



CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 8

Start Date: 02/02/2015

of buildings that did not achieve "substantial compliance" within 12 months: 136

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	6	CONVENT AVENUE	8	7	Mark Levine	ALBA VIP REALTY LLC	194	24.25	\$ 0.00	DISCHARGED	COMPLIANCE
MN	900	RIVERSIDE DRIVE	72	7	Mark Levine	NOAM CORP.	236	3.28	\$ 0.00	DISCHARGED	COMPLIANCE
MN	230	WEST 108 STREET	25	7	Mark Levine	PISCADOR, LARRY	153	6.12	\$ 0.00	DISCHARGED	COMPLIANCE
MN	523	WEST 138 STREET	20	7	Mark Levine	CUNDELAN, EUGENE	115	5.75	\$ 0.00	ACTIVE	
MN	572	WEST 141 STREET	24	7	Mark Levine	MD SQUARED PROPERTY GROUP, LLC	114	4.75	\$ 0.00	DISCHARGED	COMPLIANCE
MN	541	WEST 142 STREET	19	7	Mark Levine	SOLAR REALTY MANAGEMENT CORP	107	5.63	\$ 0.00	DISCHARGED	COMPLIANCE
MN	501	WEST 143 STREET	39	7	Mark Levine	VERITAS PROPERTY MANAGEMENT LLC	227	5.82	\$ 0.00	ACTIVE	
MN	515	WEST 143 STREET	24	7	Mark Levine	FINGER MANAGEMENT CORP	110	4.58	\$ 0.00	ACTIVE	
MN	468	WEST 145 STREET	14	7	Mark Levine	NAVEH, AVI	102	7.29	\$ 0.00	ACTIVE	
MN	509	WEST 150 STREET	4	7	Mark Levine	MUJAHID, JUBAE	48	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	535	WEST 155 STREET	21	7	Mark Levine	BIG CITY REALTY MANAGEMENT, LLC	80	3.81	\$ 0.00	DISCHARGED	COMPLIANCE
MN	533	WEST 158 STREET	24	7	Mark Levine	158 MANAGEMENT LLC	103	4.29	\$ 0.00	DISCHARGED	COMPLIANCE
MN	504	WEST 159 STREET	21	7	Mark Levine	SPRINGHOUSE MANAGEMENT LLC	119	5.67	\$ 0.00	DISCHARGED	COMPLIANCE
MN	168	EAST 104 STREET	8	8	Diana Ayala	TRISTAR MANAGEMENT ASSOCIATES LLC	67	8.38	\$ 0.00	DISCHARGED	COMPLIANCE
MN	322	EAST 126 STREET	28	8	Diana Ayala	KIRZNER, YOSSI	91	3.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	353	EAST 138 STREET	8	8	Diana Ayala	353 E 138TH ST LLC	54	6.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	758	KELLY STREET	38	8	Diana Ayala	TRION REAL ESTATE MANAGEMENT	197	5.18	\$ 0.00	DISCHARGED	COMPLIANCE
BX	64	WEST 165 STREET	33	8	Diana Ayala	RODRIGUEZ, FRANKLIN	140	4.24	\$ 0.00	DISCHARGED	COMPLIANCE
MN	14	EAST 125 STREET	6	9	Bill Perkins	FONTEK, YISROEL	357	59.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	165	EDGEcombe AVENUE	20	9	Bill Perkins	C&C APARTMENT MANAGEMENT LLC	121	6.05	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2359	FREDERICK DOUGLASS BOULEVARD	10	9	Bill Perkins	PARK AVE SOUTH MGMT	69	6.90	\$ 0.00	DISCHARGED	COMPLIANCE
MN	242	WEST 116 STREET	8	9	Bill Perkins	SHINDA MANAGEMENT CORPORATION	124	15.50	\$ 0.00	ACTIVE	
MN	157	WEST 119 STREET	20	9	Bill Perkins	SHINDA MANAGEMENT CORPORATION	124	6.20	\$ 0.00	ACTIVE	

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MN	40	WEST 128 STREET	12	9	Bill Perkins	BROWN, VANOY	105	8.75	\$ 0.00	ACTIVE	
MN	79	AUDUBON AVENUE	24	10	Ydanis Rodriguez	AUDUBON 79 LLC	93	3.88	\$ 0.00	DISCHARGED	COMPLIANCE
MN	58	MARBLE HILL AVENUE	50	10	Ydanis Rodriguez	MCS PROPERTIES LLC	190	3.80	\$ 0.00	DISCHARGED	COMPLIANCE
MN	192	NAGLE AVENUE	49	10	Ydanis Rodriguez	ONE NINE DEUCE ASSOCIATES LLC	222	4.53	\$ 0.00	DISCHARGED	COMPLIANCE
MN	200	NAGLE AVENUE	49	10	Ydanis Rodriguez	ONE NINE DEUCE ASSOCIATES LLC	221	4.51	\$ 0.00	DISCHARGED	COMPLIANCE
MN	88	SEAMAN AVENUE	32	10	Ydanis Rodriguez	88 SEAMAN AVENUE LLC	100	3.13	\$ 0.00	DISCHARGED	COMPLIANCE
MN	4	SOUTH PINEHURST AVENUE	43	10	Ydanis Rodriguez	ROSE ASSOCIATES, INC.	233	5.42	\$ 0.00	DISCHARGED	COMPLIANCE
MN	15	WADSWORTH AVENUE	26	10	Ydanis Rodriguez	MANOR MANAGEMENT LLC	108	4.15	\$ 0.00	DISCHARGED	COMPLIANCE
MN	514	WEST 169 STREET	10	10	Ydanis Rodriguez	NEW YORK CITY MANAGEMENT	90	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	512	WEST 180 STREET	21	10	Ydanis Rodriguez	GALABYA, DAVID	101	4.81	\$ 0.00	DISCHARGED	COMPLIANCE
MN	605	WEST 182 STREET	22	10	Ydanis Rodriguez	KATECHIS, CONSTANTINA	140	6.36	\$ 0.00	DISCHARGED	COMPLIANCE
MN	620	WEST 182 STREET	16	10	Ydanis Rodriguez	620 WEST 182ND STREET HEIGHTS ASSOC	129	8.06	\$ 0.00	DISCHARGED	COMPLIANCE
MN	573	WEST 183 STREET	11	10	Ydanis Rodriguez	573 W STUDIOS	103	9.36	\$ 0.00	ACTIVE	
MN	595	WEST 207 STREET	28	10	Ydanis Rodriguez	595 W 207 ASSOCIATES LLC	112	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	509	WEST 212 STREET	45	10	Ydanis Rodriguez	INWOOD 212 LLC	336	7.47	\$ 0.00	DISCHARGED	COMPLIANCE
MN	506	WEST 213 STREET	26	10	Ydanis Rodriguez	COHEN, NISSAN	104	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4632	CARPENTER AVENUE	21	11	Andrew Cohen	CARP REALTY INC	71	3.38	\$ 0.00	DISCHARGED	COMPLIANCE
BX	683	EAST 234 STREET	6	11	Andrew Cohen	683 E 234ST HOLDINGS LLC	68	11.33	\$ 0.00	ACTIVE	
BX	179	EAST MOSHOLU PARKWAY NORTH	6	11	Andrew Cohen	MOSHOLU PLAZA LLC.	43	7.17	\$ 0.00	ACTIVE	
BX	4625	FURMAN AVENUE	3	11	Andrew Cohen	SAMUELSREALESTATEPROPERTIES LLC	30	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3149	PERRY AVENUE	53	11	Andrew Cohen	LEVIE, WARREN	215	4.06	\$ 0.00	DISCHARGED	COMPLIANCE
BX	135	WEST 238 STREET	66	11	Andrew Cohen	LEVI, YEHUDA	233	3.53	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4555	WHITE PLAINS ROAD	4	11	Andrew Cohen	PERSAUD, CHANDRA	78	19.50	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	4124	BRONXWOOD AVENUE	8	12	Andy King	QV MANAGEMENT CORP	142	17.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1000	DUNCAN STREET	3	12	Andy King	CHTIOUI, RACHID	19	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	708	EAST 215 STREET	5	12	Andy King	CHEN, AVIRAM	76	15.20	\$ 0.00	DISCHARGED	COMPLIANCE
BX	720 FROM	EAST 216 STREET	3	12	Andy King	MAVLYANOV, MOSHE	154	51.33	\$ 0.00	DISCHARGED	VACANT
BX	769	EAST 224 STREET	7	12	Andy King	QV MANAGEMENT CORP	131	18.71	\$ 0.00	DISCHARGED	COMPLIANCE
BX	967	EAST 224 STREET	6	12	Andy King	224 STREET REALTY LLC	100	16.67	\$ 0.00	ACTIVE	
BX	872	EAST 225 STREET	5	12	Andy King	WARING, LISA	30	6.00	\$ 0.00	ACTIVE	
BX	811	EAST 226 STREET	3	12	Andy King	REFOILIO HOLDINGS LLC	33	11.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	829	EAST 226 STREET	3	12	Andy King	VARGAS, CLAUDIA	79	26.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	973	EAST 226 STREET	3	12	Andy King	DAWKINS, RICARDO	59	19.67	\$ 0.00	ACTIVE	
BX	817	EAST 227 STREET	5	12	Andy King	VIDAS, AVI	34	6.80	\$ 0.00	DISCHARGED	VACANT
BX	819	EAST 227 STREET	3	12	Andy King	819 EAST 227TH STREET LLC	21	7.00	\$ 0.00	ACTIVE	
BX	940	EAST 227 STREET	3	12	Andy King	NEW ATLANTIC LIBERTY CORP	44	14.67	\$ 0.00	DISCHARGED	VACANT
BX	645	EAST 228 STREET	5	12	Andy King	INNOVATIVE PROPERTY MGMT	131	26.20	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	1800	EDENWALD AVENUE	3	12	Andy King	BEULAH, VINCENT	70	23.33	\$ 0.00	ACTIVE	
BX	3153	SEYMOUR AVENUE	17	12	Andy King	NEW CITY MANAGEMENT, LLC	103	6.06	\$ 0.00	ACTIVE	
BX	733	TILDEN STREET	3	12	Andy King	RAMROOP, PARAMDEO	24	8.00	\$ 0.00	ACTIVE	
BX	3012	WALLACE AVENUE	4	12	Andy King	ANDERSON, CHESTLEY	34	8.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2222	HOLLAND AVENUE	3	13	Mark Gjonaj	TURNER, GWENNETH	36	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2226	HOLLAND AVENUE	25	13	Mark Gjonaj	PERLLESHI, MARK	196	7.84	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1905	ANDREWS AVENUE SOUTH	12	14	Fernando Cabrera	1905 MK REALTY GROUP LLC	82	6.83	\$ 0.00	DISCHARGED	COMPLIANCE
BX	74	CLINTON PLACE	3	14	Fernando Cabrera	OBIOHA, MCLORD	55	18.33	\$ 0.00	ACTIVE	
BX	1995	CRESTON AVENUE	46	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS LLC	278	6.04	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	2538	CRESTON AVENUE	11	14	Fernando Cabrera	SAMARITAN DAYTOP VILLAGE	282	25.64	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1815	DAVIDSON AVENUE	40	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS LLC	185	4.63	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1824	DAVIDSON AVENUE	47	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS LLC	301	6.40	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2055	DAVIDSON AVENUE	21	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS LLC	127	6.05	\$ 0.00	DISCHARGED	COMPLIANCE
BX	54	EAST 176 STREET	52	14	Fernando Cabrera	NCV HOPE LLC	244	4.69	\$ 0.00	ACTIVE	
BX	156	EAST 178 STREET	36	14	Fernando Cabrera	WINSTON, CHARLES	214	5.94	\$ 0.00	ACTIVE	
BX	2555	GRAND CONCOURSE	26	14	Fernando Cabrera	2555-2559 GRAND CONCOURSE HEIGHTS ASSOC LLC	93	3.58	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1920	LORING PLACE SOUTH	11	14	Fernando Cabrera	JOYLAND MANAGEMENT	258	23.45	\$ 0.00	DISCHARGED	COMPLIANCE
BX	20	WEST 190 STREET	37	14	Fernando Cabrera	MIDAS PROPERTY MANAGEMENT CORP.	386	10.43	\$ 0.00	ACTIVE	
BX	4173	3 AVENUE	8	15	Ritchie J. Torres	LANGSAM PROP. SER. CORP.	87	10.88	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1977	BIRCHALL AVENUE	3	15	Ritchie J. Torres	EASTCHESTER HOLDINGS LLC	30	10.00	\$ 0.00	ACTIVE	
BX	2403	CAMBRELENG AVENUE	20	15	Ritchie J. Torres	CAMBRELENG JJ LLC	97	4.85	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2912	CRUGER AVENUE	3	15	Ritchie J. Torres	HART, TREVARDO	93	31.00	\$ 0.00	ACTIVE	
BX	546	EAST 182 STREET	25	15	Ritchie J. Torres	SCHEIN, ARI	159	6.36	\$ 0.00	DISCHARGED	COMPLIANCE
BX	735	EAST 182 STREET	21	15	Ritchie J. Torres	735 EQUITIES LLC	86	4.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	269	EAST 194 STREET	26	15	Ritchie J. Torres	SHERIDAN MANAGEMENT	90	3.46	\$ 0.00	DISCHARGED	COMPLIANCE
BX	264	ECHO PLACE	27	15	Ritchie J. Torres	MOUNT HOPE PRESERVATION APARTMENTS LLC	184	6.81	\$ 0.00	DISCHARGED	COMPLIANCE
BX	718	GARDEN STREET	3	15	Ritchie J. Torres	TORATI, HEZI	36	12.00	\$ 0.00	ACTIVE	
BX	2474	MARION AVENUE	25	15	Ritchie J. Torres	MOUNT HOPE PRESERVATION APARTMENTS LLC	126	5.04	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2348	PROSPECT AVENUE	3	15	Ritchie J. Torres	BROITMAN, GIL	38	12.67	\$ 0.00	DISCHARGED	VACANT
BX	2105	RYER AVENUE	53	15	Ritchie J. Torres	CITY SKYLINE REALTY INC	192	3.62	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1731	VAN BUREN STREET	3	15	Ritchie J. Torres	DENTI, SHLOMO	105	35.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	757	VAN NEST AVENUE	3	15	Ritchie J. Torres	ROSADO, RAYMOND	17	5.67	\$ 0.00	DISCHARGED	VACANT

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BX	2355	WASHINGTON AVENUE	3	15	Ritchie J. Torres	YOUSEFZADEH, BENJAMIN	28	9.33	\$ 0.00	DISCHARGED	VACANT
BX	2366	WEBSTER AVENUE	26	15	Ritchie J. Torres	BLAKE REALTY MANAGEMENT INC	111	4.27	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1133	BOSTON ROAD	51	16	Vanessa L. Gibson	RENTAL & MANAGEMENT ASSOCIATES	160	3.14	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1308	CLAY AVENUE	3	16	Vanessa L. Gibson	OKORO, ANTHONY	156	52.00	\$ 0.00	DISCHARGED	VACANT
BX	1320	CLAY AVENUE	3	16	Vanessa L. Gibson	GADELOV, BERTA	32	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1350	CLAY AVENUE	3	16	Vanessa L. Gibson	AVIR FUNDING INC	48	16.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	888	GRAND CONCOURSE	81	16	Vanessa L. Gibson	GRAND CONCOURSE 8 LLC	400	4.94	\$ 0.00	ACTIVE	
BX	1119	GRANT AVENUE	8	16	Vanessa L. Gibson	THE GARDEN GROUP MANAGEMENT INC	76	9.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1151	GRANT AVENUE	5	16	Vanessa L. Gibson	GABAY, DANIEL	60	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	665	JEFFERSON PLACE	3	16	Vanessa L. Gibson	HENRIQUEZ, JORGE	21	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1413	PROSPECT AVENUE	21	16	Vanessa L. Gibson	1413 PROSPECT AVE REALTY CORP	107	5.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	640	BARRETTO STREET	4	17	Rafael Salamanca Jr	SCHETTINI, SANDRALE	36	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	955	BRUCKNER BOULEVARD	3	17	Rafael Salamanca Jr	GREEN, MICHAEL	88	29.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1445	BRYANT AVENUE	3	17	Rafael Salamanca Jr	LIN, CECILIA	43	14.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	628	COURTLANDT AVENUE	13	17	Rafael Salamanca Jr	MAIGUZO, ISSAKA	127	9.77	\$ 0.00	DISCHARGED	COMPLIANCE
BX	335	EAST 148 STREET	36	17	Rafael Salamanca Jr	MINDICK, YAAKOV	123	3.42	\$ 0.00	DISCHARGED	COMPLIANCE
BX	377	EAST 153 STREET	24	17	Rafael Salamanca Jr	MILTZ, ZEV	105	4.38	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1124	FOX STREET	4	17	Rafael Salamanca Jr	IROZURU, EJIKEME	62	15.50	\$ 0.00	ACTIVE	
BX	1801	MARMION AVENUE	26	17	Rafael Salamanca Jr	JIMENEZ, JANITZA	121	4.65	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1824	MOHEGAN AVENUE	3	17	Rafael Salamanca Jr	RODRIQUEZ, PEDRO	31	10.33	\$ 0.00	DISCHARGED	VACANT
BX	632	MORRIS AVENUE	3	17	Rafael Salamanca Jr	BRUALDI, OLGA	114	38.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1095	PROSPECT AVENUE	22	17	Rafael Salamanca Jr	1095 PROSPECT REALTY LLC	79	3.59	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1023	SOUTHERN BOULEVARD	9	17	Rafael Salamanca Jr	KAFIF, ALBERT	64	7.11	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	1158	BOYNTON AVENUE	66	18	Ruben Diaz, Sr.	KAPLAN, ISRAEL	261	3.95	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1381	CASTLE HILL AVENUE	75	18	Ruben Diaz, Sr.	T & S MANAGEMENT	288	3.84	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1976	CROSS BRONX EXPRESSWAY	6	18	Ruben Diaz, Sr.	MOFLEHI, MUNIR	65	10.83	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1228	ROSEDALE AVENUE	3	18	Ruben Diaz, Sr.	RODRIGUEZ, LUIS	20	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2430	TRATMAN AVENUE	20	18	Ruben Diaz, Sr.	2430 TRATMAN LLC	122	6.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1113	WARD AVENUE	51	18	Ruben Diaz, Sr.	CASABLANCA, BIANCA	199	3.90	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1530	WHITE PLAINS ROAD	3	18	Ruben Diaz, Sr.	DARBY, FAY	28	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	34-46	107 STREET	3	21	Francisco Moya	LI, JIA LIANG	39	13.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	26-11	96 STREET	4	21	Francisco Moya	PAUCAR, ALEJANDRO	69	17.25	\$ 0.00	DISCHARGED	COMPLIANCE
QN	101-68	126 STREET	3	28	Adrienne E. Adams	SINGH, SHAMWATTI	84	28.00	\$ 0.00	ACTIVE	
QN	106-43	156 STREET	4	28	Adrienne E. Adams	ADJARA, JENNIFER	76	19.00	\$ 0.00	ACTIVE	
QN	146-42	LAKEWOOD AVENUE	5	28	Adrienne E. Adams	AVIR FNDING INC	46	9.20	\$ 0.00	DISCHARGED	COMPLIANCE
QN	60-72	56 STREET	4	30	Robert Holden	MEHDIZADEH, MANSOUR	116	29.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	20-20	MENAHAN STREET	3	30	Robert Holden	WOLINETZ, STEPHEN	19	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	11-24	MC BRIDE STREET	3	31	Donovan J. Richards	1122-24 MCBRIDE LLC	35	11.67	\$ 0.00	DISCHARGED	COMPLIANCE
QN	86-06	102 AVENUE	3	32	Eric A. Ulrich	REAL PROPERTY MANAGEMENT NEW YORK	89	29.67	\$ 0.00	ACTIVE	
QN	110-97	85 AVENUE	3	32	Eric A. Ulrich	CYFA	55	18.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	95	CLAY STREET	8	33	Stephen T. Levin	NEALIS, MALINA	123	15.38	\$ 0.00	ACTIVE	
BK	113	FREEMAN STREET	6	33	Stephen T. Levin	113 FREEMAN LLC.	91	15.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	300	NASSAU AVENUE	6	33	Stephen T. Levin	NAPCO REALTY LTD	124	20.67	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	717	BUSHWICK AVENUE	3	34	Antonio Reynoso	THOMAS, NOAKH	52	17.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	324	CENTRAL AVENUE	6	34	Antonio Reynoso	324 REALTY HOLDINGS LLC	90	15.00	\$ 0.00	ACTIVE	
BK	562	EVERGREEN AVENUE	5	34	Antonio Reynoso	ARYEH, JOSEF	100	20.00	\$ 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 8

Start Date: 02/02/2015

of buildings that did not achieve "substantial compliance" within 12 months: 136

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
QN	1720	HARMAN STREET	6	34	Antonio Reynoso	1720 HARMAN REALTY LLC	56	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	30	LINDEN STREET	6	34	Antonio Reynoso	FRIEDMAN, MOSHIE	45	7.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	643	FRANKLIN AVENUE	8	35	Laurie A. Cumbo	SCHWARCZ, NATHAN	105	13.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	560	LINCOLN PLACE	21	35	Laurie A. Cumbo	MARTIN, ELCORNO	180	8.57	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1063	BEDFORD AVENUE	14	36	Robert E. Cornegy, Jr.	INWICK PARTNERS LLC	115	8.21	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1144	BERGEN STREET	17	36	Robert E. Cornegy, Jr.	1144 BERGEN INC	99	5.82	\$ 0.00	DISCHARGED	COMPLIANCE
BK	980	DE KALB AVENUE	3	36	Robert E. Cornegy, Jr.	REFOILIO HOLDINGS LLC	40	13.33	\$ 0.00	ACTIVE	
BK	1237	DEAN STREET	13	36	Robert E. Cornegy, Jr.	PIERRE, EVERTON	174	13.38	\$ 0.00	ACTIVE	
BK	823	GATES AVENUE	4	36	Robert E. Cornegy, Jr.	ROTHKRUG, SIMON	46	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	243	HANCOCK STREET	12	36	Robert E. Cornegy, Jr.	IMPACCT BROOKLYN	209	17.42	\$ 0.00	DISCHARGED	VACANT
BK	268	HANCOCK STREET	3	36	Robert E. Cornegy, Jr.	UNCLE SAM MANAGEMENT LLC	23	7.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	525	HANCOCK STREET	3	36	Robert E. Cornegy, Jr.	GUGE, ASHLEY	28	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	802	LAFAYETTE AVENUE	3	36	Robert E. Cornegy, Jr.	PREMISES, OWNER OF	60	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	401	MACON STREET	16	36	Robert E. Cornegy, Jr.	USA QUICK SOLUTION	244	15.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	82	MARION STREET	8	36	Robert E. Cornegy, Jr.	JACOB MARION LLC	280	35.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	648	MONROE STREET	3	36	Robert E. Cornegy, Jr.	BRUER, BENNY	19	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	257	QUINCY STREET	21	36	Robert E. Cornegy, Jr.	OAK TREE MANAGEMENT	71	3.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	952	ST MARKS AVENUE	40	36	Robert E. Cornegy, Jr.	952 ST MARKS AVENUE HDFO	263	6.58	\$ 0.00	DISCHARGED	COMPLIANCE
BK	545	THROOP AVENUE	4	36	Robert E. Cornegy, Jr.	LEWINSON, MIRIAH	65	16.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	147	BLEECKER STREET	4	37	Rafael L. Espinal Jr.	ISREAL, MICHAEL	58	14.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	192	COOPER STREET	3	37	Rafael L. Espinal Jr.	RUBEN, JOE	31	10.33	\$ 372.19	DISCHARGED	COMPLIANCE
BK	63	COOPER STREET	6	37	Rafael L. Espinal Jr.	LEVI, MATT	52	8.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1416	DE KALB AVENUE	6	37	Rafael L. Espinal Jr.	SIRAGUSA, JOHN	100	16.67	\$ 0.00	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 8

Start Date: 02/02/2015

of buildings that did not achieve "substantial compliance" within 12 months: 136

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	1567	DE KALB AVENUE	8	37	Rafael L. Espinal Jr.	ANNA ZARRA TRUST	56	7.00	\$ 0.00	ACTIVE	
BK	1999	EASTERN PARKWAY	3	37	Rafael L. Espinal Jr.	1999 EASTERN REALTY LLC	21	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1869	EASTERN PARKWAY EXTENSION	3	37	Rafael L. Espinal Jr.	SANCHEZ, CARLOS	31	10.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	3221	FULTON STREET	6	37	Rafael L. Espinal Jr.	WELLINGTON, TERRY ANN	45	7.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1556	GREENE AVENUE	3	37	Rafael L. Espinal Jr.	FROMOWITZ, ARON	18	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1228	HALSEY STREET	3	37	Rafael L. Espinal Jr.	HALSEY COMFORT LLC	20	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	306	HARMAN STREET	6	37	Rafael L. Espinal Jr.	EOL PROPERTIES INC	31	5.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	682	HART STREET	3	37	Rafael L. Espinal Jr.	MEHDIZADEH, MANSOUR	22	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	175	HULL STREET	3	37	Rafael L. Espinal Jr.	KLEPNER, JOEL	101	33.67	\$ 0.00	DISCHARGED	VACANT
BK	240	HULL STREET	3	37	Rafael L. Espinal Jr.	MINZ, MOSHE	55	18.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	245	HULL STREET	6	37	Rafael L. Espinal Jr.	PATWARY, ANWAR	229	38.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	727	KNICKERBOCKER AVENUE	4	37	Rafael L. Espinal Jr.	FERGUSON, JEOFFREY	125	31.25	\$ 0.00	DISCHARGED	VACANT
BK	247	LINCOLN AVENUE	3	37	Rafael L. Espinal Jr.	ITWARU, CHRISTINA	20	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	361	MILLER AVENUE	20	37	Rafael L. Espinal Jr.	QV MANAGEMENT CORP	106	5.30	\$ 0.00	DISCHARGED	COMPLIANCE
BK	364	PALMETTO STREET	6	37	Rafael L. Espinal Jr.	BUXBAUM, YONA	67	11.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1803	PITKIN AVENUE	24	37	Rafael L. Espinal Jr.	PACIFIC MANAGEMENT	112	4.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2488	PITKIN AVENUE	3	37	Rafael L. Espinal Jr.	ROSS, STEVEN	139	46.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	223	ROCKAWAY AVENUE	3	37	Rafael L. Espinal Jr.	223 ROCK PLAZA INC	35	11.67	\$ 0.00	DISCHARGED	VACANT
BK	180	SCHAEFER STREET	3	37	Rafael L. Espinal Jr.	UNITED GREENE LLC	28	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	181	SCHAEFER STREET	3	37	Rafael L. Espinal Jr.	REFOLIO HOLDINGS LLC	61	20.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	375	SUMPTER STREET	6	37	Rafael L. Espinal Jr.	GREEN, DAVID	39	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	287	VERMONT STREET	3	37	Rafael L. Espinal Jr.	ROSE, KARLENE	53	17.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	151	WEIRFIELD STREET	3	37	Rafael L. Espinal Jr.	B & B GLOBAL DEVELOPMENT CORP	34	11.33	\$ 0.00	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 8

Start Date: 02/02/2015

of buildings that did not achieve "substantial compliance" within 12 months: 136

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	170	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	MEHDIZADEH, MANSOUR	111	18.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	636	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	636 WILSON LLC	147	24.50	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	131	WYCKOFF AVENUE	8	37	Rafael L. Espinal Jr.	133 WYCKHOFF HOLDING LLC	92	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	227	23 STREET	8	38	Carlos Menchaca	227 23RD STREET REALTY	92	11.50	\$ 0.00	ACTIVE	
BK	6310	4 AVENUE	23	38	Carlos Menchaca	BROOKLYN MANAGEMENT SERVICES	112	4.87	\$ 0.00	DISCHARGED	COMPLIANCE
BK	245	46 STREET	6	38	Carlos Menchaca	LANDAU, CHESKY	53	8.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5714	6 AVENUE	3	38	Carlos Menchaca	CHEN, CHUN HAI	36	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	294	5 AVENUE	7	39	Brad Lander	SEGAL, ISRAEL	104	14.86	\$ 0.00	DISCHARGED	COMPLIANCE
BK	410	EAST 17 STREET	30	40	Mathieu Eugene	RUBASHKIN, SHOLOM	150	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	333	LINCOLN ROAD	8	40	Mathieu Eugene	333 LINCOLN ESTATES LLC	103	12.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2010	NEWKIRK AVENUE	32	40	Mathieu Eugene	PILLER, MOSHE	100	3.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	540	BAINBRIDGE STREET	6	41	Alicka Ampry-Samuel	1044 GROUP LLC	84	14.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1967	BERGEN STREET	7	41	Alicka Ampry-Samuel	KOPTIEV, URI	75	10.71	\$ 0.00	ACTIVE	
BK	448	DECATUR STREET	3	41	Alicka Ampry-Samuel	DECATUR FORTRESS TRUST	25	8.33	\$ 0.00	ACTIVE	
BK	125	DUMONT AVENUE	4	41	Alicka Ampry-Samuel	A.S.A. MANAGING PARTNERS, LLC.	22	5.50	\$ 0.00	DISCHARGED	VACANT
BK	397	EAST 49 STREET	34	41	Alicka Ampry-Samuel	397 E 49 ST REALTY ASSOC	238	7.00	\$ 0.00	ACTIVE	
BK	141	EAST 54 STREET	15	41	Alicka Ampry-Samuel	LENOX PALACE	106	7.07	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1575	EAST NEW YORK AVENUE	3	41	Alicka Ampry-Samuel	KOPPEL, KENNETH	43	14.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1165	EASTERN PARKWAY	16	41	Alicka Ampry-Samuel	INTEGRITY MANAGMENT	155	9.69	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1058	HERKIMER STREET	4	41	Alicka Ampry-Samuel	NAGOROV, ARKADIY	29	7.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	351	HOWARD AVENUE	23	41	Alicka Ampry-Samuel	PERLMUTTER, ISRAEL	99	4.30	\$ 0.00	DISCHARGED	COMPLIANCE
BK	992	JEFFERSON AVENUE	9	41	Alicka Ampry-Samuel	MERCADO, EMMA	152	16.89	\$ 0.00	ACTIVE	
BK	9427	KINGS HIGHWAY	48	41	Alicka Ampry-Samuel	RODRIGUEZ, EFRAIN	169	3.52	\$ 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 8

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of buildings that did not achieve "substantial compliance" within 12 months: 136

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	785	MAC DONOUGH STREET	3	41	Alicka Ampry-Samuel	KLEIN, SIMON	64	21.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	821	MADISON STREET	3	41	Alicka Ampry-Samuel	NARANJO, PAUL	30	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	580	MIDWOOD STREET	4	41	Alicka Ampry-Samuel	COHEN, SEMA	45	11.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2127	PACIFIC STREET	3	41	Alicka Ampry-Samuel	ISAAC, SANDRA	30	10.00	\$ 0.00	ACTIVE	
BK	1939	PARK PLACE	37	41	Alicka Ampry-Samuel	SHINDA MANAGEMENT CORPORATION	179	4.84	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1398	PITKIN AVENUE	5	41	Alicka Ampry-Samuel	OKOUNEV, E.	72	14.40	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1922	PROSPECT PLACE	4	41	Alicka Ampry-Samuel	GRUNBAUM, JOEL	93	23.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	510	RALPH AVENUE	6	41	Alicka Ampry-Samuel	CROWN HEIGHTS SEWWT PROPERTIES	40	6.67	\$ 0.00	ACTIVE	
BK	253	SARATOGA AVENUE	3	41	Alicka Ampry-Samuel	SLOAN, LINDA	37	12.33	\$ 0.00	DISCHARGED	VACANT
BK	1808	ST JOHNS PLACE	3	41	Alicka Ampry-Samuel	TYRNAUER, SAM	98	32.67	\$ 0.00	DISCHARGED	VACANT
BK	394	AMBOY STREET	4	42	Inez Barron	95TH ST HOLDINGS LLC	47	11.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	311	ATKINS AVENUE	4	42	Inez Barron	COHEN, JOSEPH	25	6.25	\$ 0.00	DISCHARGED	VACANT
BK	816	BELMONT AVENUE	13	42	Inez Barron	BELMONT LIVING LLC	91	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	625	BLAKE AVENUE	5	42	Inez Barron	BLAKE GFG LLC	71	14.20	\$ 0.00	DISCHARGED	COMPLIANCE
BK	627	BLAKE AVENUE	5	42	Inez Barron	627 BLAKE LLC	75	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1050	CRESCENT STREET	3	42	Inez Barron	PREMISES, OWNER OF	16	5.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	491	EAST 94 STREET	20	42	Inez Barron	RODMAN, YANKY	69	3.45	\$ 0.00	DISCHARGED	COMPLIANCE
BK	307	LEGION STREET	4	42	Inez Barron	COPIN, ZIT	26	6.50	\$ 0.00	ACTIVE	
BK	385	LEGION STREET	4	42	Inez Barron	MILORD, MARC	31	7.75	\$ 0.00	ACTIVE	
BK	418	NEW JERSEY AVENUE	5	42	Inez Barron	SCHWARTZ, ISAAC	40	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	722	NEW LOTS AVENUE	3	42	Inez Barron	RODRIGUEZ, LOUIS	25	8.33	\$ 0.00	ACTIVE	
BK	580	OSBORN STREET	4	42	Inez Barron	BARRY, DEREK	54	13.50	\$ 0.00	ACTIVE	
BK	285	POWELL STREET	3	42	Inez Barron	GADELO, BERTA	39	13.00	\$ 0.00	DISCHARGED	COMPLIANCE

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Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 8

Start Date: 02/02/2015

of buildings that did not achieve "substantial compliance" within 12 months: 136

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BK	510	RIVERDALE AVENUE	22	42	Inez Barron	CALLER, DANIEL	76	3.45	\$ 0.00	DISCHARGED	COMPLIANCE
BK	560	SHEFFIELD AVENUE	6	42	Inez Barron	SEIDENFELD, SHAYA	107	17.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	583	VAN SICLEN AVENUE	6	42	Inez Barron	FOREMAN, AINSLEY	39	6.50	\$ 0.00	ACTIVE	
BK	582	WILLIAMS AVENUE	4	42	Inez Barron	MADRID, MARIO	62	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	470	WYONA STREET	3	42	Inez Barron	HAZLEWOOD, ANDRE	148	49.33	\$ 0.00	ACTIVE	
BK	511	80 STREET	3	43	Justin Brannan	NI, JESSIE	41	13.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2714	AVENUE D	24	45	Jumaane D. Williams	AVENUE D PROPERTIES LLC	228	9.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	324	EAST 29 STREET	3	45	Jumaane D. Williams	VARGAS, ARNALDO	26	8.67	\$ 0.00	ACTIVE	
BK	388	EAST 34 STREET	6	45	Jumaane D. Williams	UNGAR, ARON	65	10.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	447	EAST 45 STREET	6	45	Jumaane D. Williams	RAOUL, PIERRE	106	17.67	\$ 0.00	ACTIVE	
BK	2011	NOSTRAND AVENUE	3	45	Jumaane D. Williams	SEWELL, ELAINE	75	25.00	\$ 0.00	DISCHARGED	VACANT
BK	2026	NOSTRAND AVENUE	11	45	Jumaane D. Williams	SPICER, CLINTON	102	9.27	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2842	WEST 35 STREET	4	47	Mark Treyger	BOODHAN, POPE	54	13.50	\$ 0.00	ACTIVE	
BK	2785	EAST 15 STREET	4	48	Chaim M. Deutsch	COHEN, ARYEH	73	18.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1985	OCEAN AVENUE	48	48	Chaim M. Deutsch	RUBIN, MARK	222	4.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2630	OCEAN AVENUE	48	48	Chaim M. Deutsch	RUBIN, MARK	222	4.63	\$ 0.00	DISCHARGED	COMPLIANCE
SI	411	JERSEY STREET	5	49	Deborah Rose	411 JERSEY STREET INC	43	8.60	\$ 0.00	DISCHARGED	COMPLIANCE

Building Count: 247

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