

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

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
MN	146	HENRY STREET	7	1	Margaret S. Chin	YUEN'S REALTY CORP	232	33.14	\$ 353.27	DISCHARGED	COMPLIANCE
MN	533	WEST 158 STREET	24	7	Mark Levine	158 MANAGEMENT LLC	443	18.46	\$ 1,573.98	DISCHARGED	COMPLIANCE
BX	1008	DR M L KING JR BOULEVARD	3	8	Diana Ayala	1008 REALTY LLC	49	16.33	\$ 0.00	DISCHARGED	COMPLIANCE
MN	184	EAST 109 STREET	3	8	Diana Ayala	COHN, DEREK	40	13.33	\$ 183.89	DISCHARGED	COMPLIANCE
MN	350	EAST 116 STREET	2	8	Diana Ayala	OWNER OF,	263	131.50	\$ 3,714.62	DISCHARGED	COMPLIANCE
BX	495	EAST 138 STREET	10	8	Diana Ayala	NASSERY, EZATULLAH	209	20.90	\$ 0.00	DISCHARGED	COMPLIANCE
BX	456	EAST 149 STREET	16	8	Diana Ayala	CHESTNUT HOLDINGS OF NEW YORK	264	16.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	212	WILLIS AVENUE	8	8	Diana Ayala	ITZHOKOV, EREZ	218	27.25	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2807	FREDERICK DOUGLASS BOULEVARD	8	9	Bill Perkins	8 AVE HOLDINGS LLC	158	19.75	\$ 0.00	DISCHARGED	COMPLIANCE
MN	383	WEST 125 STREET	6	9	Bill Perkins	MORA, DANIEL	123	20.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	36	WEST 128 STREET	4	9	Bill Perkins	36 WEST 128TH LLC	153	38.25	\$ 151.83	DISCHARGED	ADMINISTRATIVE
MN	23	ARDEN STREET	16	10	Ydanis Rodriguez	TORBI, SHAN	293	18.31	\$ 337.20	DISCHARGED	COMPLIANCE
MN	612	WEST 182 STREET	16	10	Ydanis Rodriguez	SHOOB, AKIVA	270	16.88	\$ 11.38	DISCHARGED	COMPLIANCE
BX	3055	HULL AVENUE	7	11	Andrew Cohen	GAZIVODA, NICK	380	54.29	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3049	PERRY AVENUE	3	11	Andrew Cohen	ALI, SYED	89	29.67	\$ 1,645.07	DISCHARGED	COMPLIANCE
BX	760	EAST 217 STREET	3	12	Andy King	RAMROOP, RAMDEO	80	26.67	\$ 320.89	DISCHARGED	COMPLIANCE
BX	3605	OLINVILLE AVENUE	3	12	Andy King	TOP UNITED GROUP NY LLC	55	18.33	\$ 667.51	DISCHARGED	WORK COMPLETE
BX	2241	CRESTON AVENUE	27	14	Fernando Cabrera	MHR MANAGEMENT INC	457	16.93	\$ 0.00	DISCHARGED	COMPLIANCE
BX	23	MT HOPE PLACE	3	14	Fernando Cabrera	CEBALLOS, FELIX	204	68.00	\$ 0.00	DISCHARGED	VACANT
BX	1677	TOWNSEND AVENUE	3	14	Fernando Cabrera	OWUSU, AGBE	34	11.33	\$ 403.40	DISCHARGED	COMPLIANCE
BX	1610	ADAMS STREET	3	15	Ritchie J. Torres	FOFANA, LACINE	42	14.00	\$ 2,820.83	DISCHARGED	COMPLIANCE
BX	2070	CROTONA AVENUE	3	15	Ritchie J. Torres	SINCHI, DIANA	58	19.33	\$ 4,350.60	DISCHARGED	VACANT
BX	2254	CROTONA AVENUE	28	15	Ritchie J. Torres	RELIANT REALTY SERVICES, LLC	582	20.79	\$ 7.65	DISCHARGED	COMPLIANCE

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

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 11/13/2007.

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

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BX	363	EAST 180 STREET	9	15	Ritchie J. Torres	RIVERA, DENNIS	190	21.11	\$ 673.09	DISCHARGED	COMPLIANCE
BX	983	EAST 181 STREET	21	15	Ritchie J. Torres	NEIMAN, MARK	320	15.24	\$ 754.74	DISCHARGED	COMPLIANCE
BX	304	EAST 183 STREET	16	15	Ritchie J. Torres	FARBER, SIMEON	346	21.63	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1820	GRAND CONCOURSE	29	15	Ritchie J. Torres	GRAND CONCOURSE HOLDINGS LLC	521	17.97	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1912	HOLLAND AVENUE	4	15	Ritchie J. Torres	NAS, MALIK	94	23.50	\$ 2,423.83	DISCHARGED	COMPLIANCE
BX	4633	PARK AVENUE	9	15	Ritchie J. Torres	CLAY2 VENTURES	132	14.67	\$ 320.96	DISCHARGED	COMPLIANCE
BX	664	SAGAMORE STREET	3	15	Ritchie J. Torres	SURIANO, PASQUALE	89	29.67	\$ 314.12	DISCHARGED	COMPLIANCE
BX	1388	BRISTOW STREET	3	16	Vanessa L. Gibson	ZOOMER REALTY CORP	70	23.33	\$ 373.97	DISCHARGED	COMPLIANCE
BX	1055	DR M L KING JR BOULEVARD	94	16	Vanessa L. Gibson	HIGHBRIDGE APARTMENTS ESTATES LLC	1784	18.98	\$ 267.24	DISCHARGED	COMPLIANCE
BX	660	EAST 166 STREET	21	16	Vanessa L. Gibson	EAST 166 ASSOCIATES LLC	374	17.81	\$ 238.88	DISCHARGED	COMPLIANCE
BX	1135	GRANT AVENUE	3	16	Vanessa L. Gibson	EMADU, PAUL	224	74.67	\$ 0.00	ACTIVE	
BX	1136	GRANT AVENUE	6	16	Vanessa L. Gibson	SEIDENFELD, SHAYA	108	18.00	\$ 787.59	DISCHARGED	COMPLIANCE
BX	1238	MORRIS AVENUE	12	16	Vanessa L. Gibson	S REALTY LLC, MORRIS	145	12.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1271	MORRIS AVENUE	16	16	Vanessa L. Gibson	RELIANT REALTY SERVICES, LLC	315	19.69	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1277	MORRIS AVENUE	16	16	Vanessa L. Gibson	MORRIS AVENUE ESTATES LLC	284	17.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1300	SHAKESPEARE AVENUE	3	16	Vanessa L. Gibson	RAMLAGAN, PRAVU	68	22.67	\$ 179.55	DISCHARGED	COMPLIANCE
BX	1077	TELLER AVENUE	8	16	Vanessa L. Gibson	LASKER, ARON	244	30.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1360	TELLER AVENUE	3	16	Vanessa L. Gibson	AMBALU, MIRYAM	39	13.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1379	TELLER AVENUE	3	16	Vanessa L. Gibson	CRUMP, SHERRI	69	23.00	\$ 1,100.88	DISCHARGED	COMPLIANCE
BX	367	BRONX PARK AVENUE	3	17	Rafael Salamanca Jr	PEARSALL AVENUE DEVELOPMENT, LLC	180	60.00	\$ 910.79	DISCHARGED	COMPLIANCE
BX	1474	BRYANT AVENUE	3	17	Rafael Salamanca Jr	PREMISES, OWNER OF	131	43.67	\$ 0.00	DISCHARGED	WORK COMPLETE
BX	702	EAGLE AVENUE	4	17	Rafael Salamanca Jr	YY REALTY GROUP LLC	185	46.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	861	EAST 164 STREET	3	17	Rafael Salamanca Jr	IMHUNGRY CORP	69	23.00	\$ 9,196.87	DISCHARGED	COMPLIANCE

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

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 11/13/2007.

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

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BX	812	EAST 165 STREET	4	17	Rafael Salamanca Jr	JASHARI, ISMET	85	21.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	806	EAST 169 STREET	3	17	Rafael Salamanca Jr	PREMISES, OWNER OF	116	38.67	\$ 0.00	DISCHARGED	VACANT
BX	745	EAST 178 STREET	36	17	Rafael Salamanca Jr	745 EAST 178 LLC	629	17.47	\$ 1,068.43	DISCHARGED	COMPLIANCE
BX	924	KELLY STREET	8	17	Rafael Salamanca Jr	MHR MANAGEMENT INC	196	24.50	\$ 380.66	DISCHARGED	7A ADMIN APPT
BX	935	KELLY STREET	32	17	Rafael Salamanca Jr	MHR MANAGEMENT INC	544	17.00	\$ 1,828.75	DISCHARGED	7A ADMIN APPT
BX	648	MANIDA STREET	3	17	Rafael Salamanca Jr	YUNATAN, JAY	43	14.33	\$ 0.00	ACTIVE	
BX	1302	REV JAMES POLITE AVENUE	8	17	Rafael Salamanca Jr	BLUM, YITZCHOK	265	33.13	\$ 3,030.71	DISCHARGED	COMPLIANCE
BX	1212	TINTON AVENUE	3	17	Rafael Salamanca Jr	PAULINO, ROMULO	124	41.33	\$ 296.34	DISCHARGED	VACANT
BX	1227	TINTON AVENUE	3	17	Rafael Salamanca Jr	FRAZIER, DEBORAH	70	23.33	\$ 0.00	DISCHARGED	VACANT
BX	1235	WHEELER AVENUE	3	17	Rafael Salamanca Jr	PARDES EQUITIES LLC	82	27.33	\$ 0.00	DISCHARGED	VACANT
BX	2414	BUTLER PLACE	4	18	Ruben Diaz, Sr.	BAISHNAB, BRAJA	78	19.50	\$ 400.03	DISCHARGED	COMPLIANCE
BX	1520	LELAND AVENUE	17	18	Ruben Diaz, Sr.	RELIANT REALTY SERVICES, LLC	444	26.12	\$ 229.81	DISCHARGED	COMPLIANCE
BX	1029	MANOR AVENUE	4	18	Ruben Diaz, Sr.	COLTER, TERRANCE	67	16.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	650	ROSEDALE AVENUE	3	18	Ruben Diaz, Sr.	650 ROSEDALE HOLDINGS, LLC	92	30.67	\$ 0.00	DISCHARGED	COMPLIANCE
QN	108-44	LIVERPOOL STREET	3	28	Adrienne E. Adams	HOLT, SHELTON	84	28.00	\$ 5,960.35	DISCHARGED	VACANT
BK	368	BALTIC STREET	8	33	Stephen T. Levin	DSA MANAGEMENT CO. INC	246	30.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	684B	MYRTLE AVENUE	6	33	Stephen T. Levin	MYRTLE 684 LLC	95	15.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	27	BEAVER STREET	6	34	Antonio Reynoso	WAVECREST MGMT GROUP	209	34.83	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	379	BUSHWICK AVENUE	4	34	Antonio Reynoso	LAU, KAREN	55	13.75	\$ 1,077.69	DISCHARGED	COMPLIANCE
BK	556	EVERGREEN AVENUE	3	34	Antonio Reynoso	WEISS, DANI	71	23.67	\$ 535.62	DISCHARGED	COMPLIANCE
BK	1137	GREENE AVENUE	5	34	Antonio Reynoso	BHNWN GREENE LLC	92	18.40	\$ 0.00	DISCHARGED	COMPLIANCE
QN	18-14	LINDEN STREET	6	34	Antonio Reynoso	NEW YORK CIT MANAGEMENT	108	18.00	\$ 0.00	DISCHARGED	VORK COMPLETEI
QN	1722	MADISON STREET	6	34	Antonio Reynoso	SCHWARTZ, JOSEPH	160	26.67	\$ 0.00	DISCHARGED	COMPLIANCE

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

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 11/13/2007.

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

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	414	MELROSE STREET	8	34	Antonio Reynoso	JAVIER, MARIEL	247	30.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	146	PALMETTO STREET	3	34	Antonio Reynoso	GROSZ, SHELDON	101	33.67	\$ 2,354.79	DISCHARGED	COMPLIANCE
QN	1720	PALMETTO STREET	6	34	Antonio Reynoso	HAGER MANAGEMENT	186	31.00	\$ 596.07	DISCHARGED	COMPLIANCE
BK	46	PALMETTO STREET	3	34	Antonio Reynoso	DOBLE, MARTHA	40	13.33	\$ 521.76	DISCHARGED	COMPLIANCE
BK	1109	PUTNAM AVENUE	3	34	Antonio Reynoso	MANTON, STEVEN	85	28.33	\$ 12,141.48	DISCHARGED	COMPLIANCE
BK	1175	PUTNAM AVENUE	3	34	Antonio Reynoso	REYES, ANDRES	55	18.33	\$ 2,895.09	DISCHARGED	VACANT
QN	1659	SUMMERFIELD STREET	6	34	Antonio Reynoso	YU, JIAN	128	21.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	237	TROUTMAN STREET	6	34	Antonio Reynoso	NEWDAY MANAGEMENT	302	50.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1113	WILLOUGHBY AVENUE	6	34	Antonio Reynoso	WAVECREST MGT GROUP	214	35.67	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	142	WILSON AVENUE	6	34	Antonio Reynoso	SPIRA, ZEE	125	20.83	\$ 244.18	DISCHARGED	COMPLIANCE
BK	90	WILSON AVENUE	3	34	Antonio Reynoso	ENGEL, MOSHE	107	35.67	\$ 1,807.57	DISCHARGED	COMPLIANCE
QN	1675	WOODBINE STREET	6	34	Antonio Reynoso	AE DUKE MANAGEMENT LLC	85	14.17	\$ 0.00	DISCHARGED	VORK COMPLETEI
BK	1490	BEDFORD AVENUE	8	35	Laurie A. Cumbo	MACCABI PROPERTY MANAGEMENT INC.	196	24.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1010	CARROLL STREET	4	35	Laurie A. Cumbo	BEDFORD MANGEMENT COMPANY	101	25.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	360	FRANKLIN AVENUE	9	35	Laurie A. Cumbo	PERLMUTTER, I	142	15.78	\$ 126.01	DISCHARGED	COMPLIANCE
BK	931	FULTON STREET	6	35	Laurie A. Cumbo	DEMU, MABADEJE	117	19.50	\$ 0.00	ACTIVE	
BK	778	LINCOLN PLACE	8	35	Laurie A. Cumbo	SCHWARCZ, NATHAN	258	32.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	230	SCHENECTADY AVENUE	6	35	Laurie A. Cumbo	KHALILI, JOSEPH	136	22.67	\$ 5,227.70	DISCHARGED	COMPLIANCE
BK	232	SCHENECTADY AVENUE	6	35	Laurie A. Cumbo	HACKNER, YOSSEI	137	22.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1145	ST JOHNS PLACE	4	35	Laurie A. Cumbo	HEIGHTS HOUSES CORP	168	42.00	\$ 0.00	DISCHARGED	VACANT
BK	1320	ST JOHNS PLACE	8	35	Laurie A. Cumbo	CBZ MANAGEMENT LLC	282	35.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	227	TROY AVENUE	12	35	Laurie A. Cumbo	KOWITZ, JOSH	290	24.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	384	VANDERBILT AVENUE	2	35	Laurie A. Cumbo	EASTMAN, ELIZABETH	171	85.50	\$ 0.00	DISCHARGED	VACANT

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

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 11/13/2007.

**Alternative Enforcement Program  
City Council Report**

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	227	ALBANY AVENUE	4	36	Robert E. Cornegy, Jr.	LANDAU, JOEL	130	32.50	\$ 0.00	DISCHARGED	VACANT
BK	1446	FULTON STREET	3	36	Robert E. Cornegy, Jr.	MICHAELI, TOM	59	19.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1548	FULTON STREET	4	36	Robert E. Cornegy, Jr.	LEVASSEUR, MIRKO	61	15.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	659	GREENE AVENUE	3	36	Robert E. Cornegy, Jr.	RACHEV, IVO	72	24.00	\$ 1,791.33	DISCHARGED	COMPLIANCE
BK	491	HANCOCK STREET	3	36	Robert E. Cornegy, Jr.	NIEVES, JOAN	48	16.00	\$ 145.20	DISCHARGED	COMPLIANCE
BK	334	HART STREET	8	36	Robert E. Cornegy, Jr.	EQUITY MANAGEMENT	224	28.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	131	LEWIS AVENUE	4	36	Robert E. Cornegy, Jr.	ABDALLAH, ABRAHAM	82	20.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	389	MONROE STREET	3	36	Robert E. Cornegy, Jr.	BRENDA ROBINSON ASSOCIATES NEW YORK INC	115	38.33	\$ 15,211.92	DISCHARGED	VACANT
BK	399	NOSTRAND AVENUE	6	36	Robert E. Cornegy, Jr.	NOSTRAND AVENUE REALTY LLC	52	8.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1261	PACIFIC STREET	11	36	Robert E. Cornegy, Jr.	MAMAN, IZHAK	234	21.27	\$ 6.48	DISCHARGED	COMPLIANCE
BK	1399	PACIFIC STREET	4	36	Robert E. Cornegy, Jr.	FRIEDMAN, YOEL	170	42.50	\$ 13,412.29	DISCHARGED	COMPLIANCE
BK	68	PATCHEN AVENUE	8	36	Robert E. Cornegy, Jr.	WEISS, AARON	207	25.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1308	PROSPECT PLACE	5	36	Robert E. Cornegy, Jr.	SUN TOWER REALTY LLC	132	26.40	\$ 888.60	DISCHARGED	COMPLIANCE
BK	599	QUINCY STREET	8	36	Robert E. Cornegy, Jr.	HOLLAND MANAGEMENT	196	24.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	700	ST MARKS AVENUE	4	36	Robert E. Cornegy, Jr.	STE MANAGEMENT LLC	178	44.50	\$ 0.00	DISCHARGED	VACANT
BK	535	THROOP AVENUE	4	36	Robert E. Cornegy, Jr.	PREMISES, OWNER OF	413	103.25	\$ 0.00	DISCHARGED	VACANT
BK	232	TOMPKINS AVENUE	3	36	Robert E. Cornegy, Jr.	WHYTE, AUL	74	24.67	\$ 1,082.88	ACTIVE	
BK	309	TOMPKINS AVENUE	8	36	Robert E. Cornegy, Jr.	REGAL MANAGEMENT SERVICES LLC	119	14.88	\$ 500.82	DISCHARGED	COMPLIANCE
BK	11	VAN BUREN STREET	3	36	Robert E. Cornegy, Jr.	WILLIAMS, DANIELLE	92	30.67	\$ 2,797.36	DISCHARGED	VACANT
BK	496	VAN BUREN STREET	4	36	Robert E. Cornegy, Jr.	CAVALERI, GIANLUCA	139	34.75	\$ 3,422.45	DISCHARGED	COMPLIANCE
BK	354	VERNON AVENUE	4	36	Robert E. Cornegy, Jr.	CHEN, AVIRAM	159	39.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2268	ATLANTIC AVENUE	3	37	Rafael L. Espinal Jr.	BENJAMIN, JONATHAN	50	16.67	\$ 891.45	DISCHARGED	VORK COMPLETEI
BK	2270	ATLANTIC AVENUE	3	37	Rafael L. Espinal Jr.	EVERETT, GARRET	59	19.67	\$ 1,855.65	DISCHARGED	VACANT

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

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 11/13/2007.

**Alternative Enforcement Program  
City Council Report**

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months:165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	197	CHESTNUT STREET	6	37	Rafael L. Espinal Jr.	ZANKERA LLC	82	13.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	284	COOPER STREET	6	37	Rafael L. Espinal Jr.	DAFNONAS ESTATES,LTD	139	23.17	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	84	CORNELIA STREET	3	37	Rafael L. Espinal Jr.	84 CORNELIA LLC	42	14.00	\$ 4,023.01	DISCHARGED	VACANT
BK	1532	DE KALB AVENUE	6	37	Rafael L. Espinal Jr.	DAFNONAS ESTATES, LTD	72	12.00	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	996	DECATUR STREET	3	37	Rafael L. Espinal Jr.	PREMISES, OWNER OF	87	29.00	\$ 6,662.34	DISCHARGED	VACANT
BK	1885	EASTERN PARKWAY EXTENSION	3	37	Rafael L. Espinal Jr.	JAQUEZ, OSVALDO	62	20.67	\$ 1,718.85	DISCHARGED	COMPLIANCE
BK	97	ELDERT STREET	3	37	Rafael L. Espinal Jr.	ELDERT GOLD LLC	124	41.33	\$ 4,973.96	DISCHARGED	COMPLIANCE
BK	521	EVERGREEN AVENUE	3	37	Rafael L. Espinal Jr.	OWNER OF,	45	15.00	\$ 7,498.34	DISCHARGED	ADMINISTRATIVE
BK	2156A	FULTON STREET	3	37	Rafael L. Espinal Jr.	8445 HOLDINGS LLC	106	35.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	3084	FULTON STREET	6	37	Rafael L. Espinal Jr.	VALENCIA, WILLIAM	135	22.50	\$ 0.00	DISCHARGED	VACANT
BK	1328	GATES AVENUE	6	37	Rafael L. Espinal Jr.	RISEBORO COMMUNITY PARTNERSHIP	337	56.17	\$ 80.73	DISCHARGED	7A ADMIN APPT
BK	1363	GREENE AVENUE	6	37	Rafael L. Espinal Jr.	SPIRA, ZEE	160	26.67	\$ 19.24	DISCHARGED	COMPLIANCE
BK	1373	GREENE AVENUE	6	37	Rafael L. Espinal Jr.	IVY PROPERTY MANAGEMENT, INC	258	43.00	\$ 614.46	DISCHARGED	COMPLIANCE
BK	1352	HANCOCK STREET	6	37	Rafael L. Espinal Jr.	STUHL, SHLOMA	222	37.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	296	HARMAN STREET	6	37	Rafael L. Espinal Jr.	296 HARMAN TOWERS LLC	125	20.83	\$ 1,161.29	DISCHARGED	COMPLIANCE
BK	308	HARMAN STREET	5	37	Rafael L. Espinal Jr.	RAJOY MANAGEMENT INC	349	69.80	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	320	HARMAN STREET	6	37	Rafael L. Espinal Jr.	BERKOWITZ, MARK	146	24.33	\$ 307.08	DISCHARGED	COMPLIANCE
BK	293	IRVING AVENUE	8	37	Rafael L. Espinal Jr.	SPIRA, ZEE	134	16.75	\$ 1,419.16	DISCHARGED	COMPLIANCE
BK	1244	JEFFERSON AVENUE	3	37	Rafael L. Espinal Jr.	PETRUCCI, LOUIS	44	14.67	\$ 1,914.31	DISCHARGED	COMPLIANCE
BK	527	KNICKERBOCKER AVENUE	23	37	Rafael L. Espinal Jr.	ENGEL, MOSHE	546	23.74	\$ 0.00	DISCHARGED	COMPLIANCE
BK	527	KNICKERBOCKER AVENUE	23	37	Rafael L. Espinal Jr.	ENGEL, MOSHE	546	23.74	\$ 0.00	DISCHARGED	COMPLIANCE
BK	771	LIBERTY AVENUE	3	37	Rafael L. Espinal Jr.	BENLULU, TZVI	69	23.00	\$ 0.00	DISCHARGED	VACANT
BK	869	LIBERTY AVENUE	5	37	Rafael L. Espinal Jr.	HARRISPERSAD, HARRIKISSOON	68	13.60	\$ 0.00	DISCHARGED	COMPLIANCE

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

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 11/13/2007.

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

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	270	LINDEN STREET	3	37	Rafael L. Espinal Jr.	LINDEN USA LLC	259	86.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	236	MC KINLEY AVENUE	4	37	Rafael L. Espinal Jr.	SHEWMANGAL, NANDA	107	26.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	323	SHEPHERD AVENUE	3	37	Rafael L. Espinal Jr.	WU, DAN-JING	78	26.00	\$ 548.76	DISCHARGED	COMPLIANCE
BK	327	SHEPHERD AVENUE	3	37	Rafael L. Espinal Jr.	MATEO, RICARDO	225	75.00	\$ 0.00	DISCHARGED	VACANT
BK	145	SOMERS STREET	6	37	Rafael L. Espinal Jr.	ZNATY, JEFFREY	205	34.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	40	SOMERS STREET	3	37	Rafael L. Espinal Jr.	THE BOARD OF MANAGERS OF THE 40 SOMERS ST CONDO	35	11.67	\$ 0.00	DISCHARGED	VACANT
BK	250	STOCKHOLM STREET	8	37	Rafael L. Espinal Jr.	STOCKHOLM TERRACE LLC	191	23.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	124	VAN SICLEN AVENUE	15	37	Rafael L. Espinal Jr.	124 VS REALTY LLC	190	12.67	\$ 350.06	DISCHARGED	COMPLIANCE
BK	176	VAN SICLEN AVENUE	3	37	Rafael L. Espinal Jr.	PREMISES, OWNER OF	56	18.67	\$ 384.94	DISCHARGED	VACANT
BK	28	VERMONT STREET	3	37	Rafael L. Espinal Jr.	HASS, MESHULAM	117	39.00	\$ 0.00	DISCHARGED	VACANT
BK	203	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	YEUNG, LOUIS	200	33.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	441	WILSON AVENUE	12	37	Rafael L. Espinal Jr.	BK IMMOBILIER LLC	180	15.00	\$ 157.60	DISCHARGED	COMPLIANCE
BK	515	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	TRIARCH MANAAGEMENT	242	40.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	636	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	636 WILSON LLC	226	37.67	\$ 0.00	DISCHARGED	VORK COMPLETEI
BK	271	WOODBINE STREET	3	37	Rafael L. Espinal Jr.	WOODBINE RBC LLC	75	25.00	\$ 0.00	DISCHARGED	VORK COMPLETEI
BK	6203	10 AVENUE	4	38	Carlos Menchaca	LIU, XU DONG	70	17.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	266	45 STREET	8	38	Carlos Menchaca	262 45TH STREET	127	15.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	365	COLUMBIA STREET	4	38	Carlos Menchaca	365 COLUMBIA STREET REALTY LLC	142	35.50	\$ 503.43	DISCHARGED	COMPLIANCE
BK	465	PROSPECT AVENUE	3	39	Brad Lander	HERNANDEZ, JAY	47	15.67	\$ 280.27	DISCHARGED	VACANT
BK	2336	BEDFORD AVENUE	6	40	Mathieu Eugene	MILTZ, ZEV	166	27.67	\$ 3,443.16	DISCHARGED	COMPLIANCE
BK	701	CONEY ISLAND AVENUE	6	40	Mathieu Eugene	AWAN, ABDUL	243	40.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2144	CORTEYOU ROAD	6	40	Mathieu Eugene	AUMAN, ZVI	93	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	195	LENOX ROAD	12	40	Mathieu Eugene	SALMAN, LITAN	212	17.67	\$ 0.00	DISCHARGED	COMPLIANCE

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

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 11/13/2007.

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

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	241	LINDEN BOULEVARD	8	40	Mathieu Eugene	SHOOB, AKIVA	268	33.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	320	LINDEN BOULEVARD	3	40	Mathieu Eugene	REGAL MANAGEMENT SERVICES LLC	80	26.67	\$ 114.33	DISCHARGED	COMPLIANCE
BK	2517	SNYDER AVENUE	3	40	Mathieu Eugene	THOMAS, SHERMA	39	13.00	\$ 0.00	DISCHARGED	VACANT
BK	2154	BERGEN STREET	3	41	Alicka Ampry-Samuel	VITTORIO JR, ALFRED	44	14.67	\$ 3,359.15	ACTIVE	
BK	2158	DEAN STREET	6	41	Alicka Ampry-Samuel	DEANE, VERLINDA	131	21.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1549	EASTERN PARKWAY EXTENSION	3	41	Alicka Ampry-Samuel	KENDALL, ESSIE	62	20.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2112	FULTON STREET	6	41	Alicka Ampry-Samuel	JETSET FULTON REALTY LLC	314	52.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	337	GRAFTON STREET	6	41	Alicka Ampry-Samuel	337 ASSOCIATES, LLC	147	24.50	\$ 0.00	DISCHARGED	VACANT
BK	199	HOWARD AVENUE	6	41	Alicka Ampry-Samuel	MAAZAB, NASR	104	17.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	764	JEFFERSON AVENUE	8	41	Alicka Ampry-Samuel	WEBER, ANDREW	124	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	995	JEFFERSON AVENUE	4	41	Alicka Ampry-Samuel	BERKOVITS, YOEL	108	27.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	786	MACON STREET	3	41	Alicka Ampry-Samuel	MONROE, KENNETH	40	13.33	\$ 1,169.78	DISCHARGED	COMPLIANCE
BK	346	MARION STREET	6	41	Alicka Ampry-Samuel	GUOBADIA, ANDY	143	23.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	435	MARION STREET	6	41	Alicka Ampry-Samuel	ATARI REALTY	125	20.83	\$ 2,761.33	DISCHARGED	COMPLIANCE
BK	829	MONROE STREET	8	41	Alicka Ampry-Samuel	829 MONROE, LLC	183	22.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	257	PATCHEN AVENUE	4	41	Alicka Ampry-Samuel	257 BH PATCHEN, LLC	128	32.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1719	PITKIN AVENUE	12	41	Alicka Ampry-Samuel	WAPA REALTY CORP	138	11.50	\$ 0.00	DISCHARGED	VACANT
BK	1922	PROSPECT PLACE	4	41	Alicka Ampry-Samuel	GRUNBAUM, JOEL	102	25.50	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	145	ROCKAWAY PARKWAY	6	41	Alicka Ampry-Samuel	MHANY MANAGEMENT	266	44.33	\$ 2,173.49	DISCHARGED	7A ADMIN APPT
BK	21A	SOMERS STREET	3	41	Alicka Ampry-Samuel	OOZ HOLDINGS LLC	113	37.67	\$ 0.00	DISCHARGED	WORK COMPLETE
BK	191	SUMPTER STREET	8	41	Alicka Ampry-Samuel	PALACIOS, GAVINO	199	24.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1130	BLAKE AVENUE	3	42	Inez Barron	WINSTON, DEMETRIUS	75	25.00	\$ 0.00	DISCHARGED	VACANT
BK	1143	BLAKE AVENUE	4	42	Inez Barron	JEAN	124	31.00	\$ 0.00	DISCHARGED	COMPLIANCE

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

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 11/13/2007.



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

**Project Name: AEP ROUND 1**

**Start Date: 11/13/2007**

**# of buildings that did not achieve "substantial compliance" within 12 months: 165**

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	535	BRADFORD STREET	4	42	Inez Barron	HAZELL, TED	99	24.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	452	EAST 95 STREET	5	42	Inez Barron	KIRTON, ANTHONY	108	21.60	\$ 641.79	DISCHARGED	VACANT
BK	864	ELTON STREET	6	42	Inez Barron	A&H NEW REX LLC	95	15.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	593	EUCLID AVENUE	4	42	Inez Barron	KOROGODSKYY, DMYTRO	173	43.25	\$ 0.00	DISCHARGED	VACANT
BK	536	HENDRIX STREET	3	42	Inez Barron	SHAULI, SAUL	43	14.33	\$ 1,106.11	DISCHARGED	COMPLIANCE
BK	544	LINWOOD STREET	6	42	Inez Barron	RBM NY HOLDINGS LLC	78	13.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	595	NEW LOTS AVENUE	3	42	Inez Barron	REAL PROPERTY MANAGEMENT NY GOLD	69	23.00	\$ 0.00	DISCHARGED	VACANT
BK	718	SCHENCK AVENUE	4	42	Inez Barron	ARNOLD, DYRA	67	16.75	\$ 2,242.86	DISCHARGED	COMPLIANCE
BK	674	SHEFFIELD AVENUE	4	42	Inez Barron	HAROUNA, INOUSSA	53	13.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	711	SHEPHERD AVENUE	4	42	Inez Barron	JEROME, DIANNE	58	14.50	\$ 1,068.76	DISCHARGED	VORK COMPLETEI
BK	609	SUTTER AVENUE	4	42	Inez Barron	R & P PROPERTY GROUP LLC	59	14.75	\$ 217.12	DISCHARGED	COMPLIANCE
BK	1029	53 STREET	6	44	Kalman Yeger	ISKOWITZ, BARACH	174	29.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2836	WEST 19 STREET	4	47	Mark Treyger	USA QUICK SOLUTION	54	13.50	\$ 0.00	DISCHARGED	COMPLIANCE
SI	238	YORK AVENUE	4	49	Deborah Rose	YOR PROSPECT CORNER LLC	66	16.50	\$ 0.00	DISCHARGED	VACANT

**Building Count: 198**

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

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 11/13/2007.