

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	9/4/2015	CR-03797-13	175	Parkside	CitiMortgage, Inc.		Canopy over porch has been removed. Attempt at other repairs was being handled by a firm handled by a firm out of Ohio. ---- they were hired by the bank and all of their repairs were deemed to be unacceptable and out of code.	Work has to be redone to the satisfaction of COB Inspector Brodfuehrer. Bank owns property through the fact of their foreclosure and taking title to the property. New contractor hired and redoing of the necessary work has been started. Return for update and completion date.	11/6/2015 at 9:30 AM
2	9/4/2015	CR-03797-15	191	Shirley	CBW Holdings LLC.		CBW bought this property from HUD. COB Inspector is Mr. Zaputo. Unfortunately property sustained fire damage in 8/14. Work to repair damage was done without permits.	Defendant is found guilty in absentia and given a \$7500.00 fine that is payable in 30 days. If not paid it will become a lien on this property.	
3	9/4/2015	CR-10696-15	26	Custer	Queen City Housing	LLC.	This is a ECHD case which is of interest to the HCL due to the fact that this property has been a problem for quite some time	ECHD Inspector has not been able to gain access. Return for update.	11/10/2015 at 9:30 AM
4	9/4/2015	CR-11381-14	420	Dartmouth	Biddy Aracely-Adams		COB has an interior order of inspection. COB Inspector Krug has stated the property is not demo worthy. Property is vacant.	Return for update	10/22/2015 at 9:30 AM
5	9/4/2015	CR-01061-11	306	Hudson	Catherine	George	This defendant has along history of problems that have been brought into Housing Court. Other properties included today are 266 Hudson; 182 Garner; 104 Potomac; 269 Bird; 289 Bird; 293 Bird. All of these properties need to be inspected so that a C of O can be granted. However the question remains that why an owner of rental property that has claimed all work has been completed would not go out of their way to get Inspector into the property so that she could rent .....?? Neighbors are concerned that work completed in not to code.	Attorney for Ms. George, James Davis, has stated in court that he will take COB Inspectors through the properties ASAP. COB has requested that the defendant be fined due to the extraordinary amount of time and effort and Inspector time due to the bring these properties up to code. Judge is open to this request and will act on it after the report of COB Inspections for C of O	11/5/2015 at 9:30 AM
6	9/4/2015	CR-11649-14	50	Carmel Rd.	Carl	Scibetta	Unfortunately the owner does not have the money to fix this property which needs paint, new doors etc.	Needs to reapply with UDCDA for possible loans/grants. Bankruptcy is an issue. If unable to obtain funding owner needs to sell property. Return for update.	11/13/2015 at 9:30 AM
7	9/11/2015	CR-02300-12	412	Dartmouth	Guy	Isidore	Attorney Schoenborn states that tenant is ready to move into property. Unfortunately all of Mr. Isidore's properties are in bad shape...this is no different with trash and debris cluttering the yard. Neighbors could be dumping	As he has done before the Judge is reserving judgement on putting the property into receivership until it is occupied. Owner is attempting to sell property but agents tell him it is not worth what he owes on the mortgage. Judge instructed attorney to set up an escrow account for any sale proceeds. Return for update	10/2/2015 at 9:30 AM
8	9/18/2015	CR-01077-11	97	Davidson	Shawn	Maddox	Attorney Frank Diblasi agreed that his clinic plead guilty to one charge and fined \$150.00. Two additional charges dismissed on this very old case.	Property sold at a COB Auction and purchased by Theven Solutions 3860 Union Rd. Suite 135 Cheektowaga, NY 14225. If the property is still in disrepair the COB needs to site the new owner.	N/A
9	9/18/2015	CR-02320-12	40	Freeman	Shawn	Maddox	Attorney stated that the bank has pulled its foreclosure action so the property has reverted to Mr. Maddox. Needs painting, siding repair. Owner needs to put the property up for sale.	Return for update	12/11/2015 at 9:30 AM

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10	9/18/2015	CR-06718-15	6	Bennett Village Ter.	Isaak	Pershits	Also included in this case is 66 Bennett Village Terrace. Property is a jungle and the Judge is finished with this owner who has done nothing to the property all summer...no maintenance.	Trial at next court date.	10/8/2015 at 9:30 AM
11	9/18/2015	CR-11372-14	384	Dartmouth	Crystal	Boling	Planned on giving the property to a relative and that has not worked out at all.	Attorney has also reached out to Habitat for Humanity as well as UDCDA. Habitat will need to have a client to do the sweat equity before they will engage with Ms. Boling. UDCDA will take the property as is so that they can do a complete rehab to HUD specs. Exec. Director of UDCDA is in communication with the owner. In the meantime property needs to be kept clean and mowed. Return for update	11/6/2015 at 9:30 AM
12	9/18/2015	CR-13110-15	2866	Main	Alexander	Weitz	COB Inspector Laws has inspected the property and has declared it demo worthy due to the terribly deteriorated condition of the property. Court letters and Parker warnings sent to both the owner and the attorney of record Richard Berger. Mail was not returned from owner	COB will get an Accurint so that the Court can hear this case next Friday with the express intention of getting this property demo'd and paid for by the owner.	9/21/15 at 9:30 AM
13	9/18/2015	CR-03889-13	2929	Main	Keystone	Corporation	Inspector Muscarella continues to attempt to get the owners to address issues that have long been a problem for the surrounding community. The windows have been painted on the front of the building.	Owners claim that at least three developers are interested in the property for development but no firm offers have been made. Request made to have Inspector give owners a priority list of needed work including upkeep of the grounds which is a continuing issue. Return for an update on status of sale	12/11/2015 at 9:30 AM
14	9/18/2015	CR-08277-15	51	Davidson	Robert	Gaines	The owner, who inherited the house from a relative, is playing the car today gone tomorrow when the property is inspected. Judge takes a dim view of these actions which is simolv to shirk violations.	Property is on the current COB In Rem auction list. Return to see if property sold at auction.	11/6/2015 at 9:30 AM
15	9/18/2015	CR-08279-15	240	Lovering	Aristote & Francine	Bashizi	Many of the repairs made by the owner were deemed unacceptable by the COB Inspector. Inspector was at property 8/20/15. This property is in foreclosure with M&T mortgage with a Lis Pendans filed 4/3/12.	Bank has also filed a tax exempt foreclosure index on 4/3/12. Seems as though the owner is now a minister. Property is now on the InRem auction list for non payment of COB taxes. Question of whether bank will save the property. Return for update.	11/6/2015 at 9:30 AM
16	9/18/2015	CR-03755-13	580	Auburn	Carol	Zanelotti	Owner is now deceased and the attorney for the estate has a buyer and is working through the estate proceedings	This occurrence will come as a huge relief to the neighbors of this property who have had to file numerous 311 complaints on this property due to the deteriorating condition. Return for update on the sale of property	10/16/2015 at 9:30 AM
17	9/25/2015	CR-13429-15	253	LaSalle	Joseph Chang	Brain Kupchik	Garbage, trash, grass cutting and overall deteriorating condition of the property. Property is in foreclosure and court wants the attorney representing the owners to work at speeding up the process so that this property is fixed. Owners are attempting to do a short sale. Not listed on the COB InRem Auction. New locks have been put on and the property has been resecured.	Return for update. Mr. Cheng's address is 11 Maxime Plainview NY 11803.	12/11/2015 at 9:30 AM

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18	9/25/2015	CR-13593-15	85	Highgate	Sean	Mclwain	Only one violation has been addressed as the unregistered car has disappeared. However the rest of the violations are not addressed. These include roof, siding , paint, windows gutters trash and debris.	Owner is a no show but Accurint has given the court and the COB contact phone numbers for the owner. Court letter will be sent. Return for update. Inspector Gilson claims the property is vacant.	10/2/2015 at 9:30 AM
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