

University District Housing Court Liaison Report

4/4/2017

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE	CHECK STATUS	
1	9/2/2016	CR-02223-16	1169	Kensington	Estate of George	Ramp	Daughter Dawn is appearing on this property. Claims that the unregistered car still on the property won't move....she needs to call a tow truck. Garage/shed is not structurally sound.	Lawn cut and property somewhat cleaned up. Does she really own property...fathers name still on EC record. EC Taxes have not been paid since 2010. Return after InRem and EC Auction for update.	12/16/2016 at 9:30 AM	HCL will check	
2	9/2/2016	CR-08277-15	51	Davidson	Robert	Gaines	Owner is deceased and one son is trying to repair and address issues with this property. Tarp off the roof and some progress on repairs.	Family is fighting over ownership. May be a moot point as EC taxes have not been paid since 2011...owe \$1522. Return after auctions for update.	1/13/2017 at 9:30 AM		
3	9/2/2016	CR-06473-15	132	Shoshone	Doris	Kreuz	Defendant has missed at least 7 court dates. Found guilty is absentia and fined \$4500.00 that is due on 12/1/2016 or it will be a judgement.	Parker warning sent advising her of the fines in lieu of a warrant for her arrest. Fines will be lifted only if all work is performed to the satisfaction of the COB Inspector.	N/A		
4	9/9/2016	There weren't any University District properties on the docket. All cases were arraignments for ECHD...mostly lead paint, sewage in basements and improper HWT venting.									
5	9/16/2016	CR-15206-15	158	Phyllis	Joyce	Randall	Called back for status of pending sale so the COB had no inspection report. Owners attorney claims extensive repairs have been made.	Return with COB report and proof that RR was paid.	9/30/2016 at 9:30 AM		
6	9/16/2016	CR-05233-16	88	Millicent	Menachem	Greenberg	Gerry Wright for the defendant. She stated that the owner has signed a contract to do all necessary repairs to the property.	Attorney warned that all contractors work must be permitted. Return for update and COB Inspectors report.	12/15/2016 at 9:30 AM		
7	9/23/2016	CR-19379-15	175	Davidson	ABC Property Maint.		All work necessary is in progress.	Return with COB report on additional progress	11/18/2016 at 9:30 AM		
8	9/23/2016	CR-00581-16	122	Hastings	Equity Trust Co.	Custodian FBO	Gary Illos IRA. Mary Chen reports that work has been completed and requested an ACD.	ACD granted with the caveat that COB Inspector Mazzone approves all work.	N/A		
9	9/23/2016	CR-02167-16	67	Ruspin	Valarie	Arnold	Entire building needs paint along with the eaves in the rear of the property that are pulling away from the roof. This fact could lead to birds and rodents infestation. Also the garage was demo'd without a permit	Needs to get permit for the garage demo and get to work on the other problems. Also owns 38 Proctor. Owner doesn't seem to have a clue on how to proceed. Return for update.	11/18/2016 at 9:30 AM		
10	9/23/2016	CR-06976-16	57	Minnesota	Linda	Ng	Weeds and trash on back buildings. This individual owns multiple properties in the UH. All in court routinely.	Return for update on progress.	11/18/2016 at 9:30 AM		
11	9/30/2016	CR-03098=16	3278	Bailey	General Assembly of the Church of the Lord Jes.		District church run by Deacon Phillips - Main office is in Philadelphia. Jacob Massey is listed as owner.	Apartments in the back are in bad shape. Porch needs immediate attention. Defendants claim work has been contracted. Return for progress report.	12/16/2016 at 9:30 AM		
12	9/30/2016	CR-11212-16	99	Edison	Alvin	Avent Jr.	Bought from Buffalo KJ Group on 12/15. No permit obtained from replacement of the roof. Trash and debris on the premises. Unregistered vehicles on the property.	Return for update on progress.	1/13/2017 at 9:30 AM		
13	9/30/2016	CR-22772-15	140	Carmel	Sami	Cirpilli	Obtained permit for siding and repaired porch.	Dismissed	N/A		
14	9/30/2016	CR-19848-15	161	Courtland	Michael	Davis	Trash and debris and permit needed for roof replacement. COB Inspector is Mazzone.	Hunt realty has the listing for sale. Return for update on sale and upkeep.	1/13/2107 at 9:30 AM		
15	9/30/2016	CR-05938-16	2460	Main	George	McCollum	Attorney and Ms. McCollum are no shows .Mr. McCollum is dead.	Rental registry. Needs to be paid... COB requested a 150.00 fine which Judge reduced to \$75.00. Fence was removed by the COB. Case was dismissed.	N/A		
16	9/30/2016	CR-13357-16	425	Lisbon	Ralph T.	Pescrillo	Also known as Pescrillo NY LLC. Has office in his laundromat on Market St. in Niagara Falls. Also owns 432 and 436 Stockbridge as well as 26 North Park and 5 more in Amherst, Cheektowaga and Tonawanda.	425 Lisbon has multiple violations as well as empty units. Return for update and work plan for repairs.	12/9/2016 at 9:30 AM		
17	9/30/2016	CR-15206-15	158	Phyllis	Joyce	Randall	Property has been a rental and has many violations. Work on property progressing slowly. Still needs to deal with handrail and unregistered vehicles as well as debris.	She is moving back in . Return for update.	1/13/2107 at 9:30 AM		

University District Housing Court Liaison Report

4/4/2017

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE	CHECK STATUS	
18	9/30/2016	CR-11441-16	50	Carmel	Carl	Scibetta	Property in severe disrepair and Mr. Scibetta has not done anything to fix it. Expects someone to do it for him. Sami Cirpili, a neighbor on Carmel has made him an offer on the property. Property still in his sisters name.	County taxes are in arrears so the property may go at the EC auction. Return after EC auction for update... If nothing happens a trial date will be set as per the COB request.	11/18/2016 at 9:30 AM		
19 No court held on October 7, 2016											
20	10/14/2016	CR-12930-15	84	Minnesota	Mohit	Kumar	Also goes under the SAI Realty LLC. Property needs a lot of repair. There are no fire or smoke detectors working in the building. Illegal third floor occupancy as well as sewer and plumbing issues.	Owner is claiming that tenants damaged the property.... Still his responsibility. Third floor vacated. Return for update with receivership a possibility if lack of progress.	12/9/2016 at 9:30 AM		
21	10/14/2016	CR-13278-16	497	Minnesota	David	Mordue	Property is vacant and COB got their requested interior inspection order to determine if property is demo worthy.	Mr. Mordue was a no show. It is interesting to note that Mordue has a \$15K judgement against him from 2/27/2015. Return for update	11/4/2016 at 9:30 AM		
22	10/14/2016	CR-05988-16	67	Roosevelt	Kelvin	Reynolds	Bushes not trimmed which blocks view. Eves, gutters and foundation issues. Lack of proper hand rails.	Porch repairs have been started. Return with work plan and update	12/9/2016 at 9:30 AM		
23	10/14/2016	CR-13579-15	95	Niagara Falls blvd.	Richard	Dunn	This property has been in horrible shape for years. Property is in limbo because the owner has liens on him by both the federal and NYS governments. However he seemed to have enough funds to pay off back COB and EC taxes to keep the property out of foreclosure	This is the last chance for him...roof, eves and garage must be repaired by next court date. Receivership will be in place if it is occupied.	1/13/2017 at 9:30 AM		
24	10/21/2016	CR-12743-16	39	Ruspin	Edward	Neely	Mr. Neely seems to be "in the wind" as the COB Accurint search turned up and address from which mail was returned.	Gutters are hanging along with trash, debris and weeds. Property is vacant. COB requested warrant and Judge wanted one more court letter to address. Return for update.	11/4/2016 at 9:30 AM		
25	10/21/2016	N/A	58	Northrup	Jeremy	Dunn	Tenants residing at this address were warned by the Court that they could not have anymore parties on their first appearance on 9/30/2016. They proceeded to have another part last weekend with BPD reporting at least 100 participants. BPD issued citations for violation of COB noise ordinances.	Judge had warned them that another party would result in his issuance of an Order to Vacate (OTV) which he invoked... They need to vacate the property by 11/14/2016. If they stay past 11/1 they will owe Dunn rent for November. This is the first of hopefully many such actions on the part of the court if party warnings are not heeded.	N/A		
26	10/26/2016	N/A	Jeremy Dunn's properties at 163 Winspear; 196 Winspear; 217 Winspear and 38 Winspear are due back in court so that Dunn's attorney can show cause as to why they also should not be vacated. All have been warned.								
27											
28	10/28/2016- There is no court scheduled for today.										