

**Alternative Enforcement Program  
 City Council Report**

**Project Name: AEP ROUND 5**

**Start Date: 01/31/2012**

**# of buildings that did not achieve "substantial compliance" within 12 months: 126**

Boro	PHN	Street Address	Total Units <sup>1</sup>	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 <sup>2</sup>	Building Status	Building Status Reason
MN	1500	AMSTERDAM AVENUE	20	7	Mark Levine	MANOR MANAGEMENT LLC	96	4.80	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1661	AMSTERDAM AVENUE	8	7	Mark Levine	LEBOVITS, YITZCHOK	106	13.25	\$ 0.00	ACTIVE	
MN	3580	BROADWAY	43	7	Mark Levine	LANGSAM PROP. SERV. CORP.	250	5.81	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3750	BROADWAY	36	7	Mark Levine	BIG CITY REALTY MANGEMENT, LLC	171	4.75	\$ 0.00	DISCHARGED	COMPLIANCE
MN	61	HAMILTON PLACE	25	7	Mark Levine	GA 61 HAWTH PL CORP	210	8.40	\$ 0.00	DISCHARGED	COMPLIANCE
MN	561	WEST 144 STREET	21	7	Mark Levine	ARLOS, MORRIS	83	3.95	\$ 0.00	DISCHARGED	COMPLIANCE
MN	543	WEST 146 STREET	43	7	Mark Levine	LANGSAM PROP. SERV. CORP.	350	8.14	\$ 0.00	DISCHARGED	COMPLIANCE
MN	541	WEST 150 STREET	26	7	Mark Levine	DAVID EISENSTEIN REAL ESTATE	345	13.27	\$ 0.00	DISCHARGED	COMPLIANCE
MN	605	WEST 151 STREET	25	7	Mark Levine	BIG CITY REALTY MANAGEMENT, LLC	155	6.20	\$ 0.00	DISCHARGED	COMPLIANCE
MN	529	WEST 158 STREET	31	7	Mark Levine	SPRINGHOUSE MANAGEMENT LLC	168	5.42	\$ 0.00	DISCHARGED	COMPLIANCE
BX	540	CONCORD AVENUE	33	8	Diana Ayala	QUITO, ALEJANDRO	128	3.88	\$ 0.00	ACTIVE	
BX	304	EAST 139 STREET	9	8	Diana Ayala	TOPPIN, MICHELLE	70	7.78	\$ 0.00	ACTIVE	
BX	422	EAST 148 STREET	8	8	Diana Ayala	SHOOB, AKIVA	159	19.88	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1461	AMSTERDAM AVENUE	18	9	Bill Perkins	ALMA REALTY CORP	118	6.56	\$ 5,213.64	DISCHARGED	COMPLIANCE
MN	21	EAST 115 STREET	10	9	Bill Perkins	SAKKAL, ADRIANA	129	12.90	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2710	FREDERICK DOUGLASS BOULEVAI	26	9	Bill Perkins	FREDERICK DOUGLAS MANAGEMENT LLC	246	9.46	\$ 0.00	DISCHARGED	COMPLIANCE
MN	294	MANHATTAN AVENUE	9	9	Bill Perkins	SUERO, JOSIPH	50	5.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	135	WEST 131 STREET	12	9	Bill Perkins	WEST HARLEM GROUP ASSISTANCE	206	17.17	\$ 0.00	DISCHARGED	PT TRANSFERREI
MN	413	WEST 145 STREET	10	9	Bill Perkins	YASSKY, CHARLES	87	8.70	\$ 0.00	DISCHARGED	COMPLIANCE
MN	4316	BROADWAY	21	10	Ydanis Rodriguez	175 REALTY ASSOCIATES I LLC	98	4.67	\$ 0.00	DISCHARGED	COMPLIANCE
MN	97	ELLWOOD STREET	49	10	Ydanis Rodriguez	MANDELBAUM, RAPHAEL	298	6.08	\$ 0.00	DISCHARGED	COMPLIANCE
MN	16	MARBLE HILL AVENUE	42	10	Ydanis Rodriguez	PILLER, MOSHE	167	3.98	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1	SHERMAN AVENUE	57	10	Ydanis Rodriguez	MANDELBAUM, RAPHAEL	353	6.19	\$ 0.00	DISCHARGED	COMPLIANCE

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<sup>2</sup> 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 01/31/2012.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

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Boro	PHN	Street Address	Total Units <sup>1</sup>	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 <sup>2</sup>	Building Status	Building Status Reason
MN	1601	ST NICHOLAS AVENUE	40	10	Ydanis Rodriguez	601 AT 190 COMPANY LLC	220	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3425	GATES PLACE	61	11	Andrew Cohen	THE MORGAN GROUP LLC	406	6.66	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3611	BARNES AVENUE	3	12	Andy King	FIXLER, ABE	23	7.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	956	CRANFORD AVENUE	3	12	Andy King	BROWN, JOSEPH	60	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	632	EAST 223 STREET	4	12	Andy King	ESOWE, GLADYS	70	17.50	\$ 0.00	ACTIVE	
BX	749	EAST 223 STREET	6	12	Andy King	360 WAKEFIELD LLC	97	16.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	870	EAST 228 STREET	3	12	Andy King	IBOM, OSONDU	66	22.00	\$ 0.00	ACTIVE	
BX	728	EAST 229 STREET	5	12	Andy King	DILMANIAN, AFSHIN	138	27.60	\$ 0.00	DISCHARGED	COMPLIANCE
BX	822	EAST 230 STREET	7	12	Andy King	822 EAST 230TH REALTY CORP	96	13.71	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1457	OAKLEY STREET	3	12	Andy King	ZARKA, ERAN	48	16.00	\$ 0.00	DISCHARGED	VACANT
BX	3043A	WILSON AVENUE	3	12	Andy King	GALAXY DEVELOPMENT CORP	60	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2323	CRESTON AVENUE	37	14	Fernando Cabrera	MHR MANAGEMENT INC	240	6.49	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2333	CRESTON AVENUE	30	14	Fernando Cabrera	MHR MANAGEMENT INC	150	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2538	CRESTON AVENUE	11	14	Fernando Cabrera	SAMARITAN DAYTOP VILLAGE	124	11.27	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	2201	DAVIDSON AVENUE	49	14	Fernando Cabrera	GUTTMAN, DOV	374	7.63	\$ 0.00	ACTIVE	
BX	12	EAST 177 STREET	11	14	Fernando Cabrera	WILLIAMSBURG PROPERTY MANAGEMENT	111	10.09	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2321	GRAND AVENUE	3	14	Fernando Cabrera	WILLIAMSBURG PROPERTY MANAGEMENT	18	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2226	LORING PLACE NORTH	32	14	Fernando Cabrera	LIDIA MANAGEMENT CORP.	200	6.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2856	WEBB AVENUE	25	14	Fernando Cabrera	2856 WEBB AVE LLC.	152	6.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2654	BAINBRIDGE AVENUE	3	15	Ritchie J. Torres	TRINIDAD, HECTOR	29	9.67	\$ 0.00	ACTIVE	
BX	663	CRESCENT AVENUE	21	15	Ritchie J. Torres	CITICORE LLC	128	6.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2910	CRUGER AVENUE	3	15	Ritchie J. Torres	PERSAUD, ANIL	91	30.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2707	DECATUR AVENUE	3	15	Ritchie J. Torres	EGBUJOR, AMARACHUKWU	72	24.00	\$ 0.00	ACTIVE	

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			119	15	Ritchie J. Torres	CHESTNUT HOLDINGS OF NEW YORK, INC	496	4.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	240	EAST 175 STREET	25	15	Ritchie J. Torres	VALENTINE REALTY ASSOCIATES, LLC	105	4.20	\$ 0.00	DISCHARGED	COMPLIANCE
BX	265	EAST 182 STREET	8	15	Ritchie J. Torres	NJ CRE 2013 FUND LLC	57	7.13	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4683	PARK AVENUE	3	15	Ritchie J. Torres	OLMO, LINNET	30	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1703	VAN BUREN STREET	3	15	Ritchie J. Torres	LIN, HUO	53	17.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1726	VICTOR STREET	31	15	Ritchie J. Torres	TOWER MANAGEMENT GROUP LLC	235	7.58	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2334	WASHINGTON AVENUE	8	15	Ritchie J. Torres	2412 WEBSTER ASSOCIATES LLC	93	11.63	\$ 4,169.91	DISCHARGED	COMPLIANCE
BX	2412	WEBSTER AVENUE	4	15	Ritchie J. Torres	1864 WHITE PLAINS RD LLC	70	17.50	\$ 24,564.46	DISCHARGED	COMPLIANCE
BX	1864	WHITE PLAINS ROAD	21	16	Vanessa L. Gibson	TABLE RUN ESTATES, INC.	138	6.57	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1339	BRISTOW STREET	62	16	Vanessa L. Gibson	WEINBERGER, YECHIEL	254	4.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1050	CARROLL PLACE	35	16	Vanessa L. Gibson	131 E 169 LLC	250	7.14	\$ 0.00	DISCHARGED	COMPLIANCE
BX	127	EAST 169 STREET	69	16	Vanessa L. Gibson	ELLIOT PLACE ESTATES	359	5.20	\$ 0.00	DISCHARGED	COMPLIANCE
BX	41	ELLIOT PLACE	43	16	Vanessa L. Gibson	1165 GERARD REALTY LLC	232	5.40	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1165	GERARD AVENUE	54	16	Vanessa L. Gibson	KASZOVITZ, ROBERT	262	4.85	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1183	GERARD AVENUE	3	16	Vanessa L. Gibson	PROSPECT NARINE LLC	17	5.67	\$ 0.00	ACTIVE	
BX	785	JENNINGS STREET	3	16	Vanessa L. Gibson	PROSPECT NARINE LLC	73	24.33	\$ 0.00	ACTIVE	
BX	791	JENNINGS STREET	8	16	Vanessa L. Gibson	MAPLE AB LLC	58	7.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1081	TELLER AVENUE	8	17	Rafael Salamanca Jr	SMILOWITZ, KAREN	42	5.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1148	BRYANT AVENUE	5	17	Rafael Salamanca Jr	YADEGAR, DANIEL	52	10.40	\$ 0.00	DISCHARGED	COMPLIANCE
BX	779	CROTONA PARK NORTH	3	17	Rafael Salamanca Jr	BAKSH, CHRISTOPHER	105	35.00	\$ 0.00	DISCHARGED	VACANT
BX	388	EAST 155 STREET	4	17	Rafael Salamanca Jr	MAIGUZO, ISSAKA	54	13.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	816	EAST 168 STREET	9	17	Rafael Salamanca Jr	LEVI, MATT	205	22.78	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	943	EAST 179 STREET	20	17	Rafael Salamanca Jr		103	5.15	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1255	LONGFELLOW AVENUE									

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							92	6.57	\$ 0.00	DISCHARGED	COMPLIANCE
BX	871	LONGWOOD AVENUE	14	17	Rafael Salamanca Jr	TORBI, SHAN	50	16.67	\$ 0.00	DISCHARGED	VACANT
BX	636	MANIDA STREET	3	17	Rafael Salamanca Jr	DENTE, SHLOMO	16	5.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	764	MANIDA STREET	3	17	Rafael Salamanca Jr	DEAS, ALEX	74	3.70	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1562	MINFORD PLACE	20	17	Rafael Salamanca Jr	MINFORD PLACE PROPERTY LLC	186	46.50	\$ 0.00	DISCHARGED	VACANT
BX	1790	PROSPECT AVENUE	4	17	Rafael Salamanca Jr	KLEIN, HAROLD	37	12.33	\$ 0.00	DISCHARGED	VORK COMPLETEI
BX	454	BARRETT AVENUE	3	18	Ruben Diaz, Sr.	PARES, JOSE	35	11.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2454	EAST TREMONT AVENUE	3	18	Ruben Diaz, Sr.	POLIZZI, FABIANA	140	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1541	WESTCHESTER AVENUE	14	18	Ruben Diaz, Sr.	SALMAN, OREL	86	28.67	\$ 20,457.87	DISCHARGED	COMPLIANCE
QN	20-10	121 STREET	3	19	Paul Vallone	KASHIOVLIS, NICOS	96	24.00	\$ 0.00	ACTIVE	
QN	33-32	102 STREET	4	21	Francisco Moya	SALDANA, PATRICIO	29	14.50	\$ 0.00	DISCHARGED	ADMINISTRATIVE
QN	94-01	ROOSEVELT AVENUE	2	21	Francisco Moya	PARK AVE SOUTH MGMT	146	6.08	\$ 0.00	DISCHARGED	COMPLIANCE
QN	28-02	44 STREET	24	22	Costa Constantinides	SMOLIAN & COMPANY	66	16.50	\$ 0.00	DISCHARGED	VORK COMPLETEI
QN	106-43	156 STREET	4	28	Adrienne E. Adams	ADJARA, JENNIFER	38	12.67	\$ 0.00	DISCHARGED	COMPLIANCE
QN	108-25	LIVERPOOL STREET	3	28	Adrienne E. Adams	RAMOUTAR, SHIAM	58	19.33	\$ 0.00	ACTIVE	
QN	216-23	136 ROAD	3	31	Donovan J. Richards	SMITH, HOMER	36	12.00	\$ 0.00	ACTIVE	
QN	137	BEACH 26 STREET	3	31	Donovan J. Richards	OWNER OF,	89	29.67	\$ 0.00	ACTIVE	
QN	139	BEACH 26 STREET	3	31	Donovan J. Richards	ZIV, ILAN	41	13.67	\$ 0.00	ACTIVE	
QN	229	BEACH 31 STREET	3	31	Donovan J. Richards	WILSON, JUDETTE	36	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	11-23	MCBRIDE STREET	3	31	Donovan J. Richards	ROCKAWAY PROPERTY HOLDINGS LLC	41	10.25	\$ 0.00	ACTIVE	
QN	86-01	102 AVENUE	4	32	Eric A. Ulrich	PERKINS, SHIRLEY	16	5.33	\$ 0.00	DISCHARGED	VACANT
QN	104-12	104 STREET	3	32	Eric A. Ulrich	TUNG REALTY 86-04 LLC	44	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	638	KOSCIUSZKO STREET	6	34	Antonio Reynoso	638 ADAR LLC	99	16.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	20	MENAHAN STREET	6	34	Antonio Reynoso	KAPELUSCHNIK, ARON					

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QN	1673	PALMETTO STREET	6	34	Antonio Reynoso	RIDGEWOOD INVESTORS LLC	72	12.00	\$ 12,445.18	DISCHARGED	COMPLIANCE
BK	404	SUYDAM STREET	6	34	Antonio Reynoso	KOZLIK, ISRAEL	80	13.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	414	SUYDAM STREET	6	34	Antonio Reynoso	285 HIMROD LLC	41	6.83	\$ 12,392.02	DISCHARGED	COMPLIANCE
QN	18-79	TROUTMAN STREET	6	34	Antonio Reynoso	COMMERCIAL REALTY/RESOLUTION LLC	59	9.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	73	WILSON AVENUE	6	34	Antonio Reynoso	DRAPALA, RALPH	89	14.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1119	CARROLL STREET	8	35	Laurie A. Cumbo	ABUDI, RONI	53	6.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	512	CLASSON AVENUE	3	35	Laurie A. Cumbo	512 CLASSON REALTY LLC	83	27.67	\$ 0.00	DISCHARGED	VACANT
BK	372	FRANKLIN AVENUE	8	35	Laurie A. Cumbo	RELIANT REALTY SERVICES, LLC	73	9.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	589	FRANKLIN AVENUE	10	35	Laurie A. Cumbo	SCHWARCZ, NATHAN	69	6.90	\$ 0.00	DISCHARGED	COMPLIANCE
BK	71	IRVING PLACE	3	35	Laurie A. Cumbo	MEHTA, SEETAL	36	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1305	LINCOLN PLACE	8	35	Laurie A. Cumbo	MARTIN, ELCORNO	77	9.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	230	SCHENECTADY AVENUE	6	35	Laurie A. Cumbo	KHALILI, JOSEPH	143	23.83	\$ 0.00	ACTIVE	
BK	1153	ST JOHNS PLACE	7	35	Laurie A. Cumbo	1153 ST JOHNS REALTY LLC	159	22.71	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	119	ALBANY AVENUE	7	36	Robert E. Cornegy, Jr.	DEUTSCH, MOSHE	113	16.14	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1090	BEDFORD AVENUE	6	36	Robert E. Cornegy, Jr.	1090 BEDFORD PROPERTIES LLC	27	4.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	879	DE KALB AVENUE	22	36	Robert E. Cornegy, Jr.	IWNICK PARTNERS LLC	315	14.32	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1496	FULTON STREET	4	36	Robert E. Cornegy, Jr.	MANN, TEDDY	128	32.00	\$ 0.00	DISCHARGED	VACANT
BK	857	GREENE AVENUE	8	36	Robert E. Cornegy, Jr.	STUYVESANT RESIDENCE LLC	43	5.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	331	HANCOCK STREET	4	36	Robert E. Cornegy, Jr.	GLASGOW, SANDRA	58	14.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	644	LAFAYETTE AVENUE	8	36	Robert E. Cornegy, Jr.	N/A	97	12.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	997A	LAFAYETTE AVENUE	6	36	Robert E. Cornegy, Jr.	MESMAIN, ANNE	33	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	539	MACON STREET	8	36	Robert E. Cornegy, Jr.	RELIANT REALTY SERVICES, LLC	90	11.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	414	MADISON STREET	3	36	Robert E. Cornegy, Jr.	AVITAL, OMER	15	5.00	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	649	MARCY AVENUE	8	36	Robert E. Cornegy, Jr.	MRE PROPERTY MANAGEMENT LLLC	59	7.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1302	PACIFIC STREET	16	36	Robert E. Cornegy, Jr.	DEUTSCH, MOSHE	132	8.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	945	PARK PLACE	14	36	Robert E. Cornegy, Jr.	BROOKLYN HEIGHTS REAL ESTATE MNGMT	145	10.36	\$ 0.00	DISCHARGED	COMPLIANCE
BK	99	ROGERS AVENUE	7	36	Robert E. Cornegy, Jr.	RAN BROOKLYN LLC	172	24.57	\$ 0.00	DISCHARGED	COMPLIANCE
BK	692	ST MARKS AVENUE	10	36	Robert E. Cornegy, Jr.	LEFKOWITZ, JOEL	68	6.80	\$ 7,589.72	DISCHARGED	COMPLIANCE
BK	107	VERNON AVENUE	3	36	Robert E. Cornegy, Jr.	TOUKOU, MOUSSA	108	36.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	240A	VERNON AVENUE	4	36	Robert E. Cornegy, Jr.	ACKERMAN, ANDREW	53	13.25	\$ 0.00	DISCHARGED	VACANT
BK	466	WILLOUGHBY AVENUE	4	36	Robert E. Cornegy, Jr.	466 WILLOUGHBY LLC	56	14.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	645	WILLOUGHBY AVENUE	8	36	Robert E. Cornegy, Jr.	THROOP CORNER LLC.	107	13.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1250	BUSHWICK AVENUE	3	37	Rafael L. Espinal Jr.	BUSHWICK PLACE REALTY LLC	35	11.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1283	BUSHWICK AVENUE	3	37	Rafael L. Espinal Jr.	1283 BUSHWICK REALTY LLC	31	10.33	\$ 0.00	DISCHARGED	VACANT
BK	38	COOPER STREET	16	37	Rafael L. Espinal Jr.	COOPER TOWER LLC	225	14.06	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1498	DE KALB AVENUE	6	37	Rafael L. Espinal Jr.	SPIRA, ZEE	48	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	697	EVERGREEN AVENUE	5	37	Rafael L. Espinal Jr.	CHOW, CINDY	133	26.60	\$ 0.00	ACTIVE	
BK	2232	FULTON STREET	6	37	Rafael L. Espinal Jr.	LUBIN, JAY	90	15.00	\$ 1,017.45	DISCHARGED	COMPLIANCE
BK	1361	GREENE AVENUE	6	37	Rafael L. Espinal Jr.	ENGEL, MOSHE	121	20.17	\$ 7,396.63	DISCHARGED	COMPLIANCE
BK	1132	HALSEY STREET	3	37	Rafael L. Espinal Jr.	NOWELL, EVELYN	29	9.67	\$ 0.00	ACTIVE	
BK	1301	HERKIMER STREET	3	37	Rafael L. Espinal Jr.	DAVID, URI	39	13.00	\$ 0.00	DISCHARGED	VORK COMPLETE
BK	1420	HERKIMER STREET	3	37	Rafael L. Espinal Jr.	ANTWINE, MERLINE	51	17.00	\$ 0.00	DISCHARGED	VORK COMPLETE
BK	208	HIMROD STREET	6	37	Rafael L. Espinal Jr.	208 HIMROD ST LLC	72	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	211	IRVING AVENUE	6	37	Rafael L. Espinal Jr.	ANEKWE, UGOCHUKWU	52	8.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	670	JAMAICA AVENUE	3	37	Rafael L. Espinal Jr.	MEDINA, JULIA	71	23.67	\$ 0.00	DISCHARGED	VACANT
BK	674	JAMAICA AVENUE	3	37	Rafael L. Espinal Jr.	VAZIRANI, DEEPAK	35	11.67	\$ 0.00	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 5**

**Start Date: 01/31/2012**

**# of buildings that did not achieve "substantial compliance" within 12 months: 126**

Boro	PHN	Street Address	Total Units <sup>1</sup>	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 <sup>2</sup>	Building Status	Building Status Reason
BK	1213	JEFFERSON AVENUE	3	37	Rafael L. Espinal Jr.	WATERFRONT PROPERTY MGMT	80	26.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1219	JEFFERSON AVENUE	3	37	Rafael L. Espinal Jr.	ELYASSIAN, SEPEHR	45	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	533	KNICKERBOCKER AVENUE	8	37	Rafael L. Espinal Jr.	ENGEL, MOSHE	176	22.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	729	KNICKERBOCKER AVENUE	8	37	Rafael L. Espinal Jr.	KNICKERBOCKER ONE ESTATE, LLC	91	11.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	871	KNICKERBOCKER AVENUE	6	37	Rafael L. Espinal Jr.	DEUTSCH, MOSHE	60	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	264	LINDEN STREET	3	37	Rafael L. Espinal Jr.	TRUE MANAGEMENT	37	12.33	\$ 0.00	DISCHARGED	VACANT
BK	368	MILLER AVENUE	3	37	Rafael L. Espinal Jr.	AHMED, SABBER	21	7.00	\$ 0.00	ACTIVE	
BK	1306	MYRTLE AVENUE	4	37	Rafael L. Espinal Jr.	MYRTLE CHOICE LLC	109	27.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	136	SACKMAN STREET	6	37	Rafael L. Espinal Jr.	RBM NY HOLDINGS LLC	134	22.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	180	SCHAEFER STREET	3	37	Rafael L. Espinal Jr.	UNITED GREENE LLC	91	30.33	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	181	SCHAEFER STREET	3	37	Rafael L. Espinal Jr.	REFOILIO HOLDINGS LLC	56	18.67	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	186	SCHAEFER STREET	6	37	Rafael L. Espinal Jr.	186 SCHAEFER STREET LLC	79	13.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	145	SCHENCK AVENUE	3	37	Rafael L. Espinal Jr.	RAVE, ROY	34	11.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	177	SHEFFIELD AVENUE	5	37	Rafael L. Espinal Jr.	MIZRACHI, DAN	141	28.20	\$ 0.00	DISCHARGED	COMPLIANCE
BK	283	SHEPHERD AVENUE	3	37	Rafael L. Espinal Jr.	GRAHAM, ROBERTA	62	20.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	504	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	WILSON REALTY NY LLC	73	12.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	247	46 STREET	8	38	Carlos Menchaca	LANDAU, CHESKY	69	8.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	968	54 STREET	6	38	Carlos Menchaca	CHEN, LI YING	63	10.50	\$ 6,554.52	DISCHARGED	COMPLIANCE
BK	837	60 STREET	27	38	Carlos Menchaca	REGAS, PETE	262	9.70	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1040	40 STREET	3	39	Brad Lander	O'LEARY, THERESA	33	11.00	\$ 0.00	DISCHARGED	VACANT
BK	578	UNION STREET	8	39	Brad Lander	LEFKOWITZ, DEVORAH	122	15.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2201	CATON AVENUE	36	40	Mathieu Eugene	REGAS, PETE	230	6.39	\$ 0.00	DISCHARGED	COMPLIANCE
BK	53	EAST 31 STREET	3	40	Mathieu Eugene	53 E 31 ST LLC	57	19.00	\$ 0.00	DISCHARGED	VACANT

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<sup>2</sup> 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 01/31/2012.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program  
City Council Report

Project Name: AEP ROUND 5

Start Date: 01/31/2012

# of buildings that did not achieve "substantial compliance" within 12 months: 126

Boro	PHN	Street Address	Total Units <sup>1</sup>	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 <sup>2</sup>	Building Status	Building Status Reason
BK	614	MARLBOROUGH ROAD	8	40	Mathieu Eugene	SHOOB, AKIVA	110	13.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	10	WESTMINSTER ROAD	21	40	Mathieu Eugene	AE DUKE MANAGEMENT LLC	157	7.48	\$ 0.00	DISCHARGED	COMPLIANCE
BK	542	BAINBRIDGE STREET	6	41	Alicka Ampry-Samuel	MEHDIZADEH, MANSOUR	141	23.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	385	CHAUNCEY STREET	6	41	Alicka Ampry-Samuel	385 CHAUNCEY LLC	100	16.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	475	CHAUNCEY STREET	6	41	Alicka Ampry-Samuel	HORIZON REAL ESTATE PROPERTY SERVICES CORP	119	19.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	812	CROWN STREET	4	41	Alicka Ampry-Samuel	HEIGHTS PROPERTIES 812 LLC	45	11.25	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	92	EAST 53 STREET	32	41	Alicka Ampry-Samuel	ROTHENBERG, AVROHOM	131	4.09	\$ 0.00	DISCHARGED	COMPLIANCE
BK	257	EAST 92 STREET	4	41	Alicka Ampry-Samuel	MORRIS, KATHLEEN	22	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	326	EAST 94 STREET	4	41	Alicka Ampry-Samuel	CLOUDEN, JEANNETTE	108	27.00	\$ 0.00	DISCHARGED	VACANT
BK	243	EAST 95 STREET	4	41	Alicka Ampry-Samuel	GREENE MANAGEMENT	76	19.00	\$ 0.00	DISCHARGED	VACANT
BK	406	EAST 96 STREET	4	41	Alicka Ampry-Samuel	ASHMAN, JEAN	90	22.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2011A	FULTON STREET	3	41	Alicka Ampry-Samuel	DE LA CRUZ, JOHNNY	49	16.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	867	HALSEY STREET	6	41	Alicka Ampry-Samuel	HALSEY BROTHERS LLC	135	22.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	937	JEFFERSON AVENUE	8	41	Alicka Ampry-Samuel	GILMAN MANAGEMENT CORP.	123	15.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	781	MAC DONOUGH STREET	3	41	Alicka Ampry-Samuel	LOWE, TEWAN	67	22.33	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	823	MADISON STREET	3	41	Alicka Ampry-Samuel	NARANJO, PAUL	23	7.67	\$ 4,515.79	DISCHARGED	COMPLIANCE
BK	435	MARION STREET	6	41	Alicka Ampry-Samuel	ATARI REALTY	188	31.33	\$ 0.00	ACTIVE	
BK	1971	PACIFIC STREET	3	41	Alicka Ampry-Samuel	PACIFIC GOLD LLC	109	36.33	\$ 0.00	DISCHARGED	VACANT
BK	1833	PARK PLACE	3	41	Alicka Ampry-Samuel	FIRST CLASS MANAGEMENT INC.	80	26.67	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	339	SARATOGA AVENUE	8	41	Alicka Ampry-Samuel	JEFFERS, OSWALD	92	11.50	\$ 0.00	ACTIVE	
BK	1651	ST MARKS AVENUE	4	41	Alicka Ampry-Samuel	VICARS, RONALD	62	15.50	\$ 0.00	ACTIVE	
BK	202	TAPSCOTT STREET	4	41	Alicka Ampry-Samuel	NODUMEHLEZI, KWAKV	32	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2037	UNION STREET	6	41	Alicka Ampry-Samuel	2037 UNION ST LLC	93	15.50	\$ 0.00	DISCHARGED	COMPLIANCE

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<sup>2</sup> 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 5**

**Start Date: 01/31/2012**

**# of buildings that did not achieve "substantial compliance" within 12 months: 126**

Boro	PHN	Street Address	Total Units <sup>1</sup>	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 <sup>2</sup>	Building Status	Building Status Reason
BK	654	ASHFORD STREET	3	42	Inez Barron	DAVID, URI	59	19.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	587	BRADFORD STREET	4	42	Inez Barron	LU, CHAO YUAN	40	10.00	\$ 0.00	DISCHARGED	VACANT
BK	515	EAST 91 STREET	3	42	Inez Barron	BASILE, SANDRA	92	30.67	\$ 0.00	ACTIVE	
BK	864	ELTON STREET	6	42	Inez Barron	A&H NEW REX LLC	45	7.50	\$ 0.00	ACTIVE	
BK	391	LEGION STREET	4	42	Inez Barron	COLE, JOHN	45	11.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	584	LINWOOD STREET	4	42	Inez Barron	EMPORIUM MANAGEMENT	72	18.00	\$ 0.00	DISCHARGED	VACANT
BK	665	MILLER AVENUE	6	42	Inez Barron	WILLIAMSBURG PROPERTY MANAGEMENT	47	7.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	711	MILLER AVENUE	6	42	Inez Barron	RICK MASIHUDDIN	82	13.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2284	STRAUSS STREET	4	42	Inez Barron	ISAAC SILBERSTEIN	72	18.00	\$ 0.00	DISCHARGED	VACANT
BK	552	WILLIAMS AVENUE	4	42	Inez Barron	CHOWDHURY, ATIA	37	9.25	\$ 0.00	ACTIVE	
BK	736	WYONA STREET	3	42	Inez Barron	JOSEPH, JOVON	24	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1021	EAST 14 STREET	3	44	Kalman Yeger	THE APOTROPUS TRUST	35	11.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	3111	GLENWOOD ROAD	59	45	Jumaane D. Williams	RIZARO REALTY LLC	301	5.10	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2869	WEST 17 STREET	6	47	Mark Treyger	CHERNENKO, ALEXANDER	82	13.67	\$ 0.00	ACTIVE	
SI	7	OLYMPIA BOULEVARD	3	50	Steven Matteo	URKONIS, LORI	63	21.00	\$ 0.00	DISCHARGED	VACANT

**Building Count: 199**

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