



CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 11

Start Date: 01/31/2018

of buildings that did not achieve "substantial compliance" within 12 months:95

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
MN	109	WASHINGTON STREET	16	1	Margaret S. Chin	MAVERICK MANAGEMENT	77	4.81	\$ 0.00	ACTIVE	
MN	298	EAST 3 STREET	9	2	Carlina Rivera	CFF CONSULTING INC.	130	14.44	\$ 0.00	DISCHARGED	7A ADMIN APPT
MN	42	MORTON STREET	17	3	Corey Johnson	SLOANE, MICHAEL	65	3.82	\$ 0.00	DISCHARGED	COMPLIANCE
MN	404	WEST 40 STREET	8	3	Corey Johnson	WAYFINDER PM LLC	87	10.88	\$ 0.00	ACTIVE	
MN	311	WEST 54 STREET	15	3	Corey Johnson	SIMRY REALTY CORP	54	3.60	\$ 0.00	DISCHARGED	COMPLIANCE
MN	940	1 AVENUE	6	4	Keith Powers	STRULOVITCH, MOSES	45	7.50	\$ 0.00	DISCHARGED	VACANT
MN	26	EAST 60 STREET	7	4	Keith Powers	ESA PROPERTY MANAGEMENT CORP.	81	11.57	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1290	1 AVENUE	17	5	Ben Kallos	MGT PROPERTY MANAGEMENT	103	6.06	\$ 0.00	DISCHARGED	COMPLIANCE
MN	572	AMSTERDAM AVENUE	13	6	Helen Rosenthal	ORTIZ, FRANK	92	7.08	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1739	AMSTERDAM AVENUE	13	7	Mark Levine	LEE, CHUNG	80	6.15	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3351	BROADWAY	45	7	Mark Levine	STELLAR MANAGEMENT	141	3.13	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3661	BROADWAY	57	7	Mark Levine	SDG MANAGEMENT CORP.	280	4.91	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3671	BROADWAY	47	7	Mark Levine	ARKAR INC	201	4.28	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3856	BROADWAY	40	7	Mark Levine	BARBERRY ROSE MANAGEMENT CO. INC.	253	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
MN	161	MANHATTAN AVENUE	18	7	Mark Levine	MANHATTAN VALLEY MANAGEMENT COMPANY INC	79	4.39	\$ 0.00	DISCHARGED	COMPLIANCE
MN	543	WEST 125 STREET	44	7	Mark Levine	GAVARIN, BARRY	211	4.80	\$ 0.00	ACTIVE	
MN	509	WEST 134 STREET	19	7	Mark Levine	CUNDELAN, EUGENE	149	7.84	\$ 0.00	ACTIVE	
MN	502	WEST 135 STREET	25	7	Mark Levine	BLUESKY MANAGEMENT	272	10.88	\$ 0.00	DISCHARGED	COMPLIANCE
MN	618	WEST 142 STREET	43	7	Mark Levine	618 EQUITY CORP.	157	3.65	\$ 0.00	DISCHARGED	COMPLIANCE
MN	543	WEST 146 STREET	43	7	Mark Levine	LANGSAM PROP. SERV. CORP.	198	4.60	\$ 0.00	DISCHARGED	COMPLIANCE
MN	529	WEST 151 STREET	20	7	Mark Levine	529 WEST 151 LLC	73	3.65	\$ 0.00	DISCHARGED	COMPLIANCE
MN	558	WEST 151 STREET	16	7	Mark Levine	GIBBER, ELI	71	4.44	\$ 0.00	DISCHARGED	COMPLIANCE
MN	523	WEST 156 STREET	21	7	Mark Levine	SHREBBER, DOV	98	4.67	\$ 0.00	DISCHARGED	COMPLIANCE

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MN	302	EAST 105 STREET	7	8	Diana Ayala	304 E 105 LLC	86	12.29	\$ 0.00	ACTIVE	
MN	325	EAST 109 STREET	8	8	Diana Ayala	SOLAR REALTY MANAGEMENT CORP	151	18.88	\$ 0.00	DISCHARGED	ADMINISTRATIVE
MN	112	EAST 116 STREET	10	8	Diana Ayala	SILVER AND SILVER PROPERTIES	72	7.20	\$ 0.00	DISCHARGED	COMPLIANCE
MN	454	EAST 119 STREET	8	8	Diana Ayala	DEMARQUET, FERNAND	110	13.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	401	EAST 136 STREET	9	8	Diana Ayala	SOLEIMANI, JACOB	66	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	797	EAST 142 STREET	21	8	Diana Ayala	ROCKAWAY MAINTENANCE PARTNERS CORP	73	3.48	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1636	LEXINGTON AVENUE	22	8	Diana Ayala	UNITED MANAGEMENT CORP	111	5.05	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1661	PARK AVENUE	34	8	Diana Ayala	MILLER, PESACH	109	3.21	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2081	5 AVENUE	5	9	Bill Perkins	ARYEH, YOSEF	99	19.80	\$ 0.00	ACTIVE	
MN	1845	ADAM C POWELL BOULEVARD	25	9	Bill Perkins	NEW BEDFORD MANAGEMENT CORP	117	4.68	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2522	ADAM C POWELL BOULEVARD	12	9	Bill Perkins	LEMOR REALTY CORP	99	8.25	\$ 0.00	DISCHARGED	COMPLIANCE
MN	136	EAST 124 STREET	8	9	Bill Perkins	HOPE COMMUNITY INC	63	7.88	\$ 0.00	DISCHARGED	COMPLIANCE
MN	335	EDGEcombe AVENUE	35	9	Bill Perkins	GIBBONS MANAGEMENT CORP	271	7.74	\$ 0.00	ACTIVE	
MN	541	MANHATTAN AVENUE	11	9	Bill Perkins	PHILLIPS, STEPHANIE	78	7.09	\$ 0.00	DISCHARGED	COMPLIANCE
MN	4	ST NICHOLAS TERRACE	10	9	Bill Perkins	BENNETT, EZRA	70	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	240	WEST 116 STREET	5	9	Bill Perkins	SHINDA MANAGEMENT CORPORATION	63	12.60	\$ 0.00	ACTIVE	
MN	43	WEST 129 STREET	25	9	Bill Perkins	LEMLE & WOLFF, INC	143	5.72	\$ 0.00	DISCHARGED	COMPLIANCE
MN	105	WEST 137 STREET	17	9	Bill Perkins	WINN WB MANAGEMENT CO LLC	101	5.94	\$ 0.00	DISCHARGED	COMPLIANCE
MN	124	WEST 137 STREET	20	9	Bill Perkins	SOBRO	95	4.75	\$ 0.00	ACTIVE	
MN	137	WEST 138 STREET	11	9	Bill Perkins	WINN WB MANAGEMENT CO LLC	97	8.82	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2304	AMSTERDAM AVENUE	19	10	Ydanis Rodriguez	SIERRA, CESAR	87	4.58	\$ 0.00	DISCHARGED	COMPLIANCE
MN	604	WEST 178 STREET	21	10	Ydanis Rodriguez	FIRSTSERVICE RESIDENTIAL NEW YORK, INC	102	4.86	\$ 0.00	DISCHARGED	COMPLIANCE
MN	508	WEST 180 STREET	21	10	Ydanis Rodriguez	YAMINIAN, DAVID	82	3.90	\$ 0.00	DISCHARGED	COMPLIANCE

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MN	720	WEST 180 STREET	21	10	Ydanis Rodriguez	716-720 WEST 180TH ST HEIGHTS ASSOCIATES LLC	82	3.90	\$ 0.00	DISCHARGED	COMPLIANCE
MN	561	WEST 181 STREET	19	10	Ydanis Rodriguez	TRION HOLDINGS	64	3.37	\$ 0.00	DISCHARGED	COMPLIANCE
MN	534	WEST 187 STREET	10	10	Ydanis Rodriguez	GREENFELD, JEHOSEA	106	10.60	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3511	DEKALB AVENUE	27	11	Andrew Cohen	GAZIVODA, NICK	141	5.22	\$ 0.00	DISCHARGED	COMPLIANCE
BX	687	EAST 234 STREET	7	11	Andrew Cohen	NAZIR, MOHAMAD	64	9.14	\$ 0.00	DISCHARGED	COMPLIANCE
BX	359	EAST MOSHOLU PARKWAY NORTH	21	11	Andrew Cohen	TROIANOS, JERRY	97	4.62	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3971	GOUVERNEUR AVENUE	67	11	Andrew Cohen	LEE, JUSTIN	360	5.37	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3094	VILLA AVENUE	16	11	Andrew Cohen	VILLA PROPERTIES	75	4.69	\$ 0.00	DISCHARGED	COMPLIANCE
BX	766	EAST 215 STREET	6	12	Andy King	FERMIN, LUIS	121	20.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	722	EAST 228 STREET	17	12	Andy King	URBAN PROPERTY MGMT CORP	80	4.71	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3550	HOLLAND AVENUE	4	12	Andy King	ANDERDSON, ARNOLD	150	37.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	364	HUNTINGTON AVENUE	3	13	Mark Gjonaj	PFEIFER, JOSH	66	22.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1995	CRESTON AVENUE	46	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS LLC	219	4.76	\$ 0.00	ACTIVE	
BX	1815	DAVIDSON AVENUE	40	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS LLC	135	3.38	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2055	DAVIDSON AVENUE	21	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS 2A LLC	79	3.76	\$ 0.00	ACTIVE	
BX	1962	DR M L KING JR BOULEVARD	11	14	Fernando Cabrera	1962 REALTY LLC	70	6.36	\$ 0.00	DISCHARGED	COMPLIANCE
BX	63	EAST 177 STREET	12	14	Fernando Cabrera	SETON BLACKROCK CORP	116	9.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1812	PALISADE PLACE	3	14	Fernando Cabrera	AZOPARDO REALTY CORP	143	47.67	\$ 0.00	ACTIVE	
BX	2755	RESERVOIR AVENUE	64	14	Fernando Cabrera	GRAMATAN MANAGEMENT	256	4.00	\$ 0.00	ACTIVE	
BX	1895	WALTON AVENUE	31	14	Fernando Cabrera	NCV HOPE LLC	129	4.16	\$ 0.00	ACTIVE	
BX	2357	WALTON AVENUE	44	14	Fernando Cabrera	BURTON, LEE	208	4.73	\$ 0.00	ACTIVE	
BX	2856	WEBB AVENUE	25	14	Fernando Cabrera	2856 WEBB AVE LLC.	93	3.72	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2110	ARTHUR AVENUE	27	15	Ritchie J. Torres	GREEN, JASON	172	6.37	\$ 0.00	ACTIVE	

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BX	2758	CRUGER AVENUE	54	15	Ritchie J. Torres	SALON REALTY CORP	216	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2833	DECATUR AVENUE	38	15	Ritchie J. Torres	TRION REAL ESTATE MANAGEMENT	152	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	306	EAST 180 STREET	35	15	Ritchie J. Torres	EAST 180 STREET LLC	171	4.89	\$ 0.00	DISCHARGED	COMPLIANCE
BX	735	EAST 182 STREET	21	15	Ritchie J. Torres	735 EQUITIES LLC	83	3.95	\$ 0.00	DISCHARGED	COMPLIANCE
BX	519	EAST 187 STREET	3	15	Ritchie J. Torres	RAMROOP, RAWLSON	45	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	311	EAST 188 STREET	11	15	Ritchie J. Torres	MECHLOVICS, AARON	99	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2082	HUGHES AVENUE	28	15	Ritchie J. Torres	HUGHES AVE CORP.	125	4.46	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2078	VYSE AVENUE	9	15	Ritchie J. Torres	GREEN, JACK	97	10.78	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1801	WEEKS AVENUE	10	15	Ritchie J. Torres	APG REALTY CORP	67	6.70	\$ 0.00	ACTIVE	
BX	1215	BROOK AVENUE	8	16	Vanessa L. Gibson	KAUFMAN, MAYER	68	8.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1182	CLAY AVENUE	12	16	Vanessa L. Gibson	CITICORE LLC	61	5.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1276	CLAY AVENUE	12	16	Vanessa L. Gibson	LMILTZ, ZEV	63	5.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1090	DR M L KING JR BOULEVARD	25	16	Vanessa L. Gibson	CITICORE INC	160	6.40	\$ 0.00	DISCHARGED	COMPLIANCE
BX	371	EAST 165 STREET	21	16	Vanessa L. Gibson	LEVI, MATT	100	4.76	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1056	FINDLAY AVENUE	9	16	Vanessa L. Gibson	DEUTCH, MOSHE	82	9.11	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1064	FINDLAY AVENUE	9	16	Vanessa L. Gibson	DEUTSCH, MOSHE	76	8.44	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1076	FINDLAY AVENUE	9	16	Vanessa L. Gibson	HAGER MANAGEMENT INC.	79	8.78	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1183	GERARD AVENUE	54	16	Vanessa L. Gibson	KASZOVITZ, ROBERT	185	3.43	\$ 0.00	ACTIVE	
BX	1465	JESUP AVENUE	55	16	Vanessa L. Gibson	ONEVESTA PROPERTY MANAGEMENT	209	3.80	\$ 0.00	DISCHARGED	COMPLIANCE
BX	65	JESUP PLACE	38	16	Vanessa L. Gibson	ONEVESTA PROPERTY MANAGEMENT	250	6.58	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1146	BRYANT AVENUE	8	17	Rafael Salamanca Jr	MHR MANAGEMENT INC.	81	10.13	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1478	BRYANT AVENUE	2	17	Rafael Salamanca Jr	GORDON, WARREN	48	24.00	\$ 0.00	DISCHARGED	ADMINISTRATIVE
BX	704	EAGLE AVENUE	6	17	Rafael Salamanca Jr	YY REALTY GROUP LLC	76	12.67	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	851	EAST 163 STREET	36	17	Rafael Salamanca Jr	WEISSMAN, ARIE	170	4.72	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	912	ELSMERE PLACE	15	17	Rafael Salamanca Jr	BENJAMIN, JACOB	63	4.20	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1176	FOREST AVENUE	8	17	Rafael Salamanca Jr	FEIT, MANNY	99	12.38	\$ 0.00	DISCHARGED	COMPLIANCE
BX	843	FOX STREET	8	17	Rafael Salamanca Jr	843 FOX STREET LLC	76	9.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1160	HOE AVENUE	10	17	Rafael Salamanca Jr	MHR MANAGEMENT INC.	63	6.30	\$ 0.00	DISCHARGED	COMPLIANCE
BX	787	PROSPECT AVENUE	11	17	Rafael Salamanca Jr	PENA, EUSEBIO	69	6.27	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1208	SOUTHERN BOULEVARD	24	17	Rafael Salamanca Jr	MHR MANAGEMENT INC.	95	3.96	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1951	SOUTHERN BOULEVARD	16	17	Rafael Salamanca Jr	DKRE REALTY	90	5.63	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1443	BEACH AVENUE	4	18	Ruben Diaz, Sr.	CLARKE, SIMON	43	10.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1444	BEACH AVENUE	30	18	Ruben Diaz, Sr.	JOSCO REALTY CO.LLC	92	3.07	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1962	CROSS BRONX EXPRESSWAY	3	18	Ruben Diaz, Sr.	MAXWELL, VERONICA	135	45.00	\$ 0.00	DISCHARGED	VACANT
BX	1234	ELDER AVENUE	4	18	Ruben Diaz, Sr.	CALDERON, LOUIS	36	9.00	\$ 0.00	ACTIVE	
QN	40-15	102 STREET	6	21	Francisco Moya	KING, ROSE	64	10.67	\$ 0.00	ACTIVE	
QN	32-17	104 STREET	6	21	Francisco Moya	ZULFIQAR, MUHAMMAD	54	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	102-01	39 AVENUE	13	21	Francisco Moya	KOKOLIS, STEVE	65	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	87-75	148 STREET	6	24	Rory I. Lancman	MONTALVO, GLORIA	38	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	87-40	165 STREET	119	24	Rory I. Lancman	SINGH, KARAN	537	4.51	\$ 0.00	ACTIVE	
QN	147-01	HILLSIDE AVENUE	24	24	Rory I. Lancman	147-01 HILLSIDE OWNERS INC	114	4.75	\$ 0.00	DISCHARGED	COMPLIANCE
QN	41-18	HAMPTON STREET	16	25	Daniel Dromm	SIKANDER, HAFIZULLAH	61	3.81	\$ 0.00	DISCHARGED	COMPLIANCE
QN	47-47	46 STREET	6	26	Jimmy Van Bramer	CORNER TREE REALTY LTD	85	14.17	\$ 0.00	DISCHARGED	COMPLIANCE
QN	34-25	9 STREET	6	26	Jimmy Van Bramer	HYSENAJ, ROLAND	71	11.83	\$ 0.00	ACTIVE	
QN	111-31	135 STREET	4	28	Adrienne E. Adams	SRL REAL ESTATE SOLUTIONS	44	11.00	\$ 0.00	ACTIVE	
QN	113-15	ATLANTIC AVENUE	8	28	Adrienne E. Adams	SHWARTZ, CHAIM	114	14.25	\$ 0.00	DISCHARGED	COMPLIANCE

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QN	108-26	LIVERPOOL STREET	3	28	Adrienne E. Adams	RANGER, PRIMMIE	64	21.33	\$ 0.00	ACTIVE	
QN	180	BEACH 27 STREET	3	31	Donovan J. Richards	OWNER OF,	17	5.67	\$ 0.00	ACTIVE	
QN	455	BEACH 36 STREET	4	31	Donovan J. Richards	LANE, EVELYN	102	25.50	\$ 0.00	DISCHARGED	VACANT
QN	29-32	BEACH CHANNEL DRIVE	107	31	Donovan J. Richards	2932 BCD, LLC	503	4.70	\$ 0.00	DISCHARGED	COMPLIANCE
QN	18-06	GATEWAY BOULEVARD	27	31	Donovan J. Richards	1806 GRG II LLC	88	3.26	\$ 0.00	DISCHARGED	COMPLIANCE
BK	255	BERGEN STREET	16	33	Stephen T. Levin	LANDLORD MANAGEMENT LLC	134	8.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	27	GRACE COURT	13	33	Stephen T. Levin	EAST COAST BUSINESS MANAGEMENT ,	123	9.46	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1189	BROADWAY	3	34	Antonio Reynoso	CORRADO, ROBERT	25	8.33	\$ 0.00	ACTIVE	
BK	1231	BROADWAY	6	34	Antonio Reynoso	ROL MANAGEMENT	83	13.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	138	GRAHAM AVENUE	7	34	Antonio Reynoso	PATEL, SMITA	59	8.43	\$ 0.00	ACTIVE	
BK	1073	GREENE AVENUE	28	34	Antonio Reynoso	SAFEGUARD REALTY MGMT, INC	157	5.61	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1720	HARMAN STREET	6	34	Antonio Reynoso	1720 HARMAN REALTY LLC	33	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	121	IRVING AVENUE	6	34	Antonio Reynoso	CHOICE NY MANAGEMENT	32	5.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	318	JEFFERSON STREET	8	34	Antonio Reynoso	TOVI G LLC	65	8.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	214	KNICKERBOCKER AVENUE	6	34	Antonio Reynoso	214 KNICKERBOCKER LLC	59	9.83	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1634	MADISON STREET	6	34	Antonio Reynoso	4 SEASONS INT'T MGMT INC	90	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	230	MANHATTAN AVENUE	8	34	Antonio Reynoso	LEIFER, ELIMELECH	98	12.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	414	MELROSE STREET	8	34	Antonio Reynoso	JAVIER, MARIEL	43	5.38	\$ 0.00	ACTIVE	
BK	20	MENAHAN STREET	6	34	Antonio Reynoso	KAPELUSCHNIK, ARON	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	367	SOUTH 5 STREET	31	34	Antonio Reynoso	GER SPIGEL INC	167	5.39	\$ 0.00	DISCHARGED	COMPLIANCE
BK	87	STARR STREET	6	34	Antonio Reynoso	ROSEN, JOEL	31	5.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1116	CARROLL STREET	43	35	Laurie A. Cumbo	HARJAT REALTY CO LLC	173	4.02	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1277	LINCOLN PLACE	6	35	Laurie A. Cumbo	RUBEN BADALOV 1277 LINCOLN CORPORATION	74	12.33	\$ 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 11

Start Date: 01/31/2018

of buildings that did not achieve "substantial compliance" within 12 months: 95

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	597	PARK PLACE	8	35	Laurie A. Cumbo	DEUTSCH, MOSHE	67	8.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	70	SOUTH ELLIOTT PLACE	10	35	Laurie A. Cumbo	DEUTSCH, MOSHE	88	8.80	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1310	STERLING PLACE	6	35	Laurie A. Cumbo	THOMAS, HARTLEY	35	5.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	349	CLIFTON PLACE	8	36	Robert E. Cornegy, Jr.	JACK WEIN LLC	73	9.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1401	DEAN STREET	5	36	Robert E. Cornegy, Jr.	VARGAS, ARNALDO	142	28.40	\$ 0.00	ACTIVE	
BK	376	GREENE AVENUE	9	36	Robert E. Cornegy, Jr.	GREENE STONE	51	5.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	815	GREENE AVENUE	9	36	Robert E. Cornegy, Jr.	GLADSTONE, YEARWOOD	111	12.33	\$ 0.00	ACTIVE	
BK	236	HANCOCK STREET	6	36	Robert E. Cornegy, Jr.	NELSON, JONATHAN	64	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	282	HERKIMER STREET	7	36	Robert E. Cornegy, Jr.	PHILLIBERT, AUBREY	88	12.57	\$ 0.00	DISCHARGED	COMPLIANCE
BK	43	KINGSTON AVENUE	6	36	Robert E. Cornegy, Jr.	HOMEOWNERS SOLUTIONS GROUP LTD	91	15.17	\$ 0.00	DISCHARGED	VACANT
BK	749	LAFAYETTE AVENUE	8	36	Robert E. Cornegy, Jr.	NEBHDCO	65	8.13	\$ 0.00	ACTIVE	
BK	25	MAC DONOUGH STREET	19	36	Robert E. Cornegy, Jr.	LENCAL REALTY	136	7.16	\$ 0.00	DISCHARGED	PT TRANSFERRED
BK	47	MAC DONOUGH STREET	16	36	Robert E. Cornegy, Jr.	SIMON GREEN INC	56	3.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	148	MARCUS GARVEY BOULEVARD	13	36	Robert E. Cornegy, Jr.	NEBHDCO	140	10.77	\$ 0.00	ACTIVE	
BK	152	MARCUS GARVEY BOULEVARD	16	36	Robert E. Cornegy, Jr.	NEBHDCO	173	10.81	\$ 0.00	ACTIVE	
BK	62	NEW YORK AVENUE	16	36	Robert E. Cornegy, Jr.	DOUBLE A MANAGEMENT GROUP LLC	157	9.81	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1350	PARK PLACE	19	36	Robert E. Cornegy, Jr.	NEBHDCO	73	3.84	\$ 0.00	ACTIVE	
BK	945	PARK PLACE	14	36	Robert E. Cornegy, Jr.	BROOKLYN HEIGHTS REAL ESTATE MNGMT	79	5.64	\$ 0.00	DISCHARGED	COMPLIANCE
BK	949	PARK PLACE	8	36	Robert E. Cornegy, Jr.	CAYENNE, EMANUEL	65	8.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	972	PARK PLACE	10	36	Robert E. Cornegy, Jr.	972 PARK PL REALTY CORP.	121	12.10	\$ 0.00	DISCHARGED	COMPLIANCE
BK	100	PULASKI STREET	16	36	Robert E. Cornegy, Jr.	NEBHDCO	92	5.75	\$ 0.00	ACTIVE	
BK	315	PULASKI STREET	8	36	Robert E. Cornegy, Jr.	NEBHDCO	157	19.63	\$ 0.00	ACTIVE	
BK	1379	ST JOHNS PLACE	7	36	Robert E. Cornegy, Jr.	C.P MANAGEMENT & CONSTRUCTION	75	10.71	\$ 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 11

Start Date: 01/31/2018

of buildings that did not achieve "substantial compliance" within 12 months:95

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	1593	STERLING PLACE	6	36	Robert E. Cornegy, Jr.	KESSLER, MAYER	183	30.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	915	STERLING PLACE	7	36	Robert E. Cornegy, Jr.	AA KODESH HOLDINGS LLC	45	6.43	\$ 0.00	DISCHARGED	COMPLIANCE
BK	150	TOMPKINS AVENUE	20	36	Robert E. Cornegy, Jr.	NEBHDCO	83	4.15	\$ 0.00	ACTIVE	
BK	207	TROY AVENUE	6	36	Robert E. Cornegy, Jr.	MARCELLIN, MARY	72	12.00	\$ 0.00	ACTIVE	
BK	78A	UTICA AVENUE	3	36	Robert E. Cornegy, Jr.	BROWN, TITUS	98	32.67	\$ 0.00	ACTIVE	
BK	24	COVERT STREET	8	37	Rafael L. Espinal Jr.	COVERT STREET REALTY LLC	75	9.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	388	CRESCENT STREET	15	37	Rafael L. Espinal Jr.	AZOULAY, SARA	85	5.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1501	DE KALB AVENUE	6	37	Rafael L. Espinal Jr.	NEW BEDFORD MANAGEMENT CORP	47	7.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	183	ELDERT STREET	6	37	Rafael L. Espinal Jr.	HALPERIN, PINCHAS	126	21.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	537	EVERGREEN AVENUE	3	37	Rafael L. Espinal Jr.	SAHA, SABITRY	79	26.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2182	FULTON STREET	7	37	Rafael L. Espinal Jr.	SINMIDELE HOLDINGS LLC	86	12.29	\$ 0.00	DISCHARGED	COMPLIANCE
BK	203	HULL STREET	6	37	Rafael L. Espinal Jr.	..	110	18.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	235	IRVING AVENUE	6	37	Rafael L. Espinal Jr.	GRAND HILLS REALTY CORP	50	8.33	\$ 0.00	ACTIVE	
BK	1136	JEFFERSON AVENUE	6	37	Rafael L. Espinal Jr.	JUSTE, MARIO	75	12.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	313	KNICKERBOCKER AVENUE	8	37	Rafael L. Espinal Jr.	L ROSE REALTY, INC	53	6.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	435	LINCOLN AVENUE	6	37	Rafael L. Espinal Jr.	435 LINCOLN AVE LLC	63	10.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	257	MOTHER GASTON BOULEVARD	8	37	Rafael L. Espinal Jr.	NEBHDCO	47	5.88	\$ 0.00	ACTIVE	
BK	1481	MYRTLE AVENUE	8	37	Rafael L. Espinal Jr.	LOWTAN, DEODOT	121	15.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1805	PITKIN AVENUE	19	37	Rafael L. Espinal Jr.	1805 PITKIN AVE REALTY CORP.	77	4.05	\$ 0.00	DISCHARGED	COMPLIANCE
BK	89	ROCKAWAY AVENUE	3	37	Rafael L. Espinal Jr.	ROL MANAGEMENT	119	39.67	\$ 0.00	DISCHARGED	VACANT
BK	139	SOMERS STREET	6	37	Rafael L. Espinal Jr.	O'SULLIVAN, ALTHEA	108	18.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	237	STANHOPE STREET	6	37	Rafael L. Espinal Jr.	IFRAIMOV, DANIEL	51	8.50	\$ 0.00	ACTIVE	
BK	180	STOCKHOLM STREET	6	37	Rafael L. Espinal Jr.	PALMERI, FRANK	50	8.33	\$ 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 11

Start Date: 01/31/2018

of buildings that did not achieve "substantial compliance" within 12 months:95

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BK	252	STOCKHOLM STREET	8	37	Rafael L. Espinal Jr.	SPIRA, ZEE	80	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	473	WILSON AVENUE	7	37	Rafael L. Espinal Jr.	SAFEGUARD REALTY MGMT, INC	55	7.86	\$ 0.00	ACTIVE	
BK	636	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	636 WILSON LLC	91	15.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	4120	10 AVENUE	15	38	Carlos Menchaca	ROSENWASSER, CHARLES	102	6.80	\$ 0.00	DISCHARGED	COMPLIANCE
BK	245	46 STREET	6	38	Carlos Menchaca	LANDAU, CHESKY	47	7.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	456	53 STREET	17	38	Carlos Menchaca	RUBASHKIN, SHOLOM	115	6.76	\$ 0.00	DISCHARGED	COMPLIANCE
BK	257	60 STREET	6	38	Carlos Menchaca	MZ REALTY MANAGEMENT, LLC	94	15.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	524	4 AVENUE	8	39	Brad Lander	GORDON, MITCH	66	8.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	426	CLINTON STREET	8	39	Brad Lander	NEW YORK CITY MANAGEMENT	120	15.00	\$ 0.00	ACTIVE	
BK	377	OCEAN PARKWAY	46	39	Brad Lander	MANNINO REALTY GROUP, LLC	232	5.04	\$ 0.00	DISCHARGED	COMPLIANCE
BK	9	ARGYLE ROAD	12	40	Mathieu Eugene	DREYFUSS, HARRY	108	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	703	CONEY ISLAND AVENUE	6	40	Mathieu Eugene	AWAN, ABDUL	49	8.17	\$ 0.00	ACTIVE	
BK	120	EAST 19 STREET	43	40	Mathieu Eugene	FIRSTSERVICE RESIDENTIAL, NEW YORK, INC	167	3.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	16	LENOX ROAD	12	40	Mathieu Eugene	OVADIA, YEHONATHAN	88	7.33	\$ 0.00	ACTIVE	
BK	234	LINDEN BOULEVARD	12	40	Mathieu Eugene	SILVER, ABRAM	94	7.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	50	LINDEN BOULEVARD	16	40	Mathieu Eugene	MHR MANAGEMENT INC	111	6.94	\$ 0.00	ACTIVE	
BK	54	LINDEN BOULEVARD	16	40	Mathieu Eugene	MHR MANAGEMENT INC.	70	4.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	288	MAPLE STREET	35	40	Mathieu Eugene	BARBERRY ROSE MANAGEMENT CO. INC.	110	3.14	\$ 0.00	DISCHARGED	COMPLIANCE
BK	305	MARTENSE STREET	28	40	Mathieu Eugene	305 MARTENSE REALTY LLC	278	9.93	\$ 0.00	ACTIVE	
BK	1656	NOSTRAND AVENUE	3	40	Mathieu Eugene	WILFRID GARDINER	50	16.67	\$ 0.00	ACTIVE	
BK	295	BAINBRIDGE STREET	8	41	Alicka Ampry-Samuel	BAINBRIDGE ASSETS LLC	77	9.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	136	EAST 52 STREET	6	41	Alicka Ampry-Samuel	RICHARDS, JOHN	88	14.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	87	EAST 53 STREET	24	41	Alicka Ampry-Samuel	DEUTSCH, MOSHE	164	6.83	\$ 0.00	DISCHARGED	COMPLIANCE

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CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

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City Council Report

Project Name: AEP ROUND 11

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BK	279	EAST 94 STREET	6	41	Alicka Ampry-Samuel	LEVIN, MENDEL	55	9.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1984	FULTON STREET	6	41	Alicka Ampry-Samuel	DEANE, TREVOR	83	13.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	180	GRAFTON STREET	16	41	Alicka Ampry-Samuel	NEBHDCO	79	4.94	\$ 0.00	ACTIVE	
BK	199	HOWARD AVENUE	6	41	Alicka Ampry-Samuel	MAAZAB, NASR	93	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	352	LEGION STREET	6	41	Alicka Ampry-Samuel	ELITE LEGION LLC	76	12.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1671	LINCOLN PLACE	16	41	Alicka Ampry-Samuel	FIXLER, ABE	87	5.44	\$ 0.00	DISCHARGED	COMPLIANCE
BK	852	LINDEN BOULEVARD	8	41	Alicka Ampry-Samuel	ALLEYNE, MARIA	54	6.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	645	MAC DONOUGH STREET	13	41	Alicka Ampry-Samuel	AZOULAY, SARA	106	8.15	\$ 0.00	DISCHARGED	COMPLIANCE
BK	781	MAC DONOUGH STREET	3	41	Alicka Ampry-Samuel	LOWE, TEWAN	80	26.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	590	MAPLE STREET	6	41	Alicka Ampry-Samuel	HURLEY, PIERRE	85	14.17	\$ 0.00	ACTIVE	
BK	1608	PROSPECT PLACE	4	41	Alicka Ampry-Samuel	UTICA & UTICA LLC	87	21.75	\$ 0.00	DISCHARGED	VACANT
BK	1001	PUTNAM AVENUE	6	41	Alicka Ampry-Samuel	NEBHDCO	66	11.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	206	SUMPTER STREET	8	41	Alicka Ampry-Samuel	SILBERSTEIN, SHAYE	124	15.50	\$ 0.00	ACTIVE	
BK	124	TAPSCOTT STREET	6	41	Alicka Ampry-Samuel	KAPOUR, KEYOU	69	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	546	VAN BUREN STREET	3	41	Alicka Ampry-Samuel	RODRIGUEZ, RICHARD	37	12.33	\$ 0.00	DISCHARGED	VACANT
BK	315	ATKINS AVENUE	8	42	Inez Barron	DUKE, FRANKY	115	14.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	651	BARBEY STREET	6	42	Inez Barron	WILLIAMS, HALVERSON	60	10.00	\$ 0.00	ACTIVE	
BK	565	CHRISTOPHER AVENUE	6	42	Inez Barron	MAG REALTY CORP.	90	15.00	\$ 0.00	ACTIVE	
BK	646	EAST 96 STREET	6	42	Inez Barron	KOHN, AKIVA	91	15.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	351	LEGION STREET	19	42	Inez Barron	DEUTSCH, MOSHE	71	3.74	\$ 0.00	DISCHARGED	COMPLIANCE
BK	584	LOGAN STREET	9	42	Inez Barron	GRUNBAUM, ABE	76	8.44	\$ 0.00	DISCHARGED	COMPLIANCE
BK	607	NEW JERSEY AVENUE	6	42	Inez Barron	LEWIS, LLOYD	44	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	645	NEW JERSEY AVENUE	6	42	Inez Barron	645 NEW JERSEY AVE	92	15.33	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	741	PENNSYLVANIA AVENUE	6	42	Inez Barron	SCHWARTZ, CHARLES	106	17.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	624	RIVERDALE AVENUE	6	42	Inez Barron	MINGO, BRIEN	86	14.33	\$ 0.00	ACTIVE	
BK	1092	WILLMOHR STREET	39	42	Inez Barron	MINDICK, YAAKOV	220	5.64	\$ 0.00	ACTIVE	
BK	315	68 STREET	17	43	Justin Brannan	FTC MANAGEMENT COMPANY	107	6.29	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5510	13 AVENUE	19	44	Kalman Yeger	5510 13TH REALTY LLC	105	5.53	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2616	AVENUE D	3	45	Jumaane D. Williams	PIERRE, MIRACLEA	286	95.33	\$ 0.00	ACTIVE	
BK	491	EAST 45 STREET	16	45	Jumaane D. Williams	FILS-AIME, ALAIN	50	3.13	\$ 0.00	ACTIVE	
BK	472	EAST 48 STREET	30	45	Jumaane D. Williams	HAGER MANAGEMENT INC	188	6.27	\$ 0.00	DISCHARGED	COMPLIANCE
BK	522	EAST 51 STREET	6	45	Jumaane D. Williams	HEURTELOU, ANTONINE	77	12.83	\$ 0.00	ACTIVE	
BK	415	EAST 54 STREET	20	45	Jumaane D. Williams	JUSKOWICZ, ARIE	63	3.15	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2343	NEWKIRK AVENUE	15	45	Jumaane D. Williams	INTEGRITY MGMT LLC	82	5.47	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2501	NEWKIRK AVENUE	55	45	Jumaane D. Williams	KATZENSTEIN, JACOB	169	3.07	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2522	NEWKIRK AVENUE	16	45	Jumaane D. Williams	2522 NEWKIRK OWNERS, LLC	98	6.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1639	NOSTRAND AVENUE	6	45	Jumaane D. Williams	LUMA, MICHAEL	67	11.17	\$ 0.00	ACTIVE	
BK	1792	NOSTRAND AVENUE	5	45	Jumaane D. Williams	JACOBS, TOPSIE	75	15.00	\$ 0.00	DISCHARGED	VACANT
BK	1827	NOSTRAND AVENUE	6	45	Jumaane D. Williams	NOSTRAND REALTY, 1634	96	16.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1049	ROGERS AVENUE	6	45	Jumaane D. Williams	REDSTONE REALTY NYC LLC	117	19.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	110	AVENUE S	12	47	Mark Treyger	100 AVE S	80	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1942	EAST 8 STREET	6	47	Mark Treyger	GROSS, ALBERT	82	13.67	\$ 0.00	DISCHARGED	COMPLIANCE
SI	101	DANIEL LOW TERRACE	56	49	Deborah Rose	GATEWAY ARMS REALTY CORP	279	4.98	\$ 0.00	ACTIVE	

Building Count: 250

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