

University District Housing Court Liaison Report

7/3/2015

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE
1	6/5/2015	255/2015	128	Roma	MBD Property Fund	NY LLC	MBD Property Fund is liquidating their assets and has sold this property to Pinnacle Property LLC. Who has copies of all violations.	COB withdrew its case and will cite the new owner if repair work is not completed in a timely fashion.	N/A
2	6/5/2015	11383/2014	420	Dartmouth	Aracelai	Guzman	Some exterior work has been completed. Owner has health issues.	COB has no problem with this case being adjourned for work to proceed on the repairs.	8/28/2015 at 9:30 AM
3	6/5/2015	157/2015	556	Potomac	Peter	Cimino	Property has been sold to a new owner who is well aware of the violations on the porch of this property and is the process of making the necessary repairs.	COB withdrew its case and will cite the new owner if repair work is not completed in a timely fashion.	N/A
4	6/5/2015	144/2015	107	Woodward	Estate of Doris Shaw		Progress seems to be made of this Parkside Neighborhood property. HCL has reached out to law firm representing a client in that is involved in the disposition of this property. The attorney for Wells Fargo is Scott Ferraro. The only living heir to the property, Ms. Shaw died without a will, has expressed zero interest in the property.	A Public Administrator Acea M. Mosey was appointed in 12/2014. This property is under a Fannie Mae reverse mortgage. IRS and NYS Department of Taxation a co- defendants in a current case pending. Wells Fargo has had to get a previous judgement vacated in order to proceed with the foreclosure. This being completed attorney Ferraro estimates the property should be available for sale in 6 months.	8/28/2015 at 9:30 AM
5	6/5/2015	1446/2013	175	Parkside	CitiMortgage Inc.		Bank has finally got control of the property and is doing repairs. Back roof has been replaced and they are awaiting inspection by COB Inspector Tom Brodfuehrer. This is good news for Parkside neighborhood which has suffered with this property for many years.	COB agreed to a short adjournment to give the Inspector time to schedule an updated inspection.	7/26/2015 at 9:30 PM
6	6/5/2015	1492/2013	95	Shirley	Benjamin	Igwe	Attorney is Matthew Lazzaro who is one of a list of attorneys who have represented Igwe. The Shirley property is demo worthy according to COB Inspectors.	The son has appeared and stated that his father is unable to manage the properties and that he would be taking over, After some unauthorized repairs that were not to code he ahs disappeared and hired Lazzaro.COB has requested an immediate trial...within 30 days. Trial will be on next appearance	7/8/2015 at 9:30 AM
7	6/5/2015	433/2015	1133	Hertel	Joseph & Lisa	Riniolo	COB Inspection pictures show that while cars have been moved there are still pikes of scrap and debris. Those pixs are from 5/19.	COB claims that owner has had plenty of time to clean up this property and if the owner does not do so by the next court date the COB will and will bill him.	7/8/2015 at 9:30 AM
8	6/5/2015	826/2014	394	Starin	Michael & Joanne	Simpson	This property is in foreclosure and was the subject of an investigative report by Al Vaughters from WIVB-TV. Trees in the backyard are dead and hanging over next door neighbors propertv.	As is sometimes is the case the bank was made aware of the report and is moving forward with foreclosure. Attorney for the Simpsons' requested an adjournment in order to obtain a foreclosure sale date.	8/12/2015 at 9:30 PM
9	6/5/2015	1094/2013	70	Cunard	Laurie	Wolowitz	COB will reinspect the property.	Return for update on the possible course of action as the owner died with a will.	6/19/2015 at 9:30 PM
10	6/17/2015	329/2015	49	Minnesota	John Walker	Johnson	COB wants to demo this property due to its current condition due to a fire last year as well as frequent "visits" by squatters, deconstructors and others.	UHC and neighbors want to rehab and sell property.	
11	6/19/2015	357/2015	436	Eggert	Siegel Realty	Ventures LP	New owner is 436 Eggert Trust	Mark Doehn is new owners attorney needs to have property cut and cleaned as well as present rehab plans. Update at next court date.	8/21/2015 at 9:30 PM

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12	6/19/2015	09353/2015	19	Dunlop	UB Realty Holdings	LLC	This property is part of a portfolio owned by Robert Wendt DDS who bought the properties from Sheldon Milo and has done little or nothing to mitigate the lead problems. Also EC taxes are outstanding for the last two years for this property as well 598 Lisbon. Other two properties are 635 Minneapota and 120 Lichen	Return for update on the remediation of lead paint. Address for UB Realty Holdings LLC is 625 Suffolk Brentwood NY 11717.	8/28/2015 at 9:30 AM
13	6/19/2015	035/2015	1691	Hertel	John	Battaglia	Owner is deceased but new owner has rehabbed the property and answered all of the violations. The case against the former owner is dismissed as he is dead. Case dismissed.		N/A
14	6/19/2015	365/2015	51	Davidson	Robert J.	Gaines	Owner is deceased and his son has appeared in his behalf. Unfortunately the father died without a will and there are six children. Several missed court dates and COB Inspector was there on 5/27.	Inspection shows that property is in dire condition with trash and debris as well as scrap metal on the property. Roofs need repair or replacement as well as repairs needed to be made on porches and decks. Return for updates and progress	9/18/2015 at 9:30 AM
15	6/19/2015	7591/2015	1192	Kensington	Abdul	Syed	Owner did not appear.	Judge found him guilty in absentia and fined him \$21 K with an immediate judgement.	N/A
16	6/19/2015	863/2014	244	Voorhees	Peter	Ziehl	Owner doing the work himself and the pace of his efforts is glacial at best.	Return for progress and COB Inspection report	8/28/2015 at 9:30 AM
17	6/25/2015	1191/2013	101	Depew	Barbara	Sims	Erie County Bar Association Foundation did not approve the Sims application for a \$28K grant. Little to no chance of a home equity loan to a 93 year old, frail homeowner. Some questions as to wear Ms Sims is lodged. Home has no capacity to handle a wheel chair bound frail patient.	Kevin Quinn and James Davis will attempt to obtain a guardianship for Ms. Sims as Judge Carney strongly questions the actions and intentions of Ms. Sims son and daughter. Guardian would be empowered to sell the property and to use the proceeds for her end of life care. Return for trial with fines always an option for the court. Property already in arrears on EC taxes	8/27/2015 at 9:30 AM
18	6/26/2015	3889/2013	2929	Main	Keystone	Corporation	Plans for wall repair submitted to the COB for approval...no report from COB Inspector Muscarella.	Owners committed to finishing the window trim painting. Property is still for sale update on next court date.	9/18/2015 at 9:30 AM
19	6/26/2015	170/2012	1313	Kensington	Sadaqat	Ashanullah	Contractor has appeared for owner and claims that all electrical done and inspected.	Granted an ACD with the caveat that it must be occupied in 6 months or less.	N/A
20	6/26/2015	1359/2013	145	Heath	John	Calabro	Another day another excuse. Unable to come to court due to job responsibilities. This is at least the third time he has requested an adjournment for the same reason.	Claims a contract signed for concrete work. No proof. Unfortunately some how saved the property before bank auctioned it. This guy is very skilled at this game. Hopefully this ends on the trial date.	9/17/2015 at 9:30 AM
21	6/26/2015	361/2015	194	Huntington	Jonathan & Mary	Daniels	Notified the court by letter that they would be unable to be in court. Claim to be getting bids for needed repairs. No updated report from Mr. Franczak the COB Inspector assigned to this property.	Return for update from owners and the COB	7/24/2015 at 9:30 AM

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22	6/26/2015	212/2015	36	Custer	Joyce	James	Unfortunately this student rental continues to be a problem. Trash, debris, parties... the usual issues that take place in slumlord properties.	COB requested and was granted an order of interior inspection... the Judge told them to be very careful. Update by next court date/	7/24/2015 at 9:30 AM
23	6/26/2015	76/2015	650	Kenmore	Marshall	Kimmins	After over six years as an HCL I am still amazed by the arrogance shown by some owners. This one gets a prize.	Granted an ACD if all the necessary work on the driveways, eves and garage are completed to the satisfaction of COB Inspectors. If he does not he will be dealing with a very unhappy Judge.	N/A
24	6/26/2015	1080/2104	50	Carmel Rd.	Renee	Quale	Owner is deceased and property now owned by brother who was unable to get a grant form UDCDA due to a prior bankruptcy.	Owner needs to address roof, gutters, handrails, painting and attic window issues. Update on progress at next court date.	9/4/2015 at 9:30 AM
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