



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

Project Name: AEP ROUND 2

Start Date: 11/13/2008

of buildings that did not achieve "substantial compliance" within 12 months: 158

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
MN	2145	AMSTERDAM AVENUE	14	7	ROBERT JACKSON	ALMA REALTY CORP	244	17.43	\$ 957.07	DISCHARGED	COMPLIANCE
MN	524	WEST 150 STREET	9	7	ROBERT JACKSON	ECDO MANAGEMENT CORP	160	17.78	\$ 2,016.25	DISCHARGED	VACANT
MN	541	WEST 158 STREET	24	7	ROBERT JACKSON	HAKAKIAN, DAVID	402	16.75	\$ 853.90	DISCHARGED	COMPLIANCE
MN	504	WEST 159 STREET	21	7	ROBERT JACKSON	SOHO PROPERTIES	265	12.62	\$ 208.95	DISCHARGED	COMPLIANCE
MN	2320	ADAM C POWELL BOULEVARD	9	9	INEZ DICKENS	201 W 136TH STREET REALTY	109	12.11	\$ 880.51	DISCHARGED	COMPLIANCE
BX	4359	FURMAN AVENUE	23	11	G. OLIVER KOPPELL	GJOKAJ, PAUL	376	16.35	\$ 200.02	DISCHARGED	COMPLIANCE
BX	3208	HULL AVENUE	3	11	G. OLIVER KOPPELL	NGADI, ROSE	45	15.00	\$ 138.11	DISCHARGED	COMPLIANCE
BX	4566	RICHARDSON AVENUE	3	11	G. OLIVER KOPPELL	DUTA, LLC	65	21.67	\$ 109.81	DISCHARGED	COMPLIANCE
BX	708	EAST 215 STREET	5	12	LARRY B. SEABROOK	WARD WP ACQUISITIONS LLC	43	8.60	\$ 98.65	ACTIVE	
BX	766	EAST 215 STREET	6	12	LARRY B. SEABROOK	REO II LLC C/O ROSSROCK LLC	109	18.17	\$ 468.45	DISCHARGED	COMPLIANCE
BX	812	EAST 223 STREET	4	12	LARRY B. SEABROOK	ASA DEVELOPMENT	112	28.00	\$ 2,491.72	DISCHARGED	COMPLIANCE
BX	3900	WHITE PLAINS ROAD	6	12	LARRY B. SEABROOK	THE MANAGEMENT GROUP OF NY	136	22.67	\$ 3,476.37	DISCHARGED	COMPLIANCE
BX	187	CITY ISLAND AVENUE	6	13	JAMES VACCA	JP & ASSOCIATES	112	18.67	\$ 413.60	DISCHARGED	COMPLIANCE
BX	1181	SACKETT AVENUE	5	13	JAMES VACCA	RICHARD GRECO REAL ESTATE	53	10.60	\$ 199.94	ACTIVE	
BX	2321	ANDREWS AVENUE NORTH	28	14	FERNANDO CABRERA	2321 ANDREWS TOWERS LLC	500	17.86	\$ 865.20	DISCHARGED	COMPLIANCE
BX	2320	AQUEDUCT AVENUE	61	14	FERNANDO CABRERA	E&M BRONX ASSOCIATES LLC	631	10.34	\$ 339.94	DISCHARGED	COMPLIANCE
BX	1814	GRAND CONCOURSE	11	14	FERNANDO CABRERA	RAMNARASE, BHEEM	227	20.64	\$ 111.60	DISCHARGED	COMPLIANCE
BX	1881	GRAND CONCOURSE	17	14	FERNANDO CABRERA	E&M BRONX ASSOCIATES LLC	297	17.47	\$ 775.12	DISCHARGED	COMPLIANCE
BX	1804	WEEKS AVENUE	33	14	FERNANDO CABRERA	RELIANT REALTY SEVICES, INC	324	9.82	\$ 298.96	ACTIVE	
BX	131	WEST KINGSBRIDGE ROAD	31	14	FERNANDO CABRERA	E & M BRONX ASSOCIATES LLC	317	10.23	\$ 572.19	DISCHARGED	COMPLIANCE
BX	2706	BAINBRIDGE AVENUE	56	15	JOEL RIVERA	CAVAN 2710 LLC	717	12.80	\$ 1,754.84	ACTIVE	
BX	2239	BATHGATE AVENUE	3	15	JOEL RIVERA	KHAN, EAKUB	117	39.00	\$ 842.23	ACTIVE	
BX	1528	BRYANT AVENUE	21	15	JOEL RIVERA	RELIANT REALTY SEVICES, INC	509	24.24	\$ 491.32	DISCHARGED	COMPLIANCE

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The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 11/13/2008.



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BX	2342	CROTONA AVENUE	3	15	JOEL RIVERA	NNODUM, THERESA	76	25.33	\$ 1,886.52	DISCHARGED	COMPLIANCE
BX	2630	DECATUR AVENUE	3	15	JOEL RIVERA	MERDIL, MOHAMMED	44	14.67	\$ 1,075.12	ACTIVE	
BX	806	EAST 175 STREET	43	15	JOEL RIVERA	RELIANT REALTY SERVICES, INC	1078	25.07	\$ 617.31	ACTIVE	
BX	505	EAST 178 STREET	23	15	JOEL RIVERA	505 EAST 178 LLC	299	13.00	\$ 207.49	DISCHARGED	COMPLIANCE
BX	265	EAST 182 STREET	25	15	JOEL RIVERA	VALENTINE REALTY ASSOC LLC	498	19.92	\$ 1,160.23	DISCHARGED	COMPLIANCE
BX	470	EAST 183 STREET	3	15	JOEL RIVERA	PEREZ JR, LUIS	81	27.00	\$ 759.61	ACTIVE	
BX	649	EAST 183 STREET	9	15	JOEL RIVERA	ALMA REALTY CORP	111	12.33	\$ 2,172.79	DISCHARGED	COMPLIANCE
BX	1731	HOLLAND AVENUE	3	15	JOEL RIVERA	DELLA-RUFFA, ITALO	83	27.67	\$ 1,755.95	ACTIVE	
BX	4354	PARK AVENUE	3	15	JOEL RIVERA	EFIOM, HENRY	60	20.00	\$ 932.31	ACTIVE	
BX	4619	PARK AVENUE	8	15	JOEL RIVERA	FORDHAM BEDFORD HOUSING CORP.	192	24.00	\$ 1,998.33	DISCHARGED	7A ADMIN APPT
BX	1533	VYSE AVENUE	3	15	JOEL RIVERA	PREMISES, OWNER OF	38	12.67	\$ 2,415.12	DISCHARGED	COMPLIANCE
BX	2097	WEBSTER AVENUE	8	15	JOEL RIVERA	MAXWELL, LUCEL	233	29.13	\$ 397.76	ACTIVE	
BX	2099	WEBSTER AVENUE	8	15	JOEL RIVERA	MAXWELL, LUCEL	215	26.88	\$ 1,828.79	ACTIVE	
BX	1044	COLLEGE AVENUE	3	16	HELEN FOSTER	TVIL, GUY ISRAEL	28	9.33	\$ 1,555.79	DISCHARGED	COMPLIANCE
BX	1479	CROMWELL AVENUE	72	16	HELEN FOSTER	ABBOTT, ELI	698	9.69	\$ 223.42	DISCHARGED	COMPLIANCE
BX	465	EAST 167 STREET	23	16	HELEN FOSTER	465.WASHINGTON AVE LLC	470	20.43	\$ 207.12	DISCHARGED	COMPLIANCE
BX	621	EAST 170 STREET	10	16	HELEN FOSTER	621 EAST LLC	191	19.10	\$ 1,655.22	DISCHARGED	COMPLIANCE
BX	982	FINDLAY AVENUE	3	16	HELEN FOSTER	RAMSAROOP, SARRAN	37	12.33	\$ 483.22	ACTIVE	
BX	1151	GRANT AVENUE	5	16	HELEN FOSTER	LATTY, YVETTE	56	11.20	\$ 140.25	DISCHARGED	COMPLIANCE
BX	1291	UNION AVENUE	3	16	HELEN FOSTER	NEIL, PATRICE	86	28.67	\$ 2,159.92	ACTIVE	
BX	67	WEST 169 STREET	4	16	HELEN FOSTER	SANI, RYAN	96	24.00	\$ 4,529.60	DISCHARGED	COMPLIANCE
BX	638	BARRETTO STREET	4	17	MARIA DEL CARMEN ARROYO	SHASHUA, KOBİ	141	35.25	\$ 444.70	DISCHARGED	COMPLIANCE
BX	835	EAST 156 STREET	9	17	MARIA DEL CARMEN ARROYO	FREIDMAN, JAY	159	17.67	\$ 176.47	DISCHARGED	COMPLIANCE

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BX	422	EAST 161 STREET	10	17	MARIA DEL CARMEN ARROYO	161 PARTNERS LLC	199	19.90	\$ 507.51	DISCHARGED	COMPLIANCE
BX	512	EAST 163 STREET	8	17	MARIA DEL CARMEN ARROYO	BAKSH, SHALEED	219	27.38	\$ 5,111.92	ACTIVE	
BX	865	EAST 165 STREET	12	17	MARIA DEL CARMEN ARROYO	LL SOLUTIONS LLC	223	18.58	\$ 1,699.01	ACTIVE	
BX	1008	GARRISON AVENUE	21	17	MARIA DEL CARMEN ARROYO	GARRISON LLC	503	23.95	\$ 246.93	DISCHARGED	COMPLIANCE
BX	1309	HOE AVENUE	4	17	MARIA DEL CARMEN ARROYO	VELEZ, CARLOS	65	16.25	\$ 760.62	ACTIVE	
BX	920	KELLY STREET	16	17	MARIA DEL CARMEN ARROYO	WINN RESIDENTIAL (NY) LLC	192	12.00	\$ 1,141.79	DISCHARGED	7A ADMIN APPT
BX	928	KELLY STREET	9	17	MARIA DEL CARMEN ARROYO	WINN RESIDENTIAL (NY) LLC	182	20.22	\$ 1,754.82	DISCHARGED	7A ADMIN APPT
BX	875	LONGWOOD AVENUE	16	17	MARIA DEL CARMEN ARROYO	SOIBELMAN, MEIR	256	16.00	\$ 247.54	ACTIVE	
BX	1050	LOWELL STREET	11	17	MARIA DEL CARMEN ARROYO	YOSEF, AVRAHAM	165	15.00	\$ 375.95	DISCHARGED	COMPLIANCE
BX	627	MANIDA STREET	56	17	MARIA DEL CARMEN ARROYO	RELIANT REALTY SERVICES, INC	736	13.14	\$ 265.16	ACTIVE	
BX	710	UNION AVENUE	3	17	MARIA DEL CARMEN ARROYO	GIORDANI, RAFAEL	55	18.33	\$ 2,575.53	ACTIVE	
BX	1530	BEACH AVENUE	25	18	ANNABEL PALMA	NEW MBF MGMT LLC	420	16.80	\$ 101.63	DISCHARGED	COMPLIANCE
BX	1412	BRONX RIVER AVENUE	4	18	ANNABEL PALMA	HASSEH, JOE	52	13.00	\$ 255.53	ACTIVE	
BX	1145	CROES AVENUE	4	18	ANNABEL PALMA	HERITAGE REAL ESTATE SERVICES	97	24.25	\$ 4,279.71	ACTIVE	
BX	1110	FTELEY AVENUE	4	18	ANNABEL PALMA	CINSTRON, CARMEN	74	18.50	\$ 246.85	ACTIVE	
BX	1161	FTELEY AVENUE	4	18	ANNABEL PALMA	PENA, LUIS	78	19.50	\$ 524.65	ACTIVE	
BX	1249	LELAND AVENUE	5	18	ANNABEL PALMA	MOMTAJ, JAHANA	74	14.80	\$ 368.31	ACTIVE	
BX	1512	LELAND AVENUE	15	18	ANNABEL PALMA	RELIANT REALTY SERVICES, INC	339	22.60	\$ 303.46	ACTIVE	
BX	1516	LELAND AVENUE	17	18	ANNABEL PALMA	RELIANT REALTY SERVICES, INC	478	28.12	\$ 198.66	ACTIVE	
BX	1524	LELAND AVENUE	13	18	ANNABEL PALMA	RELIANT REALTY SEVICES, INC	198	15.23	\$ 366.66	ACTIVE	
BX	1023	WARD AVENUE	3	18	ANNABEL PALMA	PEDRAM, RYAN	43	14.33	\$ 406.41	DISCHARGED	VACANT
QN	32-33	110 STREET	4	21	JULISSA FERRERAS	PIPUL, MOHAMMED	61	15.25	\$ 178.39	ACTIVE	
QN	90-13	43 AVENUE	8	21	JULISSA FERRERAS	WHANG, CHAM	176	22.00	\$ 3,208.34	ACTIVE	

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QN	220-01	HEMPSTEAD AVENUE	4	27	LEROY G. COMRIE	MILITANA, ANGELINA	70	17.50	\$ 106.92	DISCHARGED	VACANT
QN	87-11	107 STREET	6	28	RUBEN WILLS	ANDREADIS REALTY CORP.	81	13.50	\$ 810.00	DISCHARGED	7A ADMIN APPT
QN	87-20	111 STREET	3	28	RUBEN WILLS	SINGH, JAIPAU	49	16.33	\$ 7,022.53	DISCHARGED	COMPLIANCE
QN	141-06	123 AVENUE	2	28	RUBEN WILLS	OWNER, .	39	19.50	\$ 5,758.90	DISCHARGED	ADMINISTRATIVE
QN	127-02	135 AVENUE	4	28	RUBEN WILLS	MONTEMURRO, JOSEPHIN, .	45	11.25	\$ 5,399.51	ACTIVE	
QN	87-16	126 STREET	2	29	KAREN KOSLOWITZ	BREWSTER, MARGARET	28	14.00	\$ 157.54	DISCHARGED	ADMINISTRATIVE
QN	153	BEACH 26 STREET	3	31	JAMES SANDERS, JR.	JCH REALTY CORP	32	10.67	\$ 1,300.56	DISCHARGED	VACANT
BK	166	BLEECKER STREET	6	34	DIANA REYNA	LALOI, MARCO	96	16.00	\$ 459.70	ACTIVE	
BK	58	BLEECKER STREET	3	34	DIANA REYNA	VELASQUEZ, PHILLIP	74	24.67	\$ 4,253.01	ACTIVE	
BK	1140	BUSHWICK AVENUE	3	34	DIANA REYNA	SEKOSAN, LIA	106	35.33	\$ 6,113.73	ACTIVE	
QN	57-09	CATALPA AVENUE	4	34	DIANA REYNA	ROSA, WENDY	56	14.00	\$ 6,911.15	DISCHARGED	COMPLIANCE
BK	370	CENTRAL AVENUE	5	34	DIANA REYNA	CHANA MANAGEMENT GROUP	52	10.40	\$ 160.80	DISCHARGED	VACANT
BK	458	CENTRAL AVENUE	3	34	DIANA REYNA	SILVA, PAUL	39	13.00	\$ 5,681.91	DISCHARGED	COMPLIANCE
QN	15-21	COOPER AVENUE	4	34	DIANA REYNA	OTERO, ROSELIN	56	14.00	\$ 3,631.48	ACTIVE	
BK	24	DITMARS STREET	3	34	DIANA REYNA	PREMISES, OWNER OF	61	20.33	\$ 4,878.67	ACTIVE	
BK	304	EVERGREEN AVENUE	5	34	DIANA REYNA	CAMPASANO, ANTONIA	322	64.40	\$ 5,919.48	ACTIVE	
BK	150	GROVE STREET	6	34	DIANA REYNA	ALL YEAR MANAGEMENT	113	18.83	\$ 922.82	DISCHARGED	COMPLIANCE
BK	761	HART STREET	6	34	DIANA REYNA	RAJOY MANAGEMENT INC	123	20.50	\$ 230.89	DISCHARGED	7A ADMIN APPT
BK	877	HART STREET	6	34	DIANA REYNA	HART 877 REALTY LLC	318	53.00	\$ 4,145.16	ACTIVE	
BK	228	JEFFERSON STREET	6	34	DIANA REYNA	MOSCICKI, JERZY	77	12.83	\$ 260.88	DISCHARGED	COMPLIANCE
BK	249	JEFFERSON STREET	6	34	DIANA REYNA	JACOBOWITZ, HERMAN	121	20.17	\$ 1,290.87	DISCHARGED	COMPLIANCE
BK	170	KNICKERBOCKER AVENUE	4	34	DIANA REYNA	ALL YEAR MANAGEMENT	50	12.50	\$ 1,277.37	DISCHARGED	COMPLIANCE
BK	111	TROUTMAN STREET	3	34	DIANA REYNA	MARLON MUNGEN	56	18.67	\$ 3,258.76	ACTIVE	

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BK	64	TROUTMAN STREET	6	34	DIANA REYNA	HESKELL 1 LLC	74	12.33	\$ 1,516.86	DISCHARGED	COMPLIANCE
BK	972	EASTERN PARKWAY	23	35	LETITIA JAMES	NY AFFORDABLE HOUSING EPI ASSOC	416	18.09	\$ 261.59	DISCHARGED	COMPLIANCE
BK	851	LINCOLN PLACE	4	35	LETITIA JAMES	PRINCE, JOYCE	57	14.25	\$ 1,339.29	ACTIVE	
BK	1140	ST JOHNS PLACE	20	35	LETITIA JAMES	BERNAT, ABE	347	17.35	\$ 133.67	ACTIVE	
BK	798	ST JOHNS PLACE	8	35	LETITIA JAMES	AVEMM CORP	71	8.88	\$ 569.19	DISCHARGED	COMPLIANCE
BK	137	ALBANY AVENUE	8	36	VANN ALBERT	ALBANY ESTATE INC	131	16.38	\$ 454.46	DISCHARGED	COMPLIANCE
BK	1254	BERGEN STREET	3	36	VANN ALBERT	MEBANE, DONALD	76	25.33	\$ 355.38	DISCHARGED	COMPLIANCE
BK	328	CLIFTON PLACE	3	36	VANN ALBERT	SPIVEY, LYNN	57	19.00	\$ 693.59	ACTIVE	
BK	980	DE KALB AVENUE	3	36	VANN ALBERT	DISCOVER MANAGEMENT	168	56.00	\$ 3,865.18	ACTIVE	
BK	353	FRANKLIN AVENUE	3	36	VANN ALBERT	SORKIN, NATALIA	46	15.33	\$ 136.67	DISCHARGED	COMPLIANCE
BK	691	GREENE AVENUE	4	36	VANN ALBERT	GRAHAM, SHERMAN	37	9.25	\$ 1,185.73	ACTIVE	
BK	424	HART STREET	3	36	VANN ALBERT	SMITH, HOWARD	55	18.33	\$ 2,120.55	ACTIVE	
BK	148	HERKIMER STREET	7	36	VANN ALBERT	HAYES, JOHN	71	10.14	\$ 534.16	ACTIVE	
BK	644	LAFAYETTE AVENUE	8	36	VANN ALBERT	NYC ESTATES INC	154	19.25	\$ 578.11	DISCHARGED	COMPLIANCE
BK	857	LAFAYETTE AVENUE	3	36	VANN ALBERT	REYES, GERALD	66	22.00	\$ 3,291.17	ACTIVE	
BK	212	MALCOLM X BOULEVARD	3	36	VANN ALBERT	JOSEPH, VOLNEY	34	11.33	\$ 1,873.57	DISCHARGED	VACANT
BK	734	PROSPECT PLACE	3	36	VANN ALBERT	RICHARDSON, BRADFORD	57	19.00	\$ 5,587.44	ACTIVE	
BK	816	PROSPECT PLACE	8	36	VANN ALBERT	816 PROSPECT LLC	178	22.25	\$ 3,975.03	DISCHARGED	COMPLIANCE
BK	926	PROSPECT PLACE	8	36	VANN ALBERT	STAR USA PROPERTIES	106	13.25	\$ 107.26	DISCHARGED	COMPLIANCE
BK	162	PULASKI STREET	6	36	VANN ALBERT	GETZ, BERISH	121	20.17	\$ 600.80	DISCHARGED	COMPLIANCE
BK	330	QUINCY STREET	3	36	VANN ALBERT	VAKNINE, DAN	105	35.00	\$ 283.60	DISCHARGED	COMPLIANCE
BK	687	QUINCY STREET	12	36	VANN ALBERT	SHOMERON INC	126	10.50	\$ 362.11	ACTIVE	
BK	685	ST MARKS AVENUE	9	36	VANN ALBERT	OUEDRAOGO, MOUSSA	148	16.44	\$ 372.62	ACTIVE	

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BK	511	THROOP AVENUE	4	36	VANN ALBERT	FENNER, BARBARA	188	47.00	\$ 4,079.24	ACTIVE	
BK	238	WALWORTH STREET	3	36	VANN ALBERT	PAVEL, MENDEL	30	10.00	\$ 398.78	DISCHARGED	COMPLIANCE
BK	457	BELMONT AVENUE	3	37	ERIK MARTIN-DILAN	WILLIAMS, LEWIS	42	14.00	\$ 179.98	DISCHARGED	VACANT
BK	209	CENTRAL AVENUE	4	37	ERIK MARTIN-DILAN	MEQ, MARC	121	30.25	\$ 5,884.43	DISCHARGED	VACANT
BK	219	CENTRAL AVENUE	4	37	ERIK MARTIN-DILAN	OLYMPIC DEVELOPMENT CORP	48	12.00	\$ 336.44	DISCHARGED	COMPLIANCE
BK	286	COOPER STREET	6	37	ERIK MARTIN-DILAN	BLASSE, KELVIN	167	27.83	\$ 768.86	ACTIVE	
BK	304	COOPER STREET	4	37	ERIK MARTIN-DILAN	AGED ENTERPRISE LLC	82	20.50	\$ 1,418.42	DISCHARGED	VACANT
BK	142	CRESCENT STREET	3	37	ERIK MARTIN-DILAN	QUIONG, ELSA	48	16.00	\$ 321.60	ACTIVE	
BK	341	ESSEX STREET	2	37	ERIK MARTIN-DILAN	OWNER, .	91	45.50	\$ 3,478.21	DISCHARGED	ADMINISTRATIVE
BK	86	FOUNTAIN AVENUE	3	37	ERIK MARTIN-DILAN	JAGNARAIN, SEW	33	11.00	\$ 572.57	ACTIVE	
BK	2228	FULTON STREET	3	37	ERIK MARTIN-DILAN	STEPHEN, ANTHONY	54	18.00	\$ 1,735.22	ACTIVE	
BK	24	GRANITE STREET	6	37	ERIK MARTIN-DILAN	GRANITE HOLDINGS	163	27.17	\$ 433.88	DISCHARGED	COMPLIANCE
BK	38	GRANITE STREET	6	37	ERIK MARTIN-DILAN	NISSAN, ADI	166	27.67	\$ 713.90	DISCHARGED	COMPLIANCE
BK	17	GRANT AVENUE	4	37	ERIK MARTIN-DILAN	ELLIS, WINSTON	65	16.25	\$ 4,012.98	ACTIVE	
BK	1235	HALSEY STREET	8	37	ERIK MARTIN-DILAN	YHT MANAGEMENT INC	191	23.88	\$ 469.01	DISCHARGED	COMPLIANCE
BK	1330	HERKIMER STREET	3	37	ERIK MARTIN-DILAN	COLIN, REGINA	99	33.00	\$ 4,158.67	ACTIVE	
BK	1358	HERKIMER STREET	3	37	ERIK MARTIN-DILAN	PHELPS-STEELE, JON	75	25.00	\$ 3,046.71	DISCHARGED	VACANT
BK	37	HILL STREET	4	37	ERIK MARTIN-DILAN	BRAVO 1ST FL, AKIM	67	16.75	\$ 687.64	ACTIVE	
BK	1140	JEFFERSON AVENUE	3	37	ERIK MARTIN-DILAN	WHITE, DIANNE	86	28.67	\$ 1,692.89	ACTIVE	
BK	720	KNICKERBOCKER AVENUE	6	37	ERIK MARTIN-DILAN	GRAHAM, STEPHEN	108	18.00	\$ 141.35	ACTIVE	
BK	800	KNICKERBOCKER AVENUE	3	37	ERIK MARTIN-DILAN	PIZARRO, FERNANDO	46	15.33	\$ 189.97	DISCHARGED	COMPLIANCE
BK	283	LINDEN STREET	6	37	ERIK MARTIN-DILAN	BERKOWITZ, MARK	59	9.83	\$ 1,561.01	ACTIVE	
BK	383	MENAHAN STREET	6	37	ERIK MARTIN-DILAN	DANYLIOUK, VASSYL	71	11.83	\$ 1,754.10	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 2

Start Date: 11/13/2008

of buildings that did not achieve "substantial compliance" within 12 months: 158

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	1466	MYRTLE AVENUE	6	37	ERIK MARTIN-DILAN	SHAMIR, BEN	116	19.33	\$ 6,331.02	ACTIVE	
BK	2250	PACIFIC STREET	6	37	ERIK MARTIN-DILAN	GRADY, LYLA	112	18.67	\$ 6,360.72	ACTIVE	
BK	570	RIDGEWOOD AVENUE	3	37	ERIK MARTIN-DILAN	PARASRAM, ROHANAND	33	11.00	\$ 350.54	DISCHARGED	COMPLIANCE
BK	187	STOCKHOLM STREET	6	37	ERIK MARTIN-DILAN	CUP OF TEA LLC	63	10.50	\$ 2,715.79	DISCHARGED	COMPLIANCE
BK	298	STOCKHOLM STREET	6	37	ERIK MARTIN-DILAN	PMK MANAGEMENT LLC	107	17.83	\$ 277.02	DISCHARGED	COMPLIANCE
BK	116	VAN SICLEN AVENUE	8	37	ERIK MARTIN-DILAN	BERGER, IZZY	100	12.50	\$ 637.59	DISCHARGED	COMPLIANCE
BK	30	VERMONT STREET	3	37	ERIK MARTIN-DILAN	AMAO, RACHEL	50	16.67	\$ 2,440.01	ACTIVE	
BK	189	20 STREET	24	38	SARA M. GONZALEZ	PIROZZI, ALESSANDRO	394	16.42	\$ 303.33	DISCHARGED	COMPLIANCE
BK	205	30 STREET	24	38	SARA M. GONZALEZ	BRUMAN REALTY	252	10.50	\$ 544.19	DISCHARGED	COMPLIANCE
BK	5705	4 AVENUE	6	38	SARA M. GONZALEZ	GUERRERO, JAVIER	84	14.00	\$ 525.62	DISCHARGED	COMPLIANCE
BK	734	4 AVENUE	4	38	SARA M. GONZALEZ	SANCHEZ, JOSE	72	18.00	\$ 152.08	DISCHARGED	COMPLIANCE
BK	5801	5 AVENUE	7	38	SARA M. GONZALEZ	58DI 5TH AVE CORP	129	18.43	\$ 325.39	DISCHARGED	COMPLIANCE
BK	5714	6 AVENUE	3	38	SARA M. GONZALEZ	RUSSO, JOHN	69	23.00	\$ 2,645.09	ACTIVE	
BK	164	DIKEMAN STREET	8	38	SARA M. GONZALEZ	373 8TH ST REALTY	117	14.63	\$ 546.28	ACTIVE	
BK	417	15 STREET	16	39	BRAD LANDER	LIBERTY REALTY & MANAGEMENT	143	8.94	\$ 103.84	DISCHARGED	COMPLIANCE
BK	274A	9 STREET	7	39	BRAD LANDER	NAKOS, PETER	59	8.43	\$ 237.27	DISCHARGED	7A ADMIN APPT
BK	137	NELSON STREET	8	39	BRAD LANDER	PAPAMICHAEL, PETER	114	14.25	\$ 771.50	ACTIVE	
BK	1783	BEDFORD AVENUE	4	40	MATHIEU EUGENE	KAPITAL PROPS INC	71	17.75	\$ 3,442.84	ACTIVE	
BK	1785	BEDFORD AVENUE	4	40	MATHIEU EUGENE	KAPITAL PROPERTIES, LLC	68	17.00	\$ 852.89	ACTIVE	
BK	2831	CHURCH AVENUE	4	40	MATHIEU EUGENE	M L B MANGEMENT CO	53	13.25	\$ 1,027.30	DISCHARGED	COMPLIANCE
BK	657	EAST 21 STREET	20	40	MATHIEU EUGENE	657 EAST 21 ST LLC	232	11.60	\$ 598.07	DISCHARGED	COMPLIANCE
BK	631	FLATBUSH AVENUE	7	40	MATHIEU EUGENE	BPC MANAGEMENT CORP	154	22.00	\$ 946.55	DISCHARGED	COMPLIANCE
BK	247	LINDEN BOULEVARD	6	40	MATHIEU EUGENE	KING, DWIGHT	116	19.33	\$ 551.25	ACTIVE	

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BK	12	MARTENSE STREET	21	40	MATHIEU EUGENE	SILVERSTONE PROPERTY GROUP	414	19.71	\$ 1,107.88	DISCHARGED	COMPLIANCE
BK	1633	NOSTRAND AVENUE	6	40	MATHIEU EUGENE	CHISHOLM, BARRY	111	18.50	\$ 938.94	DISCHARGED	COMPLIANCE
BK	224	STERLING STREET	7	40	MATHIEU EUGENE	MAND, YITZ	117	16.71	\$ 201.91	DISCHARGED	COMPLIANCE
BK	538	BAINBRIDGE STREET	6	41	DARLENE MEALY	SYN MGM CORP	101	16.83	\$ 3,283.09	DISCHARGED	COMPLIANCE
BK	2018	BERGEN STREET	7	41	DARLENE MEALY	AKINOLA, DAMILOLA	90	12.86	\$ 590.87	DISCHARGED	COMPLIANCE
BK	1691	CARROLL STREET	4	41	DARLENE MEALY	VINSON APT 1F, SALLIE LOU	236	59.00	\$ 31,476.86	DISCHARGED	VACANT
BK	328	CHAUNCEY STREET	6	41	DARLENE MEALY	MAJORITY MEDIA, INC	66	11.00	\$ 192.45	ACTIVE	
BK	825	CROWN STREET	54	41	DARLENE MEALY	CROWN HEIGHTS LLC	844	15.63	\$ 109.57	ACTIVE	
BK	2106	FULTON STREET	6	41	DARLENE MEALY	FULTON GARDENS LLC	203	33.83	\$ 5,036.65	DISCHARGED	COMPLIANCE
BK	633	HALSEY STREET	3	41	DARLENE MEALY	JOHNSON, ANTHONY	28	9.33	\$ 100.66	ACTIVE	
BK	662	HALSEY STREET	6	41	DARLENE MEALY	JACK, CHERYL	111	18.50	\$ 3,505.86	ACTIVE	
BK	856	HANCOCK STREET	4	41	DARLENE MEALY	HOLAS, ONETA	110	27.50	\$ 1,913.10	ACTIVE	
BK	896	MADISON STREET	8	41	DARLENE MEALY	SUPER MANAGEMENT CORP	87	10.88	\$ 1,006.64	ACTIVE	
BK	1614	PROSPECT PLACE	4	41	DARLENE MEALY	SOLUCION RAPIDA	66	16.50	\$ 380.45	ACTIVE	
BK	1854	PROSPECT PLACE	3	41	DARLENE MEALY	MEADORS, BEVERLY	102	34.00	\$ 5,350.53	DISCHARGED	COMPLIANCE
BK	102	RALPH AVENUE	7	41	DARLENE MEALY	SHINDA MANAGEMENT CORP	239	34.14	\$ 348.00	DISCHARGED	COMPLIANCE
BK	209	SUMPTER STREET	6	41	DARLENE MEALY	YANKO MANAGEMENT LLC	69	11.50	\$ 1,418.79	DISCHARGED	COMPLIANCE
BK	124	TAPSCOTT STREET	6	41	DARLENE MEALY	124 TAPSCOTT, LLC	81	13.50	\$ 229.11	DISCHARGED	COMPLIANCE
BK	690	CLEVELAND STREET	6	42	CHARLES BARRON	FRIEDMAN, ABRAHAM	102	17.00	\$ 1,197.36	ACTIVE	
BK	499	EAST 94 STREET	4	42	CHARLES BARRON	WILLIAMS, HYACINTH	64	16.00	\$ 102.58	DISCHARGED	COMPLIANCE
BK	715	HINSDALE STREET	3	42	CHARLES BARRON	LEE, BERNADETTE	51	17.00	\$ 185.77	ACTIVE	
BK	719	HINSDALE STREET	3	42	CHARLES BARRON	URBINA ZAPATA, AIDA	49	16.33	\$ 5,109.51	DISCHARGED	VACANT
BK	391	MONTAUK AVENUE	3	42	CHARLES BARRON	RAMKISSOON, WINSTON	29	9.67	\$ 1,301.77	ACTIVE	

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BK	580	NEW JERSEY AVENUE	3	42	CHARLES BARRON	HORN, JAMES	47	15.67	\$ 2,613.23	ACTIVE	
BK	540	NEW LOTS AVENUE	4	42	CHARLES BARRON	MAJUMDER, NANDITA	40	10.00	\$ 339.66	ACTIVE	
BK	76	NEWPORT STREET	4	42	CHARLES BARRON	PREMISES, OWNER OF	209	52.25	\$ 4,807.33	ACTIVE	
BK	663	PENNSYLVANIA AVENUE	4	42	CHARLES BARRON	COBB, STEPHEN	40	10.00	\$ 670.87	ACTIVE	
BK	749	PENNSYLVANIA AVENUE	5	42	CHARLES BARRON	AHARAH BAPAZ 72 REALTY LLC	172	34.40	\$ 122.19	ACTIVE	
BK	695	SHEFFIELD AVENUE	4	42	CHARLES BARRON	TAN, HONG WEI	39	9.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	658	WARWICK STREET	3	42	CHARLES BARRON	KOFI, FRANCIS	48	16.00	\$ 111.03	ACTIVE	
BK	651	WYONA STREET	4	42	CHARLES BARRON	LAMARRE, LUCSER	47	11.75	\$ 223.39	ACTIVE	
BK	2706	BEVERLY ROAD	20	45	JUMAANE D. WILLIAMS	SCHEIDER, JOSHUA	250	12.50	\$ 222.55	DISCHARGED	COMPLIANCE
BK	2408	CLARENDON ROAD	16	45	JUMAANE D. WILLIAMS	VICTORIA STENNETT	228	14.25	\$ 826.82	DISCHARGED	COMPLIANCE
BK	2910	CLARENDON ROAD	6	45	JUMAANE D. WILLIAMS	CLARENDON PROPERTIES NY, LLC	137	22.83	\$ 561.59	DISCHARGED	COMPLIANCE
BK	739	EAST 88 STREET	3	46	LEWIS A. FIDLER	TEMA, GERARD	31	10.33	\$ 134.34	DISCHARGED	COMPLIANCE
BK	3819	CYPRESS AVENUE	3	47	DOMENIC RECCHIA	COHEN'S	78	26.00	\$ 473.79	ACTIVE	
BK	2828	FRCSTILLWELL AVENUE	5	47	DOMENIC RECCHIA	2828 STILLWELL HOLDG CORP	102	20.40	\$ 893.42	ACTIVE	
BK	3056	BRIGHTON 13 STREET	5	48	MICHAEL NELSON	EBBECKE, KEVIN	105	21.00	\$ 1,173.05	ACTIVE	
SI	180	VAN PELT AVENUE	4	49	DEBORAH ROSE	OVILI, ELIZABETH	79	19.75	\$ 284.50	ACTIVE	

Building Count: 200

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