ran in our local paper THE RECORD once weekly for three weeks commencing on March 6, 2025, March 13, 2025 & March 20, 2025. The purpose of which-to search for any heirs to the lots which have memorials in a dangerous condition. As of June 5, 2025 the cemetery has not had any response. NOTE: The legal notice stated "Please respond by May 20, 2025", 61 days beyond the last publication date.
5. The billing for the legal notice; $191.35
6. A cemetery map denoting the area where these memorials are located on the grounds
7. Complete photo record of each monument, (75).
8. (2) cost quotes for facet of the work: foundation work & stone work.
9. A master spreadsheet summarizing the location, size, condition, suggested remedy. Cemetery foundation fee's and estimates from vendor's and recommendation for funding.
10. (2) State of NY Standard Voucher. Signed & dated

Summary of quotes: **FOUNDATION WORK:**

#1 Oakwood Cemetery cost for doing Foundation work: $49,731.92
(Using NYS approved price list) Note: Oakwood will
Remove old foundations, excavate to a depth of 5', pour
new foundations with fresh cement and guarantee the work for 25 years.

Continued

Application to the vandalism fund (repair of dilapidated monuments that create a dangerous condition).

Foundation quote's continued,

#2 Mick Cahrenger Royce Memorials
Quoted cost for doing foundation work: $56,000.00
(guarantee 15 years on workmanship)

Summary of quotes: **STONE/MONUMENT WORK:**

Vendor #1 Mick Cahrenger Royce Memorials
Remove/replace/*reseal (*as needed) monuments: $44,700.00
(guarantee 15 years on workmanship)

Vendor #2 JASE Enterprises, Landscape
Remove/replace/reseal (as needed) stones/monuments: $57,000.00
(Work guarantee is 10 years)

Summary / recommendation:

Stone work: Mick Cahrenger Royce Memorials		
Remove/replace/reseal monuments:		**$44,700.00**
Foundation's: Oakwood approved foundation fee's		**$49,731.92**
	Legal notice:	**191.35**
	TOTAL	**$94,623.27**

It is our sincere hope that the New York State Cemetery Board will look favorably upon our application as it will

a. Most importantly, correct dangerous conditions endangering our staff and the thousand's of annual visitor's to Oakwood
b. Help to accomplish our goal in resetting ALL monuments in Oakwood, as those leaning precariously will topple over at some point.

Thank you in advance for your consideration,

Very truly yours,

Bernard F. Vogel
Administrator

NEW YORK STATE OF OPPORTUNITY. | **Division of Cemeteries**

New York State
Department of State
DIVISION OF CEMETERIES
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231-0001
Telephone: (518) 474-6226
www.dos.ny.gov

Application for Repair or Removal of Dilapidated or Disrepaired Monuments that Create a Dangerous Condition

This application applies only to Not-for-Profit Cemetery Corporations and must be completed in full and signed before a notary public. Funds may be allocated for the above-captioned purposes in accordance with 19 NYCRR §200.11(statutory authority: Not-for-Profit Corporation Law, §1510-a). The full text of this Cemetery Board Directive appears on the reverse.

AMOUNT REQUESTED $ 94,623.27	COUNTY IN WHICH CEMETERY IS LOCATED Rensselaer
CEMETERY NAME Troy Cemetery Assoc. Inc. Oakwood	CEMETERY ID NUMBER 42-034
NAME OF CEMETERY OFFICIAL Bernard F. Vogel	TITLE Administrator
STREET ADDRESS 50 101st Street	
CITY/TOWN/VILLAGE Troy, New York 12180	ZIP CODE
TELEPHONE NUMBERS: Home (518) 272-7520	Work (518) 272-7520
E-MAIL ADDRESS oakwood_cemetery@yahoo.com	FAX 518 272-7521

Has this cemetery previously applied for and received a grant from the Vandalism, Abandonment & Monument Repair Fund? ..... [X] YES* [ ] NO

*If **YES**, when? July 2, 2024 Amount Received: $ 76,100.72

Was proof of completed work forwarded to the Division of Cemeteries? ..... [ ] YES [ ] NO

1. Provide a description of each damaged monument and/or marker and enclose referenced photos:
   Each of the 75 memorials are leaning precariously. Cemetery staff and visitors are at risk of harm being around them.

2. Attach copies of bids submitted by at least *two* contractors for the cost of repairs or removal and replacement.

3. Attach proof that the cemetery corporation has given not less than 60-day notice to the last known owner to repair or remove the monument or marker and that said owner has failed to do so within the time prescribed in that notice.

I, the undersigned, duly authorized, swear or affirm under the penalties of perjury that the above-named cemetery has not been able to obtain sufficient funds from the family of the deceased, that the proposed costs of the repairs or removals and replacements are fair and reasonable and that the above-described monuments and/or markers are so badly out of repair or dilapidated as to create a dangerous condition. I further swear or affirm that the information contained in this application is true and correct. I agree that, upon receipt of monies for the repair or removal of dilapidated or disrepaired monuments that create a dangerous condition, such repairs will be made as quickly as possible and documentation (receipts and statements) of the repairs and removals will be submitted to the Division of Cemeteries within 90 days following completion of work.

Signature of Cemetery Official: _____ *Date:* 6-5-2025

ALBERT F TESTA JR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TE0019106
Qualified in Rensselaer County
Commission Expires December 27, 2027

EXPIRES: 12/27/2027

On this 5th day of June 20 25
appeared Bernard Vogel
known to me to be said person.

_____
Notary Public

EXHIBIT B

ROYAL REMEMBERANCE
MEMORIALS
MICK CAHRENGER
P.O BOX 455 WATERFORD, NY 12188
518-949-3461

April 25,2025

Dear Bernie Vogel,

After looking at the 75 stones presumably dangerous to the public located in Oakwood cemetery in Troy NY I come up with the following pricing.

I will remove all 75 memorials from existing foundations and replace on newly constructed foundations. Any and all stones with a sound seal/bond will not be disturbed after final placement. Any and all stones that are not sealed prior to removal will be reset with a new clean seal when on the new foundation, while any stones we need to dismantle to remove from its foundation will also be set on its new foundation and bonded with a new clean seal. My bid of $44,700 is for removal, replacement, resealing of memorials and leaving the area clean of any debris or actions caused by me and my team from Royal Remembrance Memorials. There are several oblisk with 4,5 & 6 pieces that will need to be disassembled in this batch and reassembled and sealed vs other years. Completion of all the work will carry a 15 year guarntee of our workmanship but not as a result from acts of mother nature. The construction of new concrete foundations is not a part of this bid but can be found in a separate letter.

Mick Cahrenger

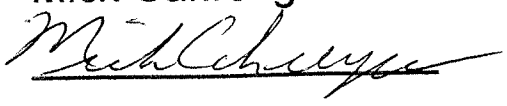

EXHIBIT C

JASE Enterprises

Landscape | Hardscape

4/23/25

To Whom it may concern

I Jason Shellard have priced the memorials in Oakwood cemetery marked off with caution tape (75 in all) in need of removal from foundations and reset or replaced on new footings for $57,000. My work is guarenteed for 10 years,

Jason Shellard

.....

Halfmoon, NY | 518-892-1898

EXHIBIT D

An Historic "Rural" Cemetery ° A Nonsectarian

OAKWOOD
Cemetery
Troy Cemetery Association Inc.
50 101st Street • Troy, NY 12180 • (518) 272-7520
oakwood_cemetery@yahoo.com
www.oakwoodcemetery.org
Fax: 518-272-7521

Not-For-Profit Cemetery ° Founded in 1848

April 30, 2025

Rensselaer County #42034

NYS Dept. of State Division of Cemeteries
Attn: Mr. Leonard Breen, Sr. Investigator
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231

Re: Oakwood Foundation costs for 06/5/2025 application to the vandalism fund for repair of dilapidated monuments
(Rates come right off our approved price list)

Troy Cemetery Association Inc. (Oakwood Cemetery) charge for pouring 75 new foundations per the detailed spreadsheet listing each specific stone is:

$49,731.92

Remove old foundations, clean excavation to a depth of 5', pour new foundations with fresh cement and guarantee the work for 25 years.

Bernard F. Vogel
Administrator

EXHIBIT E

ROYAL REMEMBERANCE
MEMORIALS
MICK CAHRENGER
P.O BOX 455 WATERFORD, NY 12188
518-949-3461

April 25,2025

Dear Bernie Vogel,

Regarding the 75 foundations in need of replacement in the Oakwood cemetery located in Troy, NY I submit the following bid of $56,000

I will remove old foundations and discard in an approved location whether in Oakwood cemetery or at another facility. All holes will be squared up and dug at a minimum of 48" and may be dug deeper should I deem necessary. All foundations will be of concrete and come with a guarantee of 15 years. Foundations not covered by acts of nature.

Mick Cahrenger

EXHIBIT F

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK,
Rensselaer County, ss:
City of Troy.

Michele Sisco-Martin residing in Kingston, New York, being duly sworn, deposes and says that she is the Regional Legal Clerk of **Media News Group,** a Corporation duly organized under the laws of the State of New York; that said Corportation is the publisher of **The Record**, a daily newspaper published in the City of Troy, County of Rensselaer and State of New York, and that the notice of which the annexed is a printed copy, has been regularly published in **The Record.**

Once Weekly for **Three Weeks**

To wit: **03/06, 03/13, 03/20, 2025**

KATHI L DAVIS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DA6410130
Qualified in Ulster County
Commission Expires October 19, 2028

Michele Sisco Martin

Sworn to before me this
03/20/25

Kathi L Davis
Notary Public

Affidavit Mailing Address
2696675 - EM: oakwood_cemetery@yahoo.com

LEGAL NOTICE

TO: The last known owner or owners of the following burial lots located in the Troy Cemetery Association Inc. (Oakwood Cemetery), 50 – 101st Street, Troy, New York 12180, and all persons having or claiming to have an interest in said burial lots:

Lot #10 Section K, Adelaide J. Clapp & Lillian E. Clapp. Lot #6 Section K, Charles Arnold. Lot #189 Section K, Lilly Ann McAuley. Lot#7 Section K, Mrs. R.W.Thompson. Lot # 4 Section K, Charles N. Stannard. Lot # 8 Section K, Betsey A. Stannard. Lot # 9 Section K, Erastus Bulkley. Lot #70 Section K, Frederick G. Ransford, George A. Caldwell & Charles H. Wilson. Lot # 193 Section K, Margaret Callahan. Lot #96 Section K, Isaac L. VanVoast. Lot # 189 Section K, Lilly Ann McAuley. Lot #91 Section K, Charles H. Pfau. Lot # 84 Section K, Cynthia VanHoveburgh. Lot # 80, Section K, Darius Ingalls. Lot # 99 Section K, Chloe Lant. Lot # 304 Section K, Agnes Gibson. Lot #85 Section K, Frederick A. Schrauder. Lot # 59 Section K, Philip Guenther & Martin Maurer. Lot # 98 Section K, Eliza A. Carnrick. Lot # 168 Section K, Alfred Schryver & Mary C. DuBois. Lot # 138 Section K, Harriet Monk. Lot # 82 Section K, William G.P.Campbell & Ann Pickering. Lot #194 Section K, Schuyler S. Moore & George S. Kenyon. Lot #188 Section K, James H. Johnson & Rebecca A. Carl. Lot #255 Section K, George W. Gray. Lot # 215 Section K, James L. Sugden. Lot #219 Section K, Charles M.
Austin & Frank B. Rush. Lot #286 Section K, William W. Howarth. Lot #220 Section K, Elisha W. Hydorn. Lot #300 Section K, John Johnston. Lot #246 Section K, Peter Finnerty. Lot #222 Section K, William H. Farling & Margaret Wager. Lot #238 Section K, Samuel S. Bord. Lot # 221 Section K, Charles E. Vandercook, Delia Regan & Harriet Harris. Lot #291 Section K, Gottfried Schmidt. Lot #368
Section K, Daniel G. Face & Jacob Ouderkirk. Lot # 139 Section K, B.U. Sharp. Lot #142 Section K, David Robertson. Lot #239 Section K, Daniel W. Allen. Lot #283 Section K, John V. Bennett. Lot # 129 Section K, Catharine Lytle. Lot #367 Section K, Charles W. Gunnison & Thomas King. Lot #481 Section H, Condie G. Conrad & Thomas A. Lee. Lot #129 Section K, Catharine Lytle. Lot #114 Section K, Sarah
Jane Cary. Lot #372 Section K, Eva A. Sinsabaugh. Lot #480 Section H, Mary S. Vanderkar. Lot#280 Section K, Eliza Wheeler. Lot #178 Section K, William Windsor. Lot #154 Section K, Edward B. Rogers. Lot # 106 Section K, Martin E. Overocker. Lot #177 Section K, Margaret N. Parmelee. Lot # 101 Section K, Franklin Pardridge & Simeon Bingham. Lot #100 Section K, A.R. Grant Est.. Lot # 233 Section K, Jesse W. Hickok. Lot #155 Section K, John Sterling. Lot #152 Section K, Teunis S. Hamlin. Lot #206 Section K, Margaret VanTine Est. Lot #248 Section K, Sarah J. Magee. Lot#103 Section K, Ann Eliza Hunt. Lot # 244 Section K, William Twelvetrees. Lot #275 Section K, John Young & Luman D. Snyder.
Lot # 143 Section K, Joseph Taylor. Lot #87 Section K, George D. Card. Lot # 229 Section K, Egbert H. Dyer. Lot #256 Section K, Alonzo Whited & Stephen W. Bidwell. Lot # 38 Section K, Enoch Hunt. Lot #160 Section H, Jane Bennett. Lot # 65 Section K, Joseph Green. PLEASE TAKE NOTICE that (1) the monuments or markers located at said burial lots are so badly out of repair or dilapidated as to create a dangerous condition, (2) the persons to whom this notice is
addressed must repair or remove said monuments or markers within 60 days of the date of the third publication of this notice, and (3) if the persons to whom this notice is addressed fail to repair or remove said monuments or markers within such 60 day time period, the Troy Cemetery Association Inc.
(Oakwood Cemetery) may remove or repair said monuments or markers without further notice to the persons to whom this notice is addressed.
Contact information; The Troy Cemetery Association, Inc. (Oakwood Cemetery) 50 – 101st Street, Troy, NY. 12180, phone 518-272-7520. We need to consult with you on matters regarding markers, memorials and monuments on your lot, as they are the responsibility of the owners of the lot. Please respond by May 20, 2025.
3/6, 13, 20
#NY0139151

Legal Notice Billing & Payment Stub

REMITTANCE PORTION ABOVE: DETACH AND RETURN ABOVE PORTION WITH YOUR PAYMENT

ADVERTISING INVOICE / STATEMENT

PREVIOUS BALANCE 0.00

DATE	DESCRIPTION	AD #	X's	UNITS / QTY / SIZE	RUN DATES		NET AMT
03/30/25	The Record	2700917	3	6.00 60TH-PG 1x2	3/16/2025	3/30/2025	
03/30/25	troyrecord.com	2700917	3	6.00 60TH-PG 1x2	3/16/2025	3/30/2025	
Subtotal - Spring Clean Up April 1st							142.80
03/20/25	The Record	2696675	3	62.33	3/6/2025	3/20/2025	
Subtotal - LEGAL NOTICE TO: The last kno							191.35

Troy Cemetery Association Inc Oakwood

8999

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
	Legal Notice; To the Last				191.35
	Spring Clean up ad				142.80

CHECK DATE	CHECK NO.	PAYEE	DISCOUNTS TAKEN	CHECK AMOUNT
4/8/25	8999	21st Century Media		$334.15

PRODUCT DLM226 USE WITH 91500 ENVELOPE Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop PRINTED IN U.S.A. B

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TROY CEMETERY ASSOC. OAKWOOD

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