



CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 6

Start Date: 01/31/2013

of buildings that did not achieve "substantial compliance" within 12 months: 128

Boro	PHN	Street Address	Total Units ¹	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
MN	121	HENRY STREET	20	1	MARGARET CHIN	GILMAN MGMT CORP	202	10.10	\$ 7,311.13	DISCHARGED	COMPLIANCE
MN	114	EAST 1 STREET	33	2	ROSIE MENDEZ	BIRCHWOOD PROPERTIES LLC	138	4.18	\$ 4,404.58	DISCHARGED	COMPLIANCE
MN	1646	AMSTERDAM AVENUE	8	7	MARK LEVINE	WEST HARLEM ROUP ASSITANCE	45	5.63	\$ 6,435.81	ACTIVE	
MN	1985	AMSTERDAM AVENUE	22	7	MARK LEVINE	MOSHE SAMOVHA	156	7.09	\$ 5,550.52	DISCHARGED	COMPLIANCE
MN	501	WEST 150 STREET	4	7	MARK LEVINE	331 LEGION ST CORP	121	30.25	\$ 7,327.78	ACTIVE	
MN	516	WEST 156 STREET	22	7	MARK LEVINE	LIBERTY PLACE PROPERTY MANAGEMENT	109	4.95	\$ 7,796.78	DISCHARGED	COMPLIANCE
MN	2026	2 AVENUE	6	8	MELISSA M. VIVERITO	FIRST MANAGEMENT CORP	132	22.00	\$ 5,622.28	DISCHARGED	COMPLIANCE
MN	408	EAST 120 STREET	4	8	MELISSA M. VIVERITO	PRESCIENT INC C/O HUD	135	33.75	\$ 8,982.48	DISCHARGED	VACANT
BX	459	EAST 135 STREET	10	8	MELISSA M. VIVERITO	LOPEZ, RONALD	97	9.70	\$ 8,340.28	ACTIVE	
BX	585	EAST 137 STREET	17	8	MELISSA M. VIVERITO	HUMPHRIES, GERARD	124	7.29	\$ 6,725.13	DISCHARGED	COMPLIANCE
BX	343	EAST 138 STREET	9	8	MELISSA M. VIVERITO	ROSARIO, PABLO	62	6.89	\$ 5,699.34	DISCHARGED	COMPLIANCE
BX	539	EAST 147 STREET	11	8	MELISSA M. VIVERITO	WINN RESIDENTIAL (NY) LLC	103	9.36	\$ 12,036.97	DISCHARGED	COMPLIANCE
BX	541	EAST 147 STREET	10	8	MELISSA M. VIVERITO	WINN RESIDENTIAL (NY) LLC	216	21.60	\$ 9,331.73	ACTIVE	
BX	236	WILLIS AVENUE	7	8	MELISSA M. VIVERITO	THAMER PROPERTIES CORP	116	16.57	\$ 5,431.88	ACTIVE	
MN	2167	ADAM C POWELL BOULEVARD	54	9	INEZ DICKENS	GARTNER, HARRY	209	3.87	\$ 13,079.21	DISCHARGED	COMPLIANCE
MN	2516	ADAM C POWELL BOULEVARD	21	9	INEZ DICKENS	ROYAL MANAGEMENT	277	13.19	\$ 33,347.27	DISCHARGED	COMPLIANCE
MN	77	WEST 119 STREET	4	9	INEZ DICKENS	OWNER, .	41	10.25	\$ 23,849.80	ACTIVE	
MN	160	WEST 121 STREET	11	9	INEZ DICKENS	ONE 21 STREET CORPORATION	85	7.73	\$ 35,955.23	ACTIVE	
MN	162	WEST 132 STREET	12	9	INEZ DICKENS	GROVES, ASTLEY	101	8.42	\$ 10,123.42	ACTIVE	
MN	496	WEST 133 STREET	16	9	INEZ DICKENS	GLIMMER MANAGEMENT	142	8.88	\$ 4,888.54	DISCHARGED	COMPLIANCE
MN	273	WEST 138 STREET	6	9	INEZ DICKENS	HYK - 273 W. 138 ST LLC	157	26.17	\$ 5,061.75	ACTIVE	
MN	133	WEST 145 STREET	29	9	INEZ DICKENS	LIBERTY PLACE PROPERTY MANAGEMENT	111	3.83	\$ 5,276.77	DISCHARGED	COMPLIANCE

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The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Paid or Unpaid ERP Charges" reflect the information for each building on 01/31/2013.



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MN	9	CABRINI BOULEVARD	35	10	YDANIS RODRIGUEZ	CITADEL REALTY SERVICEX	177	5.06	\$ 5,180.72	DISCHARGED	COMPLIANCE
MN	226	FT WASHINGTON AVENUE	22	10	YDANIS RODRIGUEZ	HABER, NANCY	197	8.95	\$ 18,493.85	DISCHARGED	COMPLIANCE
MN	2	JUMEL TERRACE	25	10	YDANIS RODRIGUEZ	FRIEDMAN MGT CORP	183	7.32	\$ 4,565.73	DISCHARGED	COMPLIANCE
MN	1238	ST NICHOLAS AVENUE	40	10	YDANIS RODRIGUEZ	HAAV 575 REALTY CORP	211	5.28	\$ 4,834.66	DISCHARGED	COMPLIANCE
MN	1534	ST NICHOLAS AVENUE	28	10	YDANIS RODRIGUEZ	ALMA REALTY CORP	110	3.93	\$ 8,884.70	DISCHARGED	COMPLIANCE
MN	992	ST NICHOLAS AVENUE	28	10	YDANIS RODRIGUEZ	FIEDMAN MANAGEMENT CORP	142	5.07	\$ 6,751.21	DISCHARGED	COMPLIANCE
MN	534	WEST 178 STREET	21	10	YDANIS RODRIGUEZ	ALMA REALTY CORP	71	3.38	\$ 4,978.32	DISCHARGED	COMPLIANCE
MN	560	WEST 184 STREET	21	10	YDANIS RODRIGUEZ	ROCKAWAY MAINTENANCE PARTNERS CORP	77	3.67	\$ 10,261.24	DISCHARGED	COMPLIANCE
BX	3631	CORLEAR AVENUE	4	11	ANDREW COHEN	NEWGENT MANAGEMENT, LLC	145	36.25	\$ 18,020.41	ACTIVE	
BX	15	EAST 199 STREET	31	11	ANDREW COHEN	HUMPHRIES, GERARD	157	5.06	\$ 6,076.38	DISCHARGED	COMPLIANCE
BX	4379	MATILDA AVENUE	7	11	ANDREW COHEN	MATILDA AVE REALTY CORP	82	11.71	\$ 23,867.12	DISCHARGED	COMPLIANCE
BX	4318	RICHARDSON AVENUE	7	11	ANDREW COHEN	MIRABILE, ANGELO	49	7.00	\$ 12,637.95	DISCHARGED	COMPLIANCE
BX	3515	ROCHAMBEAU AVENUE	36	11	ANDREW COHEN	3515 ROC LLC	167	4.64	\$ 6,191.17	DISCHARGED	COMPLIANCE
BX	720	FRONEAST 216 STREET	3	12	ANDY KING	ETWAROO, ESHREE	93	31.00	\$ 12,818.59	DISCHARGED	VACANT
BX	1417	NEEDHAM AVENUE	3	12	ANDY KING	HENRY, CAROLYN	53	17.67	\$ 8,625.37	ACTIVE	
BX	3043B	WILSON AVENUE	3	12	ANDY KING	GALAXY DEVELOPMENT CORP.	93	31.00	\$ 16,364.90	DISCHARGED	COMPLIANCE
BX	977	SACKETT AVENUE	3	13	JAMES VACCA	VOZZA, ROCCO	48	16.00	\$ 7,819.89	ACTIVE	
BX	1985	CRESTON AVENUE	41	14	FERNANDO CABRERA	PRESTIGE MANAGEMENT INC.	223	5.44	\$ 8,231.78	ACTIVE	
BX	1667	NELSON AVENUE	9	14	FERNANDO CABRERA	422 E 148TH STREET LLC	117	13.00	\$ 18,189.41	ACTIVE	
BX	2856	WEBB AVENUE	25	14	FERNANDO CABRERA	DRANE VATAJ	210	8.40	\$ 7,579.57	ACTIVE	
BX	150	WEST 179 STREET	36	14	FERNANDO CABRERA	NEIMAN, MARK	213	5.92	\$ 4,633.45	ACTIVE	
BX	2160	ANTHONY AVENUE	39	15	RITCHIE TORRES	JLP METRO MANAGEMENT INC	159	4.08	\$ 4,409.51	DISCHARGED	COMPLIANCE

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BX	490	EAST 184 STREET	16	15	RITCHIE TORRES	TOTAL REALTY ASSOC. INC	192	12.00	\$ 9,520.87	DISCHARGED	COMPLIANCE
BX	265	EAST 194 STREET	26	15	RITCHIE TORRES	LANGSAM PROP. SER. CORP.	112	4.31	\$ 15,861.44	DISCHARGED	COMPLIANCE
BX	246	EAST 199 STREET	47	15	RITCHIE TORRES	TURUK, REZIKA	273	5.81	\$ 10,463.53	ACTIVE	
BX	1930	GRAND CONCOURSE	62	15	RITCHIE TORRES	SAMSON, ERIC	287	4.63	\$ 9,140.10	DISCHARGED	COMPLIANCE
BX	1384	BRISTOW STREET	21	16	VANESSA L. GIBSON	ELSWORTH, ELVIN	198	9.43	\$ 7,734.59	DISCHARGED	COMPLIANCE
BX	105	CLARKE PLACE EAST	67	16	VANESSA L. GIBSON	LAZAR, AL	234	3.49	\$ 13,395.93	DISCHARGED	COMPLIANCE
BX	1259	CLAY AVENUE	53	16	VANESSA L. GIBSON	TEIN, MANNY	176	3.32	\$ 8,715.25	DISCHARGED	COMPLIANCE
BX	1308	CLAY AVENUE	3	16	VANESSA L. GIBSON	OKORO, ANTHONY	153	51.00	\$ 21,270.04	DISCHARGED	VACANT
BX	1042	COLLEGE AVENUE	3	16	VANESSA L. GIBSON	SAPAUDING	56	18.67	\$ 16,436.96	ACTIVE	
BX	1230	COLLEGE AVENUE	4	16	VANESSA L. GIBSON	BENESIS REALTY GROUP, LLC	63	15.75	\$ 37,313.36	DISCHARGED	7A ADMIN APPT
BX	1479	CROMWELL AVENUE	72	16	VANESSA L. GIBSON	TPM MANAGEMENT	344	4.78	\$ 4,990.84	ACTIVE	
BX	555	EAST 169 STREET	18	16	VANESSA L. GIBSON	555 EAST 169 HOLDING LLC	107	5.94	\$ 20,100.52	DISCHARGED	COMPLIANCE
BX	787	JENNINGS STREET	3	16	VANESSA L. GIBSON	PROSPECT NARINE LLC	45	15.00	\$ 5,126.46	ACTIVE	
BX	1231	SHERIDAN AVENUE	54	16	VANESSA L. GIBSON	ROSEMAN, SHIMON	221	4.09	\$ 18,781.93	ACTIVE	
BX	956	SHERMAN AVENUE	21	16	VANESSA L. GIBSON	GARDON, ROSSANO	118	5.62	\$ 6,015.14	ACTIVE	
BX	828	COURTLANDT AVENUE	16	17	MARIA DEL CARMEN ARROYO	SHAFRAN, ASHER	156	9.75	\$ 15,156.50	DISCHARGED	COMPLIANCE
BX	2068	CROTONA PARKWAY	8	17	MARIA DEL CARMEN ARROYO	KALLOO, BISOONDATH	140	17.50	\$ 32,528.62	ACTIVE	
BX	1950	DALY AVENUE	56	17	MARIA DEL CARMEN ARROYO	NEIMAN, MARK	238	4.25	\$ 21,229.70	ACTIVE	
BX	878	EAST 176 STREET	21	17	MARIA DEL CARMEN ARROYO	KHALOYAN, DAVID	162	7.71	\$ 7,867.14	DISCHARGED	COMPLIANCE
BX	709	FAIRMOUNT PLACE	61	17	MARIA DEL CARMEN ARROYO	LANGSAM PROP. SER. CORP	209	3.43	\$ 11,818.58	DISCHARGED	COMPLIANCE
BX	1122	FOX STREET	4	17	MARIA DEL CARMEN ARROYO	GREGORY, ANTOINETTE	39	9.75	\$ 7,541.23	ACTIVE	
BX	900	HOE AVENUE	46	17	MARIA DEL CARMEN ARROYO	HUNTS POINT ASSOCIATES ESTATES LLC	223	4.85	\$ 4,655.64	DISCHARGED	COMPLIANCE

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BX	1070	INTERVALE AVENUE	3	17	MARIA DEL CARMEN ARROYO	AGOSTO, MARIA	121	40.33	\$ 7,994.73	ACTIVE	
BX	755	JACKSON AVENUE	11	17	MARIA DEL CARMEN ARROYO	NEW YORK CITY MANAGEMENT	113	10.27	\$ 27,661.10	ACTIVE	
BX	2006	LAFONTAINE AVENUE	3	17	MARIA DEL CARMEN ARROYO	GOVINDAN, ZEENA	20	6.67	\$ 4,891.96	DISCHARGED	COMPLIANCE
BX	562	MORRIS AVENUE	20	17	MARIA DEL CARMEN ARROYO	WILDER REALTY LLC	124	6.20	\$ 10,040.10	DISCHARGED	COMPLIANCE
BX	919	PROSPECT AVENUE	37	17	MARIA DEL CARMEN ARROYO	AEGIS REALTY CORP.	122	3.30	\$ 15,229.19	ACTIVE	
BX	1054	SOUTHERN BOULEVARD	55	17	MARIA DEL CARMEN ARROYO	1058 SOUTHERN BLVD REALTY CORP	252	4.58	\$ 8,385.77	DISCHARGED	COMPLIANCE
BX	1261	SPOFFORD AVENUE	3	17	MARIA DEL CARMEN ARROYO	SPOFFORD AVE CORP	74	24.67	\$ 11,816.13	ACTIVE	
BX	1237	TINTON AVENUE	3	17	MARIA DEL CARMEN ARROYO	HOLDEN, KEITH	72	24.00	\$ 13,213.17	DISCHARGED	VACANT
BX	1472	BEACH AVENUE	30	18	ANNABEL PALMA	BORINQUEN RLTY LLC	212	7.07	\$ 4,464.36	DISCHARGED	COMPLIANCE
BX	1045	BOYNTON AVENUE	20	18	ANNABEL PALMA	SOUNDVIEW RESIDENCE LLC	117	5.85	\$ 6,082.27	DISCHARGED	COMPLIANCE
BX	1725	EAST 172 STREET	5	18	ANNABEL PALMA	LOPEZ, RON	44	8.80	\$ 10,007.68	ACTIVE	
BX	1888	LACOMBE AVENUE	4	18	ANNABEL PALMA	BAH, ALPHA	38	9.50	\$ 6,728.27	DISCHARGED	COMPLIANCE
BX	1445	LELAND AVENUE	4	18	ANNABEL PALMA	ISLAM, MOHAMED	126	31.50	\$ 9,305.13	DISCHARGED	COMPLIANCE
BX	1459	LELAND AVENUE	4	18	ANNABEL PALMA	MONDAL, JIBAN	114	28.50	\$ 6,203.57	ACTIVE	
BX	1535	TAYLOR AVENUE	41	18	ANNABEL PALMA	RIVERA, VICTOR	357	8.71	\$ 22,719.67	DISCHARGED	COMPLIANCE
QN	40-19	99 STREET	21	21	JULISSA FERRERAS	FINOCCHIO, JOHN	150	7.14	\$ 4,953.21	DISCHARGED	COMPLIANCE
QN	95-13	NORTHERN BOULEVARD	14	21	JULISSA FERRERAS	PATEL, MANOJ	98	7.00	\$ 24,517.39	DISCHARGED	COMPLIANCE
QN	34-59	VERNON BOULEVARD	5	26	JAMES G. VAN BRAMER	MORGENSTERN, BEN	70	14.00	\$ 8,969.51	ACTIVE	
QN	34-61	VERNON BOULEVARD	6	26	JAMES G. VAN BRAMER	MORGENSTERN, BEN	43	7.17	\$ 27,877.50	ACTIVE	
QN	144-23	105 AVENUE	3	28	RUBEN WILLS	LAWRENCE, DENISE	43	14.33	\$ 7,427.85	ACTIVE	
QN	143-34	97 AVENUE	3	28	RUBEN WILLS	SAHA, MONI	48	16.00	\$ 12,030.93	ACTIVE	
QN	69-16	COOPER AVENUE	3	30	ELIZABETH CROWLEY	RODRIGUEZ, RAMON	40	13.33	\$ 12,490.08	DISCHARGED	COMPLIANCE

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QN	141	BEACH 26 STREET	3	31	DONOVAN RICHARDS, JR.	ZIV, ILEN	23	7.67	\$ 9,537.97	ACTIVE	
QN	203	BEACH 31 STREET	3	31	DONOVAN RICHARDS, JR.	FLATTERY, DAVID	48	16.00	\$ 16,575.57	ACTIVE	
QN	10	BEACH 32 STREET	2	31	DONOVAN RICHARDS, JR.	PREMISES, OWNER OF	29	14.50	\$ 7,495.64	DISCHARGED	ADMINISTRATIVE
QN	224	BEACH 32 STREET	3	31	DONOVAN RICHARDS, JR.	GIAS, AHASAN	26	8.67	\$ 5,351.85	ACTIVE	
QN	171	BEACH 60 STREET	3	31	DONOVAN RICHARDS, JR.	RENOUS, HYPPOLITE	42	14.00	\$ 6,637.05	ACTIVE	
QN	13-63	PINSON STREET	3	31	DONOVAN RICHARDS, JR.	KONCEPOLSKI, MOISHE	44	14.67	\$ 5,489.49	ACTIVE	
BK	119	GUERNSEY STREET	6	33	STEPHEN LEVIN	119 GUERNSEY STREET REALTY LLC	114	19.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	71	CORNELIA STREET	3	34	ANTONIO REYNOSO	MORGAN, DENROY	52	17.33	\$ 15,312.69	ACTIVE	
BK	1141	GREENE AVENUE	6	34	ANTONIO REYNOSO	REISMAN, HERMAN	117	19.50	\$ 17,400.32	ACTIVE	
BK	228	JEFFERSON STREET	6	34	ANTONIO REYNOSO	MOSCICKI, JERZY	49	8.17	\$ 6,229.91	ACTIVE	
BK	256	JEFFERSON STREET	6	34	ANTONIO REYNOSO	256 JEFFERSON YMJ LLC	32	5.33	\$ 5,732.71	DISCHARGED	COMPLIANCE
BK	15	LOCUST STREET	6	34	ANTONIO REYNOSO	PROPERTY WORKS	100	16.67	\$ 8,489.82	ACTIVE	
BK	1178	PUTNAM AVENUE	3	34	ANTONIO REYNOSO	1178 PUTNAM REALTY LLC	62	20.67	\$ 14,886.27	ACTIVE	
BK	190	SCHOLES STREET	6	34	ANTONIO REYNOSO	JACK GOLD LLC	90	15.00	\$ 14,587.53	DISCHARGED	COMPLIANCE
BK	415	SUYDAM STREET	6	34	ANTONIO REYNOSO	URGILES, EDWIN	53	8.83	\$ 18,842.75	ACTIVE	
BK	1018	EASTERN PARKWAY	34	35	LAURIE CUMBO	DUKLER, RUBIN	218	6.41	\$ 5,173.56	ACTIVE	
BK	374	EASTERN PARKWAY	38	35	LAURIE CUMBO	TANNER, TROY	178	4.68	\$ 7,248.83	ACTIVE	
BK	181	CHAUNCEY STREET	8	36	ROBERT CORNEGY	MENHASHEK, EFRAIM	117	14.63	\$ 6,675.37	DISCHARGED	COMPLIANCE
BK	1211	DEAN STREET	8	36	ROBERT CORNEGY	GREEN, ABE	70	8.75	\$ 14,991.29	ACTIVE	
BK	571	GREENE AVENUE	3	36	ROBERT CORNEGY	227A MALCOLM X, CORP	127	42.33	\$ 5,429.16	ACTIVE	
BK	977	GREENE AVENUE	3	36	ROBERT CORNEGY	CARRYL, BERTRAM	66	22.00	\$ 10,729.12	ACTIVE	
BK	123	HALSEY STREET	5	36	ROBERT CORNEGY	308 LINDEN ST LLC	58	11.60	\$ 8,933.57	ACTIVE	

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BK	433	JEFFERSON AVENUE	6	36	ROBERT CORNEGY	BPC MANAGEMENT CORP	63	10.50	\$ 7,092.46	DISCHARGED	COMPLIANCE
BK	490	KOSCIUSZKO STREET	8	36	ROBERT CORNEGY	ROGERS MANAGEMENT PARTNERS CORP	68	8.50	\$ 6,064.34	ACTIVE	
BK	235	LEXINGTON AVENUE	4	36	ROBERT CORNEGY	ISAKOV, MARK	17	4.25	\$ 6,178.91	DISCHARGED	COMPLIANCE
BK	464	LEXINGTON AVENUE	4	36	ROBERT CORNEGY	SCHWARTZ, SHRAGIE	64	16.00	\$ 10,623.29	DISCHARGED	COMPLIANCE
BK	44	MAC DONOUGH STREET	16	36	ROBERT CORNEGY	RUBIN, MARK	169	10.56	\$ 8,140.05	ACTIVE	
BK	189	MALCOLM X BOULEVARD	3	36	ROBERT CORNEGY	DEVIS, YVES	72	24.00	\$ 4,289.35	ACTIVE	
BK	815	MARCY AVENUE	4	36	ROBERT CORNEGY	MARCY AVE PROPERTIES MANAGEMENT CORP	24	6.00	\$ 19,038.42	DISCHARGED	COMPLIANCE
BK	482	MONROE STREET	5	36	ROBERT CORNEGY	JONES, EDITH	84	16.80	\$ 16,500.44	ACTIVE	
BK	90	MONROE STREET	7	36	ROBERT CORNEGY	SAUNDERS, LILLAN	62	8.86	\$ 7,108.08	ACTIVE	
BK	1316	PACIFIC STREET	8	36	ROBERT CORNEGY	PRIMUS, BERTHE	89	11.13	\$ 17,725.80	ACTIVE	
BK	745	PARK AVENUE	6	36	ROBERT CORNEGY	777 REALTY INC	43	7.17	\$ 5,837.22	DISCHARGED	COMPLIANCE
BK	920	PROSPECT PLACE	8	36	ROBERT CORNEGY	920 PROSPECT REALTY LLC	127	15.88	\$ 22,211.82	DISCHARGED	COMPLIANCE
BK	940	PROSPECT PLACE	16	36	ROBERT CORNEGY	AEGIS REALTY MGMT CORP	168	10.50	\$ 10,520.84	DISCHARGED	COMPLIANCE
BK	829	PUTNAM AVENUE	4	36	ROBERT CORNEGY	IBRAHEM, MOHAMED	37	9.25	\$ 23,073.71	ACTIVE	
BK	99	ROGERS AVENUE	7	36	ROBERT CORNEGY	CHUKROON, MENY	44	6.29	\$ 41,556.65	DISCHARGED	COMPLIANCE
BK	469	TOMPKINS AVENUE	4	36	ROBERT CORNEGY	WINNINGHAM, ANDREWLYN	104	26.00	\$ 9,347.71	DISCHARGED	COMPLIANCE
BK	327	VERNON AVENUE	6	36	ROBERT CORNEGY	KOHNFELDER, JOSH	69	11.50	\$ 8,597.13	ACTIVE	
BK	2294	ATLANTIC AVENUE	3	37	RAFAEL ESPINAL	GRAHAM, JOSHUA	70	23.33	\$ 6,672.83	ACTIVE	
BK	2298	ATLANTIC AVENUE	3	37	RAFAEL ESPINAL	AHMED, SYED	133	44.33	\$ 16,248.40	ACTIVE	
BK	1512	DE KALB AVENUE	6	37	RAFAEL ESPINAL	DUPONT USA LLC	110	18.33	\$ 4,073.66	DISCHARGED	COMPLIANCE
BK	78	DE SALES PLACE	4	37	RAFAEL ESPINAL	GIWA, ADRIAN	38	9.50	\$ 10,485.18	DISCHARGED	VACANT
BK	537	EVERGREEN AVENUE	3	37	RAFAEL ESPINAL	SAHA, SABITRY /NIKHIL	21	7.00	\$ 18,473.95	ACTIVE	

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The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Paid or Unpaid ERP Charges" reflect the information for each building on 01/31/2013.

CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 6

Start Date: 01/31/2013

of buildings that did not achieve "substantial compliance" within 12 months: 128

Boro	PHN	Street Address	Total Units ¹	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	2	GRANT AVENUE	5	37	RAFAEL ESPINAL	J.R. GRANT & CO. LLC	82	16.40	\$ 4,807.13	DISCHARGED	COMPLIANCE
BK	1351	HANCOCK STREET	6	37	RAFAEL ESPINAL	ENGEL, CHESKY	144	24.00	\$ 7,307.73	ACTIVE	
BK	1359	HANCOCK STREET	6	37	RAFAEL ESPINAL	KAHN, MARK	49	8.17	\$ 9,778.59	DISCHARGED	COMPLIANCE
BK	296	HARMAN STREET	6	37	RAFAEL ESPINAL	LANDAU, DAVID	69	11.50	\$ 4,599.12	ACTIVE	
BK	144	JAMAICA AVENUE	4	37	RAFAEL ESPINAL	MCCARTHY, LAURA	85	21.25	\$ 11,503.27	ACTIVE	
BK	727	KNICKERBOCKER AVENUE	4	37	RAFAEL ESPINAL	FERGUSON, JEOFFREY	116	29.00	\$ 9,585.92	DISCHARGED	VACANT
BK	862	KNICKERBOCKER AVENUE	6	37	RAFAEL ESPINAL	EDMONDS, DINA	70	11.67	\$ 15,366.09	ACTIVE	
BK	269	LINDEN STREET	3	37	RAFAEL ESPINAL	PHILIPPE, WEINER	83	27.67	\$ 14,347.02	ACTIVE	
BK	308	LINDEN STREET	3	37	RAFAEL ESPINAL	LEFKOWITZ, JOEL	219	73.00	\$ 46,029.83	DISCHARGED	COMPLIANCE
BK	445	LINWOOD STREET	3	37	RAFAEL ESPINAL	AKTER, FERDOWSI	53	17.67	\$ 20,174.28	ACTIVE	
BK	1381	MADISON STREET	6	37	RAFAEL ESPINAL	UNGER, JONATHAN	102	17.00	\$ 9,138.26	ACTIVE	
BK	177	MILFORD STREET	4	37	RAFAEL ESPINAL	MINGO, BRIEN	99	24.75	\$ 7,517.73	ACTIVE	
BK	179	MILFORD STREET	11	37	RAFAEL ESPINAL	MINGO, BRIEN	137	12.45	\$ 5,065.79	ACTIVE	
BK	156	NORWOOD AVENUE	3	37	RAFAEL ESPINAL	KISSOON, PARASRAMM	22	7.33	\$ 21,224.90	ACTIVE	
BK	360	PALMETTO STREET	6	37	RAFAEL ESPINAL	360 PALMETTO LLC	40	6.67	\$ 4,643.97	DISCHARGED	COMPLIANCE
BK	1843	PITKIN AVENUE	3	37	RAFAEL ESPINAL	PENA, JOSE	113	37.67	\$ 12,814.62	ACTIVE	
BK	80	POWELL STREET	8	37	RAFAEL ESPINAL	RELIANT REALTY SERVICES, INC	99	12.38	\$ 11,827.07	DISCHARGED	COMPLIANCE
BK	10	SACKMAN STREET	20	37	RAFAEL ESPINAL	SACKMAN REALTY LLC	123	6.15	\$ 4,922.61	DISCHARGED	COMPLIANCE
BK	304	SCHAEFER STREET	6	37	RAFAEL ESPINAL	ENGEL, CHESKY	54	9.00	\$ 8,291.08	ACTIVE	
BK	261	STANHOPE STREET	6	37	RAFAEL ESPINAL	KAV LAND LLC	55	9.17	\$ 5,908.99	DISCHARGED	COMPLIANCE
BK	224	WEIRFIELD STREET	3	37	RAFAEL ESPINAL	MAIDMAN, GREGORY	59	19.67	\$ 8,921.73	DISCHARGED	COMPLIANCE
BK	454	40 STREET	6	38	CARLOS MENCHACA	FIRST ELITE MANAGEMENT CORP.	117	19.50	\$ 5,214.92	ACTIVE	

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² Paid or unpaid ERP charges accrued within the two years prior to selection.

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CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 6

Start Date: 01/31/2013

of buildings that did not achieve "substantial compliance" within 12 months: 128

Boro	PHN	Street Address	Total Units ¹	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	953	42 STREET	6	38	CARLOS MENCHACA	COMMERCIAL REALTY RESOLUTION LLC	34	5.67	\$ 6,610.01	ACTIVE	
BK	759	44 STREET	4	38	CARLOS MENCHACA	JIANG, BAO	38	9.50	\$ 9,800.62	DISCHARGED	COMPLIANCE
BK	545	46 STREET	17	38	CARLOS MENCHACA	NEW YORKCITY MANAGEMENT LLC	118	6.94	\$ 12,408.20	ACTIVE	
BK	553	46 STREET	17	38	CARLOS MENCHACA	NEW YORK CITY MANAGEMENT LLC	199	11.71	\$ 6,324.29	ACTIVE	
BK	557	46 STREET	17	38	CARLOS MENCHACA	NEW YORK CITY MANAGEMENT LLC	101	5.94	\$ 5,161.32	ACTIVE	
BK	740	53 STREET	6	38	CARLOS MENCHACA	CEN, NA	43	7.17	\$ 5,299.38	ACTIVE	
BK	304	10 STREET	25	39	BRAD LANDER	SILVERSTONE PROPERTY GROUP	216	8.64	\$ 4,320.61	ACTIVE	
BK	34	3 PLACE	3	39	BRAD LANDER	BRAUNER, SHAYE	23	7.67	\$ 5,785.21	DISCHARGED	COMPLIANCE
BK	461	4 AVENUE	3	39	BRAD LANDER	ALI, ASHAD	36	12.00	\$ 7,526.93	ACTIVE	
BK	2306	BEDFORD AVENUE	3	40	MATHIEU EUGENE	LEWIS, WANDA	78	26.00	\$ 6,115.76	ACTIVE	
BK	341	EAST 19 STREET	35	40	MATHIEU EUGENE	341 E 19TH ST REALTY CORP	163	4.66	\$ 5,930.05	DISCHARGED	COMPLIANCE
BK	448	EMPIRE BOULEVARD	4	40	MATHIEU EUGENE	FREUND, JOEL	78	19.50	\$ 5,893.55	ACTIVE	
BK	599	FLATBUSH AVENUE	11	40	MATHIEU EUGENE	611 FLATBUSH AVE REALTY CORP	72	6.55	\$ 5,217.46	DISCHARGED	COMPLIANCE
BK	12	MARTENSE STREET	21	40	MATHIEU EUGENE	DEJESUS, INEZ	145	6.90	\$ 34,643.59	DISCHARGED	COMPLIANCE
BK	1033	OCEAN AVENUE	16	40	MATHIEU EUGENE	SAINTIUS, LOUIS	146	9.13	\$ 10,010.11	DISCHARGED	COMPLIANCE
BK	2152	ATLANTIC AVENUE	3	41	DARLENE MEALY	COHAN, DAVID	69	23.00	\$ 16,561.30	ACTIVE	
BK	543	BAINBRIDGE STREET	3	41	DARLENE MEALY	DICK, GEORGE	92	30.67	\$ 9,645.46	DISCHARGED	VACANT
BK	601	BAINBRIDGE STREET	3	41	DARLENE MEALY	BAKSH, SHALTUTE	22	7.33	\$ 5,313.11	DISCHARGED	COMPLIANCE
BK	500	CHAUNCEY STREET	3	41	DARLENE MEALY	CHEUNG, ALAN	79	26.33	\$ 28,603.96	ACTIVE	
BK	559	CHAUNCEY STREET	3	41	DARLENE MEALY	MORRIS, WILLIS	51	17.00	\$ 5,381.41	ACTIVE	
BK	125	DUMONT AVENUE	4	41	DARLENE MEALY	NYC MANAGEMENT	36	9.00	\$ 10,873.74	DISCHARGED	VORK COMPLETEI
BK	309	EAST 94 STREET	6	41	DARLENE MEALY	LEFKOWITZ, JACK	115	19.17	\$ 5,403.80	DISCHARGED	COMPLIANCE

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CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 6

Start Date: 01/31/2013

of buildings that did not achieve "substantial compliance" within 12 months: 128

Boro	PHN	Street Address	Total Units ¹	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	1363	EASTERN PARKWAY	5	41	DARLENE MEALY	WILSON, VICTOR	92	18.40	\$ 10,213.68	ACTIVE	
BK	679	HALSEY STREET	6	41	DARLENE MEALY	MACON ST INC	65	10.83	\$ 11,935.34	DISCHARGED	COMPLIANCE
BK	946	HERKIMER STREET	3	41	DARLENE MEALY	HAREWOOD, AVA	71	23.67	\$ 5,218.62	DISCHARGED	ADMINISTRATIVE
BK	840	JEFFERSON AVENUE	8	41	DARLENE MEALY	TRANSITION ACQUISITIONS	49	6.13	\$ 13,070.87	DISCHARGED	COMPLIANCE
BK	296	LEGION STREET	3	41	DARLENE MEALY	GEAR, HYLAND	77	25.67	\$ 5,953.94	ACTIVE	
BK	346	MARION STREET	6	41	DARLENE MEALY	GUOBADIA, ANDY	86	14.33	\$ 13,133.74	ACTIVE	
BK	1608	PROSPECT PLACE	4	41	DARLENE MEALY	DAVIS, GERALD	79	19.75	\$ 27,466.23	ACTIVE	
BK	379	ROCKAWAY PARKWAY	4	41	DARLENE MEALY	MAIGNAN, ALPHONSE	87	21.75	\$ 12,945.32	ACTIVE	
BK	1027	BELMONT AVENUE	4	42	INEZ BARRON	MCKAY, MICHAEL	83	20.75	\$ 8,774.66	ACTIVE	
BK	1148	BLAKE AVENUE	4	42	INEZ BARRON	SHAMSUNDAR, KHEMRAJ	91	22.75	\$ 6,305.53	ACTIVE	
BK	454	BRADFORD STREET	6	42	INEZ BARRON	JAIGOBIN, SURUJWATTIE	165	27.50	\$ 6,580.21	ACTIVE	
BK	1014	GLENMORE AVENUE	4	42	INEZ BARRON	CONTACT HOLDINGS CORP	41	10.25	\$ 7,324.18	ACTIVE	
BK	648	LINWOOD STREET	6	42	INEZ BARRON	MANDEL, ISIDOR	63	10.50	\$ 6,682.91	DISCHARGED	COMPLIANCE
BK	883	MOTHER GASTON BOULEVARD	4	42	INEZ BARRON	ANTWINE, MERLINE	40	10.00	\$ 5,602.39	DISCHARGED	COMPLIANCE
BK	905	MOTHER GASTON BOULEVARD	4	42	INEZ BARRON	AURELIEN, YVES	76	19.00	\$ 10,053.29	ACTIVE	
BK	632	VERMONT STREET	6	42	INEZ BARRON	PREMISES, OWNER OF	60	10.00	\$ 5,939.04	ACTIVE	
BK	125	WEBSTER AVENUE	6	44	DAVID G. GREENFIELD	GENOVESI, JOSEPH	48	8.00	\$ 4,767.04	DISCHARGED	COMPLIANCE
BK	3506	NEWKIRK AVENUE	29	45	JUMAANE D. WILLIAMS	LIBERTY PLACE PROPERTY MGT LLC	194	6.69	\$ 7,667.38	DISCHARGED	COMPLIANCE
BK	1605	NOSTRAND AVENUE	3	45	JUMAANE D. WILLIAMS	RODRIGUEZ, DAVID	86	28.67	\$ 1,255.98	DISCHARGED	COMPLIANCE
BK	1612	MERMAID AVENUE	7	47	MARK TREYGER	1612 CYCLONE REAL ESTATE	79	11.29	\$ 11,426.34	DISCHARGED	COMPLIANCE
SI	676	CARY AVENUE	3	49	DEBORAH ROSE	SIBBIO, RALPH	39	13.00	\$ 7,475.24	ACTIVE	
SI	99	WRIGHT STREET	4	49	DEBORAH ROSE	RIVER, BERNARD	136	34.00	\$ 8,865.79	ACTIVE	

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CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 6

Start Date: 01/31/2013

of buildings that did not achieve "substantial compliance" within 12 months: 128

Boro	PHN	Street Address	Total Units ¹	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
SI	73	YORK AVENUE	3	49	DEBORAH ROSE	SEEDER, REBECCA	56	18.67	\$ 5,323.14	ACTIVE	

Building Count: 199

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