

TOWN OF WEST SENECA



SHEILA M. MEEGAN
TOWN SUPERVISOR

To: Fellow Town Board Members

From: Sheila M. Meegan, Town Supervisor

Date: November 19, 2018

Re: **Land Bank Resolution**

Kindly move to approve the attached resolution in regards to the New York State Land Bank Act.

**A RESOLUTION SUBMITTED BY
SUPERVISOR SHEILA M. MEEGAN
OF THE
TOWN OF WEST SENECA**

WHEREAS, in July 2011 in recognition of the growing problem of distressed, vacant, abandoned, and tax-delinquent properties, New York State passed the Land Bank Act, as Article 16 of the New York State Not-for-Profit Corporation Law, which authorizes any Foreclosing Governmental Unit (FGU) to create a land bank to strategically acquire, improve, assemble, and sell these properties; and

WHEREAS, under this law, the Buffalo Erie Niagara Land Improvement Corporation (BENLIC) was formed in May 2012 via an intermunicipal agreement among the county's four FGUs: Erie County and the Cities of Buffalo, Lackawanna, and Tonawanda; and

WHEREAS, county-wide land banks have proven highly successful in Michigan, Ohio, and other regions experiencing growing numbers of problem properties by supporting municipal and regional revitalization efforts by strategically acquiring, improving, assembling, and selling these properties; and

WHEREAS, BENLIC (the land bank) seeks to work collaboratively with the cities, towns, and villages within Erie County to address the growing problem of distressed, vacant, abandoned, and tax-delinquent properties; and

WHEREAS, the *TOWN OF WEST SENECA*, Erie County, has recognized the need to address the growing issues of distressed, vacant, abandoned, and tax-delinquent properties and is desirous of partnering with BENLIC to address this problem.

NOW, THEREFORE, BE IT

RESOLVED, that the *TOWN OF WEST SENECA* hereby officially requests that BENLIC acquire the following propert(y)ies:

114 Edson St. West Seneca, NY 14210 SBL: 133.27-5-19

; and be it further

RESOLVED, that the *TOWN OF WEST SENECA* has completed the required Acquisition Applications for each property listed above and has attached the Acquisition Applications to this resolution; and be it further

RESOLVED, that the *TOWN OF WEST SENECA* agrees to reimburse Erie County for the costs associated with foreclosure of this property; and be it further

RESOLVED, that the **TOWN OF WEST SENECA** agrees to maintain each property selected by BENLIC during the time in which BENLIC holds title to the property including removal of motor vehicles upon BENLIC property by use of municipal emergency services (i.e. police and fire department); and be it further

RESOLVED, in the event that after a period of one year from the date of BENLIC acquisition, BENLIC is unable to dispose of vacant lots which do not contain structures and which are identified herein, BENLIC retains option to transfer to the **TOWN OF WEST SENECA**, the **TOWN OF WEST SENECA** agrees to accept a transfer of title of all non-disposed vacant lots which do not contain structures by quit claim deed; and be it further

RESOLVED, that certified copies of this resolution will be sent to the Executive Director of the Buffalo Erie Niagara Land Improvement Corporation; the Commissioner of the Erie County Department of Environment and Planning; the Director of the City of Buffalo's Office of Strategic Planning; and the Mayors of the cities of Lackawanna and Tonawanda.

Request for Foreclosure (RFF)
 Structure Acquisition Application
 Buffalo Erie Niagara Land Improvement Corporation (BENLIC)

STRUCTURES

SECTION I: APPLICANT INFORMATION

Date

Municipality

Contact Person & Title

SECTION II: INSPECTOR REPORT

Structure Address (*Please attach photo*)

Property Class Code

Contact Address

Contact Number(s)

Contact Email

Section-Block-Lot (SBL)

Assessed Value

Full Market Value

- 1.) *Please attach the applicable resolution*

- 2.) *Please attach Assessment and Inventory Information (e.g. RPS V4 database, real property tax info, etc.)*

- 3.) List any environmental concerns (e.g. asbestos, hazardous waste, lead paint, sewer lateral, septic tank, etc.)

4.) Structure Condition

- Overall Structural
- Roof
- Siding
- Foundation
- Accessory Structures
- Windows
- Porch

Good	Fair	Poor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Details

5.) Occupancy Status

- Vacant
- Owner Occupied
- Renter Occupied
- Unknown

Yes No

Secured / boarded? Time Vacant?

6.) List any known code violations or citations? (e.g. chipping paint, missing gutters, etc.)

7.) Are there any active utilities at the structure?

Yes No

If yes, specify

Request for Foreclosure (RFF)
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STRUCTURES

SECTION III: MAINTENANCE, DISPOSITION AND REUSE PLAN

A. Maintenance Plan

8.) Once acquired by BENLIC, will the municipality make any of the following in-kind contributions toward the maintenance of this structure?

	Yes	No		
Secure/Board Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Mow Lawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How Often?	<input type="text" value="bi-weekly"/>
Snow Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How Often?	<input type="text"/>
Drive-By / Check-ins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How Often?	<input type="text" value="bi-weekly"/>

B. Disposition and Reuse Plan

9.) What the preferred end-use for the structure? (e.g. strike to municipality, stabilize and rehab, demolition, etc.)

stabilize and rehab

Please provide names and contact info of any parties interested in the end use of this structure.

10.) What is the preferred disposition plan for the structure? (private sale, transfer to non-profit, etc.)

private sale

11.) Does this disposition/reuse plan conform with the adopted plans of the municipality?

Yes No

SECTION IV: Pre-Acquisition Access

12.) Is the municipality able to facilitate interior access to the structure prior to acquisition? (i.e. judicial warrant)

Yes No

If yes, briefly describe the process

judicial warrant



133.27-5-19

146800 West Seneca
Roll Year: 2019 Curr Yr
Land Size: 35.00 x 108.00

Active R/S: 1
2 Family Res

School: West Seneca C
Land AV: 2,700
Total AV: 30,000



2

Fischer, Aaron D
114 Edson St

- Parcel 133.27-5-19
 - History
 - Assessment
 - Spec Dist(s)
 - Description
 - Owner(s)
 - Images
 - Gis
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
 - Sale05/01/13
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
 - Sale06/01/04
 - Sale10/17/02
 - Sale04/03/02
 - Sale01/14/94
 - Sale07/01/90

Site No: 1

Bldg Style:	08 Old style	Central Air:		1st Story:	1120
No. of Stories:	2.0	Bsmt Type:	4 Full	2nd Story:	1112
Ext Wall Mat:	04 Composition	Bsmt Gar Cap:	0	Add Story:	
Actual Yr Built:	1910	Overall Cond:	3 Normal	1/2 Story:	
Eff Yr Built:	1920	Exterior Cond:		3/4 Story:	
Yr Remodeled:		Interior Cond:		Fin Over Gar:	
No. Kitchens:	2	Constr Grade:	C Average	Fin Attic:	
Kitchen Qual:		Grade Adjust:	100	Fin Basmt:	
No. Baths:	2	Pct Good:		Unfin 1/2:	
No. Half Baths:	0	Funct Obs:		Unfin 3/4:	
Bath Qual:				Unfin Rm:	
No. Bedrooms:	6			Unfin Over Gar:	
No. Rooms:	0				
No. Fireplaces:	0				
Frplc Type:					
Heat Type:	2 Hot air	RCM:	173,500	SFLA:	2232
Fuel Type:	2 Natural Gas	RCNLD:	124,921	Fin Rec Rm:	

Run RPS440 Edits:



TOWN OF WEST SENECA

6.

TOWN SUPERVISOR
SHEILA M. MEEGAN

TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY JR.

CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

November 9, 2018

*Aaron Fischer
114 Edson St
West Seneca, NY 14210*

Re: 114 Edson St

Dear Property Owner(s):

This letter is to inform you that your property is in violation of state and local ordinances. The following violation(s) have been found to exist at the above captioned address.

- Roof In Disrepair (See Section: Town Code 92-6 D)**
- Exposed Wood Not Protected (See Section: Town Code 92-6A)**
- Chimney in Disrepair (See Section: Town Code 92-6D)**
- Downspouts/Gutters In Disrepair (See Section: Town Code 92-4A)**
- Deck In Need of Repair - Permit Required (See Section: P.M.C. 304.10)**
- Debris In Yard To Be Removed (See Section: Town Code 54-3B)**
- Fence In Disrepair (See Section: Town Code 92-4 B)**

Please be advised that you have 5 days to contact this office to what steps are being taken to correct the above captioned violation or you will force this office to take further actions. Thanking you in advance for your anticipated cooperation.

*Sincerely,
Doug Busse
Code Enforcement Officer*

114 Edson St

11/9/18







