

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	590	RIVERSIDE DRIVE	40	7	MARK LEVINE	RESTREPO, LUIS	280	7.00	\$ 1,841.59	DISCHARGED	COMPLIANCE
MN	684	RIVERSIDE DRIVE	37	7	MARK LEVINE	G-WAY MANAGEMENT	165	4.46	\$ 3,656.88	ACTIVE	
MN	205	WEST 107 STREET	14	7	MARK LEVINE	MILIAN, OSCAR	112	8.00	\$ 22,002.95	ACTIVE	
MN	545	WEST 144 STREET	20	7	MARK LEVINE	GREEN, JASON	84	4.20	\$ 1,934.17	DISCHARGED	COMPLIANCE
MN	454	WEST 152 STREET	21	7	MARK LEVINE	VERITAS PROPERTY MANAGEMENT LLC	196	9.33	\$ 7,655.22	ACTIVE	
BX	349	CONCORD AVENUE	3	8	MELISSA M. VIVERITO	HUMPHREYS, CYNTHIA	83	27.67	\$ 7,041.90	ACTIVE	
MN	127	EAST 102 STREET	28	8	MELISSA M. VIVERITO	127 EAST 102ND STREET CORP	132	4.71	\$ 6,672.50	DISCHARGED	COMPLIANCE
MN	185	EAST 117 STREET	4	8	MELISSA M. VIVERITO	SHAMOOIL, DANIEL	68	17.00	\$ 5,842.90	ACTIVE	
MN	180	EDGEcombe AVENUE	42	9	INEZ DICKENS	C&C APARTMENT MANAGEMENT	303	7.21	\$ 3,333.18	ACTIVE	
MN	211	EDGEcombe AVENUE	36	9	INEZ DICKENS	C&C APARTMENT MANAGEMENT	159	4.42	\$ 3,129.11	ACTIVE	
MN	348	ST NICHOLAS AVENUE	10	9	INEZ DICKENS	348 HARLEM LLC	183	18.30	\$ 7,575.16	DISCHARGED	COMPLIANCE
MN	158	WEST 132 STREET	8	9	INEZ DICKENS	CULPEPPER, SHERRI	86	10.75	\$ 11,471.19	ACTIVE	
MN	277	WEST 150 STREET	20	9	INEZ DICKENS	CITY SKYLINE REALTY INC	108	5.40	\$ 1,984.04	DISCHARGED	COMPLIANCE
MN	3855	10 AVENUE	23	10	YDANIS RODRIGUEZ	449 WEST 206TH STREET HEIGHTS ASSOC LLC	122	5.30	\$ 4,669.65	DISCHARGED	COMPLIANCE
MN	108	ELLWOOD STREET	26	10	YDANIS RODRIGUEZ	HALTON, YONAH	112	4.31	\$ 6,954.84	DISCHARGED	COMPLIANCE
MN	99	MARBLE HILL AVENUE	56	10	YDANIS RODRIGUEZ	NUSSBAUM, RICHARD	218	3.89	\$ 3,550.92	ACTIVE	
MN	92	NAGLE AVENUE	67	10	YDANIS RODRIGUEZ	92 98 LLC	328	4.90	\$ 12,435.25	DISCHARGED	COMPLIANCE
MN	128	SEAMAN AVENUE	24	10	YDANIS RODRIGUEZ	LEMLE & WOLFF, INC	115	4.79	\$ 6,854.32	ACTIVE	
MN	609	WEST 180 STREET	21	10	YDANIS RODRIGUEZ	HUANG, KITTY	129	6.14	\$ 870.06	ACTIVE	
MN	712	WEST 180 STREET	21	10	YDANIS RODRIGUEZ	NIKOLIC, ALEX	187	8.90	\$ 4,050.07	DISCHARGED	COMPLIANCE
BX	3210	BAINBRIDGE AVENUE	7	11	ANDREW COHEN	IQBAL, QASIR	56	8.00	\$ 7,880.39	DISCHARGED	COMPLIANCE
BX	4359	FURMAN AVENUE	23	11	ANDREW COHEN	FIK REALTY LLC	141	6.13	\$ 3,176.73	ACTIVE	

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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
BX	4459	MATILDA AVENUE	22	11	ANDREW COHEN	NEW YORK CITY MANAGEMENT	150	6.82	\$ 10,827.12	ACTIVE	
BX	716	PENFIELD STREET	7	11	ANDREW COHEN	GJUSHI, NIKOLIN	71	10.14	\$ 7,829.34	DISCHARGED	COMPLIANCE
BX	3094	VILLA AVENUE	16	11	ANDREW COHEN	NYC MANAGEMENT	218	13.63	\$ 23,715.54	DISCHARGED	COMPLIANCE
BX	3660	WALDO AVENUE	87	11	ANDREW COHEN	3660 WALDO LLC	311	3.57	\$ 9,830.69	DISCHARGED	COMPLIANCE
BX	4769	WHITE PLAINS ROAD	61	11	ANDREW COHEN	PARKASH, VED	220	3.61	\$ 9,033.37	DISCHARGED	COMPLIANCE
BX	822	EAST 220 STREET	3	12	ANDY KING	BLAKK PROPERTY MANAGEMENT	25	8.33	\$ 7,356.63	DISCHARGED	COMPLIANCE
BX	812	EAST 223 STREET	4	12	ANDY KING	ASA DEVELOPMENT	62	15.50	\$ 8,000.65	ACTIVE	
BX	1133	EAST 224 STREET	3	12	ANDY KING	COPDEZONE, ADDYS	43	14.33	\$ 5,783.44	ACTIVE	
BX	750	EAST 224 STREET	3	12	ANDY KING	VELAJ, HEIDI	48	16.00	\$ 4,794.55	DISCHARGED	COMPLIANCE
BX	1118	EAST 225 STREET	3	12	ANDY KING	REO INTEGRATION INC.	157	52.33	\$ 16,930.81	ACTIVE	
BX	730	EAST 227 STREET	3	12	ANDY KING	OLA, BOLADE	76	25.33	\$ 5,883.33	ACTIVE	
BX	3347	FISH AVENUE	4	12	ANDY KING	WEBB, CLARENCE	34	8.50	\$ 0.00	ACTIVE	
BX	4400	WICKHAM AVENUE	23	12	ANDY KING	WICKHAM 4400 ASSOCIATES LLC	101	4.39	\$ 5,258.95	DISCHARGED	COMPLIANCE
BX	789	ASTOR AVENUE	73	13	JAMES VACCA	PERLLESHI, MARK	269	3.68	\$ 3,501.76	ACTIVE	
BX	2264	CRESTON AVENUE	60	14	FERNANDO CABRERA	GLADDEN, AUDREY	246	4.10	\$ 3,071.54	DISCHARGED	COMPLIANCE
BX	2490	DAVIDSON AVENUE	36	14	FERNANDO CABRERA	2490 PROPERTIES LLC	123	3.42	\$ 2,923.56	ACTIVE	
BX	1656	DR M L KING JR BOULEVARD	19	14	FERNANDO CABRERA	UNITED MORRIS HEIGHTS, LLC	180	9.47	\$ 25,093.00	ACTIVE	
BX	54	EAST 179 STREET	27	14	FERNANDO CABRERA	PRESTIGE MANAGEMENT INC	234	8.67	\$ 5,461.35	ACTIVE	
BX	31	MT HOPE PLACE	26	14	FERNANDO CABRERA	VILLAGE HOME REALTY LLC	306	11.77	\$ 11,445.16	DISCHARGED	COMPLIANCE
BX	4417	3 AVENUE	4	15	RITCHIE TORRES	JCIL CORP	40	10.00	\$ 6,065.46	DISCHARGED	COMPLIANCE
BX	2070	ARTHUR AVENUE	27	15	RITCHIE TORRES	KPP MANAGEMENT LLC	86	3.19	\$ 4,236.99	DISCHARGED	COMPLIANCE
BX	2350	BEAUMONT AVENUE	30	15	RITCHIE TORRES	CAMAJ, ANTHONY	168	5.60	\$ 1,211.32	DISCHARGED	COMPLIANCE

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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
BX	2409	BEAUMONT AVENUE	23	15	RITCHIE TORRES	SILVER, MOSES	126	5.48	\$ 2,055.36	DISCHARGED	COMPLIANCE
BX	2166	CROTONA AVENUE	3	15	RITCHIE TORRES	EAPEN, MATHEW	72	24.00	\$ 5,982.83	ACTIVE	
BX	3230	CRUGER AVENUE	79	15	RITCHIE TORRES	3200 CRUGER OWNERS CORP	339	4.29	\$ 1,416.94	DISCHARGED	COMPLIANCE
BX	722	EAST 181 STREET	3	15	RITCHIE TORRES	CRENSHAW, BETTY	50	16.67	\$ 8,409.80	DISCHARGED	COMPLIANCE
BX	861	EAST 181 STREET	12	15	RITCHIE TORRES	BLAUSTEIN, SOL	122	10.17	\$ 8,178.05	ACTIVE	
BX	2262	HUGHES AVENUE	3	15	RITCHIE TORRES	RAMUSOVSKI, MEVLUD	65	21.67	\$ 5,876.13	ACTIVE	
BX	1026	OLD KINGSBRIDGE ROAD	3	15	RITCHIE TORRES	HOSKING, CARLOS	58	19.33	\$ 15,519.62	ACTIVE	
BX	4683	PARK AVENUE	8	15	RITCHIE TORRES	REYES, OSCAR	106	13.25	\$ 15,913.17	ACTIVE	
BX	2234	RYER AVENUE	21	15	RITCHIE TORRES	AUGNSTINE, MENCHM	72	3.43	\$ 2,339.53	DISCHARGED	COMPLIANCE
BX	1632	TAYLOR AVENUE	4	15	RITCHIE TORRES	SACHAR, EDDIE	45	11.25	\$ 20,123.16	ACTIVE	
BX	2031	WEBSTER AVENUE	30	15	RITCHIE TORRES	RAND, JAY	181	6.03	\$ 2,656.56	DISCHARGED	COMPLIANCE
BX	1359	FINDLAY AVENUE	11	16	VANESSA L. GIBSON	CASABLANCA, MONIQUE	128	11.64	\$ 7,480.57	DISCHARGED	COMPLIANCE
BX	1253	FRANKLIN AVENUE	37	16	VANESSA L. GIBSON	HILLTOP MGMT	127	3.43	\$ 912.37	DISCHARGED	COMPLIANCE
BX	1465	JESUP AVENUE	55	16	VANESSA L. GIBSON	EMZEE MANAGEMENT	233	4.24	\$ 8,997.79	DISCHARGED	COMPLIANCE
BX	1059	TELLER AVENUE	3	16	VANESSA L. GIBSON	AUGUST, TAL	36	12.00	\$ 13,979.54	ACTIVE	
BX	1292	WASHINGTON AVENUE	30	16	VANESSA L. GIBSON	CHESTNUT HOLDINGS OF NEW YORK, INC	109	3.63	\$ 3,131.52	DISCHARGED	COMPLIANCE
BX	1485	BRYANT AVENUE	3	17	MARIA DEL CARMEN ARROYO	WIGGAN, JOSLYN	78	26.00	\$ 9,029.41	ACTIVE	
BX	702FRONEAGLE AVENUE		7	17	MARIA DEL CARMEN ARROYO	SCHWIMMER, BERISH	76	10.86	\$ 11,628.27	DISCHARGED	COMPLIANCE
BX	743	EAST 136 STREET	6	17	MARIA DEL CARMEN ARROYO	CHAVEZ, EMMANUEL	101	16.83	\$ 7,434.04	DISCHARGED	COMPLIANCE
BX	805	EAST 156 STREET	4	17	MARIA DEL CARMEN ARROYO	GOBERDHAM, NERSINGH	343	85.75	\$ 13,316.34	ACTIVE	
BX	771	EAST 169 STREET	3	17	MARIA DEL CARMEN ARROYO	BUENEO, FREDDY	97	32.33	\$ 13,786.51	ACTIVE	
BX	766	JACKSON AVENUE	3	17	MARIA DEL CARMEN ARROYO	TROSS, CHESTER	82	27.33	\$ 3,840.98	ACTIVE	

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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
BX	833	LONGFELLOW AVENUE	26	17	MARIA DEL CARMEN ARROYO	UP REALTY LLC	172	6.62	\$ 6,740.75	ACTIVE	
BX	636	MANIDA STREET	3	17	MARIA DEL CARMEN ARROYO	WHITTED, THADIUS	49	16.33	\$ 0.00	ACTIVE	
BX	1790	PROSPECT AVENUE	4	17	MARIA DEL CARMEN ARROYO	PETTIS, MARGARITA	172	43.00	\$ 1,212.73	ACTIVE	
BX	1027	REV JAMES POLITE AVENUE	3	17	MARIA DEL CARMEN ARROYO	LUCAS, JAMES	41	13.67	\$ 10,227.73	ACTIVE	
BX	1140	WHEELER AVENUE	4	17	MARIA DEL CARMEN ARROYO	OFF SURE PROPERTIES CORP.	112	28.00	\$ 29,214.07	ACTIVE	
BX	1489	BEACH AVENUE	5	18	ANNABEL PALMA	LSM CAPITAL LLC	42	8.40	\$ 15,599.58	DISCHARGED	COMPLIANCE
BX	1545	LELAND AVENUE	3	18	ANNABEL PALMA	REYES, PEDRO	72	24.00	\$ 20,753.34	DISCHARGED	COMPLIANCE
BX	1265	MORRISON AVENUE	59	18	ANNABEL PALMA	TPM MANAGEMENT LLC	261	4.42	\$ 3,983.26	ACTIVE	
QN	26-11	96 STREET	4	21	JULISSA FERRERAS	CAROLLO MANAGEMENT	220	55.00	\$ 5,086.14	DISCHARGED	COMPLIANCE
QN	87-75	148 STREET	6	24	RORY LANCMAN	MONTALVO, GLORIA	90	15.00	\$ 10,949.64	DISCHARGED	COMPLIANCE
QN	88-22	PARSONS BOULEVARD	37	24	RORY LANCMAN	RAGOSTA, VINCENT	179	4.84	\$ 2,089.48	DISCHARGED	COMPLIANCE
QN	32-31	GREENPOINT AVENUE	4	26	JAMES G. VAN BRAMER	LIBERTY PLACE PROPERTY MANAGEMENT	67	16.75	\$ 36,691.85	ACTIVE	
QN	87-45	115 STREET	3	29	KAREN KOSLOWITZ	MOSCA, ARMANDO	37	12.33	\$ 8,311.61	DISCHARGED	COMPLIANCE
QN	67-26	78 STREET	12	30	ELIZABETH CROWLEY	PAI, SHIH	196	16.33	\$ 6,969.18	ACTIVE	
QN	20-20	MENAHAN STREET	3	30	ELIZABETH CROWLEY	GARDEN REALTY MANAGEMENT	56	18.67	\$ 3,890.72	DISCHARGED	COMPLIANCE
QN	157	BEACH 26 STREET	3	31	DONOVAN RICHARDS, JR.	MARCELLINO, AL	53	17.67	\$ 8,415.08	ACTIVE	
QN	455	BEACH 36 STREET	4	31	DONOVAN RICHARDS, JR.	LANE, EVELYN	66	16.50	\$ 22,433.35	ACTIVE	
BK	140	4 AVENUE	8	33	STEPHEN LEVIN	LANDAU, CHESKY	57	7.13	\$ 5,699.77	ACTIVE	
BK	372	BALTIC STREET	8	33	STEPHEN LEVIN	BARMADON MANAGEMENT, LLC	78	9.75	\$ 15,670.38	ACTIVE	
QN	1734	BLEECKER STREET	6	34	ANTONIO REYNOSO	CCM PROPERTY MANAGEMENT LLC	74	12.33	\$ 6,505.54	DISCHARGED	COMPLIANCE
BK	1144	BUSHWICK AVENUE	8	34	ANTONIO REYNOSO	GUTTMAN, DOV	103	12.88	\$ 6,327.06	DISCHARGED	COMPLIANCE
BK	127	EVERGREEN AVENUE	8	34	ANTONIO REYNOSO	EVERGREEN TERRACE LLC	49	6.13	\$ 262.43	DISCHARGED	COMPLIANCE

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	76	GEORGE STREET	6	34	ANTONIO REYNOSO	JACOBS, NAFTULA	35	5.83	\$ 9,810.91	DISCHARGED	COMPLIANCE
BK	865	HART STREET	6	34	ANTONIO REYNOSO	GUPTA, SONU	91	15.17	\$ 4,006.35	DISCHARGED	COMPLIANCE
BK	107	TROUTMAN STREET	5	34	ANTONIO REYNOSO	JACOB, HENRY	59	11.80	\$ 0.00	DISCHARGED	COMPLIANCE
BK	652	DEAN STREET	3	35	LAURIE CUMBO	KUPFERMAN, SCOTT	125	41.67	\$ 11,187.97	ACTIVE	
BK	982	EASTERN PARKWAY	23	35	LAURIE CUMBO	WEINBERGER, YECHIEL	117	5.09	\$ 2,839.09	DISCHARGED	COMPLIANCE
BK	823	NOSTRAND AVENUE	10	35	LAURIE CUMBO	SINCKLER, ROBERT	87	8.70	\$ 6,734.57	ACTIVE	
BK	473	PARK PLACE	8	35	LAURIE CUMBO	FRIEDMAN, DAVID	132	16.50	\$ 7,711.27	ACTIVE	
BK	1159	PRESIDENT STREET	20	35	LAURIE CUMBO	1153 PRESIDENT STREET LLC	146	7.30	\$ 2,670.38	DISCHARGED	COMPLIANCE
BK	1279	ST JOHNS PLACE	6	35	LAURIE CUMBO	POVARSKY, YEHUDA	40	6.67	\$ 10,453.68	DISCHARGED	COMPLIANCE
BK	1280	ST JOHNS PLACE	20	35	LAURIE CUMBO	CITYSTAR MANAGEMENT LLC	174	8.70	\$ 31,637.88	DISCHARGED	COMPLIANCE
BK	683	STERLING PLACE	6	35	LAURIE CUMBO	GREEN, SOL	47	7.83	\$ 0.00	ACTIVE	
BK	2	STODDARD PLACE	54	35	LAURIE CUMBO	250 REALTY ASSOC INC	241	4.46	\$ 2,939.55	DISCHARGED	COMPLIANCE
BK	271	SULLIVAN PLACE	23	35	LAURIE CUMBO	KENSINGTON REALTY MANAGEMENT LLC	119	5.17	\$ 2,669.43	DISCHARGED	COMPLIANCE
BK	1059	UNION STREET	32	35	LAURIE CUMBO	PAUL SOLOMON ESQ.LLP	287	8.97	\$ 6,555.34	DISCHARGED	COMPLIANCE
BK	1578	UNION STREET	14	35	LAURIE CUMBO	1578 UNION ST REALITY CORP	157	11.21	\$ 41,677.72	ACTIVE	
BK	92	BROOKLYN AVENUE	8	36	ROBERT CORNEGY	PETERS, PAZ	95	11.88	\$ 2,562.21	ACTIVE	
BK	338	CLIFTON PLACE	8	36	ROBERT CORNEGY	SHINE CORP	142	17.75	\$ 7,760.95	ACTIVE	
BK	1466	FULTON STREET	3	36	ROBERT CORNEGY	SEWELL, ELAINE	117	39.00	\$ 2,416.48	ACTIVE	
BK	1496	FULTON STREET	4	36	ROBERT CORNEGY	MANN, TEDDY	128	32.00	\$ 0.00	ACTIVE	
BK	700	HANCOCK STREET	6	36	ROBERT CORNEGY	700 HANCOCK, LLC	180	30.00	\$ 20,175.51	ACTIVE	
BK	131	JEFFERSON AVENUE	3	36	ROBERT CORNEGY	HAR, ELY	38	12.67	\$ 6,144.93	ACTIVE	
BK	682	JEFFERSON AVENUE	6	36	ROBERT CORNEGY	WILLIAMS III, CLARENCE	45	7.50	\$ 27,204.27	ACTIVE	

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	207	KOSCIUSZKO STREET	3	36	ROBERT CORNEGY	GROSS, MOSES	140	46.67	\$ 8,263.19	DISCHARGED	COMPLIANCE
BK	702	LAFAYETTE AVENUE	3	36	ROBERT CORNEGY	WITT, EDWARD	27	9.00	\$ 10,478.90	ACTIVE	
BK	163	MADISON STREET	3	36	ROBERT CORNEGY	WARNER, CARMEN	23	7.67	\$ 5,916.77	ACTIVE	
BK	456	MADISON STREET	6	36	ROBERT CORNEGY	LICHTMAN, SAM	81	13.50	\$ 11,990.13	DISCHARGED	COMPLIANCE
BK	207	MALCOLM X BOULEVARD	3	36	ROBERT CORNEGY	DIEYE, ALI B	96	32.00	\$ 7,995.88	ACTIVE	
BK	152	PATCHEN AVENUE	7	36	ROBERT CORNEGY	MACON STREET INC	161	23.00	\$ 1,753.76	ACTIVE	
BK	334	PUTNAM AVENUE	6	36	ROBERT CORNEGY	DIAZ, NAOMI	82	13.67	\$ 9,948.09	ACTIVE	
BK	1385	ST JOHNS PLACE	8	36	ROBERT CORNEGY	S&Z CAPITAL & DEVELOPMENT LLC	40	5.00	\$ 10,765.30	DISCHARGED	COMPLIANCE
BK	1392	STERLING PLACE	23	36	ROBERT CORNEGY	DUKLER, RUBIN	252	10.96	\$ 2,711.04	ACTIVE	
BK	1460	STERLING PLACE	36	36	ROBERT CORNEGY	DUKLER, RUBIN	224	6.22	\$ 4,234.62	ACTIVE	
BK	268A	THROOP AVENUE	3	36	ROBERT CORNEGY	268A THROOP REALTY LLC	25	8.33	\$ 13,471.65	DISCHARGED	COMPLIANCE
BK	2270	ATLANTIC AVENUE	3	37	RAFAEL ESPINAL	PREMISES, OWNER OF	76	25.33	\$ 6,166.02	ACTIVE	
BK	883	BELMONT AVENUE	4	37	RAFAEL ESPINAL	VELASQUEZ, JOSE	53	13.25	\$ 8,621.11	ACTIVE	
BK	1519	DE KALB AVENUE	6	37	RAFAEL ESPINAL	RIKAVA MANAGEMENT LLC.	90	15.00	\$ 21,813.18	DISCHARGED	COMPLIANCE
BK	486	GLENMORE AVENUE	6	37	RAFAEL ESPINAL	OWNER, .	120	20.00	\$ 43,068.76	ACTIVE	
BK	1229	HALSEY STREET	8	37	RAFAEL ESPINAL	GILMAN MANAGEMENT CORP.	100	12.50	\$ 15,991.44	ACTIVE	
BK	1322	HALSEY STREET	6	37	RAFAEL ESPINAL	RIZZUTO, EDUARDO	43	7.17	\$ 10,352.13	ACTIVE	
BK	173	HEMLOCK STREET	4	37	RAFAEL ESPINAL	173 HOUSING LLC	48	12.00	\$ 6,663.04	ACTIVE	
BK	187	HENDRIX STREET	3	37	RAFAEL ESPINAL	BATES, DENNIS	43	14.33	\$ 15,035.26	DISCHARGED	COMPLIANCE
BK	185	HULL STREET	3	37	RAFAEL ESPINAL	SIMON, SHERRYANN	65	21.67	\$ 18,308.94	ACTIVE	
BK	171	IRVING AVENUE	5	37	RAFAEL ESPINAL	RAJKISKUN, MOSES	79	15.80	\$ 9,319.19	DISCHARGED	COMPLIANCE
BK	219	MONTAUK AVENUE	4	37	RAFAEL ESPINAL	1351 HANCOCK LLC	78	19.50	\$ 15,967.49	ACTIVE	

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	2227	PITKIN AVENUE	5	37	RAFAEL ESPINAL	SAINTE, YANIQUE	47	9.40	\$ 37,449.32	DISCHARGED	COMPLIANCE
BK	1301	PUTNAM AVENUE	6	37	RAFAEL ESPINAL	HELPER, MOSHE	104	17.33	\$ 11,071.24	DISCHARGED	COMPLIANCE
BK	284	SCHAEFER STREET	3	37	RAFAEL ESPINAL	MELENE, MELENE	32	10.67	\$ 6,935.61	ACTIVE	
BK	25	SCHENCK AVENUE	3	37	RAFAEL ESPINAL	HERNANDEZ, IRMA	28	9.33	\$ 15,372.74	ACTIVE	
BK	285	SHEPHERD AVENUE	3	37	RAFAEL ESPINAL	CHIUME, MICHAEL	60	20.00	\$ 6,654.94	ACTIVE	
BK	5717	4 AVENUE	8	38	CARLOS MENCHACA	168 REALTY, LLC	46	5.75	\$ 5,521.09	DISCHARGED	COMPLIANCE
BK	270	PROSPECT PARK WEST	7	38	CARLOS MENCHACA	TAM, HEUNG	63	9.00	\$ 15,393.53	ACTIVE	
BK	272	PROSPECT PARK WEST	6	38	CARLOS MENCHACA	MCALLISTER, JUSTICE	50	8.33	\$ 21,654.92	ACTIVE	
BK	1366	40 STREET	6	39	BRAD LANDER	RIVERA, JUAN	43	7.17	\$ 7,146.02	DISCHARGED	COMPLIANCE
BK	221	AVENUE F	20	39	BRAD LANDER	TTO AVE F LLC	169	8.45	\$ 1,284.27	DISCHARGED	COMPLIANCE
BK	526	DAHILL ROAD	20	39	BRAD LANDER	DAHILL EQUITIES	67	3.35	\$ 6,717.17	DISCHARGED	COMPLIANCE
BK	505	MC DONALD AVENUE	6	39	BRAD LANDER	NEWGENT MANAGEMENT	37	6.17	\$ 4,297.41	DISCHARGED	COMPLIANCE
BK	67	CLARKSON AVENUE	3	40	MATHIEU EUGENE	WHITE, CYNTHIA	26	8.67	\$ 6,518.02	ACTIVE	
BK	45	HAWTHORNE STREET	54	40	MATHIEU EUGENE	45-55 REALTY LLC	235	4.35	\$ 5,862.36	DISCHARGED	COMPLIANCE
BK	249	MIDWOOD STREET	16	40	MATHIEU EUGENE	LOUIS-JEAN, JOSEPH	176	11.00	\$ 12,096.72	DISCHARGED	COMPLIANCE
BK	1055	OCEAN AVENUE	20	40	MATHIEU EUGENE	SCHWARTZ, ISAAC	75	3.75	\$ 5,023.42	ACTIVE	
BK	115	OCEAN AVENUE	89	40	MATHIEU EUGENE	JONAS EQUITIES INC	357	4.01	\$ 446.80	DISCHARGED	COMPLIANCE
BK	433	ROGERS AVENUE	12	40	MATHIEU EUGENE	RAMBOD, YITZCHOK	88	7.33	\$ 3,897.56	DISCHARGED	COMPLIANCE
BK	55	WINTHROP STREET	76	40	MATHIEU EUGENE	55 WINTHROP ST LLC	257	3.38	\$ 5,650.45	DISCHARGED	COMPLIANCE
BK	487	CHAUNCEY STREET	6	41	DARLENE MEALY	FRIEDMAN, CHAIM	119	19.83	\$ 10,585.06	DISCHARGED	COMPLIANCE
BK	494	CHAUNCEY STREET	3	41	DARLENE MEALY	WINDSOR, LESLIE	31	10.33	\$ 10,160.72	ACTIVE	
BK	2158	DEAN STREET	6	41	DARLENE MEALY	SEAVIEW MGMT ASSOC CORP	214	35.67	\$ 5,777.54	ACTIVE	

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.



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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	234	EAST 92 STREET	3	41	DARLENE MEALY	PETERS, JACQUELINE	27	9.00	\$ 6,035.17	ACTIVE	
BK	234	EAST 93 STREET	3	41	DARLENE MEALY	BURTON, MARJORIE	35	11.67	\$ 16,003.32	ACTIVE	
BK	273	EAST 95 STREET	4	41	DARLENE MEALY	JOHNSON, MICHAEL	205	51.25	\$ 15,895.71	ACTIVE	
BK	702	EAST NEW YORK AVENUE	20	41	DARLENE MEALY	STAR REALTY CORP	141	7.05	\$ 1,330.94	DISCHARGED	COMPLIANCE
BK	2015	FULTON STREET	3	41	DARLENE MEALY	BROWN, GRADY, .	32	10.67	\$ 9,703.99	ACTIVE	
BK	834	HALSEY STREET	3	41	DARLENE MEALY	KRIEGER, SARA	37	12.33	\$ 8,553.48	DISCHARGED	COMPLIANCE
BK	121	HULL STREET	3	41	DARLENE MEALY	PEREZ-GEORGE, BRENDA	45	15.00	\$ 7,306.06	ACTIVE	
BK	778	MADISON STREET	3	41	DARLENE MEALY	KING, LESLIE	81	27.00	\$ 7,911.68	ACTIVE	
BK	886	MADISON STREET	8	41	DARLENE MEALY	LANDESMAN, ANDREW	134	16.75	\$ 7,507.83	ACTIVE	
BK	215	MARION STREET	12	41	DARLENE MEALY	REGENCY MANAGEMENT LLC	161	13.42	\$ 20,594.50	DISCHARGED	COMPLIANCE
BK	827	QUINCY STREET	3	41	DARLENE MEALY	MARTIN, GABRIEL	27	9.00	\$ 7,488.10	ACTIVE	
BK	444	RALPH AVENUE	6	41	DARLENE MEALY	FADEL, ADEL	81	13.50	\$ 7,209.24	DISCHARGED	COMPLIANCE
BK	147	ROCKAWAY PARKWAY	6	41	DARLENE MEALY	MAG REALITY	204	34.00	\$ 4,912.22	ACTIVE	
BK	138	SARATOGA AVENUE	6	41	DARLENE MEALY	SMITH, EUGENE	45	7.50	\$ 20,642.45	DISCHARGED	COMPLIANCE
BK	11	SOMERS STREET	3	41	DARLENE MEALY	HICKSON, PAUL	31	10.33	\$ 21,893.57	ACTIVE	
BK	166	SUMPTER STREET	6	41	DARLENE MEALY	BUSHWICK HOLDINGS GROUP	64	10.67	\$ 4,709.76	DISCHARGED	COMPLIANCE
BK	461	BERRIMAN STREET	9	42	INEZ BARRON	SMILEY, THOMAS	89	9.89	\$ 5,290.47	DISCHARGED	COMPLIANCE
BK	1262	BLAKE AVENUE	3	42	INEZ BARRON	WILLIAMS, JERMAINE	64	21.33	\$ 15,775.03	ACTIVE	
BK	491	EAST 94 STREET	20	42	INEZ BARRON	KING EQUITIES	92	4.60	\$ 3,108.63	DISCHARGED	COMPLIANCE
BK	557	EUCLID AVENUE	4	42	INEZ BARRON	KHAIR, ABUL	39	9.75	\$ 9,708.15	DISCHARGED	COMPLIANCE
BK	733	HINSDALE STREET	4	42	INEZ BARRON	GREENFIELD ENTERPRISES INC.	110	27.50	\$ 1,715.28	DISCHARGED	COMPLIANCE
BK	576	JEROME STREET	3	42	INEZ BARRON	GRANT, MYRA	47	15.67	\$ 8,375.79	ACTIVE	

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.

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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	523	MILFORD STREET	3	42	INEZ BARRON	LOPEZ, MICHAEL	25	8.33	\$ 9,660.98	ACTIVE	
BK	518	PENNSYLVANIA AVENUE	19	42	INEZ BARRON	WINN RESIDENTIAL (NY) LLC	242	12.74	\$ 5,484.56	ACTIVE	
BK	2284	STRAUSS STREET	4	42	INEZ BARRON	KERR, KARLENE	71	17.75	\$ 0.00	ACTIVE	
BK	665	WATKINS STREET	3	42	INEZ BARRON	665 WATKINS LLC	108	36.00	\$ 17,561.45	ACTIVE	
BK	576	WILLIAMS AVENUE	4	42	INEZ BARRON	FERNANDEZ, ESTEBAW	30	7.50	\$ 13,479.35	ACTIVE	
BK	567	WYONA STREET	4	42	INEZ BARRON	IGE, OYETUNDE	38	9.50	\$ 9,231.95	ACTIVE	
BK	84	LAWRENCE AVENUE	35	44	DAVID G. GREENFIELD	RIZARO LAWRENCE LLC	249	7.11	\$ 8,829.57	DISCHARGED	COMPLIANCE
BK	915	UTICA AVENUE	5	45	JUMAANE D. WILLIAMS	SPICER, CLINTON	78	15.60	\$ 7,778.53	DISCHARGED	COMPLIANCE
BK	1612	MERMAID AVENUE	7	47	MARK TREYGER	1612 CYCLONE REAL ESTATE	41	5.86	\$ 9,508.66	DISCHARGED	COMPLIANCE
BK	2826	WEST 19 STREET	4	47	MARK TREYGER	MARAIIO, FRANK	37	9.25	\$ 4,309.93	ACTIVE	
BK	275	NEPTUNE AVENUE	5	48	CHAIM DEUTSCH	SINGH, LOCHAN	79	15.80	\$ 19,591.82	ACTIVE	

Building Count: 187

¹ "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

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

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 01/31/2014.