

CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

**Alternative Enforcement Program
 City Council Report**

Project Name: AEP ROUND 4

Start Date: 01/31/2011

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	862	9 AVENUE	8	3	Corey Johnson	862 9TH AVE ASSOCIATES LLC	159	19.88	\$ 7,594.36	DISCHARGED	COMPLIANCE
MN	501 1/2	EAST 83 STREET	11	5	Ben Kallos	501 1/2 EAST 83 STREET LLC	141	12.82	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3485	BROADWAY	23	7	Mark Levine	JLP METRO MANAGEMENT INC.	197	8.57	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3694	BROADWAY	25	7	Mark Levine	CITY SKYLINE REALTY	164	6.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3828	BROADWAY	38	7	Mark Levine	CREG REALTY CORP.	240	6.32	\$ 0.00	DISCHARGED	COMPLIANCE
MN	35	FT WASHINGTON AVENUE	42	7	Mark Levine	VENTURA LAND CORP.	311	7.40	\$ 0.00	DISCHARGED	COMPLIANCE
MN	900	RIVERSIDE DRIVE	72	7	Mark Levine	NOAM CORP.	267	3.71	\$ 0.00	DISCHARGED	COMPLIANCE
MN	561	WEST 144 STREET	21	7	Mark Levine	ARLOS, MORRIS	208	9.90	\$ 0.00	DISCHARGED	COMPLIANCE
BX	974	ANDERSON AVENUE	9	8	Diana Ayala	HERITAGE REALTY	77	8.56	\$ 0.00	DISCHARGED	COMPLIANCE
BX	540	CONCORD AVENUE	33	8	Diana Ayala	QUITO, ALEJANDRO	227	6.88	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1055	JEROME AVENUE	63	8	Diana Ayala	YANKEE 167 REALTY ESTATES LLC	479	7.60	\$ 0.00	DISCHARGED	COMPLIANCE
MN	312	PLEASANT AVENUE	3	8	Diana Ayala	BOUDERAU, MARY	26	8.67	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1627	AMSTERDAM AVENUE	19	9	Bill Perkins	ALMA REALTY CORP	260	13.68	\$ 0.00	DISCHARGED	COMPLIANCE
MN	87	WEST 119 STREET	10	9	Bill Perkins	DIXON ADVISORY	95	9.50	\$ 0.00	DISCHARGED	VACANT
MN	129	WEST 122 STREET	11	9	Bill Perkins	KATZ, MARC	157	14.27	\$ 0.00	DISCHARGED	VORK COMPLETEI
MN	110	WEST 130 STREET	10	9	Bill Perkins	SHEEN, RONY	174	17.40	\$ 0.00	DISCHARGED	COMPLIANCE
MN	307	WEST 153 STREET	23	9	Bill Perkins	READY GROUP	285	12.39	\$ 0.00	ACTIVE	
MN	647	ACADEMY STREET	26	10	Ydanis Rodriguez	647 REALTY CORP	146	5.62	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2013	AMSTERDAM AVENUE	23	10	Ydanis Rodriguez	NEW CITY MANAGEMENT, LLC	176	7.65	\$ 0.00	DISCHARGED	COMPLIANCE
MN	200	AUDUBON AVENUE	34	10	Ydanis Rodriguez	ALLIED REALTY & DEVELOPMENT CORP	359	10.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	440	AUDUBON AVENUE	68	10	Ydanis Rodriguez	CRE MANAGEMENT CORP	490	7.21	\$ 0.00	DISCHARGED	COMPLIANCE
MN	59	AUDUBON AVENUE	10	10	Ydanis Rodriguez	59 AUDUBON AVE LLC	93	9.30	\$ 0.00	DISCHARGED	COMPLIANCE
MN	79	AUDUBON AVENUE	24	10	Ydanis Rodriguez	AUDUBON 79 LLC	148	6.17	\$ 0.00	DISCHARGED	COMPLIANCE

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MN	1471	ST NICHOLAS AVENUE	19	10	Ydanis Rodriguez	TRIARCH MANAGEMENT INC.	207	10.89	\$ 0.00	DISCHARGED	COMPLIANCE
MN	11	VERMILYEA AVENUE	20	10	Ydanis Rodriguez	SHREBER, DOV	112	5.60	\$ 2,766.37	DISCHARGED	COMPLIANCE
MN	506	WEST 172 STREET	20	10	Ydanis Rodriguez	ALMA REALTY CORP	109	5.45	\$ 0.00	DISCHARGED	COMPLIANCE
BX	309	BEDFORD PARK BOULEVARD	5	11	Andrew Cohen	GOEL, ASHOK	82	16.40	\$ 0.00	DISCHARGED	VACANT
BX	3047	HULL AVENUE	8	11	Andrew Cohen	MANGUAL, MARIA	263	32.88	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4331	RICHARDSON AVENUE	20	11	Andrew Cohen	JEP VENTURES	229	11.45	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4459	RICHARDSON AVENUE	8	11	Andrew Cohen	STELLA REALTY PARTNERS INC.	106	13.25	\$ 0.00	DISCHARGED	VACANT
BX	920	EAST 231 STREET	4	12	Andy King	HINES, DAVID	82	20.50	\$ 0.00	ACTIVE	
BX	2729	MATTHEWS AVENUE	3	13	Mark Gjonaj	FIXLER, ABE	40	13.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2505	AQUEDUCT AVENUE WEST	49	14	Fernando Cabrera	TATE, ROGER	463	9.45	\$ 675.62	DISCHARGED	COMPLIANCE
BX	2229	CRESTON AVENUE	33	14	Fernando Cabrera	GAZIVODA MANAGEMENT LLC	357	10.82	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2241	CRESTON AVENUE	27	14	Fernando Cabrera	MHR MANAGEMENT INC	338	12.52	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2390	CRESTON AVENUE	21	14	Fernando Cabrera	YSM MANAGEMENT LLC	195	9.29	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2608	CRESTON AVENUE	54	14	Fernando Cabrera	ALAYON, ERICA	327	6.06	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1962	DR M L KING JR BOULEVARD	11	14	Fernando Cabrera	1962 REALTY LLC	145	13.18	\$ 20,010.81	DISCHARGED	COMPLIANCE
BX	1645	GRAND AVENUE	46	14	Fernando Cabrera	FERMIN, LUIS	303	6.59	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1750	GRAND AVENUE	52	14	Fernando Cabrera	ECHUD REALTY LLC	381	7.33	\$ 4,370.80	DISCHARGED	COMPLIANCE
BX	2264	GRAND AVENUE	26	14	Fernando Cabrera	CHESTNUT HOLDINGS OF NEW YORK, INC	120	4.62	\$ 4,720.38	DISCHARGED	COMPLIANCE
BX	3018	HEATH AVENUE	87	14	Fernando Cabrera	TATE, ROGER	517	5.94	\$ 4,375.76	DISCHARGED	COMPLIANCE
BX	2607	JEROME AVENUE	26	14	Fernando Cabrera	TOWER MANAGEMENT GROUP LLC	123	4.73	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2770	KINGSBRIDGE TERRACE	72	14	Fernando Cabrera	TATE, ROGER	484	6.72	\$ 5,996.35	DISCHARGED	COMPLIANCE
BX	2285	SEDGWICK AVENUE	54	14	Fernando Cabrera	JK MANAGEMENT	272	5.04	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2500	UNIVERSITY AVENUE	58	14	Fernando Cabrera	TATE, ROGER	388	6.69	\$ 20,133.57	DISCHARGED	COMPLIANCE

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BX	2725	WEBB AVENUE	57	14	Fernando Cabrera	THE WAVECREST MGMT TEAM LTD	252	4.42	\$ 88.41	DISCHARGED	COMPLIANCE
BX	75	WEST 190 STREET	53	14	Fernando Cabrera	TATE, ROGER	322	6.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2108	BATHGATE AVENUE	3	15	Ritchie J. Torres	COHEN, ALEXANDRA	15	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1702	CLAY AVENUE	26	15	Ritchie J. Torres	1702 LLC	112	4.31	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1744	CLAY AVENUE	43	15	Ritchie J. Torres	RELIANT REALTY SERVICES, LLC	462	10.74	\$ 34,570.81	DISCHARGED	COMPLIANCE
BX	663	CRESCENT AVENUE	21	15	Ritchie J. Torres	CITICORE LLC	154	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3212	CRUGER AVENUE	27	15	Ritchie J. Torres	PANETH, SOL	238	8.81	\$ 8,643.66	DISCHARGED	COMPLIANCE
BX	347	EAST 173 STREET	21	15	Ritchie J. Torres	WEISS, BARRY	124	5.90	\$ 0.00	DISCHARGED	COMPLIANCE
BX	265	EAST 176 STREET	21	15	Ritchie J. Torres	ESOR MANAGEMENT LLC	205	9.76	\$ 2,576.03	DISCHARGED	COMPLIANCE
BX	689	EAST 187 STREET	6	15	Ritchie J. Torres	JLP METRO MANAGEMENT INC.	64	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	780	GARDEN STREET	61	15	Ritchie J. Torres	LANGSAM PROP. SERV. CORP.	347	5.69	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1663	GARFIELD STREET	6	15	Ritchie J. Torres	2746 FULTON LLC	67	11.17	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	4462	PARK AVENUE	13	15	Ritchie J. Torres	FARBER, SAM	211	16.23	\$ 0.00	DISCHARGED	COMPLIANCE
BX	662	SAGAMORE STREET	3	15	Ritchie J. Torres	SURIANO, PASQUALE	115	38.33	\$ 2,372.07	DISCHARGED	COMPLIANCE
BX	1723	TAYLOR AVENUE	7	15	Ritchie J. Torres	INNOVATIVE PROPERTY MGMT	94	13.43	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	2739	WALLACE AVENUE	4	15	Ritchie J. Torres	YIN HUA REALTY	37	9.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2421	WEBSTER AVENUE	104	15	Ritchie J. Torres	2427 WEBSTER REALTY LLC	346	3.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1142	COLLEGE AVENUE	30	16	Vanessa L. Gibson	GENESIS REALTY GROUP, LLC	165	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	616	EAST 168 STREET	2	16	Vanessa L. Gibson	GADELOV, BERTA	20	10.00	\$ 0.00	DISCHARGED	ADMINISTRATIVE
BX	1136	GRANT AVENUE	6	16	Vanessa L. Gibson	SEIDENFELD, SHAYA	60	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	664	JEFFERSON PLACE	3	16	Vanessa L. Gibson	RODRIGUEZ, PAULA	25	8.33	\$ 0.00	DISCHARGED	VACANT
BX	825	JENNINGS STREET	3	16	Vanessa L. Gibson	HOUSEINOVIC, NEZIR	23	7.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1165	MORRIS AVENUE	35	16	Vanessa L. Gibson	1165 MORRIS TOWERS, LLC	374	10.69	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	1242	MORRIS AVENUE	12	16	Vanessa L. Gibson	1242 SUPERIOR APARTMENTS LLC	237	19.75	\$ 1,895.24	DISCHARGED	COMPLIANCE
BX	1225	SHERIDAN AVENUE	54	16	Vanessa L. Gibson	PANETH, SOL	267	4.94	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1162	SHERMAN AVENUE	3	16	Vanessa L. Gibson	HOMES INSPIRATIONS, INC	77	25.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1065	TELLER AVENUE	3	16	Vanessa L. Gibson	WEST POND I LLC	85	28.33	\$ 0.00	DISCHARGED	VACANT
BX	1460	BRYANT AVENUE	3	17	Rafael Salamanca Jr	PRYCE, TREVOR	28	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1553	BRYANT AVENUE	62	17	Rafael Salamanca Jr	WAVERCREST MANAGEMENT TEAM	1028	16.58	\$ 0.00	DISCHARGED	COMPLIANCE
BX	351	EAST 163 STREET	44	17	Rafael Salamanca Jr	STEIN, MANNY	254	5.77	\$ 17,267.16	DISCHARGED	COMPLIANCE
BX	600	EAST 178 STREET	44	17	Rafael Salamanca Jr	PARK AVE SOUTH MGMT	289	6.57	\$ 0.00	DISCHARGED	COMPLIANCE
BX	805	FAIRMOUNT PLACE	35	17	Rafael Salamanca Jr	FAIRMOUNT REALTY 805 LLC	315	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1176	FOREST AVENUE	8	17	Rafael Salamanca Jr	FEIT, MANNY	94	11.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	900	HOE AVENUE	46	17	Rafael Salamanca Jr	900 HOE AVENUE LLC	382	8.30	\$ 0.00	DISCHARGED	COMPLIANCE
BX	916	KELLY STREET	17	17	Rafael Salamanca Jr	MHR MANAGEMENT INC	158	9.29	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	919	PROSPECT AVENUE	37	17	Rafael Salamanca Jr	AEGIS REALTY MANAGEMENT CORP	201	5.43	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1987	SOUTHERN BOULEVARD	4	17	Rafael Salamanca Jr	DAI, ZHONG	33	8.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	873	UNION AVENUE	3	17	Rafael Salamanca Jr	CRUSE REAL ESTATE AND DEVELOPMENT CORP	24	8.00	\$ 0.00	DISCHARGED	WORK COMPLETE
BX	877	UNION AVENUE	3	17	Rafael Salamanca Jr	EAST FARM HOLDING ONE LLC	37	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1053	BOYNTON AVENUE	20	18	Ruben Diaz, Sr.	SOUNDVIEW RESIDENCE LLC	110	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1408	BRONX RIVER AVENUE	4	18	Ruben Diaz, Sr.	1408 HOLDINGS LLC	28	7.00	\$ 0.00	DISCHARGED	VACANT
BX	2211	CINCINNATUS AVENUE	5	18	Ruben Diaz, Sr.	24 CINDINATUS CORP.	85	17.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1394	COMMONWEALTH AVENUE	3	18	Ruben Diaz, Sr.	BABAYEV, ABOKHAY	41	13.67	\$ 1,203.58	DISCHARGED	COMPLIANCE
BX	1547	COMMONWEALTH AVENUE	12	18	Ruben Diaz, Sr.	MEHDIZADEH, MANSOUR	160	13.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1334	TAYLOR AVENUE	4	18	Ruben Diaz, Sr.	GAGER, PHYLLIS	61	15.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1535	TAYLOR AVENUE	41	18	Ruben Diaz, Sr.	1535 TAYLOR AVE LLC	260	6.34	\$ 0.00	DISCHARGED	COMPLIANCE

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QN	156-17	110 AVENUE	3	28	Adrienne E. Adams	PREMISES, OWNER OF	44	14.67	\$ 0.00	DISCHARGED	VACANT
QN	109-05	LIVERPOOL STREET	3	28	Adrienne E. Adams	VINCENT, JOSEPH	54	18.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	555	FAIRVIEW AVENUE	4	30	Robert Holden	TRI STATE PROPERTY MANAGEMENT	58	14.50	\$ 0.00	DISCHARGED	COMPLIANCE
QN	307	BEACH 70 STREET	4	31	Donovan J. Richards	BARNES & LEVI LLC	52	13.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	870	BEDFORD AVENUE	8	33	Stephen T. Levin	870 BEDFOD EM NP INC	140	17.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	146	SKILLMAN STREET	8	33	Stephen T. Levin	GESTETNER, NAFTALI	122	15.25	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1821	CORNELIA STREET	6	34	Antonio Reynoso	NEW YORK CITY MANAGEMENT	77	12.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	20	DITMARS STREET	3	34	Antonio Reynoso	LAU, KAREN	27	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1736	GREENE AVENUE	4	34	Antonio Reynoso	NEVILE, BRIAN	43	10.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	223	KNICKERBOCKER AVENUE	6	34	Antonio Reynoso	L ROSE REALTY, INC	81	13.50	\$ 4,532.80	DISCHARGED	COMPLIANCE
BK	376	SOUTH 3 STREET	8	34	Antonio Reynoso	INK RESIDENCE LLC.	137	17.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	319	SOUTH 5 STREET	4	34	Antonio Reynoso	TRUE MANAGEMENT	48	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	178	SUYDAM STREET	8	34	Antonio Reynoso	TOOBIAN, PAUL	84	10.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	234	UNION AVENUE	33	34	Antonio Reynoso	DALAN MANAGEMENT	173	5.24	\$ 12,841.69	DISCHARGED	COMPLIANCE
BK	992	WILLOUGHBY AVENUE	8	34	Antonio Reynoso	BLUESKY MANAGEMENT NY LLC	109	13.63	\$ 0.00	DISCHARGED	COMPLIANCE
QN	10-48	WYCKOFF AVENUE	3	34	Antonio Reynoso	BUXBAUM, YONA	37	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	268	ALBANY AVENUE	8	35	Laurie A. Cumbo	ALBANY ESTATES LLC	134	16.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	995	BERGEN STREET	3	35	Laurie A. Cumbo	P11 LLC	27	9.00	\$ 0.00	DISCHARGED	VACANT
BK	816	FRANKLIN AVENUE	34	35	Laurie A. Cumbo	L ROSE REALTY INC	256	7.53	\$ 0.00	DISCHARGED	COMPLIANCE
BK	71	GRAND AVENUE	6	35	Laurie A. Cumbo	GRAND PLAZA LP	67	11.17	\$ 14,197.98	DISCHARGED	COMPLIANCE
BK	817	ST JOHNS PLACE	12	35	Laurie A. Cumbo	817 MANAGEMENT LLC	185	15.42	\$ 0.00	DISCHARGED	COMPLIANCE
BK	823	ST JOHNS PLACE	10	35	Laurie A. Cumbo	823 REALTY LLC	99	9.90	\$ 0.00	DISCHARGED	COMPLIANCE
BK	245	SULLIVAN PLACE	40	35	Laurie A. Cumbo	NAM, MOSES	440	11.00	\$ 0.00	ACTIVE	

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BK	1246	UNION STREET	3	35	Laurie A. Cumbo	PREMISES, OWNER OF	119	39.67	\$ 0.00	DISCHARGED	VACANT
BK	310	CLIFTON PLACE	6	36	Robert E. Cornegy, Jr.	VAKNINE, DAN	24	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	821	GREENE AVENUE	4	36	Robert E. Cornegy, Jr.	FERGUSON, LAKEISHA	32	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	857	GREENE AVENUE	8	36	Robert E. Cornegy, Jr.	STUYVESANT RESIDENCE LLC	178	22.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	874	GREENE AVENUE	8	36	Robert E. Cornegy, Jr.	GREEN, JACK	92	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	144	HALSEY STREET	4	36	Robert E. Cornegy, Jr.	FOOTMAN, LESLIE	64	16.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	201	HANCOCK STREET	1	36	Robert E. Cornegy, Jr.	DIXON LEASING	54	54.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	64	HANCOCK STREET	8	36	Robert E. Cornegy, Jr.	64 HANCOCK ASSOCIATION LLC	86	10.75	\$ 0.00	ACTIVE	
BK	716	JEFFERSON AVENUE	21	36	Robert E. Cornegy, Jr.	GESTETNER, NAFTALI	176	8.38	\$ 3,274.56	DISCHARGED	COMPLIANCE
BK	45	KINGSTON AVENUE	6	36	Robert E. Cornegy, Jr.	INWICK PARTNERS LLC	125	20.83	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	473	KOSCIUSZKO STREET	4	36	Robert E. Cornegy, Jr.	EQUITY MANAGEMENT	32	8.00	\$ 12,791.02	DISCHARGED	VACANT
BK	542	KOSCIUSZKO STREET	6	36	Robert E. Cornegy, Jr.	542 KOSCIUSZKO REALTY LLC	56	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	717	LEXINGTON AVENUE	3	36	Robert E. Cornegy, Jr.	MILLER, WINSTON	52	17.33	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	648	MONROE STREET	3	36	Robert E. Cornegy, Jr.	BRUER, BENNY	57	19.00	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	125	PULASKI STREET	4	36	Robert E. Cornegy, Jr.	PREMISES, OWNER OF	64	16.00	\$ 0.00	DISCHARGED	VACANT
BK	183	PULASKI STREET	4	36	Robert E. Cornegy, Jr.	CHEN, AVIRAM	29	7.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	301	QUINCY STREET	8	36	Robert E. Cornegy, Jr.	MAUSKOPF, JOEL	65	8.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	14	SPENCER COURT	10	36	Robert E. Cornegy, Jr.	MAUSKOPF, JOEL	16	1.60	\$ 0.00	DISCHARGED	COMPLIANCE
BK	306	TOMPKINS AVENUE	3	36	Robert E. Cornegy, Jr.	MERCEDES, CLARISSA	52	17.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	450	VAN BUREN STREET	4	36	Robert E. Cornegy, Jr.	73 MALCOLM X CORP	67	16.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	467	BELMONT AVENUE	3	37	Rafael L. Espinal Jr.	CHIK, CHRISTINE	29	9.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	440	CLEVELAND STREET	3	37	Rafael L. Espinal Jr.	SHAULI, SAUL	77	25.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	300	GROVE STREET	6	37	Rafael L. Espinal Jr.	STEIN, YUDA	280	46.67	\$ 0.00	DISCHARGED	COMPLIANCE

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**Alternative Enforcement Program
City Council Report**

Project Name: AEP ROUND 4

Start Date: 01/31/2011

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	1014	HALSEY STREET	3	37	Rafael L. Espinal Jr.	COOPER, LOIS	29	9.67	\$ 0.00	ACTIVE	
BK	1228	HALSEY STREET	3	37	Rafael L. Espinal Jr.	HALSEY COMFORT LLC	29	9.67	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	1328	HALSEY STREET	6	37	Rafael L. Espinal Jr.	NEW HALSEY ESTATES, LLC	106	17.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1354	HANCOCK STREET	6	37	Rafael L. Espinal Jr.	FRIED, JAY	120	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	983	HANCOCK STREET	3	37	Rafael L. Espinal Jr.	SHILO, ALON	68	22.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1334	HERKIMER STREET	3	37	Rafael L. Espinal Jr.	HERMAN, BENAMI	86	28.67	\$ 0.00	DISCHARGED	VACANT
BK	1414	JEFFERSON AVENUE	3	37	Rafael L. Espinal Jr.	DICKERSON, JAMES	41	13.67	\$ 0.00	ACTIVE	
BK	246	LINCOLN AVENUE	10	37	Rafael L. Espinal Jr.	CYPRESS HILLS LOCAL DEVELOPMENT CORP	155	15.50	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	415	LINCOLN AVENUE	30	37	Rafael L. Espinal Jr.	LINCOLN REALTY LLC	421	14.03	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2349	PACIFIC STREET	8	37	Rafael L. Espinal Jr.	2349 REALTY LLC	72	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2364	PACIFIC STREET	3	37	Rafael L. Espinal Jr.	2364 LLC	57	19.00	\$ 0.00	DISCHARGED	VACANT
BK	1881	PITKIN AVENUE	25	37	Rafael L. Espinal Jr.	FULD, YOEL	226	9.04	\$ 0.00	DISCHARGED	COMPLIANCE
BK	57	ROCKAWAY AVENUE	3	37	Rafael L. Espinal Jr.	MONUMENTAL POWER REALTY LLC	39	13.00	\$ 579.47	DISCHARGED	COMPLIANCE
BK	224	SCHAEFER STREET	6	37	Rafael L. Espinal Jr.	WOODACRE MANAGEMENT LLC	110	18.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	296	SCHAEFER STREET	6	37	Rafael L. Espinal Jr.	BIG INVESTORS	45	7.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	56	SOMERS STREET	3	37	Rafael L. Espinal Jr.	56 SOMERS ST LLC	58	19.33	\$ 0.00	DISCHARGED	VACANT
BK	375	SUMPTER STREET	6	37	Rafael L. Espinal Jr.	GREEN, DAVID	90	15.00	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	151	WEIRFIELD STREET	3	37	Rafael L. Espinal Jr.	B & B GLOBAL DEVELOPMENT CORP	72	24.00	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	276	WILSON AVENUE	8	37	Rafael L. Espinal Jr.	MONTANA BLEECKER LLC	155	19.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	387	WOODBINE STREET	6	37	Rafael L. Espinal Jr.	GOLDEN KEY MANAGEMENT CORP	43	7.17	\$ 0.00	ACTIVE	
BK	113	WYCKOFF AVENUE	6	37	Rafael L. Espinal Jr.	ARMCRES REALTY INC.	40	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	555	EAST 5 STREET	20	39	Brad Lander	KATZAP, ARI	72	3.60	\$ 0.00	DISCHARGED	COMPLIANCE
BK	128	PARK PLACE	4	39	Brad Lander	128 PARK PLACE HOUSING CORP.	27	6.75	\$ 0.00	DISCHARGED	COMPLIANCE

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**Alternative Enforcement Program
 City Council Report**

Project Name: AEP ROUND 4

Start Date: 01/31/2011

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	650	EAST 21 STREET	23	40	Mathieu Eugene	STUHL, ARON	172	7.48	\$ 0.00	DISCHARGED	COMPLIANCE
BK	596	EAST 22 STREET	16	40	Mathieu Eugene	EAST 22ND STREET TOWERS LLC	125	7.81	\$ 0.00	DISCHARGED	COMPLIANCE
BK	209	EAST 34 STREET	70	40	Mathieu Eugene	GLICK, SHMAYA	615	8.79	\$ 3,552.81	DISCHARGED	COMPLIANCE
BK	135	ERASMUS STREET	8	40	Mathieu Eugene	MEISNER, ALBERT	44	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	180	LINDEN BOULEVARD	36	40	Mathieu Eugene	180 LINDEN OWNERS LLC	144	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	362	LINDEN BOULEVARD	42	40	Mathieu Eugene	LINDEN HEIGHTS LLC	244	5.81	\$ 14,737.52	DISCHARGED	COMPLIANCE
BK	1116	NOSTRAND AVENUE	3	40	Mathieu Eugene	MAPLE NOSTRAND LLC	19	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1055	OCEAN AVENUE	20	40	Mathieu Eugene	SCHWARTZ, ISAAC	114	5.70	\$ 5,120.59	DISCHARGED	COMPLIANCE
BK	1967	BERGEN STREET	7	41	Alicka Ampry-Samuel	KOPIEV, URI	144	20.57	\$ 0.00	DISCHARGED	COMPLIANCE
BK	355	CHAUNCEY STREET	6	41	Alicka Ampry-Samuel	WESTERN SUNSHINE REALTY LLC	203	33.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	16	GUNTHER PLACE	3	41	Alicka Ampry-Samuel	PRYCE INT'L	69	23.00	\$ 0.00	DISCHARGED	VACANT
BK	663	MAC DONOUGH STREET	3	41	Alicka Ampry-Samuel	663 MAC DONOUGH REALTY LLC	101	33.67	\$ 0.00	DISCHARGED	VACANT
BK	832	MADISON STREET	3	41	Alicka Ampry-Samuel	AHDOOT, RAMIN	81	27.00	\$ 0.00	DISCHARGED	VACANT
BK	574	MAPLE STREET	6	41	Alicka Ampry-Samuel	EQUITY MANAGEMENT	140	23.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1625	PARK PLACE	23	41	Alicka Ampry-Samuel	PARK PALACE LLC	123	5.35	\$ 0.00	DISCHARGED	COMPLIANCE
BK	59	RALPH AVENUE	3	41	Alicka Ampry-Samuel	59 RALPH REALTY LLC	21	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	94	RALPH AVENUE	8	41	Alicka Ampry-Samuel	SCHWARTZ, ISAAC	61	7.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	155	ROCKAWAY PARKWAY	6	41	Alicka Ampry-Samuel	HOROWITZ RECEIVER, HARRY	69	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	20	ROOSEVELT PLACE	3	41	Alicka Ampry-Samuel	20 ROOSEVELT DEVELOPMENT CORP	63	21.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1631	ST MARKS AVENUE	8	41	Alicka Ampry-Samuel	TEMP, MARC	123	15.38	\$ 1,449.34	DISCHARGED	COMPLIANCE
BK	1029	BELMONT AVENUE	4	42	Inez Barron	MARKOVITZ, SIMON	112	28.00	\$ 0.00	DISCHARGED	VACANT
BK	1134	BLAKE AVENUE	4	42	Inez Barron	WILLIAMS, SYLVIA	86	21.50	\$ 0.00	DISCHARGED	PT TRANSFERRED
BK	739	DUMONT AVENUE	23	42	Inez Barron	LUBIN, JAY	148	6.43	\$ 0.00	DISCHARGED	COMPLIANCE

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**Alternative Enforcement Program
 City Council Report**

Project Name: AEP ROUND 4

Start Date: 01/31/2011

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	413	EAST 98 STREET	35	42	Inez Barron	WALLACH, JUDAH	187	5.34	\$ 0.00	DISCHARGED	COMPLIANCE
BK	425	MONTAUK AVENUE	9	42	Inez Barron	PACIFIC MANAGEMENT	120	13.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	479	PENNSYLVANIA AVENUE	16	42	Inez Barron	CHESTNUT HOLDINGS OF NEW YORK, INC	319	19.94	\$ 697.49	DISCHARGED	COMPLIANCE
BK	534	PENNSYLVANIA AVENUE	32	42	Inez Barron	UP REALTY LLC	255	7.97	\$ 0.00	DISCHARGED	COMPLIANCE
BK	595	PINE STREET	3	42	Inez Barron	ANTOINE, ROBERT	51	17.00	\$ 0.00	DISCHARGED	VACANT
BK	2323	STRAUSS STREET	4	42	Inez Barron	PROGRESSIVE TUA LLC	52	13.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1149	SUTTER AVENUE	4	42	Inez Barron	WILLIAMS, BYRON	117	29.25	\$ 0.00	ACTIVE	
BK	642	VERMONT STREET	6	42	Inez Barron	REALTY 642	73	12.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	566	WILLIAMS AVENUE	4	42	Inez Barron	HALPERIN, ZILU	30	7.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	576	WILLIAMS AVENUE	4	42	Inez Barron	J & MWH INC	52	13.00	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	1515	MC DONALD AVENUE	4	44	Kalman Yeger	MILNER, MORTIMER	76	19.00	\$ 0.00	DISCHARGED	VACANT
BK	3502	CHURCH AVENUE	7	45	Jumaane D. Williams	NG, THOMAS	62	8.86	\$ 0.00	DISCHARGED	COMPLIANCE
BK	329	EAST 34 STREET	6	45	Jumaane D. Williams	ARYEH, YOSEF	283	47.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1836	81 STREET	6	47	Mark Treyger	TRUPIA, GIOVANNI	35	5.83	\$ 0.00	DISCHARGED	COMPLIANCE
SI	20	LAMBERT STREET	16	49	Deborah Rose	20 LAMBERT STREET REALTY LLC	139	8.69	\$ 6,608.19	DISCHARGED	COMPLIANCE

Building Count: 199

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