City of Albany
Board of Zoning Appeals
Application

This application must be filed with the Department of Development and Planning, Land Use Division at 200 Henry Johnson Boulevard, Albany, New York 12206, (518-445-0754). Applications are not considered to be complete until all supplemental documents and fees are received. (See attached instructions.) Planning Office staff shall determine the completeness of applications before scheduling the case before the Board of Zoning Appeals. Notice of public hearing shall be mailed to the applicant, adjacent property owners, and other interested parties. **The applicant or his/her representative shall appear at the public hearing to substantiate the application.**

REGARDING THE PREMISES AT 200 Lancaster Street
APPLICANT Joseph G. Candee d/b/a KND Management
ADDRESS 45 Delafield Dr. CITY Albany STATE NY ZIP 12205
PHONE 456-3318/265-1780 FAX NUMBER
AUTHORIZED AGENT John F. Maxwell - Maxwell & Van Ryn, LLP
AFFILIATION Attorney
ADDRESS 2 Normanskill Blvd. CITY Delmar STATE NY ZIP 12054
PHONE 475-0016 FAX NUMBER 475-7576
PROPERTY OWNER Mid-Ohio Securities Corp, FBO JM Drake IRA
ADDRESS 45 Delafield Dr. CITY Albany STATE NY ZIP 12205
PHONE 456-3318 / 265-1780 FAX NUMBER
OTHER TO BE NOTIFIED
ADDRESS CITY STATE ZIP
PHONE FAX NUMBER

REQUEST:
__SPECIAL USE PERMIT
__USE VARIANCE
__AREA VARIANCE
X INTERPRETATION
__PARKING LOT PERMIT
__OTHER

ZONING CLASSIFICATION R-2C TAX LOT ID NUMBER 76.24-3-5
EXISTING USE / # OF UNITS 6 units - apartment
PROPOSED USE / # OF UNITS 6 units - apartment
OCCUPANCY STATUS (FULLY OCCUPIED / ~~PARTIALLY OCCUPIED / VACANT~~)

REQUESTED PUBLIC HEARING DATE: May 8, 2013
PROJECT TIME FRAME: N/A TOTAL PROJECT COST: N/A

Is the property within 500 feet of a municipal boundary, State or County property, road, park or facility, or other recreation area? Yes (No) If yes, the submission will require review by the Albany County Planning Board.

Does any state officer or any officer or employee of the City of Albany or County of Albany have any affiliation with or interest in the applicant or this application? Yes (No) If yes, set forth the name, address, and nature and extent of the affiliation or interest of an officer / employee.

I, the undersigned owner, hereby authorize the applicant to bring the application herein before the Board of Zoning Appeals of the City of Albany.

SIGNED Joseph G. Candee DATE April 8, 2013
for Mid-Ohio Securities Corp FBO JM Drake IRA

I, the undersigned applicant, hereby state that the information and facts set forth in this application are true to the best of my knowledge and belief.

SIGNED Joseph G. Candee DATE April 8, 2013
Joseph G. Candee
for KND Management

01-26-12

INTERPRETATION STANDARDS

The Board of Zoning Appeals has the power to interpret the provisions of Chapter 375 of the Albany City Code, the City Zoning Ordinance.

- Upon appeal of a decision of the Administrator, the Board may interpret any provision of the chapter, which shall include but not be limited to:

  [1] The exact location of any district boundary.

  [2] Whether a specific use is permitted in a district.

  [3] Whether a use qualifies as a legal nonconforming use.

  [4] Whether a proposed use may replace a nonconforming use.

  [5] Whether a permitted use that is not specifically listed as a permitted home occupation shall be permitted as such.

  [6] Whether a use not specified as permitted in the Schedule of Use, Area and Height Controls is permitted.

ARTICLE SOUGHT TO BE INTERPRETED

(Please specify the article to be interpreted and the nature of the request):

Article or Code Section to be Interpreted: § 375 - 25(C)

Title of Article: City of Albany Zoning Ordinance

Date Legislated: September 9, 1993 by Ord. No. 1.12.93 as amended 3-15-94

Date of Administrative Denial or Determination (if referenced): February 8, 2013

DESCRIPTION OF REQUEST

(Please describe why you are seeking an interpretation of the above-referenced article or administrative determination):

Determination that property, 200 Lancaster Street, is a lawful prior non-conforming use as a six-unit apartment dwelling.

SUPPORTING DOCUMENTATION

(Please attached a table of contents for any supporting documentation)

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies research or other investigations will be undertaken.

ENVIRONMENTAL ASSESSMENT

1.	Will the project result in a large physical change to the project site or physically? alter more than 10 acres of land?	__Yes	X No
2.	Will there be a major change to any unique or unusual landform found on this site?	__Yes	X No
3.	Will project alter or have a large effect on an existing body of water?	__Yes	X No
4.	Will project have a potentially large impact on groundwater quality?	__Yes	X No
5.	Will project significantly affect drainage flow or air quality?	__Yes	X No
6.	Will project affect any threatened or endangered plant or animal species...	__Yes	X No
7.	Will project result in a major adverse impact on air quality?	__Yes	X No
8.	Will project have a major effect on visual character of the community or scenic views or vistas known to be or important to the community?	__Yes	X No
9.	Will project adversely impact any site or structure of historic, prehistoric or paleontological importance or any site designated as a critical environmental area by a local agency?	__Yes	X No
10.	Will project have a major effect on existing or future recreational opportunities?	__Yes	X No
11.	Will project result in major traffic problems or cause a major impact on existing transportation systems?	__Yes	X No
12.	Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbances as a result of the project's operation?	__Yes	X No
13.	Will project have any impact on public health or safety?	__Yes	X No
14.	Will project affect the existing community by directly causing a growth? in permanent population of more than 5% over a one-year period or have a major negative effect on the character of the community or neighborhood?	__Yes	X No
15.	Is there any public controversy concerning the project?	__Yes	X No

PREPARER'S SIGNATURE: Joseph B. Candee TITLE: Applicant

REPRESENTING: Mid-Ohio Securities Corp FBO JM Drake IRA DATE: April 8, 2013

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DIVISION OF BUILDING & REGULATORY COMPLIANCE
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5165 FAX (518) 434-6015
WWW.ALBANYNY.ORG

JEFFERY V. JAMISON
DIRECTOR

February 8, 2013

RECEIVED

FEB 13 2013

MAXWELL & VAN RYN

Joseph G. Candee
45 Delafield Drive
Albany, NY 12203

Re: 200 Lancaster Street
Application Number: 65934

Dear Sir:

On **November 7, 2012**, you made an Application for work at the above referenced property involving: **Conversion to a six unit apartment building**.

The property is located in an area which is zoned **R-2C**.

This Application has been examined for compliance with the applicable provisions of the Zoning Ordinance of the City of Albany.

That review revealed that the proposed work will not comply with the following provisions of the Zoning Ordinance: **REQUIRES A USE VARIANCE. 375-66A Principal Permitted Uses. Proposed 6 unit apartment building is not a listed permitted use in an R-2C zoning district.**

Therefore, your Application of 11/7/12 is hereby **DENIED** pursuant to Sections 375-59 and 375-9(d) of the Zoning Ordinance.

These objections may be addressed by filing revised plans reflecting conditions which comply with the requirements of the Zoning Ordinance. In the alternative, this Denial may be appealed to the Board of Zoning Appeals on forms available from the Office of Planning and Neighborhood Development, 200 Henry Johnson Blvd. *This appeal must be filed completely with the Office of Planning and Neighborhood development within thirty (30) days of the date of this letter.* ***Should this cause of Denial be resolved by successful Appeal, a full set of construction documents prepared by a NYS licensed architect or engineer may be required to be submitted to this office prior to a Building Permit being issued.***

For the Director,

Vincent DiBiase
Deputy Chief Inspector

cc: Planning Office

APPLICANT'S NARRATIVE
April 8, 2013
By Joseph G. Candee

My name is Joseph G. Candee, and I have been the manager and representative of the owner of 200 Lancaster Street in the City of Albany since 2002. The property is owned by the Mid-Ohio Securities Corporation, Custodian FBO J.M. Drake IRA, which is essentially an individual retirement account for J.M. Drake. By law, he is prohibited from participating in the management of any IRA funds, including this building. Therefore

1. We are asking the Board of Zoning Appeals to consider 200 Lancaster Street a **Lawful Prior Non-Conforming Use**, and therefore a lawful six-family building.

2. As indicated, this building is in an area which is zoned **R-2C**, for three-family residences. This property has been owned by us for a period of almost thirteen years, and at the time of purchase, lawful residential occupancy permits for all six units were in place. During the following twelve years, residential occupancy permits have been regularly obtained. Attached are copies of the permits from 2009.

3. A Freedom of Information Act request was made to the City of Albany, which has not yet been able to locate any documents other than, or contrary to, what we are attaching to our application.

4. I believe that we are able to demonstrate to the Board's satisfaction that this property has been used as a six-family residence, continuously and with uninterrupted use, since at least 1953.

5. Submitted with our application is the affidavit of **Thomas M. Nowak**. His father bought the property in 1953 as a six-family residence. The property remained in Mr. Nowak's family through 1998, and his affidavit, which is included with our application indicates that is was used as a six-family residence for the entire time.

6. Thereafter, he sold the property to **Gregory Lipitz**. His affidavit is attached indicating that during the time of his ownership, through 2002, the property

continued to be used as a six-family apartment building. Attached to his affidavit are copies of the residential occupancy permits for all six units that were in effect.

7. Additionally, I asked our attorney to search any public records at the Albany Public Library, Historical Department, and the Albany County Hall of Records. His findings indicate that the Polk City Directory for 1950, 1955, and 1960 show that this property was used as a six-family residence.

8. Finally, the Albany County Hall of Records shows a building permit from 1962, and a map showing the installation of a sprinkler system, which is still in operation and still being maintained, for all six residential units. The map filed with the 1962 application, a copy of which is attached to the attorney's statement, seems to indicate this (although it's difficult to read).

9. Also, found in the Albany County Hall of Records is a Building-Structure Inventory, from dated November 1, 1976, on a form from the Division for Historical Preservation in Albany Bureau of Cultural Affairs depicting the building as it still appears today. This document (also attached to the attorney's statement) seems to imply that the building, which was built in 1876, was designed as a six-family residence and has been used as such since that time.

10. I am personally familiar with this building, the structure of it, including electrical and plumbing outlets. It would appear to me that the use of the building has not been substantially altered from the six-family layout that exists there.

In conclusion, we would respectfully request that this building be allowed to remain as a six-family unit residential building, as it has been since at least 1953, as a lawful prior non-conforming use.

Respectfully,

Joseph G. Candee

Joseph G. Candee
45 Delafield Drive
Albany, New York 12205

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
PUBLIC SAFETY BUILDING
165 HENRY JOHNSON BLVD.
ALBANY, NEW YORK 12210
PHONE (518) 434-5995 FAX (518) 434-6015

MICHAEL P. DUNN
FIRE CHIEF

EQUITY TRUST CO - CUSTODIAN
F/B/O J.M. DRAKE IRA
45 DELAFIELD DRIVE
ALBANY, NY 12205

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the BASEMENT at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 07/10/2006, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY -

This permit expires: 01/10/2009

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

Robert C. Forezzi Sr.

Robert C. Forezzi, Sr.
Deputy Fire Chief

July 12, 2006

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GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
PUBLIC SAFETY BUILDING
165 HENRY JOHNSON BLVD.
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EQUITY TRUST CO - CUSTODIAN
F/B/O J.M. DRAKE IRA
45 DELAFIELD DRIVE
ALBANY, NY 12205

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT. 1 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 07/10/2006, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY -

This permit expires: 01/10/2009

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

Robert C. Forezzi Sr.

Robert C. Forezzi, Sr.
Deputy Fire Chief

July 12, 2006

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
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MICHAEL P. DUNN
FIRE CHIEF

EQUITY TRUST CO - CUSTODIAN
F/B/O J.M. DRAKE IRA
45 DELAFIELD DRIVE
ALBANY, NY 12205

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT. 2 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 07/10/2006, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY -

This permit expires: 01/10/2009

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

Robert C. Forezzi Sr.

Robert C. Forezzi, Sr.
Deputy Fire Chief

July 12, 2006

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
PUBLIC SAFETY BUILDING
165 HENRY JOHNSON BLVD.
ALBANY, NEW YORK 12210
PHONE (518) 434-5995 FAX (518) 434-6015

MICHAEL P. DUNN
FIRE CHIEF

EQUITY TRUST CO - CUSTODIAN
F/B/O J.M. DRAKE IRA
45 DELAFIELD DRIVE
ALBANY, NY 12205

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT. 3 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 07/10/2006, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY -

This permit expires: 01/10/2009

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

Robert C. Forezzi Sr.

Robert C. Forezzi, Sr.
Deputy Fire Chief

July 12, 2006

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
PUBLIC SAFETY BUILDING
165 HENRY JOHNSON BLVD.
ALBANY, NEW YORK 12210
PHONE (518) 434-5995 FAX (518) 434-6015

MICHAEL P. DUNN
FIRE CHIEF

EQUITY TRUST CO - CUSTODIAN
F/B/O J.M. DRAKE IRA
45 DELAFIELD DRIVE
ALBANY, NY 12205

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT. 4 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 07/10/2006, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY -

This permit expires: 01/10/2009

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

Robert C. Forezzi Sr.

Robert C. Forezzi, Sr.
Deputy Fire Chief

July 12, 2006

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & CODES
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FIRE CHIEF

EQUITY TRUST CO - CUSTODIAN
F/B/O J.M. DRAKE IRA
45 DELAFIELD DRIVE
ALBANY, NY 12205

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT. 5 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 07/10/2006, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY -

This permit expires: 01/10/2009

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

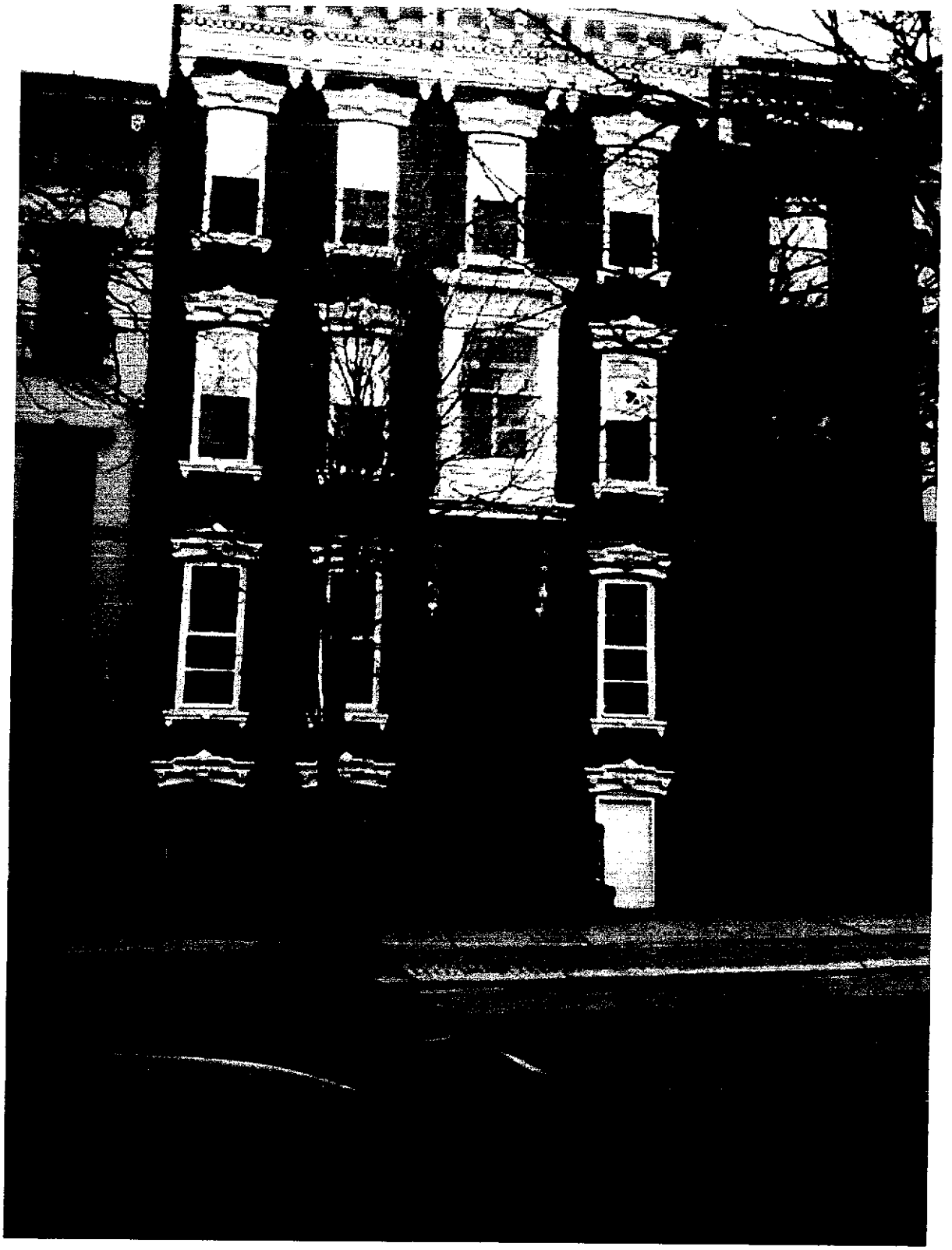
For the Chief,

Robert C. Forezzi Sr.

Robert C. Forezzi, Sr.
Deputy Fire Chief

July 12, 2006

07249



AFFIDAVIT

STATE OF ARIZONA)
)SS.:
COUNTY OF COCONINO)

THOMAS M. NOWAK, being duly sworn, deposes and says:

1. I am a resident of Altamont, New York, and am a former owner of the six unit apartment building 200 Lancaster Street in the City of Albany.

2. I make this affidavit from my own personal knowledge, and from deeds recorded in the Office of the Albany County Clerk.

3. My parents, Albin and Veronica Nowak, purchased 200 Lancaster Street in November 1953. Annexed hereto as Exhibit "A" is a copy of the deed for that transaction.

4. They operated the property as a six family apartment building from the time they bought it.

5. In 1986, my mother and father transferred the title into the name of my father alone. Annexed hereto as Exhibit "B" is a copy of the deed transferring the title to my father.

6. During this time, and in all times previous to that, the property continued to be a six unit apartment building.

7. In 1992, my father made a Will leaving the property, in the event of his death, to my brother, Richard Nowak, and myself.

8. When he died, a copy of his Last Will & Testament was recorded in the Office of the Albany County Clerk, transferring the property to myself, Thomas M. Nowak, and my brother, Richard A. Nowak. Annexed hereto as Exhibit "C" is a copy of that document.

9. In 1998, my brother transferred his interest to me. That deed is attached as Exhibit "D".

10. In December 1998, I sold the property to one Gregory Lipitz. That deed is attached as Exhibit "E".

11. During all of this time, the property continued in uninterrupted use as a six family apartment building.

12. Upon information and belief, Gregory Lipitz transferred the property to the current owners in 2002, also as a six family apartment building.

13. Therefore in the time my family owned this property, from 1953 through 1998, it was used without interruption as a six family apartment building.

Thomas M. Nowak
THOMAS M. NOWAK

Sworn to before me this
10th day of March, 2013

in Yavapai County, Arizona
at 1725 W. Hwy 89A, Ste A, Sedona AZ 86336
Witnessed by Andrew Bailor, Notary Public for
Yavapai County.

Andrew Bailor
Notary Public - Arizona
Yavapai County
My Commission Expires
February 12, 2016

My commission Expires 2/12/16

N.Y.S. TAX $ 0

005483

NATIONAL LEGAL SUPPLY INC
60 Beaver St., Albany, N.Y. 12201

This Indenture

LIBER 2304 PG 455

Made the 4th day of February Nineteen Hundred and 82

Between ALBIN NOWAK and VERONICA NOWAK, as tenants by the entirety, each residing at 89 Forrest Avenue, City of Albany, County of Albany, State of New York,

part ies of the first part, and

ALBIN NOWAK, residing at 89 Forrest Avenue, City of Albany, County of Albany, State of New York,

part y of the second part,

Witnesseth that the part ies of the first part, in consideration of One and 00/100 ---------- Dollar ($1.00----) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the part y of the second part.--his heirs----------and assigns forever, all

THAT CERTAIN LOT, piece, or parcel of land, with the buildings and improvements thereon, situate on the South side of Lancaster Street, between Dove Street and Lark Street, in the City of Albany, County of Albany and State of New York, bounded and described as follows, to wit:

BEGINNING at a point in the South line of Lancaster Street one hundred thirty-two (132) feet East from the southeast corner of Lark and Lancaster Streets; and running thence southerly on a line parallel with Lark Street seventy-four (74) feet and three (3) inches; thence easterly on a line parallel with Lancaster Street, twenty-eight (28) feet; thence northerly and parallel with Lark Street seventy-four (74) feet and three(3) inches to the south line of Lancaster Street; and thence westerly along the South line of Lancaster Street, twenty-eight (28) feet to the place of beginning. Said premises being now known as Street No. 200 Lancaster Street, Albany, New York, and being the same premises conveyed by Harold J. O'Keefe as executor of Tamesuke Nakabayashi by deed dated November 16, 1953 and recorded in the Albany County Clerk's Office on November 16, 1953 in Book 1381 of Deeds at Page 439.

RECEIVED
$ .00
REAL ESTATE
FEB 2 6 1986
TRANSFER TAX
ALBANY
COUNTY

STATE OF NEW YORK)
COUNTY OF ALBANY)ss

Recorded in Deeds
[illegible] and
[illegible]

[illegible]
ALBANY COUNTY CLERK

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LIBER 2304 PAGE 456

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, ---------his heirs---------- and assigns forever

And said parties of the first part covenant as follows

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said parties of the first

will forever Warrant the title to said premises

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose

In Witness Whereof, the parties of the first part have hereunto set their hands and seal the day and year first above written.

In Presence of

Albin Nowak
ALBIN NOWAK

Veronica Nowak
VERONICA NOWAK

State of New York
County of Albany } ss.

On this 4th day of February Nineteen Hundred and 56 before me, the subscriber, personally appeared Albin Nowak and Veronica Nowak to me personally known and known to me to be the same person described in and who executed the within instrument, and they acknowledged to me that they executed the same.

David Clarke
Qualified Surveyor
Commission Expires 3/11/56

Tax Map No. ----------

Tax Billing Address ----------

Deed

TO

Dated February 4 1956

State of New York

County of ---------- ss.

RECORDED ON THE
day of ---------- 19 ---
at ---------- o'clock ---- M
IN LIBER ---------- of Deeds
IN PAGE ---------- endorsement

David Clarke
Pvt. Ltd.
Co. Surveyor
Commission Expires
12/31/56

MAR 4 1956

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ALBANY COUNTY CLERK
FEB 23 11 30 AM '94

LIBER 2503 PAGE 1104

LAST WILL AND TESTAMENT

OF

ALBIN NOWAK

I, ALBIN NOWAK, a resident of the City and County of Albany, State of New York, do make, publish and declare this to be my Last Will and Testament, hereby revoking all wills and codicils heretofore made by me.

FIRST

I direct that all my just debts, funeral expenses and the expenses of my last illness be paid as soon as practicable after my death.

SECOND

I direct that all inheritance, estate, transfer, succession and death taxes or duties (including any interest thereon), imposed by any jurisdiction whatsoever, by reason of my death, upon or in relation to

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any property includable in my Estate for the purposes of any such taxes or duties, whether such property passes under the provisions of this Will or outside the provisions of this Will, be paid out of my Estate as an expense of administration thereof, without proration or apportionment or contribution by any recipient of any such property.

THIRD

I give, devise and bequeath a certain apartment building owned by me at the time of my death located at 200 Lancaster Street, City and County of Albany, State of New York, along with all personal property, appliances and uncollected rents in equal shares to my sons, THOMAS M. NOWAK and RICHARD A. NOWAK, as tenants in common. In the event that either of my said sons should predecease me I give and bequeath the share said son would have received to his issue him surviving if any and if none I then give, devise and bequeath said property to my surviving son or his issue him surviving.

FOURTH

All the rest, residue and remainder of the property I may own at the time of my death, I bequeath and devise to my wife, VERONICA NOWAK. If my said wife, VERONICA NOWAK, shall not survive me, then I bequeath and

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devise the said property in equal shares to my sons, THOMAS M. NOWAK and RICHARD A. NOWAK, or their issue them surviving.

FIFTH

I hereby nominate, constitute and appoint my sons, THOMAS M. NOWAK and RICHARD A. NOWAK, as Executors of this, my Will. In the event one or other of my said sons shall predecease me I then direct that my surviving son serve alone as Executor of this my Will. I direct that neither Co-executor shall be required to furnish any bond or other security in any jurisdiction for the faithful performance of their duties.

SIXTH

I confer upon my Executors, in addition to the Powers provided by Section 11-1.1 of the Estates, Powers and Trusts Law of the State of New York, the full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death, at such time and price and upon such terms and conditions as my Executor may determine; to retain any and all property owned by me at the time of my death, in the form in which it then exists; acquire by purchase or otherwise and retain, temporarily or permanently, any kind of realty and personalty, including stocks and unsecured

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2M 1/91

LIBER 2503 PAGE 1107

State of New York
Albany County Surrogate's Court } ss.:

I, CATHRYN M. DOYLE, Chief Clerk of the Surrogate's Court of the County of Albany, do hereby certify that I have compared the foregoing copy of the Last Will and Testament of ALBIN NOWAK, late of the City and County of Albany, State of New York, deceased, probated October 28, 1993

with the Original thereof on file and of record in this office, and have found the same to be a correct transcript therefrom, and of the whole of said original.

In Testimony Whereof I have set my hand and affixed the seal of the Surrogate's Court of the County of Albany, this 4th day of February, 1994

Cathryn M. Doyle
Chief Clerk of the Surrogate's Court

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obligations, undivided interests, interests investment trusts, mutual funds, legal and discretionary common trust funds, leases and property, all without diversification as to kind or amount and without being limited to investments authorized by law for trust funds, and hold funds uninvested, or deposit any monies of my Estate in any bank. I further direct that my Executors shall not be required to furnish any bond or other security in this or any jurisdiction for the faithful performance of their duties.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this 17th day of August in the year One Thousand Nine Hundred Ninety-Two.

Albin Nowak

ALBIN NOWAK

IN PRESENCE OF:

THE FOREGOING INSTRUMENT was at the time of the date hereof, signed, sealed and subscribed by the Testator, ALBIN NOWAK, in the presence of us and each of us attesting witnesses, the Testator at the time of making such subscription, publishing and declaring this Instrument so subscribed by him to be his last Will and Testament, whereupon we then and there at his request and in his presence and in the presence of each other and all of us, signed our names hereto as witnesses, this attestation clause having been first read aloud to him in our presence and hearing this 17th day of August in the year one thousand nine hundred ninety-two.

Carlton Potts residing at Ballston Spa N.Y.

[illegible] residing at 355 Stone Church Rd Ballston Spa N.Y.

RR. Carlton N. Potts II
426 Franklin St
P.O. Box 957
Schenectady NY 12301

0067V

STATE OF NEW YORK)
COUNTY OF ALBANY)

Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

17

C

300.00

LIBER 2607 PAGE 770 97363

THIS INDENTURE

Made the 13th day of July Nineteen Hundred and Ninety Eight

Jul 17 2 51 PM '98

Between THOMAS M. NOWAK, residing at 114 Grand Street, Albany, New York, and RICHARD A. NOWAK, residing at 2562 Western Avenue, Altamont, New York, as Tenants in Common, parties of the first part, and

THOMAS M. NOWAK, residing at 114 Grand Street, Albany, New York, party of the second part,

WITNESSETH that the parties of the first part, in consideration of ----------ONE---------- Dollar ($1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT CERTAIN LOT, piece or parcel of land, with the buildings and improvements thereon, situate on the South side of Lancaster Street, between Dove Street and Lark Street, in the City of Albany, County of Albany and State of New York, bounded and described as follows, to wit:

BEGINNING at a point in the South line of Lancaster Street one hundred thirty-two (132) feet East from the southeast corner of Lark and Lancaster Streets; and running thence southerly on a line parallel with Lark Street seventy-four (74) feet and three (3) inches; thence easterly on a line parallel with Lancaster Street, twenty-eight (28) feet; thence northerly and parallel with Lark Street seventy-four (74) feet and three (3) inches to the south line of Lancaster Street; and thence westerly along the South line of Lancaster Street, twenty-eight (28) feet to the place of beginning. Said premises being now known as Street No. 200 Lancaster Street, Albany, New York.

Being the same premises conveyed to Thomas M. Nowak and Richard A. Nowak by the Last Will and Testament of Albin Nowak dated August 17, 1992 and recorded with the Albany County Clerk on February 23, 1994 in Book 2503 of Deeds at Page 1104. The said Last Will and Testament of Albin Nowak having been admitted to probate by the Albany County Surrogate Court on October 28, 1993.

Also being the same premises conveyed to Albin Nowak by Deed from Albin Nowak and Veronica Nowak dated February 4, 1986 and recorded with the Albany County Clerk's office on February 26, 1986 in Book 2304 of Deeds at Page 455.

Subject to any existing and enforceable restrictions, conditions and easements of record, if any, in the chain of title of and affecting said premises.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

RECEIVED
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REAL ESTATE
JUL 17 1998
TRANSFER TAX
ALBANY
COUNTY

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In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

Thomas N. Nowak
THOMAS N. NOWAK

Richard A. Nowak
RICHARD A. NOWAK

STATE OF NEW YORK)
)ss.:
COUNTY OF Schenectady)

On this 13th day of July Nineteen Hundred and Ninety Eight before me, the subscriber, personally appeared THOMAS N. NOWAK and RICHARD A. NOWAK to me personally known and known to me to be the same persons described in and who executed the within instrument, and they acknowledged to me that they executed the same.

Notary Public

LAURENCE NAWADSKY
Notary Public, State of New York
No. 4952214
Qualified in Schenectady County
Commission Expires June 12, 19[illegible]

STATE OF NEW YORK)
COUNTY OF ALBANY)

Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS C. CLINGAN
ALBANY COUNTY CLERK

R+R

Law Offices
CARLTON W. POTT, II, ESQ.
426 Franklin Street
P.O. Box 987
Schenectady, New York 12301

17087

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(12956

THIS INDENTURE

Liber 2617 Page 1150

Made the 15th day of December Nineteen Hundred and Ninety Eight

Between THOMAS M. NOWAK, residing at 114 Grand Street, Altamont, New York, party of the first part, and

GERSCHY LIFFIS, residing at 9 Woodlake Road, Apt. 1, Albany, New York, party of the second part,

WITNESSETH that the parties of the first part, in consideration of ----------ONE---------- Dollar ($1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT CERTAIN LOT, piece or parcel of land, with the buildings and improvements thereon, situate on the South side of Lancaster Street, between Dove Street and Lark Street, in the City of Albany, County of Albany and State of New York, bounded and described as follows, to wit:

BEGINNING at a point in the South line of Lancaster Street one hundred thirty-two (132) feet East from the southeast corner of Lark and Lancaster Streets; and running thence southerly on a line parallel with Lark Street seventy-four (74) feet and three (3) inches; thence easterly on a line parallel with Lancaster Street, twenty-eight (28) feet; thence northerly and parallel with Lark Street seventy-four (74) feet and three (3) inches to the south line of Lancaster Street; and thence westerly along the South line of Lancaster Street, twenty-eight (28) feet to the place of beginning. Said premises being now known as Street No. 200 Lancaster Street, Albany, New York.

Said premises has been more recently described as follows:

ALL THAT CERTAIN LOT, piece or parcel of land, with the buildings and improvements thereon, situate on the South side of Lancaster Street, between Dove Street and Lark Street, in the City of Albany, County of Albany and State of New York, bounded and described as follows, to wit:

BEGINNING at a point in the South line of Lancaster Street (131.85) feet East from the southeast corner of Lark and Lancaster Streets; and running thence southerly with an interior angle of 89° 42'20" a distance of 74.25 feet; thence easterly with an interior angle of 90°17'40" a distance of 28.20 feet; thence northerly with an interior angle of 89°42'20" a distance of 74.25 feet to the south line of Lancaster Street; thence westerly along the south line of Lancaster Street with an interior angle of 90°17'40" a distance of 28.20 feet to the point of beginning. Said premises being now known as Street No. 200 Lancaster Street, Albany, New York.

Being the same premises conveyed to Thomas M. Nowak by Deed from Thomas M. Nowak and Richard A. Nowak dated July 13, 1998 and recorded with the Albany County Clerk's Office on July 17, 1998 in Book 3607 of Deeds at Page 770.

Also being the same premises conveyed to Thomas M. Nowak and Richard A. Nowak by the Last Will and Testament of Albin Nowak dated August 17, 1992 and recorded with the Albany County Clerk on February 22, 1994 in Book 2503 of Deeds at Page 1106. The said Last Will and Testament of Albin Nowak having been admitted to probate by the Albany County Surrogate Court on October 28, 1993. Said premises was conveyed to Albin Nowak by Deed from Albin Nowak and Veronica Nowak dated February 4, 1986 and recorded with the Albany County Clerk's Office on February 26, 1986 in Book 2304 of Deeds at Page 455.

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ALBANY
COUNTY

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LIBER 2617 PG 1160

Subject to all enforceable easements, covenants and restrictions of record.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

And said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second That said party of the first part will forever warrant the title to said premises.

Third, That in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Thomas M. Nowak

THOMAS M. NOWAK

STATE OF NEW YORK)
COUNTY OF Albany) ss.:

On this 1st day of December in the year 1998 before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS NOWAK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

LAURENCE NAVASKY
Notary Public, State of New York
No. 4851214
Qualified in Saratoga County
Commission Expires June 12, 1999

R+R:
Gregory Lipitz, Esq.
9 Woodlake Rd, Apt 1
Albany NY 12203

Law Offices
CARLTON W. POST, II, ESQ.
426 Franklin Street
P.O. Box 957
Schenectady, New York 12301

STATE OF NEW YORK
COUNTY OF ALBANY
Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

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AFFIDAVIT

STATE OF NEW YORK)
)SS.:
COUNTY OF NEW YORK)

GREGORY LIPITZ, being duly sworn, deposes and says:

1. I am the former owner of a six unit apartment building in Albany at 200 Lancaster Street.

2. I purchased the property in December 1998 from Thomas M. Nowak. (Deed attached)

3. At the time I bought the property it was a six unit apartment building, and thereafter I sold the property to Michael Drake, d/b/a Mid-Ohio Securities Corp.

4. I sold the property as a six unit apartment building, and provided Certificates of Occupancy for all six units as part of the closing process. (Attached)

GREGORY LIPITZ

Sworn to before me this
6th day of March, 2013

David A Parsons
Notary Public, State of New York
No. 02PA6009467
Qualified in Nassau County
Commission Expires June 29th 2014

Albany County Clerk
Albany County Court House
16 Eagle Street Rm 128
Albany, NY 12207

Return to:

MAXWELL & VANRYN
2 NORMANSKILL BLVD
DELMAR NY 12054

Instrument: Deed

Document Number: 8874545 Book: 2720 Page: 1044

Grantor LIPITZ, GREGORY

Grantee MID-OHIO SECURITIES CORP.

Number of Pages: 3

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 1671
Trans Tax.....$904.00

Amount: $226000.00

Filing Date/Time: 10/01/2002 at 9:36 AM

Reciept Number: 18073

Note:
THIS PAGE CONSTITUTES THE CLERKS ENDORSMENT, REQUIRED BY SECTION 316A(5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.

Thomas G. Clingan

Thomas G. Clingan, County Clerk

22

1671

This Indenture

made this 30th day of September, Two Thousand Two Thousand and Two

Between

GREGORY LIPITZ, currently residing at 9 Woodlake Road, Apt. 1, Albany, New York 12208

LIBER 2720 PAGE 1044

party of the first part, and

MID-OHIO SECURITIES CORP., CUSTODIAN FBO J.M. DRAKE IRA, doing business as 200 LANCASTER STREET INVESTMENT GROUP, with an office for the transaction of business at 102 Leffler Hill Road, Flemington, New Jersey, 08822

party of the second part,

Witnesseth that the party of the first part, in consideration of ONE Dollars ($1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all

ALL THAT CERTAIN LOT, piece or parcel of land, with the buildings and improvements thereon, situate on the South side of Lancaster Street, between Dove Street and Lark Street, in the City of Albany, County of Albany and State of New York, bounded and described as follows, to wit:

BEGINNING at a point in the South line of Lancaster Street (131.85) feet East from the southeast corner of Lark and Lancaster Streets; and running thence southerly with an interior angle of 89° 42' 20" a distance of 74.25 feet; thence easterly with an interior angle of 90° 17' 40" a distance of 28.20 feet; thence northerly with an interior angle of 89° 42' 20" a distance of 74.25 feet to the south line of Lancaster Street; thence westerly along the south line of Lancaster Street with an interior angle of 90° 17' 40" a distance of 28.20 feet to the point of beginning. Said premises being now known as Street No. 200 Lancaster Street, Albany New York.

SUBJECT to all enforceable covenants, easements and restrictions of record, if any.

BEING the same premises conveyed to the party of the first part by deed from Thomas M. Nowak dated the December 1st, 1998 and recorded in the Office of the Albany County Clerk on December 3, 1998 in Liber 2617 of Deeds at Page 1159.

RECEIVED
$ 704.-
REAL ESTATE
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TRANSFER TAX
ALBANY
COUNTY

Albany County Clerk
Document Number B874545
Rcvd 10/01/2002 9:06:58 AM

Record and Return to:
Maxwell & Van Ryn
2 Normanskill Blvd.
Delmar, New York 12054

Together *with the appurtenances and all the estate and rights of the party of the first part in and to said premises,*

To have and to hold *the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.*

LIBER 2720 PAGE 1045

And *the party of the first part covenants as follows:*

First, *That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;*

Second, *That the party of the second part shall quietly enjoy the said premises;*

Third, *That the premises are free from incumbrances, except as aforesaid,*

Fourth, *That the party of the first part will execute or procure any further necessary assurance of the title to said premises;*

Fifth, *That the party of the first part will forever* **Warrant** *the title to said premises;*

Sixth, *the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.*

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, *the party of the first part has duly executed this deed the day and year first above written.*

In Presence of

GREGORY LIPITZ ..... L. S.

..... L. S.

..... L. S.

..... L. S.

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York
County of Albany } ss.:

On September 30, 2002 before me, the undersigned, personally appeared

GREGORY LIPITZ

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

John F. Maxwell

(signature and office of individual taking acknowledgment)

JOHN F. MAXWELL
Notary Public, State of New York
Qualified in Albany County
No. 4[illegible]
My Comm. Expires 11/31/05

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of
County of } ss.:

On before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(Insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Deed

WARRANTY WITH FULL COVENANT

GREGORY LIPITZ

TO

MID-OHIO SECURITIES CORP., Custodian
FBO J.A. Drake IRA doing business as
200 Lancaster Street Investment Group

Dated, September 30, 2002

STATE OF NEW YORK

County of Albany ss.

RECORDED ON THE

..... day of ..... at ..... o'clock ..... M.

in Liber ..... of Deeds

at Page ..... and examined

CLERK

PLEASE RECORD AND RETURN TO

NEW YORK
COUNTY OF ALBANY

Recorded in DEEDS
As Shown Hereon and
Examined

THOMAS G. CLINGAN
ALBANY COUNTY CLERK

24

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF FIRE, EMERGENCY & BUILDING SERVICES
DIVISION OF BUILDING & CODES
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015

JAMES W. LARSON
CHIEF

LIPITZ, GREGORY ESQ
9 WOOD LAKE RD APT 1
ALBANY NY, 12203

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT 1 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/14/2001, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY - LIVINGROOM, KITCHEN, BATHROOM, 3 BEDROOMS. .

This permit expires: 02/14/2004

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

James J. Googas
Director

August 16, 2001

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF FIRE, EMERGENCY & BUILDING SERVICES
DIVISION OF BUILDING & CODES
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015

JAMES W. LARSON
CHIEF

LIPITZ, GREGORY ESQ
9 WOOD LAKE RD APT 1
ALBANY NY, 12203

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT 2 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/14/2001, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY – LIVINGROOM, KITCHEN, BATHROOM, 1 BEDROOM. .

This permit expires: 02/14/2004

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

James J. Googas
Director

August 16, 2001

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF FIRE, EMERGENCY & BUILDING SERVICES
DIVISION OF BUILDING & CODES
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015

JAMES W. LARSON
CHIEF

LIPITZ, GREGORY ESQ
9 WOOD LAKE RD APT 1
ALBANY NY, 12203

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT 3 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/14/2001, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY – LIVINGROOM, KITCHEN, BATHROOM, 1 BEDROOM. .

This permit expires: 02/14/2004

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

James J. Googas
Director

August 16, 2001

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF FIRE, EMERGENCY & BUILDING SERVICES
DIVISION OF BUILDING & CODES
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015

JAMES W. LARSON
CHIEF

LIPITZ, GREGORY ESQ
9 WOOD LAKE RD APT 1
ALBANY NY, 12203

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT 4 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/14/2001, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY – LIVINGROOM, KITCHEN, BATHROOM, 1 BEDROOM. .

This permit expires: 02/14/2004

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

James J. Googas
Director

August 16, 2001

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF FIRE, EMERGENCY & BUILDING SERVICES
DIVISION OF BUILDING & CODES
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015

JAMES W. LARSON
CHIEF

LIPITZ, GREGORY ESQ
9 WOOD LAKE RD APT 1
ALBANY NY, 12203

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the APT 5 at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/14/2001, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY – LIVINGROOM, KITCHEN, BATHROOM, 1 BEDROOM. .

This permit expires: 02/14/2004

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

James J. Googas
Director

August 16, 2001

07249

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DEPARTMENT OF FIRE, EMERGENCY & BUILDING SERVICES
DIVISION OF BUILDING & CODES
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015

JAMES W. LARSON
CHIEF

LIPITZ, GREGORY ESQ
9 WOOD LAKE RD APT 1
ALBANY NY, 12203

RESIDENTIAL OCCUPANCY PERMIT

This is to certify that the BASEMENT at 200 LANCASTER ST, in the City of Albany, NY, has been inspected by the Department of Fire, Emergency & Building Services on 08/14/2001, and has been found acceptable for occupancy as a residence.

The area for which this permit is issued may be occupied in the following manner:

RESIDENTIAL USE ONLY – LIVINGROOM, KITCHEN, BATHROOM, 1 BEDROOM. .

This permit expires: 02/14/2004

No change in the nature of use of this premise may be undertaken without a Building Permit. No use other than that described above is authorized for this certificate.

For the Chief,

James J. Googas
Director

August 16, 2001

07249

AFFIDAVIT

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

JOHN F. MAXWELL, being duly sworn, deposes and says:

1. I am an attorney admitted to practice before the Courts of the State of New York, and I am the attorney for the owner of 200 Lancaster Street, in the City and County of Albany, Mid-Ohio Securities, Corp., custodian for the J.M Drake individual retirement account.

2. In that capacity, I have researched the history of 200 Lancaster Street at the Albany Pubic Library historical records section, and at the Albany County Hall of Records.

3. In reviewing the Polk City Directory for various years, I find the following: The Polk City Directory for 1950, 1955, and 1960 show six (6) different residents for 200 Lancaster Street. These listings are attached as composition Exhibit "A".

4. For example, the 1960 directory, shows six different residents, with five the of six residents having their own telephone lines.

5. The 1965 through 1968 directories show only four residents or various names, but the prior owner of this building indicates that six apartments were rented throughout. Copies of these pages of the City Directory are annexed hereto as composite Exhibit "B".

6. The County Hall of Records indicates a building structure inventory form dated November 1, 1976 indicating that the building was constructed in 1876. The building structure inventory is annexed hereto as Exhibit "C".

7. A Freedom of Information Act request to the City of Albany has indicated no information or any kind about the building, and it would appear hat the building was built, in 1876, in approximately the same condition as a ix unit apartment building, as it is now.

8. Finally, the only building permit for any alteration of the building since its construction in 1876 that has been located is the installation of the sprinkler system. This document dated September 21, 1962 is accompanied by a map showing the installation of the sprinkler systems, upon information and belief, covering all six residential units.

9. Additionally, attached are the affidavits of the prior owners, going back to 1953, indicating the uninterrupted use of this building as six residential units going back to at least 1953. Attached is the building permit and the map as composite Exhibit "D".

10. The building has continued to receive residential occupancy permits for all six units from the City of Albany. Attached are the building permits as composite Exhibit "E" from 2006 through 2009, for example.

11. We would therefore submit that the use of 200 Lancaster Street as a prior non-conforming use, prior to the most recent zoning code, is established.

12. By diligent research, neither we nor the City of Albany has been able to produce any information to the contrary.

John F. Maxwell

Sworn to before me
this 9th day of April, 2013

Notary Public

DONNA D. GAUNAY
Notary Public, State of New York
Qualified in Albany County
No. 01GA6024722
Commission Expires 5/17/2015

1950

Lighting Fixtures — Sporting Goods — House Wares

ALBANY HARDWARE & IRON CO.

SEE PAGE 72 Buyers' Guide

185△Cason Fred S
△Bellegarde Cathleen
△Costas John
186△Birdsall Kate ◎
Barnard Grace Mrs
187△Ward M Virginia ◎
188△DeSaw Geo
Gerard Luella
△Hummel Stanley D
△Ostrander Elinor
189 Fowler Ernest S
Miller Raymond S
△Rittenmyer Erwin
190△Brewer Nathan W
△Sennewald Arth G
191△Parkhurst Edwin B
192△Bruno Christopher
△Farrell Jas
Laverty Gerald R
193△Hansen Hazel Mrs ◎
194△Mangelsdorf Julius V ◎
195△Carroll Francis
△Gibson Chas R
△Hanley Wm J
△Young Eliz
196△Butler Michl
197△Beaulieu Mary nurse
△Colliton Grace M
△Crotty Anna nurse
△Darcy Eliz nurse
198△Fletcher Grace M Mrs ◎
199△Ball Carolyn R
△McClelland Zada R
△Murphy Mary
△Picard Harriet Mrs
△Szabo Bertha E
200△Lucas Harold A phys h
△Kolodny John J
△Nakabayashi Thos ◎
△Reeb Fredk W
VanEss Helen E
△McNierney Emma Mrs
201△Darling Oliver H
Green Walter
Isaac Bernhard
△Stilwell Wm D
201aGroat Elwood
202△Hudson Wm A dentist h ◎
203△Dennin Eug V
204△Wilhelm Chas C & Sons Inc furriers
Wilhelm Minnie H Mrs ◎
204a△Limbocker Helen Mrs
205△Pierson Mabel Mrs ◎
206△Smith Benj L
△Boom Frank M
△Fitzpatrick Loretta J
△Kaiser Anna C Mrs
207△Decker Martha ◎
208△Page Mary A Mrs
209△Hemstead Geo W phys
210△Walsh Chas E jr ◎
211△Blake May Belle ◎
212 Houghton Geo
△Sheehan Wm A dentist
△Lambert Robt C
Lark intersects
213△Tweedy Ethel B
214△Stevenson David S dentist h ◎
△Freeman Wm J
△Tracey Walter
215△Bolton Frank
216△Hosley Helen L
△Dwyer John M
△Filippone John F phys ◎
217△Trinity Meth Church office
218△Newton Elsie A ◎
219△Adams Alice M
△Holzhauer Pauline J
Rockey Catharine
220△Copeland John G phys h
221△Munro Donald R jr
222△Gamble Thos O phys h ◎
223△Karl Karl
225 O'Dell John
△Spitalny Jack phys
△Fine Donald
△Granfero Anthony T
△Grigg Walter K jr
227△VanSlyke Kath S Mrs ◎
Willett intersects Washington Park
775 Hourigan Margt
779△Condon Walter J
△Rosenblum Henry ◎
781△Grace Harry F ◎
△Henry Harold J
Main av intersects

783△Somerville Ralph A ◎
785△Brennan Wm F ◎
787△Paradis Virginia Mrs ◎
789△Burgess Howard A ◎
790△Doran Paul L ◎
794△Carroll Thos G
△Collins Leo R
△Dumne Jas J
△Howe Cyril F
795△Augstell Geo T
△Curran Alma H
△Holmes Harry A
△Thompson Margt D
798△Beaver Ralph A
△Fogg Sherburne H
△Lindabury Nathan L
△Nichols Elmer E
799△Augstill Geo T
△Holmes Harry
800△Bigley Alma L Mrs
△Gallagher Jas A
△Weiss Saul
Leonard Mary J
804△Archer Sydney
△Goldfarb Sanford
△Lane Elmer M
△Small LaVerne D
808△Bartlett J Shafer ◎
810△Loraine John B
△Chartres Pierce F mfrs agt h
814△Jackson Earl A ◎
816△Weidman Allan B ◎
W Lawrence st intersects
817 Vacant
818△Brodeur Paul J
Sayres Margt
821△Reuter Wm G ◎
△Hough Violet M Mrs
822△VanDeusen Mary E ◎
824△Getze Andrew
827△Agrusti Angeline ◎
Bollock Andrew J
828△Unright Wm H pntr h ◎
829△Becker Fredk W ◎
△Hapgood Ernest A T
830 Vacant
833△Cole Hugh B ◎
835△Molineaux Vincent P ◎
△Segolo Jos P
836△Clark Elliston K Mrs ◎
838△Snow Myrtis E Mrs
△Tobin E Vera Mrs ◎
Allen North intersects
863△Niemczynski Paul ◎
△Randall Edw C
864△Noeth Frank ◎
865△Barrett Edw C
866△Pickles Frank B ◎
868△Perenyi Pirie H ◎
869△Suckno Henrietta Mrs ◎
870△Mulligan Emily L Mrs ◎
△Williamson Geo H
872△Marre Louis A ◎
874△Kaufman Danl ◎
Pine av North intersects
884△Cronkhite Wm W ◎
886△StLouis Myra W Mrs
888△Dann Edw A ◎
△Salkis Edw F
889 Bon Air Apartments
bsmt Vacant
1△McMahon Francis L
2△Dalton Jos F
3△Griffin John P
4△Latourette Kenneth L
5△Thomas Grant S
6△Witt David
7△Rabineau Alex M
8△Kahrs Herman H
9△Levy Mitchell
10△Copeland Ethel Mrs
11△Fretz Johanna Mrs
12△Rosenberg Isadore M
Street continued:
890△French Benj J
Mohan John A
892△Kimmey Zara B Mrs ◎
893 Westland Hills Apartments
1△Dissosway Cassius C
2 Bruzese Anthony P
3△Asofsky Henry
4△Jacobs Chas M
5△Lehrberg Meyer
6△Cornbluth Henry
7 Bauer Chas J
8△Kleinman Henry E
Street continued:
894△Fisher Jas P ◎
896△French Edna V Mrs ◎

897△Snopkoski Stanley B ◎
898△Gallant Chas W
899△Lawton Kermit L Rev h
901△Tabachneck Saml J
Manning blvd intersects

LANCASTER ALLEY — From 3 Lancaster to Park, Ward 14, * F 9 Zone 6

LANSING NORTH — From 134 Water to 823 Broadway, Ward 9, * D 10 Zone 4
12 Vacant
Centre ends
16 Vacant
Montgomery intersects D & H R R intersects
43 Vacant
45 Vacant
46 Scuni John G
47 Brighton John F
Marshall John J
48 Coultahan Jos P
Kalvelage Kath G Mrs
49△DiNovo Jos
Ramsay John
51 Roberts Mary J Mrs
53 Curso Geo J jr
Louden Mary Mrs
55 Ryan Thos J ◎
56 Hough Rachel Mrs
57 Coffin Robt
Corrigan Huey
Sherwood Wm
57½△Smarro Giuseppe ◎
58 Mansfield Minnie Mrs
59 Curso Geo J ◎
60 Loveday Wm
61 Lanahan Patk J
△LeFevre Raymond G
△Mullen Helen G Mrs
62 Vacant
62½Odell Herman
63 Vacant
64 Vacant
66 Vacant
67△Catalano Antonio ◎
70 Private garage
Broadway intersects

LANSING SOUTH — From 77½ Church to 21 Franklin, Wards 3, 5, * F 10 Zone 2
Church intersects
00 Frazer Paper Co
21 Vacant
Dongan av intersects
30△Bowers Margt V Mrs
△Frasier Lena Mrs
34△Pogano Biagio ◎
36 Vacant store
Magnolia Rocco ◎
Sagendorph Henry
38△Christopher Jos ◎
Milano Peter
Rapazzo Chas
40△Viggiano Antonio ◎
41△Khoury Geo ◎
42△Guynup Carl
Green intersects
43 Germano Saml
52 Vacant
53 Vacant
54 Jackson John
55 Rizzo Chas ◎
△Longeway Alf J
Shiek Nicholas
56△Motta Domenico ◎
Davis Thos F
58 Vacant
59△DeMora Mary Mrs ◎
61△Aliberti Giuseppe ◎
63 Attilio Arth
Citto Thos
64△Schepisi Fiore ◎
65△Marino Jos
△Toteno Frank
Tullio Anthony
66△Gardner Albert C
△Micare Angelina Mrs ◎
△Shiek Chas
68△Bucci Ralph F
70 △Rizzo Chas beer and ale and furn rms h ◎
Franklin intersects

LARCH—From 1283 Broadway to N Pearl st
2△Lademan Herbert ◎
5 McCune Francis J

SEE PAGE 76 Buyers' Guide

FRANK P. BENTZ

Insurance
Fidelity
Bonds

TEL. 3-3277

Consult the Classified Index for Anything You Wish to Buy

The Most Complete Classified Lists in the City Are Those in This Directory

Use the DIRECTORY to DIRECT

A

1950

1955

Authorized THE MORRIS PLAN Member

INDUSTRIAL BANK OF COMMERCE
OF ALBANY
50 STATE STREET
COMPLETE BANKING SERVICE
MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION

151 Carlson Marion Mrs furn rms ◎
apt 1 Murphy Harry
Cox Mary Mrs
2 Marinitsis Anthony
Brousseau Margaretta Mrs
2 Campbell Patricia
5△Anderson Wm T
8 McGarry ——
10 Schneider Irving
11 Knuz ——
12 Dorsett Karl G
Street Continued
152△Wright Henrietta C ◎
153 McDonald ——
154 Greenwood Ernest
△O'Donnell Robt W
Grasska Arth
155△Beach Rita K furn rms h ◎
156△Manzer Margt Mrs
Wemett Olga L Mrs
157△Leader Agnes Mrs furn rms h ◎
159 Welch Wanda
△Damels Wm ◎
△Hendrick Mary V
Garcin Frank Lyne
161 Virgil Chas A ◎
Bruce Forest
Dove intersects
10A
163 Molle Mary Mrs furn rms h
164△Lancaster Garage Inc ◎
165△Calkins Roger
Forsythe Burl
166-180△Albany Motor Garage
△Albany Motor Renting Corp ◎
△Las-Car-Auto Renting Co
167△Jordan Paul W ◎
169 Limbacher Walter J
△Shea Geo
171△Cerone Leona Mrs furnished rooms h ◎
Cerone Dominic F ◎
173 Layton Jos
Allen Grace
Applebee Chas
Masterson Don Lee
△Reed Edw V
175△Capitol City News Bureau Inc
△Judd Alice S Mrs ◎
177 Snyder Jane
△Mittler Robt ◎
179△Litz Carlo M
△Green Olga C Mrs
△Lawrence Letty M
181△Dery Clara M ◎
182 Doerflinger Arth
△Friedman Albert
△Levinson A Meyer ◎
183 Bodah Sylvester
△Franzen Anna M Mrs ◎
184 Murphy Thos
△Zeiser Rudolph E ◎
Zegarelli Gaetano
Wodock Edw
185 Boyd Ethel Mrs
△Jacques Adeline F
△Ehapalu Halja Mrs
186△Birdsall Kate ◎
Gerard Luella Mrs
187△Ward M Virginia ◎
188 Henshaw Helen R
△Harris Anna L
△Connor Bernard E J
DiMarco Josephine
189 Putnam Ralph G
△Howard Bertha Mrs
△Ostrander Elinor
190△Brewer Nathan W
△Sennewald Arth G ◎
Casey Kenneth
191 Thomas Lillian J Mrs
△Lust Wm ◎
192 Teichmann Anita
Banks Arth J
193△Hart Alice F Mrs ◎
194 Ward Bernard J
△Mangelsdorf Julius V ◎
195 Fowler Anna Mrs
△Gudz Peter H
Vavuras Athanas T ◎
196△Butler Michl J ◎
197△Crotty Anna nurse
△Darcy Eliz nurse
△Gervin Cora K Mrs
198△Fletcher Grace M Mrs ●
199 Fink Fred W
△Picard Harriet A Mrs
Pattershall S J
△McClelland Zada R
Coleman Betty Mrs
O'Hara Wm
Burns Howard R
200 Thomas Jean
△Nowak Alben ◎
△Verderame Matthew
△Reynolds Nellie
△Linsentt Mary
Brooks Edw
201 Kaiser Dorothy M Mrs
Murphy Judith A
Bakerman Chas
201aMaynard Allan
202 Vacant
203△Dennin Eug V ◎
204△Wilhelm Chas C & Sons Inc furriers
Wilhelm Geo W ◎
205△Beals Geo C
△Pierson Mabel Mrs ◎
206△Fitzpatrick John
Gallagher Francis P
△Fitzpatrick Loretta J Mrs ◎
207△Decker Martha ◎
208△Austin Nellie B Mrs ◎
209△Hemstead Geo W phys h ◎
210 Perrea Clifford J
△Douglas Millard T ◎
△Chapman Lucille C Mrs
211△Hanlon Jas H ◎
212△Sheehan Wm A dentist h
Lark intersects
213△Kettyle Robt S ◎
214△Stevenson David S dentist
△Maxwell Gordon
△Tracey Walter
215 Vacant
216△Filippone John F phys ◎
Downs T Theo
△Mullen Helen M
△Hosley Helen L
217△Trinity Meth Church office
218△Newton Elsie A ◎
219△Adams Alice M ◎
△Holzhauer Pauline J
220△Copeland John G phys
△Selby Norman F
△Black Jas A
221 Robb Louise A
Lombardi ——
Linton Peter C
222△Gamble Thos O phys h ◎
223△Roguslawski Boleslaw ◎
225△Spitalny Jack M phys
△Dikeman Rosewell C
△Carr Dorothy H Mrs nurse
△Skinner Duane K jr
227 Nichols Earl B
△Lopez Germain
Willett intersects
Washington Park
15
775△Hourigan Margt E Mrs
779△Tannenbaum Ralph C ◎
△Goldberg Chas
781 Cullen Wm E
△Grace Harry F ◎
Main av intersects
783 Masse Gertrude M Mrs ◎
785△Brennan Wm F ◎
787△Oviatt Geo T ◎
789△Kraft Erving R ◎
790△Doran Paul L ◎
794△Panik Evelyn
△Scamurra Vincent
Feltz Elmer T
795△Thompson Margt D
△Curran Alma H Mrs
798△Wernick Miriam
△Hulbert Julie
△Mader Paul K
△Fogg Sherburne H
799△Holmes Harry A
W Lawrence intersects
800△Hughes Helen C Mrs
△Rumain Louis J
△Gallagher Jas A
△Menzenberg Geo C
804△Bronstein Herman
△Stierle Adelaide C Mrs
△McLain Leland J
△Sheber Sanford B ◎
808△Bartlett J Shafer ◎
810△Chartres Pierce F mfrs agt h
△Loraine John B
814△Jackson Earl A ◎
816△Weidman Allan B ◎
817△Eson Morris E ◎
818△Brodeur Paul J
△O'Connor Robt F
821△Corr Jane F Mrs ◎
822△VanDeusen Mary E ◎
824△Getze Andrew ◎
827△Agrusti Angeline Mrs ◎
△Bollock Andrew J
828△Unright Wm H pntr h ◎
829△Kamps Robt J
△O'Connor John J
830△Lawton Kermit L Rev
833△Cole Hugh B ◎
835△Molineaux Vincent P
△Segolo Jos P
836△McNutt Lester H ◎
838△Snow Myrtis E Mrs
△Tobin E Vera ◎
Alien North intersects
863△Niemczynski Paul ◎
△Jagger Claude A
864△Noeth Frank ◎
865△Kern John B
△Curran John B
866△Pickles Frank B ◎
868△Perenyi Pirie H ◎
869△Suckno Henrietta Mrs ◎
870△Dugan Cath L Mrs
△Mulligan Emily L Mrs ◎
872△Marre Florence M Mrs ◎
874△Kaufman Danl ◎
Pine av North intersects
884△Cronkhite Wm W ◎
886△StLouis Myra W Mrs
888△Damm Edw A ◎
△Golden Cath Mrs
889 **Bon Air Apartments**
bsmt△LaTourette Bertha Mrs
△Patenaude Jos A
1△Kazanoff Stanley
2△Patterson Roy B
3△Anderson Carl
4△Wilson Geo
5△Thomas Grant S
6△Stulmaker Benj
7△Rabineau Alex M
8△Kahrs Herman H
9△Levy Mitchell
10△Copelon Ethyl T Mrs
11△Fritz Joanna Mrs
12△Azarian Victoria Mrs
Street Continued
890△McEvoy Jas J
△Ritinsky Anthony E
892△Kimmey Zara B Mrs ◎
893 **Westland Hills Apartments**
1 Hitt Marion Mrs
2△Reh Steph P
3△Sher Bertha M ◎
4△Buckley Robt E
5△Frezon Edw
6△Burg Edw L jr
7 Bauer Chas J
8△Campbell W R
Street continued
894△Fisher Jas P ◎
896△French Edna V Mrs ◎
897 Snopkoski Stanley B pntr h ◎
898△Galvin Frank J ◎
△Gallant Chas W
899△Hislop Edw B ◎
901△Tabachneck Saml J ◎
Manning blvd intersects

10
LANCASTER ALLEY—From 3 Lancaster to Park, Ward 14 * F 9 Zone 6

7A
LANSING NORTH—From 134 Water to 823 Broadway, Ward 9, * D 10 Zone 4
12 Vacant
Centre ends
16 Vacant
33-37△Burkins & Foley Inc trucking
Montgomery intersects
D & H R R Intersects
43 Vacant
45 Vacant
46 Vacant

EQUITABLE LIFE INSURANCE COMPANY OF IOWA
Home Office DES MOINES
STATTON L. RICE
General Agent
Life Insurance and Annuities
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ALBANY

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A

1955

1960

NO. PEARL ST.
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Whitney's
ALBANY'S LARGEST DEPARTMENT STORE

TELEPHONE
ALBANY HEmlock 4-1231
TROY AShley 4-6800
SCHENECTADY EN 9813

LANCASTER--Contd
120ΔDugan Agnes H Mrs ⊛
122ΔCrago Jos A public acct ⊛
ΔGarrow Robt F
123ΔGrechan Boris chiropractor
124ΔStoughton Julia B Mrs furn rms ⊛
ΔStoughton Philip C ⊛
125ΔRoff Rina
ΔDancy Luba Mrs ⊛
ΔOsborn Howard W
126ΔHayden Emma A furn rms h ⊛
127ΔBoudey Mary R Mrs ⊛
Michoud David F
128ΔLaRose Florence M Mrs furn rms h ⊛
129 Lockwood Geo
Cassaro John J
Hopkins Doris Mrs
130 **Brees Apartments**
Keegan Vincent J ⊛
Ames Roger
Griffin Churchill
Bohem Melissa
Marshall Ella
131ΔAubrey Sadie M ⊛
132 Clark Christina M ⊛
133ΔHartt Elfreida ⊛
134 Schuman Peter
135 Newkirk Chas W
136ΔJohnson Agnes M Mrs ⊛
136½ Cochi Jos ⊛
137 Carlson Marion Mrs furn rms
Gwinop John T
Vantraco Anthony
Enright Wm
Dehler Kath V
Maine John L
Pearce Ernest C
138 Vanderburgh Harry C furn rms ⊛
Williams Jas C
139 Simon Mary M furn rms
ΔAnzalone Saml P
140ΔTriolo Rosario ⊛
141ΔCarse Kath
141aΔMosall Harry A ⊛
Jones Louise D
Curtis Mary L Mrs
ΔBrainard Robt
Evans Albert J
142 Carlson Marion Mrs furn rms ⊛ •
143ΔRyan Clyde S licensed practical nurse
144 **Apartments**
bsmt Vacant
3 Long Eletha
4 Pitcher Robt
5ΔSteurwald Esther M
6ΔBarwich Frieda
7 Williams Eva F Mrs
8ΔKaminski Angie R Mrs
9 Allen Jos
Finch Ethel Mrs
11 Astley Joan

Street continued

145ΔKaufelds Julius
146 Schwartz Carrie M Mrs ⊛
Smith Kay Mrs
Murphy Peter E
Pugh Sam
147 Dujack Anthony F ⊛
148 **Apartments**
Apartments:
1ΔVanDergoes Eliz
2ΔRice Ann
3 Harney Anne
4 Nuttall Geo
5ΔStout Lillian Mrs
6ΔRiel Margt Mrs
7 Pierce Lyle
8 Amellio Anthony
9ΔBarber Dora E
10 German Donald
11 Ferris Eliz
12 Miller Mabel
14 Sigler Norman L
15 Himes Paul M

Street continued

149 Smith David J
Smith David J jr
Ernst Robt
151 Carlson Marion Mrs furn rms
152ΔWright Henrietta C ⊛
154ΔCassidy Edw T
ΔPatterson Patricia
Linde David
Kidd Marietta Mrs
Wall Joseph T
Brown Wm
155ΔBeach Rita K furn rms h ⊛
156ΔManzer Margt Mrs
ΔClark Winifred Mrs
157ΔLeader Agnes Mrs furn rms h ⊛
159ΔWisniewski Zygmunt ⊛
ΔKaplan Rae
Curry Wm
Vallejo Bettie
Ostrander Florence Mrs
ΔHendrick Mary V
161 Virgil Chas A ⊛
Bruce Forest

Dove intersects 10A

163 Wanger Benj furn rms ⊛
Duffie Allen M
Stubing ——
Dody Richd
Dubois Alban
Bieneta Wanda
Olson Wm
164ΔLancaster Garage Inc ⊛
165 Major Anne
Disser Geo
ΔDougherty Anne Mrs
166-180ΔAlbany Motor Garage
ΔAlbany Motor Renting Corp ⊛
167ΔJordan Bernetta Mrs ⊛
169 Shea Geo
171ΔCerone Dominic F ⊛
173 DeCanio Edith J Mrs
Jerome Leonard
Kannedy Wm P
175ΔCapitol City News Bureau Inc
ΔRosenthal G Anker
177ΔMittler Margt Mrs furn rms
ΔMittler Robt ⊛
179 Cheerman ——
ΔTiemer Fred
181ΔBrowne Thos F
182ΔLevinson A Meyer real est broker ⊛
Lanzikas Dan
183ΔSadelmyer C Victor
ΔBacon Cath A
184 Vacant
185ΔHoag Dorothy D
ΔBeals Philip E
186ΔKurasik Steve
Gerard Luella C Mrs
187ΔWard M Virginia ⊛
188ΔBradley Wm A
ΔHarris Anna L
ΔFaiden Mary F
ΔWigg Margt Mrs
189 Howley Annie
ΔEaton Grace M
ΔOstrander Elinor E
190ΔSennewald Arth G ⊛
Gillardy Adelard
191 Smith Mae K nurse
ΔLust Wm ⊛
192 Froehlick Robt
Fitzpatrick John
Staruch ——
193ΔHart Alice F Mrs ⊛
ΔLewis Janet M
ΔScadding Beryl P
Walsh ——
Green Ellen M
194 Ward Bernard J
ΔMangelsdorf Muriel I Mrs ⊛
195ΔFowler Anna Mrs
ΔLogan Lawrence
ΔVavuras Athanas T ⊛
196ΔButler Michl J ⊛
197ΔDennis Geo jr furn rms
ΔCrotty Anna nurse
198ΔHeilig Henry J ⊛
199ΔStrehler Fredk W
ΔPicard Harriet A Mrs
Pattershall S J
ΔMcClelland Zada R
Coleman Betty A Mrs
O'Hara Wm
ΔGaudet Mary R
200ΔBleau Howard J
ΔNowak Albin ⊛
ΔGirtler Edmund W
Wezenaar Fritz
ΔBelois Kath
ΔJeffers Anne A Mrs
201 Couch Mildred S Mrs
ΔDuchane Blanche L Mrs
201aΔCarol Horan G
202ΔConroy Wm J ⊛
203ΔDennin Eug V ⊛
204ΔWilhelm Chas C & Sons Inc furriers ⊛
Wilhelm Chas W ⊛
ΔEasley Robt M jr
204aΔAtlas Cleaners & Laundry
205ΔMalone Howard L
206 Nobes Joseph H
Gallagher Francis P
ΔFitzpatrick Loretta J Mrs ⊛
Smith Benj L
207ΔDecker Martha ⊛
208ΔAustin Nellie B Mrs
209ΔHemstead Geo W phys ⊛
210ΔHines Claire Mrs
ΔDouglas Millard T ⊛
ΔWilliamson Frances E
ΔChapman Lucile C Mrs
211 Vacant
212ΔSheehan Wm A dentist ⊛

Lark intersects

213ΔKettyle Minnie C Mrs ⊛
214ΔFeldman Richd
Gordon Jane L Mrs
ΔMcGourty Frank E ⊛
McGourty Chas J
215ΔTrinity Methodist Church
ΔHammond Robt A Rev
ΔGriffis Harold W Rev
Cowan Walter W
216ΔDeRouville Wm H phys
ΔDowns T Theo
ΔMullen Helen M
ΔHosley Helen L
218ΔNewton Elsie A ⊛
219ΔHenderson Dorothy I
ΔConnor Jean L
ΔFischer Shirley Ann
220ΔCopeland John G phys
ΔPullen John F
ΔBlack Jas A
221ΔHanzlik Rudolf
ΔThayer Robt C
ΔMcGrath Viola R
ΔLockhart Eliz H Mrs
222ΔGibson Wm W
223 Antle James
ΔBoguslawski Bolesaw ⊛
ΔRalston Robt
Cohen Saml
225ΔSpitalny Jack M phys
Harris Sydney
ΔMarkey Donna S
ΔSeibert Ann Mrs

Willett crosses Washington Park 15

Main av crosses

775ΔStaley Effie B
779ΔGroat Raymond J
ΔGoldberg Chas
781ΔHolmes Harry A
ΔGrace Harry F ⊛
783ΔShea Jos J ⊛
785ΔBrennan Agnes Mrs ⊛
787ΔGregory Donald I ⊛
789ΔKraft Erving R ⊛

Main av N crosses

790ΔDoran Paul L
794ΔWalsh Francis D
ΔBillow Mary Ann
Johnson David E
795ΔThompson Margt D
ΔCurran Alma H Mrs
798ΔKanaley Mary Ellen
Roberts Neil L
ΔHeatherington Guy C
799ΔVanDoren Margt E

W Lawrence intersects

800 Rubin Nathan
ΔRomain Louis J
ΔGallagher Jas A
ΔMenzenberg Geo C
804ΔBurg Charlotte Mrs
ΔStierle Adelaide C Mrs
ΔMcLain Leland J
ΔSheber Barney
808ΔBartlett J Shafer ⊛
810ΔEringer Saml H
ΔSpakowski Walerian J
ΔSmart Robt J
814ΔJackson Arlene Mrs
816ΔWeidman Allan B ⊛
817ΔEson Morris E ⊛

R. L. Park Construction

Residential Addition Specialists

•

Carpentry Elect. Plumbing

•

Complete Inside & Outside House Remodelers

•

Complete Masonry & Foundation Floors Driveways Sidewalks

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251 PARK AV.

ACE SIGNS AND SILK SCREEN CO.

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Outdoor Advertising
Show Cards
Repainting
Paper Signs

1960 Telephone HObart 5-2020

64 Orange Albany, N.Y.

1965

BONDED CONCRETE Inc.

TRANSIT MIX CONCRETE

Phone 273-5800 Phone 273-5800

LANCASTER—Contd
134 Schuman Peter
135 Bermudy Hector L
Aldrich Rodney C
Sparks Nina
136 Johnson Agnes M Mrs ◎ HO3-3915
136½ Carlson Marion Mrs furnished rms
137 Carlson Marion Mrs furnished rms
Murphy Thelma
Nelson Evelyn
McFetridge Margo
138 Vanderburgh Harry C ◎ furnished rms
Hempstead Jos R
Rusinovich John
139 Belair Delphis
McGee Chas
Reilley Thos
140 Triolo Rosario ◎ furnished rms HE4-9042
Kinawe Carrie
Crookes Lillian Mrs
Provafikas John
141 Wilson Margt
Allen Geo
Bubniak Dorothy E Mrs HO3-5160
141a Pofford Betty
Majory Warren
Cadenbach Naomi F Mrs HO3-9609
Brainard Robt O HO3-3483
Spore Herman
142 Carlson Marion Mrs ◎ furnished rms
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) Murphy Frank

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Conklin Ada
Vacant
Mall Esther HO3-8403
Vacant

6 Breuer Robt 434-1335
7 Conkling Edna T
8 Mall Esther 463-8403
9 Kudlicka Carol A 463-3501
10 Vacant
11 Ferris Eliz
12 Dewey Alice E Mrs 434-6832
14 Lubiner Abr
15 Himes Paul M

Street continued

149 Vacant
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152 Wright Henrietta C ◎ HE4-2284
153 Marriam Shirley 462-1154
154 Cassidy Edw T HO5-4353
Kidd Marietta Mrs HO5-9317
Kazakavich Helen HE6-8736
Lanbin Wm
155 Beach Rita K ◎ furnished rms HE4-3460
Schaefer Margt
156 Manzer Margt Mrs HO5-0143
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157 Leader Agnes Mrs ◎ furnished apts HO5-8572
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159 Wisniewski Zygmunt ◎ HE4-5535
Curry Wm
Cole Marion
161 Virgil Chas A ◎
Bruce Forest ◎

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163 Vacant
164 Vacant
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7 VACANT
PRICE JOHN
8 APARTMENTS
1 FLYNN JOHN
2 CONKLING EDNA T MRS 465-3631
3 TINNEY ROBT E 434-1438
4 SYMARISKIE WARREN
6 VACANT
7 VACANT
8 NO RETURN
9 NIETSCE KAREN
10 LOVEYS BRUCE
11 FERRIS ELIZ R 436-9023
12 WHITMARSH HERBERT R 463-8509
13 SCHRAMM LEROY A
14 LUBINER ABRAM N
15 VACANT
STREET CONTINUED
GROOM PEARL
CARLSON MARION MRS FURN RMS
VACANT
CAPPS REBECCA MRS
ELMS BLANCHE MRS
HAIKLES EDW
MASON WESLEY
RICE FRANCIS J
SCHAEFER MARGT E 436-4558
WHEELER HELEN MRS
REYNOLDS JOSEPH
BOYD WM
BARANOWSKI HELEN
KEEFE DAVID
WILLIAMS EUG
SWEET CHARLES
VACANT
BEACH RITA K HE4-3460
MANZER MARGT MRS HO5-0143
THOMAS PATRICIA
AUSTIN GEO
LO SACCO DONNA
RAMPONE MARY
LEADER AGNES MRS FURN RMS HO5-8572
WATSON LULA A HE6-8917
MC GILL ESTHER 465-0202
PADILLA BARBARA
COLE MARION M
CURRY WM
WISNIEWSKI ZYGMUNT ● HE4-5535
BRUCE FORREST ●
SIOUI JOSEPH
NOACK WALTER
STEVENS RONALD ●

45

OVE ST INTERSECTS
VACANT
ACME BODY WORKS INC 463-9184
TRUMBULL JOAN
BOCUMAN LEWIS
ALBANY MOTOR RENTING CORP HE4-6191
ALBANY MOTOR GARAGE HE4-6191
ALBANY MOTOR AMBULANCE SERVICE HE4-6191
167 BURNELL ALMA S MRS 463-5620
SMITH JOY 462-2872
169 DUSKY L B 434-7522
171 BASSETT LESLIE HO3-9567
KEISKI ANDREW
173 VACANT

O'BRIEN ELAINE S MRS
BONACKER LOUIS G
JEROME LEONARD
PALLS ALICE MRS
175 CAPITAL CITY NEWS BUREAU INC NEWSPAPER CLIPPINGS HE4-7348
ROSENTHAL J ANKER HE4-7290
177 MITTLER ROBT ● HE6-9101
179 MC CLINTOCK KENNETH N HO5-6944
OTTMAN FLORENCE A 463-8956
181 FORSTER OWEN H ● 463-7480
182 LEVINSON A MEYER REAL ESTATE BROKER HO3-5234
LEVINSON A MEYER ● HO3-5234
KALLEY THEO
SCOTT FRANK
183 GENOVESE ANTHONY ● HE6-1665
184 DE CELLE GEO E ● HO5-7094
185 WEICHERT MARION MRS HO5-3667
HICKEY JOHN
186 FOWLER ARTHUR W JR 434-4800
ALVY KERBY 463-8086
DUQUETTE JAMES F
187 WARD VIRGINIA M ● HE4-5974
188 WEINER ROSE M 463-4101
KAPELA GERALD
THOMAS MARIE MRS HO3-6306
189 MONETTE ANNE MRS ● 463-7659
MONETTE HENRY G HO5-3026
190 SAXE GEORGIANA 463-6526
PAYETTE VICTOR
191 LUST WM ● HE4-3786
192 BARKER THOS M ● HE6-0250
193 HART ALICE F MRS ● HO3-8382
WALSH CATH L
MESSLEY HELEN
LEWIS JANET M HE4-7064
194 MANGELSDORF MURIEL I MRS ● HO5-8983
195 NICHOLS ANNE L MRS
MC KINNEY ROSE MRS 462-0490
KELSEY VIOLA MRS 462-0326
KPORDOTSI G KWAMI 436-8089
196 BUTLER MICHL ● HE4-3956
197 TENNANT MILDRED E MRS 462-1033
197 SAINT PIERRE FREDK
197 BISHOP HARRY
198 HEILIG HENRY J ● HO5-4657
199 VACANT
VACANT
VACANT
VACANT
VACANT
VACANT
200 NOWAK ALBIN ● HO5-5559
BELOIS CATH HE4-5539
SEKELEWSKI RICHD
MC CLELLAND ZADA HO2-0972
201 HILL PHILIP
BUTZ MARGT
CARMICHAEL MICHL
LUSIS ANDRA
MC GHEE JOSEPH
GREENOAN CARL
201A PRATT HERBERT J 462-5894
202 SEILOFF JOHN F 462-2057
HUMMEL LINDA M 465-6648
PITZER DAVID L HO5-9922
203 DENNIN EUG D ● HO5-8228
LLOYD ROSE K MRS
204 WALDORF TUXEDO CO INC 434-5011
CHERRY PATRICIA
204A ATLAS CLEANERS & LNDRY (UTILITY RM)
---LARK ST INTERSECTS
205 MALONE HOWARD L ● HE6-8219
206 GALLAGHER FRANCIS P
FITZPATRICK LORETTA J MRS ● 434-0051
SMITH BENJ L
POTICHA BEATRICE S 436-4589
207 DECKER MARTHA MRS ● HO3-3005
208 AUSTIN NELLIE B MRS HE4-5636
209 HEMSTEAD GEO W PHYS ● HE4-2060
210 WILLIAMSON FRANCES E HO3-2595
DRISCOLL F DONALD ● 434-6616
211 HESLIN JOHN E ● HO2-4386
212 SHEEHAN WM A DENTIST ● HE4-9767
213 KETTYLE MINNIE C MRS ● HO2-2889
214 MC GOURTY FRANK E ● HO5-7985
MC GOURTY CHARLES J
COSMO FRANK HO2-4449
WHITE CORA MRS HE4-7979
215 TRINITY METHODIST CHURCH 463-1293
SMITH ROLLAND 434-4044
216 MULLEN HELEN M HO5-1769
HOSLEY HELEN L HE4-8496
218 JUHRE HAROLD W JR 462-1771
219 HENDERSON DOROTHY I HO3-5880
FISCHER SHIRLEY A HO5-8071
220 FANTL PETER 436-1932
SLOCUM MARGT W MRS ● 462-2823
221 WEIDEMANN HERBERT G HE6-9096
MC GRATH VIOLA R HO3-2891
ISENBERG ARTH N 434-2986
SYZDEK MARYANN 463-7468
222 GIBSON WM W ● HE4-3336
223 COHEN SAML
BENNETT MABLE L 462-0634
225 SPITALNY JACK M PHYS HE4-3402
HARRIS SYDNEY H HO5-9507
DOWLING MARY E
WILCOFF TOBY
---WILLETT ST INTERSECTS
---WASHINGTON PARK

75

---MAIN AV INTERSECTS
775 LANCASTER ST HOUSE (DORM) 482-672
779 HALSE ANNE MRS IV2-0284
SECOR MARSHALL D ● IV2-8657
781 GRACE HARRY F ● IV9-2711
MC GOWAN ROBT C 489-4611
VACANT
783 CZWAKIEL JOHN B ● IV9-4195
785 BRENNAN AGNES MRS ● IV2-5912
787 GREGORY DONALD I ● IV9-6428
789 KRAFT ERVING R ● IV2-4015
---N MAIN INTERSECTS
790 GARTENBERG GERALD L ● IV9-5678
794 VAN DUSEN CHUCK
HARTIGAN P
795 CURRAN ALMA H MRS
798 ROUSSEAU ROSALIE A IV9-6723
NEARY TERRY
HARRIS VICKI L 482-8059
JAMAL CAROLE
799 DAMES RICHD N 438-7555
---W LAWRENCE INTERSECTS
800 MENZENBERG BETTY MRS HE8-8648
ROMAIN LOUIS J IV2-9314

DICK
HALL'S TV Service
Authorized Sales and Service
Television
Hi-Fi Stereo
Radios
Antennas
Service on All Makes
434-0898
422 MADISON AVE.
CORNER OF MADISON AVE. AND DELAWARE AVE.

C. L. SUMMER & CO
MEN'S CLOTHING NATIONALLY KNOWN BRANDS
OPEN THURSDAY EVENINGS
60 NORTH PEARL (cor. Steuben) ALBANY, N.Y.

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B

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: _____ DATE: November 1, 1976

YOUR ADDRESS: 545 Broadway TELEPHONE: 472-6643

ORGANIZATION (if any): Bureau of Cultural Affairs, Albany, N.Y.

* *

IDENTIFICATION

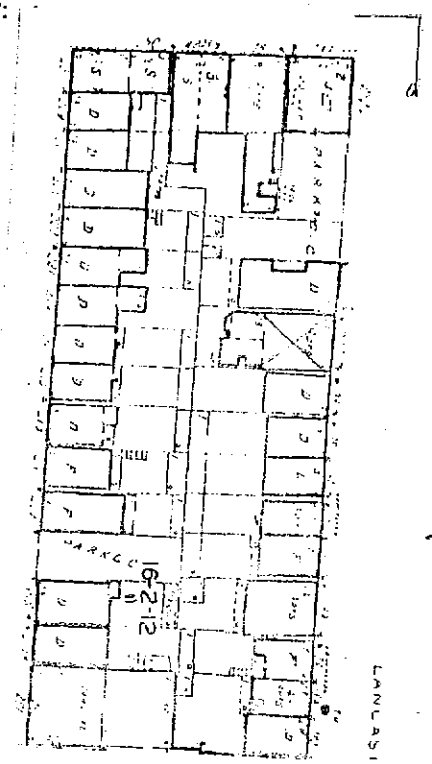
1. BUILDING NAME(S): # 200 Lancaster Street
2. COUNTY: Albany TOWN/CITY: Albany VILLAGE: _____
3. STREET LOCATION: south side between Dove & Lark Sts.
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Albin Nowak ADDRESS: _____
6. USE: Original: dwelling Present: dwelling
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain _____

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) _____
   e. other _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:



NP-1

C

14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____
j. other: _____

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1876

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

21. SOURCES: Assessors, City of Albany Assessment Rolls, 1875-1976

22. THEME:

C

Albany, N. Y., Sept 21, 1962

DEPARTMENT OF BUILDINGS:

I hereby make application for a permit to make the following repairs and alterations:

GIVE IN DETAIL ALL WORK TO BE DONE AND MATERIAL TO BE USED: Install Sprinkler System

IF NECESSARY ATTACH ADDITIONAL INFORMATION, SKETCH, ETC.

All work to be done as per Building Code and Zoning Law of the City of Albany.

ESTIMATED COST 2,200.00

LOCATION 200 Lancaster St

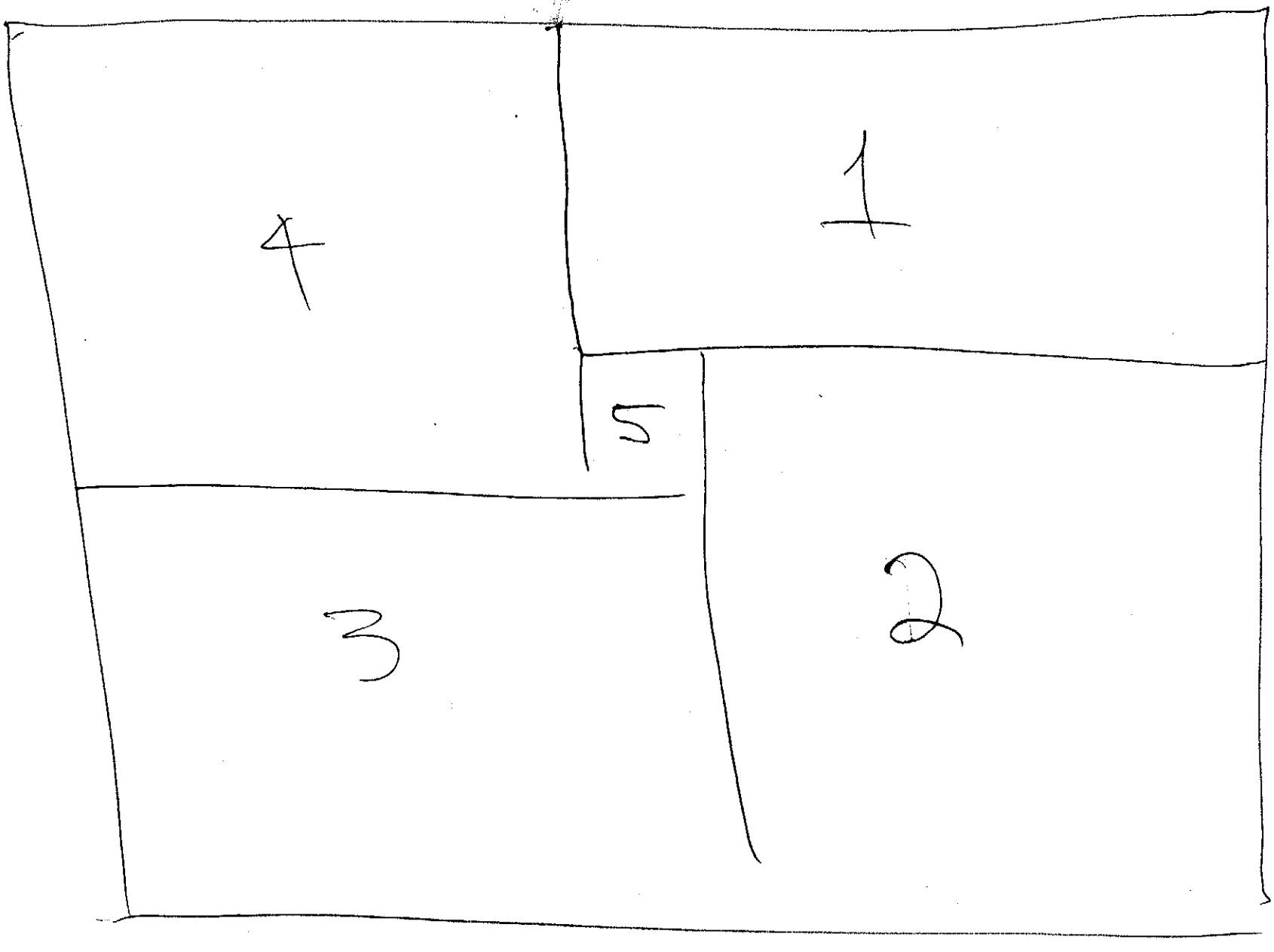
OWNER Alban Tonwark OWNER'S ADDRESS ———

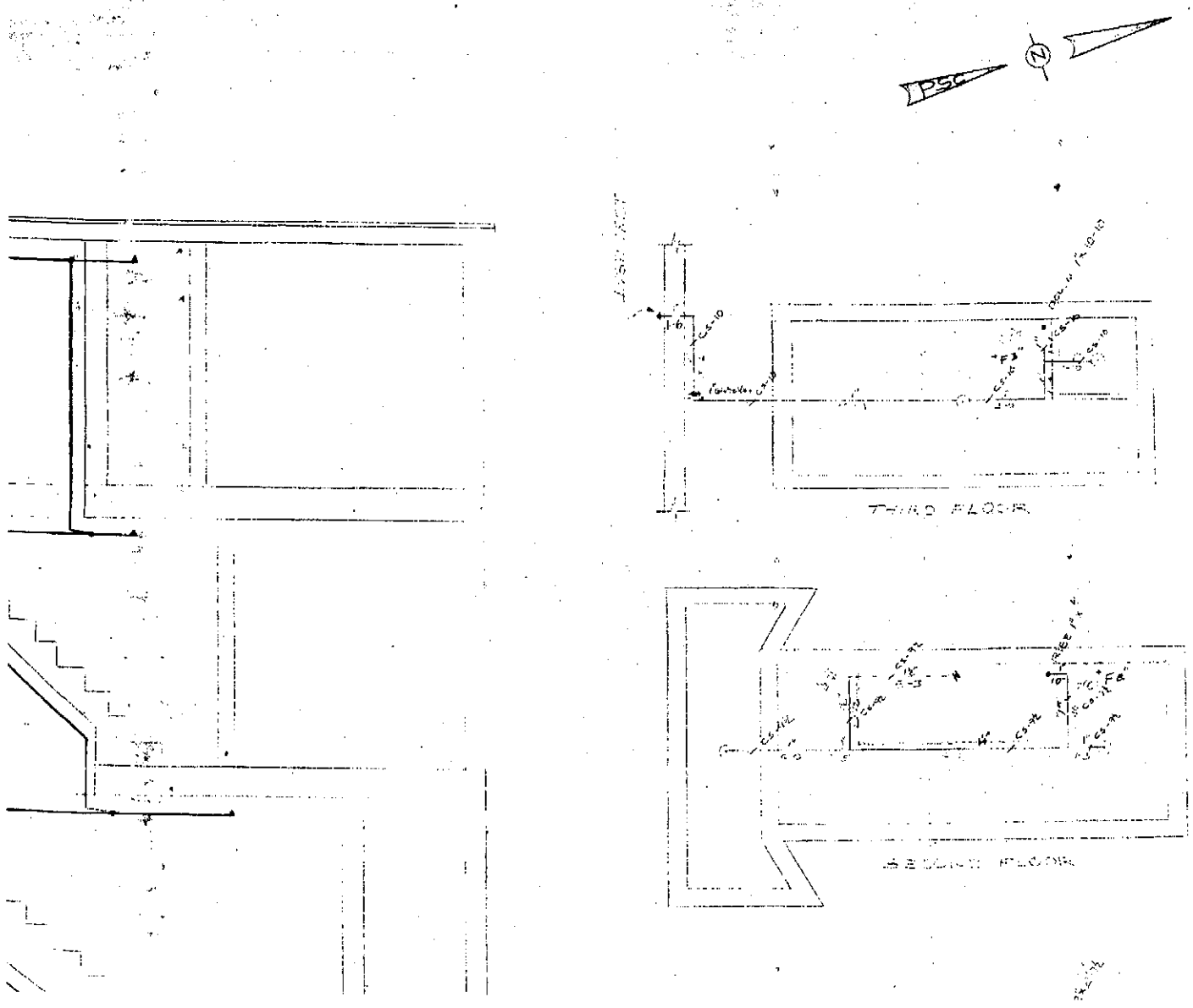
CONTRACTOR Part Sprinkler Corp CONTRACTOR'S ADDRESS 124 Sheridan Ave

ALL WORK TO BE DONE PERSONALLY BY Part Sprinkler Corp

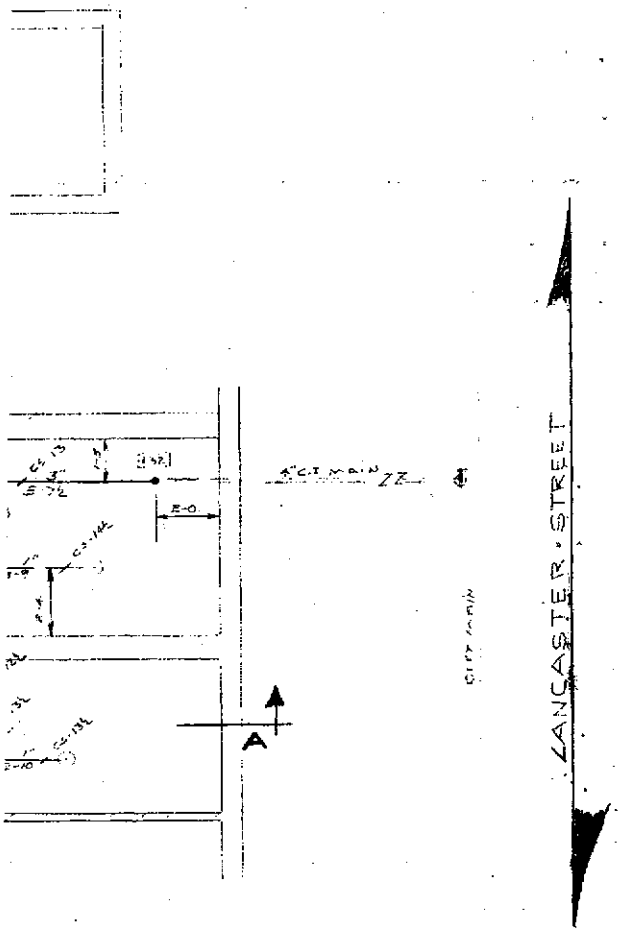
D

Map Key




PSC
N
THIRD FLOOR

2



SPRINKLERS			
165°	212°	286°	300°

MARK PIPING FOR THIS [illegible]

NOTE:- ALL PIPE MEASUREMENTS SHOWN ARE [illegible] MENSIONS. ADD 1/8 INCHES [illegible] REMENTS SHOWN [illegible] THE DISTANCE BETWEEN SPRINKLERS ON LINES

ALBIN NOWAK

200 LANCASTER STREE

ALBANY, NEW YORK

BLDG. MULTIPLE RESIDENCE

SECTION | STORY

SCALE 1/4" = 1'-0" | CONT. No. 2110 | PLAN

DRAWN BY JB | DATE | SHEET

ENGINEER | DATE 9-20-62 | TUBE

REVISED | LIST No.

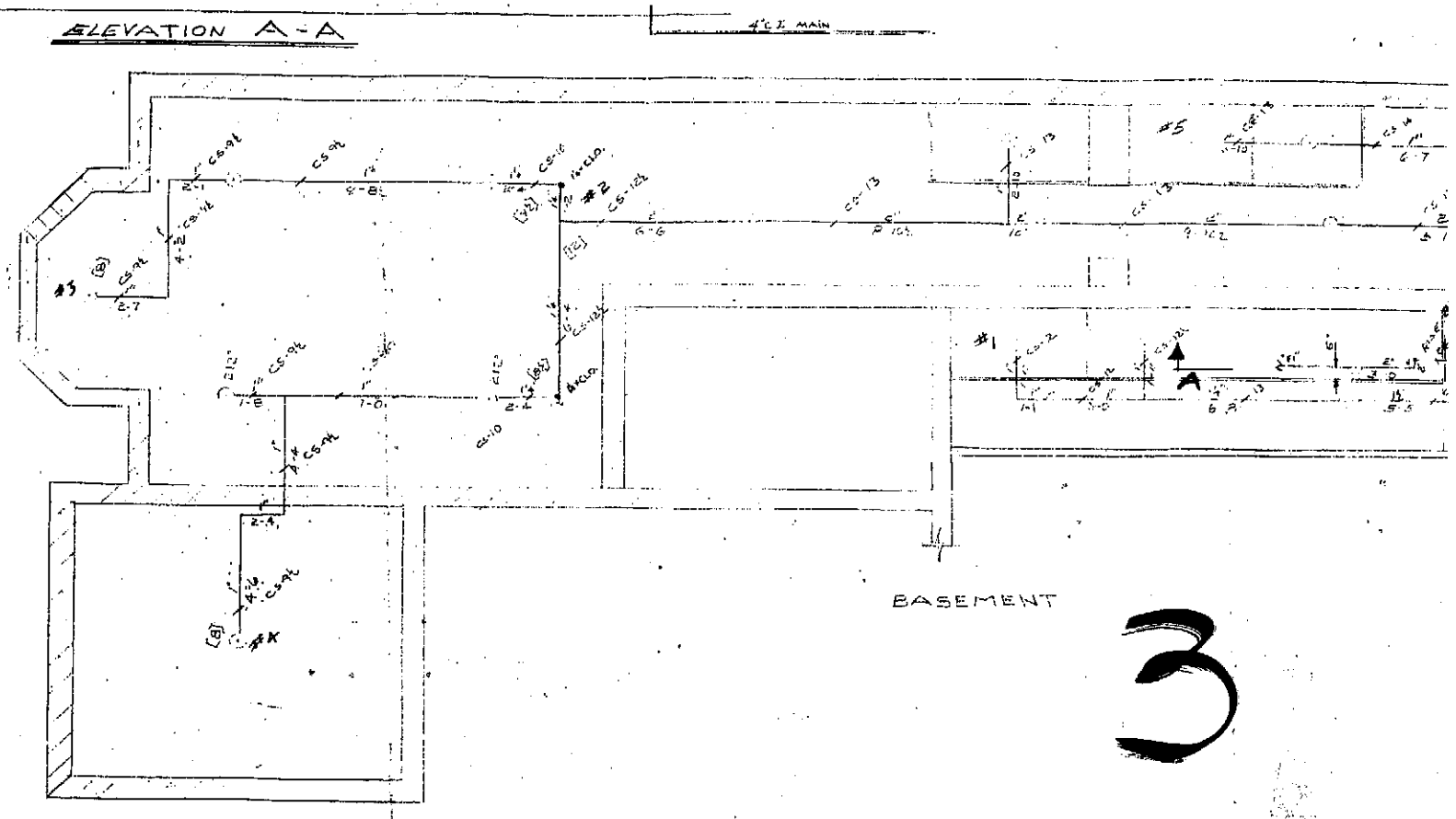
APPROVED

PORT SPRINKLER COR

124-126 SHERIDAN AVENUE

ALBANY, N. Y.

ELEVATION A-A



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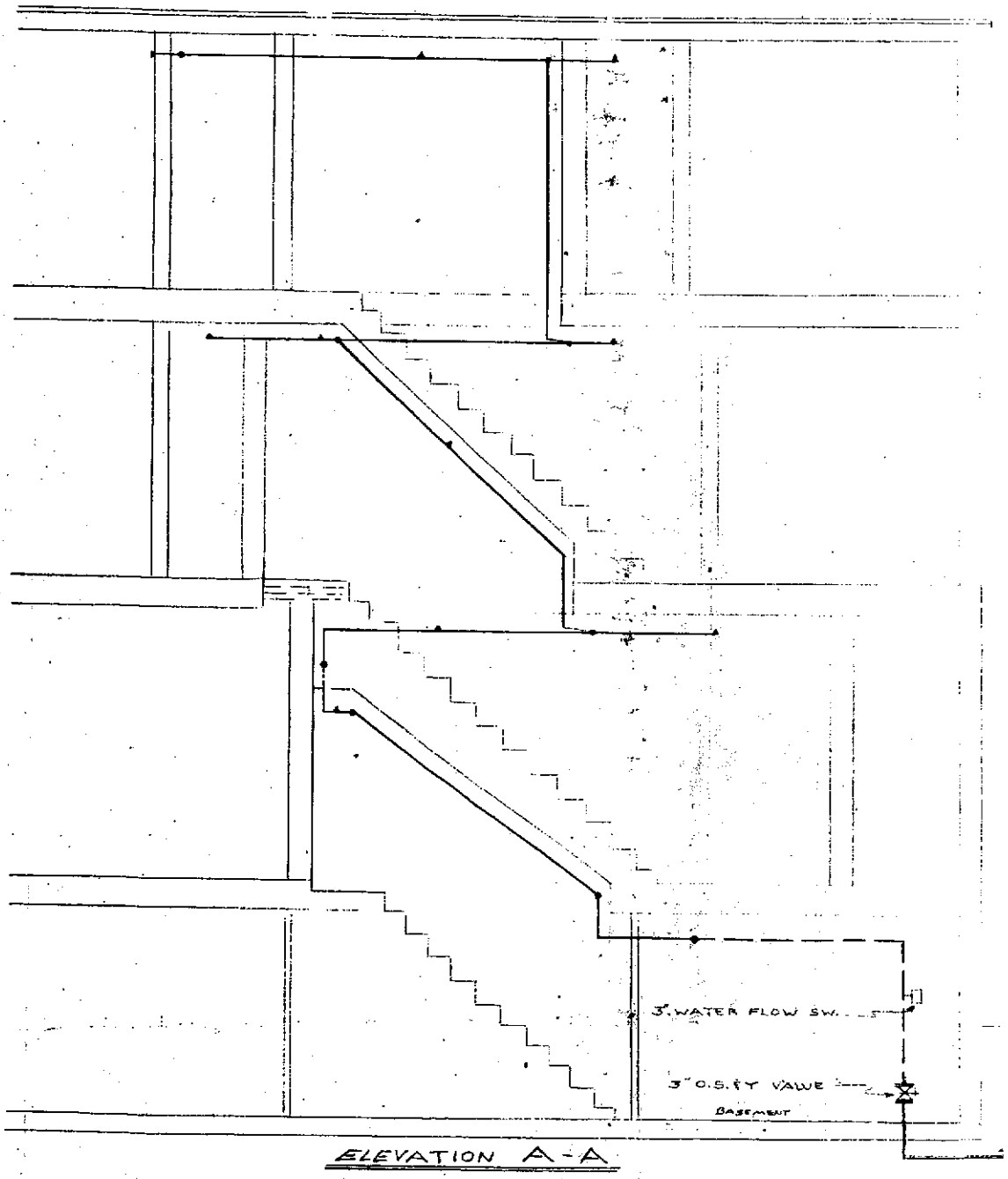
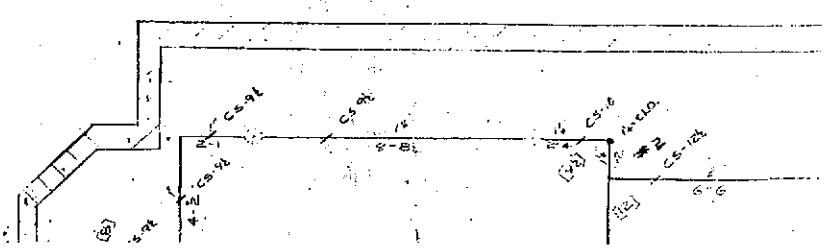


ELEVATION A-A



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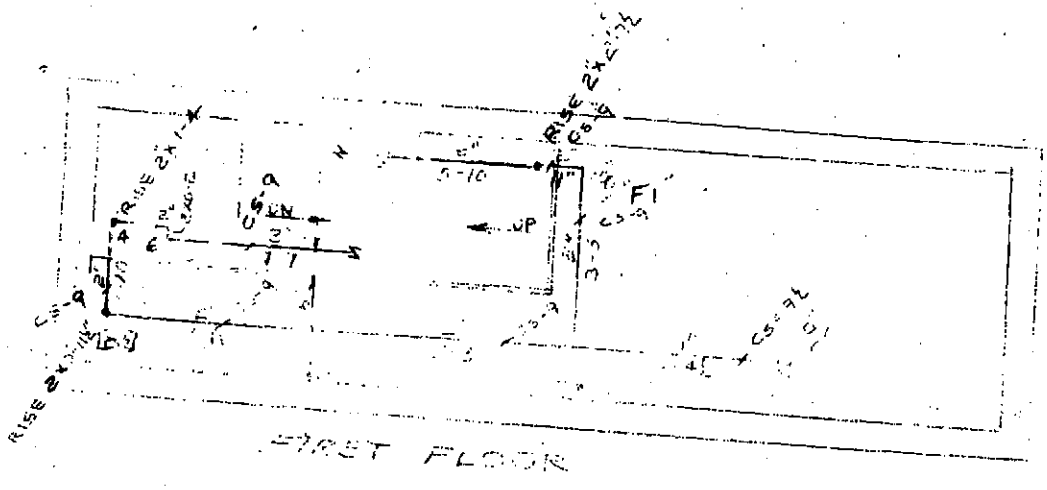

(Goes under)