

University District Housing Court Liaison Report

10/14/2015

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE
1	8/14/2015	07669-15	2254	Main	Shamim	Ahmed	COB Inspector states that work is in progress while owner states that all work has been completed.	Judge granted an ACD which needs to be cleared by the COB Inspector	N/A
2	8/14/2015	00757-10, 3979-13	42	Cunard	Joseph	Baudo	The continuing saga of the stepson attempting to fix this property without money or the necessary skill set. Gutter missing on left side of the house, painting needed.	Stepson claims that necessary bills have been paid in order to qualify for funding. Judge ordered that painting and gutters be in place prior to next court date.	10/23/2015 at 9:30 AM
3	8/14/2015	11257-14	321	St. Lawrence	Susan	Bonetto	Father appeared for his daughter as he is addressing the issues with the property. Garage has been addressed with paint and siding. Porch and foundation on same issues being addressed.	Plan is to repair enough to enable a tenant to move in and start generating revenue. Return on next court date with progress report.	11/6/2015 at 9:30 AM
4	8/14/2015	11258-14	83	Lisbon	Brain	Gordon	Typical story where an owner is notified of a foreclosure and the bank, in this case Citi Mortgage, has not taken title to the property. Owner keeping the property clean and the grass cut. Needs to address issue with hot water tank as well as bathroom ceiling.	This is an ECHD case and the owner is going to fix the issues and rent out the property. The interesting part are his complaints about the property next door which is in rough shape.	11/6/2015 at 9:30 AM
5	8/14/2015	CR-07158-15	248	Voorhees	Omega	Development	Fred Hanam....is contact. Mary Chen of Perla and Perla is attorney....367 Linwood. Property needs a lot of repairs	Guilty in absentia \$500.00 fine. Pay by 9/15/15	N/A
6	8/14/2015	CR-12009-14	169	Highgate	University of Buffalo	ETA	Long time neighborhood problem... Phi Kappa Psi fraternity. Ron Dinino sent a recent graduate to hearing... Judge not amused. COB requesting trial and fines.	Only 4 out of 10 violations have been addressed. Frat "brother" states that they are waiting for additional insurance money from a 2013 fire...amazing!! They have until next court date to address violations or it will turn into a trial.	10/15/2015 at 9:30 AM
7	8/14/2015	CR-06181-15	252	Rounds	Sandra	Muhammad	One side of roof has been completed on this property that is very close to Eggert Rd. Gutters are going up	Progress is obvious. And next court date could result in an ACD if all completed	8/28/2015 at 9:30 AM
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9	8/21/2015	CR-04661-15	436	Eggert Rd.	436 Eggert Rd.	Trust	New owner agreed to clean up property as a condition of the sale as reported by their attorney Mark Doane. Unfortunately nothing has been done and the new owner has given the excuse that he didn't know he could start the work....ridiculous...as they own it!	Return at the end of construction season to gauge and report progress. COB is not willing to wait any longer.	10/29/2015 at 9:30 AM
10	8/21/2015	CR-05208-15	621	West Delavan	Leon	Saraday	Mr. Saraday has owned this property since 1997 and has always been on hit list for the COB as he has not kept the property in acceptable condition.	Property has been sold to a developer who is considering razing the property. Attorney for the defendant agreed to guilty plea and a \$150.00 fine.pavable prior to 10/1/2015.	N/A
11	8/21/2015	CR-06088-15	359	Parker	Vince & Tammy	Giancola	All work completed according to the owner...COB does not have updated report but cited all work in progress in July. All issues have been addressed.	Owner granted an ACD with the caveat that all cement work is completed in 45 days. Why was this property in court...?	N/A
12	8/21/2015	CR-08279-15	240	Lovering	Aristote/Francine	Bashizi	Westside Neighborhood Services is attempting to negotiate with the bank in regards to the pending foreclosure.	Some of the problems with the property have been corrected, however three to four violations need to be addressed. Return for updates on all progress on this property.	9/18/2015 at 9:30 AM
13	8/21/2015	CR-08000-15	194	Huntington	Jonathan & Mary	Daniel	Driveway apron among other issues including very sloppy work. Have missed two court dates and ignored three court letters. Inspector noted some progress but work stoooped months ago.	Found guilty in absentia and fined \$250.00 on each file with an immediate judgement.	N/A

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14	8/21/2015	CR-11799-14	1175	Hertel	Agha	Motasim	Owner lives in the Middle East and has anointed the tenant as the PM. Tenant runs the Hookah Parlor in bldg.	Inspector Didio has reported all of the violations on the property of which there are many. COB requesting a receivership due to the lack of any knowledge on property repair or hiring of contractors on the part of the tenant. Return to review any progress	10/2/2015 at 9:30 AM
15	8/21/2015	CR-11975-15	135	Carmel	WNY Account	Solution Group	Property was recently purchased (3/15) from Joseph and Thomas Tomaselli. Judge issued a C/U order on the property.	COB will have to rewrite the new owners for violations to insure that they are made in a timely fashion.	N/A
16	8/28/2015	CR-06627-15	107	Woodward	Estate of Doris Shaw		Bank has finally received their Judgement of foreclosure as of 8/3/2015. The bank has also hired contractors to do some remedial work on the property to prepare it for sale at auction. This auction will take place in the "nook" of EC Hall in or around the end of September.	Potential purchasers should check the Buffalo Law Journal, Business First, Home Finder and any other sources to find the actual date of the foreclosure auction. Return to court for update	11/6/2015 at 9:30 AM
17	8/28/2015	CR-00977-15	70	Merrimac	Sean	Potter	Finally there is light at the of the tunnel on this property. Owner's attorney was notified that the Bank has foreclosed and taken property for auction. Auction will be held in the "nook" at EC Hall around the end of September.	Potential purchasers should check the Buffalo Law Journal, Business First, Home Finder and any other sources to find the actual date of the foreclosure auction. Return to court for update	10/23/2015 at 9:30 AM
18	8/28/2015	CR-03945-13	608	Eggert Rd.	Ralph	Hernandez	Owner was notified that the Bank has foreclosed and taken property for auction. Auction will be held in the "nook" at EC Hall around the end of September.	Potential purchasers should check the Buffalo Law Journal, Business First, Home Finder and any other sources to find the actual date of the foreclosure auction. Owner fined 175.00 for time and aggravation and given an ACD	N/A
19	8/28/2015	CR-11973-14	244	Voorhees	Peter	Ziehl	COB Inspector Collins states that work is in progress albeit very slowly. Siding must be replaced /repaired, gutters needed, rear porch roof and debris in rear yard including old boat motor.	Owner has been doing a little work here and there but is not getting enough done. This is one where the neighbors have to come to court and express their displeasure at the pace of the progress. Return for update.	11/6/2015 at 9:30 AM
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