



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

**Project Name: AEP ROUND 3**

**Start Date: 11/12/2009**

**# of buildings that did not achieve "substantial compliance" within 12 months:<sup>1</sup> N/A**

Boro	PHN	Street Address	Total Units	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
MN	1437	AMSTERDAM AVENUE	13	7	ROBERT JACKSON	PARK AVE SOUTH MGMT	138	10.62	\$ 167.44	ACTIVE	
MN	1619	AMSTERDAM AVENUE	18	7	ROBERT JACKSON	PRESTINE REALTY LLC	231	12.83	\$ 682.25	ACTIVE	
MN	761	ST NICHOLAS AVENUE	8	7	ROBERT JACKSON	HENRY, FRANK	112	14.00	\$ 362.44	ACTIVE	
MN	2035	ADAM C POWELL BOULEVARD	16	9	INEZ DICKENS	THE WAVECREST MGMT TEAM LTD	159	9.94	\$ 1,013.13	ACTIVE	
MN	1534	ST NICHOLAS AVENUE	28	10	YDANIS RODRIGUEZ	HAKAK, DANNY	235	8.39	\$ 110.95	ACTIVE	
MN	507	WEST 170 STREET	25	10	YDANIS RODRIGUEZ	PERSEUS CAPTIAL MANAGEMENT LLC	228	9.12	\$ 334.24	ACTIVE	
BX	4014	AMUNDSON AVENUE	3	12	LARRY B. SEABROOK	GARBRECHT, WALTER	34	11.33	\$ 3,942.91	ACTIVE	
BX	844	EAST 216 STREET	3	12	LARRY B. SEABROOK	NDOW, BABOUCARR	46	15.33	\$ 992.28	ACTIVE	
BX	751	EAST 224 STREET	7	12	LARRY B. SEABROOK	JOSEPH, RODNEY	87	12.43	\$ 817.11	ACTIVE	
BX	650	EAST 229 STREET	4	12	LARRY B. SEABROOK	BECANN, CARL	57	14.25	\$ 194.10	ACTIVE	
BX	1836	MATTHEWS AVENUE	4	13	JAMES VACCA	NOKU, GJIN	73	18.25	\$ 1,071.11	ACTIVE	
BX	1711	MONTGOMERY PLACE	3	13	JAMES VACCA	TAIN, CAMILO	50	16.67	\$ 483.15	ACTIVE	
BX	1663	WALLACE AVENUE	3	13	JAMES VACCA	MANGO, ANTHONY	48	16.00	\$ 729.17	ACTIVE	
BX	1883	BILLINGSLEY TERRACE	3	14	FERNANDO CABRERA	GREENIDGE, WILLIAM	69	23.00	\$ 2,581.61	ACTIVE	
BX	2239	CRESTON AVENUE	27	14	FERNANDO CABRERA	IGLESIAS, CARMEN	263	9.74	\$ 717.12	ACTIVE	
BX	234	EAST 178 STREET	13	14	FERNANDO CABRERA	234 E 178 ST LLC	214	16.46	\$ 145.96	ACTIVE	
BX	2118	GRAND AVENUE	3	14	FERNANDO CABRERA	LANTIQUA, CLARIBEL	116	38.67	\$ 2,036.84	ACTIVE	
BX	2000	GRAND CONCOURSE	15	14	FERNANDO CABRERA	J V G MANAGEMENT	155	10.33	\$ 1,465.92	ACTIVE	
BX	2261	MORRIS AVENUE	33	14	FERNANDO CABRERA	TT BRONX MANAGEMENT LLC	323	9.79	\$ 239.80	ACTIVE	
BX	2308	MORRIS AVENUE	3	14	FERNANDO CABRERA	HOY, ALCIDES	35	11.67	\$ 554.21	ACTIVE	
BX	1807	PHELAN PLACE	5	14	FERNANDO CABRERA	AMRENCO INC	107	21.40	\$ 10,095.01	ACTIVE	
BX	1926	WALTON AVENUE	26	14	FERNANDO CABRERA	IGLESIAS, CARMEN	307	11.81	\$ 1,296.11	ACTIVE	
BX	1558	BRYANT AVENUE	37	15	JOEL RIVERA	IGLESIAS, CARMEN	399	10.78	\$ 559.13	ACTIVE	
BX	2720	DECATUR AVENUE	26	15	JOEL RIVERA	RODRIGUEZ, ANGELA	233	8.96	\$ 130.73	ACTIVE	

<sup>1</sup> Substantial Compliance is achieved when the underlying conditions cited in the AEP Order to Correct have been complied with, there are no open heat or hot water violations and 80% of B class and C class violations have been corrected.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 11/12/2009.



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Boro	PHN	Street Address	Total Units	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BX	701	EAST 175 STREET	20	15	JOEL RIVERA	COLON, HIRAM JR	209	10.45	\$ 265.56	ACTIVE	
BX	1738	FILLMORE STREET	3	15	JOEL RIVERA	BANGURA, SAMUEL	31	10.33	\$ 652.48	ACTIVE	
BX	2427	HOFFMAN STREET	9	15	JOEL RIVERA	KRUMSZYN, ALEXANDRA	168	18.67	\$ 6,993.12	ACTIVE	
BX	2356	LORILLARD PLACE	31	15	JOEL RIVERA	VALENTINE, JOHN	551	17.77	\$ 456.16	ACTIVE	
BX	2010	MAPES AVENUE	3	15	JOEL RIVERA	BRUCE, DARREN	83	27.67	\$ 1,025.90	ACTIVE	
BX	4633	PARK AVENUE	9	15	JOEL RIVERA	RUGOVA, RIZA	113	12.56	\$ 985.25	ACTIVE	
BX	2775	POND PLACE	3	15	JOEL RIVERA	COOPER, HOPE	37	12.33	\$ 123.38	ACTIVE	
BX	1911	SOUTHERN BOULEVARD	18	15	JOEL RIVERA	SAFEGUARD REALTY MANAGEMENT, INC	330	18.33	\$ 2,250.94	ACTIVE	
BX	2271	SOUTHERN BOULEVARD	4	15	JOEL RIVERA	TORRES, VICTOR	50	12.50	\$ 1,372.33	ACTIVE	
BX	1626	TAYLOR AVENUE	4	15	JOEL RIVERA	ARROYO, CARMEN	39	9.75	\$ 337.74	ACTIVE	
BX	2268	WASHINGTON AVENUE	20	15	JOEL RIVERA	SEVENTH AVE MANAGEMENT	267	13.35	\$ 105.12	ACTIVE	
BX	1328	CHISHOLM STREET	3	16	HELEN FOSTER	RUSSELL, TANYA	50	16.67	\$ 300.41	ACTIVE	
BX	1190	CLAY AVENUE	11	16	HELEN FOSTER	BLAKE, BERNADETTE	129	11.73	\$ 2,778.31	ACTIVE	
BX	1636	DR M L KING JR BOULEVARD	25	16	HELEN FOSTER	HUNTER PROPERTY MANAGEMENT	316	12.64	\$ 1,452.87	ACTIVE	
BX	1640	DR M L KING JR BOULEVARD	25	16	HELEN FOSTER	HUNTER PROPERTY MANAGEMENT	338	13.52	\$ 1,928.13	ACTIVE	
BX	1064	GRANT AVENUE	3	16	HELEN FOSTER	CHIADIKA, IGNATIUS	101	33.67	\$ 1,488.17	ACTIVE	
BX	1125	MORRIS AVENUE	6	16	HELEN FOSTER	SEWELL, ORLANDO	107	17.83	\$ 215.93	ACTIVE	
BX	1410	PROSPECT AVENUE	13	16	HELEN FOSTER	KEYPOUR, KEYOU	184	14.15	\$ 356.54	DISCHARGED	COMPLIANCE
BX	1069	TELLER AVENUE	6	16	HELEN FOSTER	URBAN PROPERTY MANAGEMENT	64	10.67	\$ 277.00	ACTIVE	
BX	3198	3 AVENUE	4	17	MARIA DEL CARMEN ARROYO	DANIEL, LYNETTE	56	14.00	\$ 303.47	ACTIVE	
BX	907	AVENUE ST JOHN	5	17	MARIA DEL CARMEN ARROYO	MONTILLA, RAMON	42	8.40	\$ 182.92	ACTIVE	
BX	41	BRUCKNER BOULEVARD	3	17	MARIA DEL CARMEN ARROYO	BRIMAGE, MARY	30	10.00	\$ 3,892.21	ACTIVE	
BX	957	BRUCKNER BOULEVARD	3	17	MARIA DEL CARMEN ARROYO	MEKAMKWE, PATRICIA	75	25.00	\$ 3,330.17	ACTIVE	
BX	298	EAST 150 STREET	9	17	MARIA DEL CARMEN ARROYO	HOLMES, ERIKA	354	39.33	\$ 626.56	ACTIVE	

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BX	708	EAST 161 STREET	3	17	MARIA DEL CARMEN ARROYO	WILLIAMS, LUTHER	121	40.33	\$ 403.69	ACTIVE	
BX	430	EAST 162 STREET	9	17	MARIA DEL CARMEN ARROYO	JLP METRO MANAGEMENT INC	151	16.78	\$ 866.03	ACTIVE	
BX	867	EAST 164 STREET	3	17	MARIA DEL CARMEN ARROYO	JAMES, BRIAN	72	24.00	\$ 166.39	ACTIVE	
BX	1040	LONGFELLOW AVENUE	4	17	MARIA DEL CARMEN ARROYO	RAJKUMAR, DHANRAJ	52	13.00	\$ 1,096.22	ACTIVE	
BX	1060	LONGFELLOW AVENUE	4	17	MARIA DEL CARMEN ARROYO	SMILEY, MICHAEL	29	7.25	\$ 241.58	ACTIVE	
BX	1144	LONGFELLOW AVENUE	3	17	MARIA DEL CARMEN ARROYO	CAMBIER, JULIO	36	12.00	\$ 101.67	ACTIVE	
BX	621	MANIDA STREET	56	17	MARIA DEL CARMEN ARROYO	JLP METRO MANAGEMENT INC	555	9.91	\$ 1,801.29	ACTIVE	
BX	701	PROSPECT AVENUE	4	17	MARIA DEL CARMEN ARROYO	LAGUNA, RAYMOND	30	7.50	\$ 115.42	ACTIVE	
BX	674	ST ANNS AVENUE	9	17	MARIA DEL CARMEN ARROYO	UKANWOKE, CHIMA	285	31.67	\$ 2,997.76	ACTIVE	
BX	1301	COMMONWEALTH AVENUE	3	18	ANNABEL PALMA	1301 COMMONWEALTH AVE CO. LLC	34	11.33	\$ 271.96	ACTIVE	
BX	1509	EAST 172 STREET	4	18	ANNABEL PALMA	RAMOUTAR, RABINDRANAUTH	55	13.75	\$ 536.67	ACTIVE	
BX	1514	EAST 172 STREET	4	18	ANNABEL PALMA	LOUTAN, JOEL	63	15.75	\$ 323.41	ACTIVE	
BX	1151	ELDER AVENUE	49	18	ANNABEL PALMA	LEVITES REALTY	465	9.49	\$ 231.35	ACTIVE	
BX	1541	LELAND AVENUE	4	18	ANNABEL PALMA	HERNANDEZ, ELIGIO	45	11.25	\$ 472.74	ACTIVE	
BX	1411	NOBLE AVENUE	4	18	ANNABEL PALMA	MARTUCCI, JOSEPH	88	22.00	\$ 831.07	ACTIVE	
BX	1142	WHEELER AVENUE	4	18	ANNABEL PALMA	HUGHES, JEANETH	48	12.00	\$ 178.57	ACTIVE	
BX	1159	WHEELER AVENUE	4	18	ANNABEL PALMA	ORTIZ, CARLOS	62	15.50	\$ 496.79	ACTIVE	
BX	1149	WHITE PLAINS ROAD	4	18	ANNABEL PALMA	RAHMAN, MOHAMMAD	41	10.25	\$ 225.15	ACTIVE	
QN	211-34	45 ROAD	3	19	DANIEL J. HALLORAN	THOMAS, LORETTA	60	20.00	\$ 188.15	ACTIVE	
QN	14-23	30 DRIVE	6	22	PETER VALLONE, JR	AMINIAN, SHAMOEL	64	10.67	\$ 1,882.03	ACTIVE	
QN	106-19	177 STREET	4	27	LARRY G. COMRIE	ALLEYNE, DIANA	42	10.50	\$ 12,598.78	ACTIVE	
QN	195-25	WOODHULL AVENUE	3	27	LARRY G. COMRIE	OKIGWE, CHINYERE	45	15.00	\$ 286.56	ACTIVE	
QN	89-43	97 STREET	3	30	ELIZABETH CROWLEY	ALI, SAMINA	69	23.00	\$ 217.42	ACTIVE	
BK	273	LEE AVENUE	8	33	STEPHEN LEVIN	PLAZA MANAGEMENT USA INC	130	16.25	\$ 310.91	ACTIVE	

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BK	97	CORNELIA STREET	6	34	DIANA REYNA	TOMAO, ANGELO	171	28.50	\$ 1,494.84	ACTIVE	
BK	1076	GREENE AVENUE	3	34	DIANA REYNA	MESTIZO, SILVIANA	41	13.67	\$ 542.57	ACTIVE	
BK	140	GROVE STREET	3	34	DIANA REYNA	JAMES, ROBERT	74	24.67	\$ 1,367.91	ACTIVE	
BK	555	HART STREET	6	34	DIANA REYNA	HART STREET REALTY LLC	104	17.33	\$ 193.08	ACTIVE	
BK	30	IRVING AVENUE	6	34	DIANA REYNA	PLACIOS, GAVINO	71	11.83	\$ 1,554.63	ACTIVE	
BK	237	JEFFERSON STREET	5	34	DIANA REYNA	JOE LEBMAN LLC	145	29.00	\$ 415.96	ACTIVE	
BK	1091	MADISON STREET	3	34	DIANA REYNA	BRESH, HUSNI	26	8.67	\$ 1,368.24	ACTIVE	
BK	258	MELROSE STREET	6	34	DIANA REYNA	HOLLAND, JAMES	169	28.17	\$ 2,760.89	ACTIVE	
BK	325	MELROSE STREET	6	34	DIANA REYNA	PLAZA MANAGEMENT USA INC	147	24.50	\$ 1,139.95	ACTIVE	
BK	64	PALMETTO STREET	6	34	DIANA REYNA	J CUBE REALTY CORP	88	14.67	\$ 403.84	ACTIVE	
BK	16	STAGG STREET	5	34	DIANA REYNA	KULOGOWSKI, HENRY	78	15.60	\$ 640.20	ACTIVE	
BK	131	STARR STREET	8	34	DIANA REYNA	GRUNFELD, MOSES	163	20.38	\$ 131.07	ACTIVE	
BK	171	STARR STREET	8	34	DIANA REYNA	LEAH LEB, LLC	133	16.63	\$ 1,532.77	ACTIVE	
BK	90	STARR STREET	6	34	DIANA REYNA	ALVARADO, ERMEL	90	15.00	\$ 137.93	ACTIVE	
BK	295	TROUTMAN STREET	8	34	DIANA REYNA	SACKS, JACOB	94	11.75	\$ 856.30	ACTIVE	
BK	53	TROUTMAN STREET	3	34	DIANA REYNA	FERNANDEZ, MARGARITA	82	27.33	\$ 919.47	ACTIVE	
BK	14	WOODBINE STREET	3	34	DIANA REYNA	ISLAM, MOHAMMAD	53	17.67	\$ 390.39	ACTIVE	
QN	1885	WOODBINE STREET	4	34	DIANA REYNA	KOSTOV, VALENTIN	40	10.00	\$ 804.92	ACTIVE	
BK	790	BERGEN STREET	3	35	LETITIA JAMES	MATA, TYRONE	122	40.67	\$ 606.71	ACTIVE	
BK	304	BROOKLYN AVENUE	3	35	LETITIA JAMES	DRIZIN, MORDECHAI	68	22.67	\$ 649.78	ACTIVE	
BK	686	EASTERN PARKWAY	9	35	LETITIA JAMES	REIZES, JOSEPH	111	12.33	\$ 255.32	ACTIVE	
BK	995	EASTERN PARKWAY	16	35	LETITIA JAMES	GRIJALVA, CHRIS	369	23.06	\$ 203.08	ACTIVE	
BK	181	PARK PLACE	3	35	LETITIA JAMES	STEPHEN, GEOFFREY	84	28.00	\$ 2,181.21	ACTIVE	
BK	166	ROGERS AVENUE	6	35	LETITIA JAMES	PRESIDENTIAL MANAGEMENT GROUP	161	26.83	\$ 167.42	ACTIVE	

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BK	234	WASHINGTON AVENUE	7	35	LETITIA JAMES	MAYALA, WENTZ	89	12.71	\$ 1,547.94	ACTIVE	
BK	135	ALBANY AVENUE	8	36	VANN ALBERT	QUALITY 1 MANAGEMENT	78	9.75	\$ 160.39	ACTIVE	
BK	1436	ATLANTIC AVENUE	3	36	VANN ALBERT	CUMBERBATCH, ORRIM	30	10.00	\$ 237.75	ACTIVE	
BK	1049	BERGEN STREET	4	36	VANN ALBERT	ACCONY NEW YORK	121	30.25	\$ 629.33	ACTIVE	
BK	684	FLUSHING AVENUE	6	36	VANN ALBERT	STRAUS, MAX	88	14.67	\$ 2,621.66	ACTIVE	
BK	688	GREENE AVENUE	4	36	VANN ALBERT	HARILALL, MAYAWATHI	120	30.00	\$ 3,888.85	ACTIVE	
BK	898	GREENE AVENUE	4	36	VANN ALBERT	COSOM, JR, FRANKLIN	67	16.75	\$ 2,135.30	ACTIVE	
BK	22	HART STREET	4	36	VANN ALBERT	OLISA, RAY	60	15.00	\$ 2,281.17	ACTIVE	
BK	530	JEFFERSON AVENUE	7	36	VANN ALBERT	BB&G PROPERTY MNGT	128	18.29	\$ 2,084.42	ACTIVE	
BK	880	LAFAYETTE AVENUE	3	36	VANN ALBERT	CRUMP, JOHN	35	11.67	\$ 730.01	ACTIVE	
BK	997A	LAFAYETTE AVENUE	6	36	VANN ALBERT	M & M REALTY MANAGEMENT CORP	68	11.33	\$ 360.54	ACTIVE	
BK	319	LEWIS AVENUE	3	36	VANN ALBERT	PERALTA, RADHAMES	36	12.00	\$ 762.30	ACTIVE	
BK	537	MARCY AVENUE	4	36	VANN ALBERT	SHAFSHAK, AMR	41	10.25	\$ 1,092.19	ACTIVE	
BK	530	MONROE STREET	3	36	VANN ALBERT	ATUMONYOGO, KESTER	60	20.00	\$ 1,752.14	ACTIVE	
BK	560A	QUINCY STREET	4	36	VANN ALBERT	HENRY MANAGEMENT	50	12.50	\$ 1,747.64	ACTIVE	
BK	110	ROGERS AVENUE	4	36	VANN ALBERT	THOMAS, NIGEL	92	23.00	\$ 361.21	ACTIVE	
BK	947	ST MARKS AVENUE	13	36	VANN ALBERT	SEVENTH AVENUE MANAGEMENT II LLC	178	13.69	\$ 568.94	ACTIVE	
BK	423	THROOP AVENUE	6	36	VANN ALBERT	423 THROOP	65	10.83	\$ 7,358.32	ACTIVE	
BK	341	TOMPKINS AVENUE	3	36	VANN ALBERT	341 TOMPKINS INC	46	15.33	\$ 1,805.93	ACTIVE	
BK	252	VERNON AVENUE	4	36	VANN ALBERT	JEFFERSON, BOBBIE	38	9.50	\$ 303.81	DISCHARGED	COMPLIANCE
BK	59	ARLINGTON AVENUE	3	37	ERIK MARTIN-DILAN	LACHMAN, KRISHNADATT	54	18.00	\$ 7,524.27	ACTIVE	
BK	225	ATKINS AVENUE	4	37	ERIK MARTIN-DILAN	RK PROPERTIES, INC	40	10.00	\$ 1,135.91	ACTIVE	
BK	2511	ATLANTIC AVENUE	4	37	ERIK MARTIN-DILAN	KOHN, YEHUDA	46	11.50	\$ 2,485.66	ACTIVE	
BK	399	BLEECKER STREET	6	37	ERIK MARTIN-DILAN	ELYSEE, MARJORIE	55	9.17	\$ 745.27	ACTIVE	

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BK	1254	BUSHWICK AVENUE	3	37	ERIK MARTIN-DILAN	RUBINSTEIN, MARTIN	148	49.33	\$ 592.53	ACTIVE	
BK	58	DE SALES PLACE	6	37	ERIK MARTIN-DILAN	LEFKOWITZ, J	48	8.00	\$ 424.05	ACTIVE	
BK	1869	EASTERN PARKWAY EXTENSION	3	37	ERIK MARTIN-DILAN	SANCHEZ, CARLOS	81	27.00	\$ 370.13	ACTIVE	
BK	306	ELDERT STREET	3	37	ERIK MARTIN-DILAN	REGIS APT 11, JOSEPH	144	48.00	\$ 230.21	ACTIVE	
BK	88	ELDERT STREET	3	37	ERIK MARTIN-DILAN	JAMIL, SIKDER	35	11.67	\$ 5,462.47	ACTIVE	
BK	1438	GREENE AVENUE	6	37	ERIK MARTIN-DILAN	LAVEAU, MARLENE	107	17.83	\$ 1,013.45	ACTIVE	
BK	343	GROVE STREET	6	37	ERIK MARTIN-DILAN	GROVE REALTY & MANAGEMENT	82	13.67	\$ 543.27	ACTIVE	
BK	1316	HALSEY STREET	6	37	ERIK MARTIN-DILAN	YISROEL, LLC	75	12.50	\$ 175.28	ACTIVE	
BK	1327	HALSEY STREET	6	37	ERIK MARTIN-DILAN	1327 HALSEY ST LLC	159	26.50	\$ 692.49	ACTIVE	
BK	1141	HANCOCK STREET	3	37	ERIK MARTIN-DILAN	PAYNE, PATRICIA	62	20.67	\$ 2,891.07	ACTIVE	
BK	1335	HANCOCK STREET	6	37	ERIK MARTIN-DILAN	STARK, ALLAN	53	8.83	\$ 205.88	DISCHARGED	COMPLIANCE
BK	1346	HANCOCK STREET	6	37	ERIK MARTIN-DILAN	SUPER MGMT CORP	119	19.83	\$ 673.52	ACTIVE	
BK	297	HARMAN STREET	6	37	ERIK MARTIN-DILAN	SOLANO, CHARLES	75	12.50	\$ 1,615.85	ACTIVE	
BK	848	HART STREET	6	37	ERIK MARTIN-DILAN	EPSTEIN, HERMAN	107	17.83	\$ 108.29	ACTIVE	
BK	900	HART STREET	6	37	ERIK MARTIN-DILAN	LEV TUHAR LLC	68	11.33	\$ 1,058.07	ACTIVE	
BK	47	HILL STREET	4	37	ERIK MARTIN-DILAN	KANDHAI, SANDRA	61	15.25	\$ 3,066.88	ACTIVE	
BK	208	HIMROD STREET	6	37	ERIK MARTIN-DILAN	STEINLOF, SOL	92	15.33	\$ 141.43	ACTIVE	
BK	1102	JEFFERSON AVENUE	3	37	ERIK MARTIN-DILAN	TONG, DENISE	36	12.00	\$ 16,033.96	ACTIVE	
BK	495	LINCOLN AVENUE	3	37	ERIK MARTIN-DILAN	PINTO, EMILY	40	13.33	\$ 334.96	ACTIVE	
BK	291	MAC DOUGAL STREET	3	37	ERIK MARTIN-DILAN	BETTER HOME MANAGEMENT INC	189	63.00	\$ 969.27	ACTIVE	
BK	333	MENAHAN STREET	6	37	ERIK MARTIN-DILAN	SOSA, THELMA	71	11.83	\$ 250.71	ACTIVE	
BK	371	MENAHAN STREET	6	37	ERIK MARTIN-DILAN	BWZANSTEIN, BERNARD	194	32.33	\$ 4,841.98	ACTIVE	
BK	289	MOTHER GASTON BOULEVARD	3	37	ERIK MARTIN-DILAN	ASSAAH, SEAN	50	16.67	\$ 348.02	ACTIVE	
BK	56	MOTHER GASTON BOULEVARD	3	37	ERIK MARTIN-DILAN	KINGSTON, JAMAINE	51	17.00	\$ 1,603.98	ACTIVE	

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CITY OF NEW YORK  
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**City Council Report**

**Project Name: AEP ROUND 3**

**Start Date: 11/12/2009**

**# of buildings that did not achieve "substantial compliance" within 12 months:<sup>1</sup> N/A**

Boro	PHN	Street Address	Total Units	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	156	NORWOOD AVENUE	3	37	ERIK MARTIN-DILAN	KISSOON, PARASRAM	41	13.67	\$ 122.90	ACTIVE	
BK	364	PALMETTO STREET	6	37	ERIK MARTIN-DILAN	HARVIN, JOHN	89	14.83	\$ 2,582.56	ACTIVE	
BK	2168	PITKIN AVENUE	3	37	ERIK MARTIN-DILAN	PIPKIN, RUBY	44	14.67	\$ 164.84	ACTIVE	
BK	192	SCHAEFER STREET	6	37	ERIK MARTIN-DILAN	ONE WEST END MANAGEMENT	168	28.00	\$ 643.30	ACTIVE	
BK	250	SCHAEFER STREET	3	37	ERIK MARTIN-DILAN	GONZALEZ, MIGUEL	85	28.33	\$ 3,008.65	ACTIVE	
BK	174	VAN SICLEN AVENUE	3	37	ERIK MARTIN-DILAN	CHAITOO, DHANRAJH	36	12.00	\$ 1,021.93	ACTIVE	
BK	562	WILSON AVENUE	4	37	ERIK MARTIN-DILAN	KABBAJ, RASHID	86	21.50	\$ 905.73	ACTIVE	
BK	455	WYONA STREET	6	37	ERIK MARTIN-DILAN	GREENSTIEN, KENNETH	75	12.50	\$ 1,525.22	ACTIVE	
BK	218	20 STREET	3	38	SARA M. GONZALEZ	PATTINO, ISBELIA	39	13.00	\$ 9,207.17	ACTIVE	
BK	346	54 STREET	8	38	SARA M. GONZALEZ	BRADY, DANIEL	209	26.13	\$ 545.70	ACTIVE	
BK	442	60 STREET	6	38	SARA M. GONZALEZ	CHEN, SHUAI	183	30.50	\$ 734.25	ACTIVE	
BK	359	COURT STREET	3	39	BRAD LANDER	GERITANO, CIRO	60	20.00	\$ 125.42	ACTIVE	
BK	5	EAST 21 STREET	12	40	MATHIEU EUGENE	5 E 21 WOODRUFF LLC	148	12.33	\$ 588.88	ACTIVE	
BK	567	EAST 22 STREET	16	40	MATHIEU EUGENE	CHARM EQUITIES	161	10.06	\$ 150.10	ACTIVE	
BK	20	LENOX ROAD	7	40	MATHIEU EUGENE	JEAN, MARC	125	17.86	\$ 256.99	ACTIVE	
BK	624	MARLBOROUGH ROAD	8	40	MATHIEU EUGENE	OZERI, JOSEPH	90	11.25	\$ 1,793.19	ACTIVE	
BK	441	ROGERS AVENUE	6	40	MATHIEU EUGENE	MODE, JEAN BERNARD	132	22.00	\$ 1,276.70	ACTIVE	
BK	541	BAINBRIDGE STREET	3	41	DARLENE MEALY	BOWRIN, ANTHONY	65	21.67	\$ 213.11	ACTIVE	
BK	2000	BERGEN STREET	3	41	DARLENE MEALY	BLAKE, EVE	58	19.33	\$ 384.01	ACTIVE	
BK	477	CHAUNCEY STREET	6	41	DARLENE MEALY	OHR 26 REALTY	97	16.17	\$ 2,234.11	ACTIVE	
BK	513	CHAUNCEY STREET	3	41	DARLENE MEALY	BAUGH, IOTA	43	14.33	\$ 929.05	ACTIVE	
BK	679	DECATUR STREET	3	41	DARLENE MEALY	CPM SERVICES USA INC	47	15.67	\$ 1,641.94	ACTIVE	
BK	58	EAST 52 STREET	6	41	DARLENE MEALY	KING, DWIGHT	123	20.50	\$ 754.09	ACTIVE	
BK	213	EAST 95 STREET	4	41	DARLENE MEALY	MORGAN, EARL	79	19.75	\$ 267.09	ACTIVE	

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Boro	PHN	Street Address	Total Units	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	279	EAST 95 STREET	4	41	DARLENE MEALY	CALHOUN, DAISY	110	27.50	\$ 809.63	ACTIVE	
BK	22	EAST 96 STREET	17	41	DARLENE MEALY	CHARM EQUITIES	169	9.94	\$ 343.83	ACTIVE	
BK	827	HALSEY STREET	6	41	DARLENE MEALY	HODGE, BRIAN	207	34.50	\$ 1,248.55	ACTIVE	
BK	685	HAWTHORNE STREET	3	41	DARLENE MEALY	GOANS, VANESSA	52	17.33	\$ 5,304.93	ACTIVE	
BK	764	JEFFERSON AVENUE	8	41	DARLENE MEALY	BLACKMAN, ARON	75	9.38	\$ 3,294.22	ACTIVE	
BK	786	MAC DONOUGH STREET	3	41	DARLENE MEALY	YOUNG, ANTHONY	63	21.00	\$ 1,136.59	ACTIVE	
BK	872	MACON STREET	8	41	DARLENE MEALY	OWENS, HARRY	192	24.00	\$ 298.96	ACTIVE	
BK	719	MONROE STREET	3	41	DARLENE MEALY	ALLEN, JOHNNIE	42	14.00	\$ 342.20	ACTIVE	
BK	996	PUTNAM AVENUE	6	41	DARLENE MEALY	996 PUTN, INC	43	7.17	\$ 1,302.84	ACTIVE	
BK	186	ROCKAWAY AVENUE	3	41	DARLENE MEALY	BLAKE, FITZGERALD	39	13.00	\$ 3,140.79	ACTIVE	
BK	392	ROCKAWAY PARKWAY	4	41	DARLENE MEALY	BEAUMONT, BEAUMONT	102	25.50	\$ 1,469.94	ACTIVE	
BK	1297	ST MARKS AVENUE	6	41	DARLENE MEALY	ZIMMER, JOESF	85	14.17	\$ 175.88	ACTIVE	
BK	126	TAPSCOTT STREET	3	41	DARLENE MEALY	BEAUCHAMP, ANA	30	10.00	\$ 1,962.34	ACTIVE	
BK	750	CLEVELAND STREET	3	42	CHARLES BARRON	BUSANO, DILCIA	41	13.67	\$ 6,481.58	ACTIVE	
BK	604	GEORGIA AVENUE	4	42	CHARLES BARRON	BYRD, EDWARD	50	12.50	\$ 715.37	ACTIVE	
BK	763	HENDRIX STREET	4	42	CHARLES BARRON	STAMS, D	133	33.25	\$ 394.94	ACTIVE	
BK	425	JEROME STREET	4	42	CHARLES BARRON	SODEN, ARTURO	65	16.25	\$ 317.47	ACTIVE	
BK	603	MILLER AVENUE	4	42	CHARLES BARRON	MCGALLA, GRANDVILLE	95	23.75	\$ 6,109.83	ACTIVE	
BK	700	MILLER AVENUE	6	42	CHARLES BARRON	LUBIN, J KARL	65	10.83	\$ 2,672.35	ACTIVE	
BK	563	NEW LOTS AVENUE	3	42	CHARLES BARRON	LASKARATOS, KOSTA	80	26.67	\$ 2,559.43	ACTIVE	
BK	577	NEW LOTS AVENUE	9	42	CHARLES BARRON	PREMIER BUILDING MANAGEMENT CO INC	115	12.78	\$ 290.76	ACTIVE	
BK	473	PENNSYLVANIA AVENUE	16	42	CHARLES BARRON	PENN REALTY LLC	289	18.06	\$ 439.69	ACTIVE	
BK	890	ROCKAWAY AVENUE	11	42	CHARLES BARRON	ZANDANI, ABDULAH, QADAR	159	14.45	\$ 3,007.81	ACTIVE	
BK	578	WILLIAMS AVENUE	4	42	CHARLES BARRON	FERNANDEZ, RAFAEL	53	13.25	\$ 1,794.65	ACTIVE	

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BK	575	80 STREET	9	43	VINCENT J. GENTILE	575-80 REALTY LLC	172	19.11	\$ 993.36	ACTIVE	
BK	369	87 STREET	16	43	VINCENT J. GENTILE	DEMETRIOS 21 REALTY INC	188	11.75	\$ 2,412.61	ACTIVE	
BK	271	BAY RIDGE AVENUE	6	43	VINCENT J. GENTILE	PATSALIS, HARRY	56	9.33	\$ 1,293.21	ACTIVE	
BK	2714	AVENUE D	24	45	JUMAANE D. WILLIAMS	ROBERTS, DENYSE	238	9.92	\$ 911.72	ACTIVE	
BK	301	EAST 26 STREET	4	45	JUMAANE D. WILLIAMS	MAG REALTY	250	62.50	\$ 2,920.49	ACTIVE	
BK	325	EAST 54 STREET	4	45	JUMAANE D. WILLIAMS	CHOISY, ROGER	138	34.50	\$ 1,026.87	ACTIVE	
BK	1798	WEST 12 STREET	3	47	DOMENIC RECCHIA	NASEF, SONIA	30	10.00	\$ 123.39	ACTIVE	
BK	2766	WEST 15 STREET	5	47	DOMENIC RECCHIA	WRIGHT, HENRY	48	9.60	\$ 348.51	ACTIVE	

**Building Count: 200**

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