



CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 12

Start Date: 01/31/2019

of buildings that did not achieve "substantial compliance" within 12 months: N/A

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	145	ORCHARD STREET	10	1	Margaret S. Chin	A&H MANAGEMENT OF NY LLC	79	7.90	\$ 0.00	DISCHARGED	COMPLIANCE
MN	58	ORCHARD STREET	16	1	Margaret S. Chin	58 ORCHARD REALTY CORP	77	4.81	\$ 0.00	DISCHARGED	COMPLIANCE
MN	162	1 AVENUE	6	2	Carlina Rivera	CORTES, SONIA	120	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	542	EAST 11 STREET	20	2	Carlina Rivera	MORELIYA MANAGEMENT	96	4.80	\$ 0.00	DISCHARGED	COMPLIANCE
MN	738	EAST 6 STREET	11	2	Carlina Rivera	NYC MANAGERS LLC	90	8.18	\$ 0.00	DISCHARGED	COMPLIANCE
MN	123	WEST 16 STREET	42	3	Corey Johnson	PIERMONT MANAGEMENT LLC	164	3.90	\$ 0.00	DISCHARGED	COMPLIANCE
MN	229	WEST 22 STREET	8	3	Corey Johnson	CHELSEA HOTEL OWNER LLC	74	9.25	\$ 0.00	DISCHARGED	COMPLIANCE
MN	136	WEST 28 STREET	22	3	Corey Johnson	ARISTOCRAT MANAGEMENT INC	136	6.18	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1080	PARK AVENUE	10	4	Keith Powers	1080 LLC	71	7.10	\$ 0.00	ACTIVE	
MN	192	CLAREMONT AVENUE	20	7	Mark Levine	VERITAS PROPERTY MANGEMENT LLC	168	8.40	\$ 0.00	DISCHARGED	COMPLIANCE
MN	61	HAMILTON PLACE	25	7	Mark Levine	GA 61 HAWTH PL CORP	132	5.28	\$ 0.00	DISCHARGED	COMPLIANCE
MN	706	RIVERSIDE DRIVE	51	7	Mark Levine	NEWPORT MANAGEMENT LLC	271	5.31	\$ 0.00	DISCHARGED	COMPLIANCE
MN	622	WEST 136 STREET	16	7	Mark Levine	SHIRAZIAN, EDWIN	75	4.69	\$ 0.00	DISCHARGED	COMPLIANCE
MN	541	WEST 142 STREET	19	7	Mark Levine	SOLAR REALTY MANAGEMENT CORP	84	4.42	\$ 0.00	ACTIVE	
MN	476	WEST 143 STREET	12	7	Mark Levine	WEST HARLEM GROUP ASSISTANCE, INC	86	7.17	\$ 0.00	DISCHARGED	COMPLIANCE
MN	417	WEST 144 STREET	8	7	Mark Levine	BLUESKY MANAGEMENT NY LLC	107	13.38	\$ 0.00	DISCHARGED	COMPLIANCE
MN	515	WEST 147 STREET	21	7	Mark Levine	HOLY LAND MANAGEMENT LLC	85	4.05	\$ 0.00	DISCHARGED	COMPLIANCE
MN	574	WEST 161 STREET	31	7	Mark Levine	BARBERRY ROSE MANAGEMENT CO. INC	122	3.94	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2137	2 AVENUE	6	8	Diana Ayala	SASSON RTY	110	18.33	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1985	3 AVENUE	6	8	Diana Ayala	HAN, YI	85	14.17	\$ 0.00	ACTIVE	
MN	212	EAST 105 STREET	24	8	Diana Ayala	NEW YORK CITY MANAGEMENT LLC	93	3.88	\$ 0.00	DISCHARGED	COMPLIANCE
MN	241	EAST 115 STREET	23	8	Diana Ayala	HOPE COMMUNITY	124	5.39	\$ 0.00	DISCHARGED	COMPLIANCE
MN	238	EAST 116 STREET	28	8	Diana Ayala	ZAYAS, GEORGE	88	3.14	\$ 0.00	DISCHARGED	COMPLIANCE

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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 01/31/2019.



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BX	450	EAST 144 STREET	18	8	Diana Ayala	450 144TH HOLDINGS LLC	111	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	758	KELLY STREET	38	8	Diana Ayala	TRION REAL ESTATE MANAGEMENT	128	3.37	\$ 0.00	DISCHARGED	COMPLIANCE
BX	993	SUMMIT AVENUE	9	8	Diana Ayala	WOODACRE MANAGEMENT LLC	76	8.44	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2010	7 AVENUE	28	9	Bill Perkins	GALIL MANAGEMENT LLC	207	7.39	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2530	ADAM C POWELL BOULEVARD	9	9	Bill Perkins	2530 7TH AVE LLC	95	10.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1465	AMSTERDAM AVENUE	14	9	Bill Perkins	SASOUNESS, NASIR	103	7.36	\$ 0.00	DISCHARGED	COMPLIANCE
MN	100	EAST 123 STREET	10	9	Bill Perkins	PARK ELITE GROUP LLC	128	12.80	\$ 0.00	DISCHARGED	COMPLIANCE
MN	141	EDGEcombe AVENUE	18	9	Bill Perkins	ORION INVESTMENT GROUP	89	4.94	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2459	FREDERICK DOUGLASS BOULEVARD	10	9	Bill Perkins	WINSTON, CHARLES	366	36.60	\$ 0.00	ACTIVE	
MN	161	MORNINGSIDE AVENUE	10	9	Bill Perkins	RENARD, MARCUS	61	6.10	\$ 0.00	DISCHARGED	COMPLIANCE
MN	11	MT MORRIS PARK WEST	17	9	Bill Perkins	UPTOWN GAMBIT INC	108	6.35	\$ 0.00	ACTIVE	
MN	678	ST NICHOLAS AVENUE	36	9	Bill Perkins	HSC MANAGEMENT CORP	292	8.11	\$ 0.00	ACTIVE	
MN	117	WEST 111 STREET	8	9	Bill Perkins	NORTH BROOKLYN MANAGEMENT	68	8.50	\$ 0.00	ACTIVE	
MN	238	WEST 112 STREET	10	9	Bill Perkins	MANHATTAN MODERN MANAGEMENT	142	14.20	\$ 0.00	DISCHARGED	COMPLIANCE
MN	144	WEST 124 STREET	9	9	Bill Perkins	SHINDA MANAGEMENT CORPORATION	81	9.00	\$ 0.00	ACTIVE	
MN	226	WEST 136 STREET	8	9	Bill Perkins	HAGLEY, RUDOLPH	52	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	142	WEST 139 STREET	20	9	Bill Perkins	GILMAN MANAGEMENT CORP.	68	3.40	\$ 0.00	DISCHARGED	COMPLIANCE
MN	475	WEST 140 STREET	4	9	Bill Perkins	GARAY, MIGDALIA	45	11.25	\$ 0.00	ACTIVE	
MN	211	WEST 144 STREET	19	9	Bill Perkins	NEWGENT MANAGEMENT	109	5.74	\$ 0.00	DISCHARGED	COMPLIANCE
MN	220	WEST 149 STREET	24	9	Bill Perkins	SINGER, NAFTALI	73	3.04	\$ 0.00	DISCHARGED	COMPLIANCE
MN	4316	BROADWAY	21	10	Ydanis Rodriguez	175 REALTY ASSOCIATES I LLC	92	4.38	\$ 0.00	DISCHARGED	COMPLIANCE
MN	192	NAGLE AVENUE	49	10	Ydanis Rodriguez	ONE NINE DEUCE ASSOCIATES LLC	217	4.43	\$ 0.00	DISCHARGED	COMPLIANCE
MN	55	NAGLE AVENUE	43	10	Ydanis Rodriguez	FIVE GEMS MANAGEMENT CORP	194	4.51	\$ 0.00	DISCHARGED	COMPLIANCE

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MN	117	SHERMAN AVENUE	25	10	Ydanis Rodriguez	BARBERRY ROSE MANAGEMENT CO. INC.	100	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1447	ST NICHOLAS AVENUE	50	10	Ydanis Rodriguez	600 WEST 183RD STREET REALTY CORP	232	4.64	\$ 0.00	DISCHARGED	COMPLIANCE
MN	66	VERMILYEA AVENUE	40	10	Ydanis Rodriguez	BARBERRY ROSE MANAGEMENT CO. INC.	219	5.48	\$ 0.00	DISCHARGED	COMPLIANCE
MN	605	WEST 182 STREET	22	10	Ydanis Rodriguez	KATECHIS, CONSTANTINA	169	7.68	\$ 0.00	DISCHARGED	COMPLIANCE
MN	623	WEST 185 STREET	21	10	Ydanis Rodriguez	STEPMIKE REALTY LTD.	156	7.43	\$ 0.00	DISCHARGED	COMPLIANCE
MN	495	WEST 186 STREET	60	10	Ydanis Rodriguez	NUSSBAUM, RICHARD	269	4.48	\$ 0.00	ACTIVE	
MN	600	WEST 192 STREET	39	10	Ydanis Rodriguez	NIEUW AMSTERDAM PROPERTY MANAGEMENT	199	5.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3561	DEKALB AVENUE	25	11	Andrew Cohen	POPOVIC, NIKOLAS	97	3.88	\$ 0.00	DISCHARGED	COMPLIANCE
BX	144	EAST 208 STREET	28	11	Andrew Cohen	JLP METRO MANAGEMENT INC.	121	4.32	\$ 0.00	DISCHARGED	COMPLIANCE
BX	716	PENFIELD STREET	7	11	Andrew Cohen	716 PENFIELD LLC	51	7.29	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3336	PERRY AVENUE	27	11	Andrew Cohen	3336 MK REALTY GROUP LLC	107	3.96	\$ 0.00	ACTIVE	
BX	3601	BARNES AVENUE	7	12	Andy King	PULTMAN, ABE	94	13.43	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3210	COLDEN AVENUE	3	12	Andy King	GRIZZI, NEVO	28	9.33	\$ 0.00	ACTIVE	
BX	867	EAST 230 STREET	6	12	Andy King	ET MANAGEMENT & REALTY CORP	78	13.00	\$ 0.00	ACTIVE	
BX	681	MAGENTA STREET	37	12	Andy King	MILTZ, ZEV	144	3.89	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2226	HOLLAND AVENUE	25	13	Mark Gjonaj	PERLLESHI, MARK	77	3.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1539	MAYFLOWER AVENUE	4	13	Mark Gjonaj	REALI, SANDRA	139	34.75	\$ 0.00	ACTIVE	
BX	2510	TRATMAN AVENUE	62	13	Mark Gjonaj	NUSSBAUM, RICHARD	383	6.18	\$ 0.00	ACTIVE	
BX	2291	DR M L KING JR BOULEVARD	15	14	Fernando Cabrera	CAP X REALTY SERVICES LLC	61	4.07	\$ 0.00	DISCHARGED	COMPLIANCE
BX	16	EAST 177 STREET	11	14	Fernando Cabrera	WILLIAMSBURG PROPERTY MANAGEMENT	83	7.55	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3075	HEATH AVENUE	43	14	Fernando Cabrera	V G HEATH AVE RLTY CO	200	4.65	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2352	UNIVERSITY AVENUE	9	14	Fernando Cabrera	NUNEZ, IRELINE	97	10.78	\$ 0.00	ACTIVE	
BX	1715	WALTON AVENUE	46	14	Fernando Cabrera	LIDIA MANAGEMENT CORP.	216	4.70	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	2069	WALTON AVENUE	33	14	Fernando Cabrera	PYRAMID PROPERTIES LLC	179	5.42	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2440	WALTON AVENUE	16	14	Fernando Cabrera	ZAR, BRADLEY	67	4.19	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2704	DECATUR AVENUE	27	15	Ritchie J. Torres	NEWHOUSE, AVROHOM	90	3.33	\$ 0.00	ACTIVE	
BX	363	EAST 180 STREET	9	15	Ritchie J. Torres	RIVERA, DENNIS	102	11.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	546	EAST 182 STREET	25	15	Ritchie J. Torres	SCHEIN, ARI	202	8.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2250	GRAND CONCOURSE	22	15	Ritchie J. Torres	2250 SUPERIOR APARTMENTS LLC	113	5.14	\$ 0.00	ACTIVE	
BX	1133	BOSTON ROAD	51	16	Vanessa L. Gibson	RENTAL & MANAGEMENT ASSOCIATES	273	5.35	\$ 0.00	ACTIVE	
BX	1384	BOSTON ROAD	14	16	Vanessa L. Gibson	GLOBAL LLD REALTY	79	5.64	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1110	COLLEGE AVENUE	11	16	Vanessa L. Gibson	CITICORE LLC	74	6.73	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1304	COLLEGE AVENUE	26	16	Vanessa L. Gibson	GRAND CONCOURSE EAST HDFC	102	3.92	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1201	DR M L KING JR BOULEVARD	38	16	Vanessa L. Gibson	1201 MK REALTY GROUP LLC	121	3.18	\$ 0.00	ACTIVE	
BX	315	EAST 166 STREET	20	16	Vanessa L. Gibson	GILMAN MANAGEMENT CORP.	101	5.05	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1072	FINDLAY AVENUE	9	16	Vanessa L. Gibson	DEUTCH, MOSHE	77	8.56	\$ 0.00	ACTIVE	
BX	1360	OGDEN AVENUE	35	16	Vanessa L. Gibson	MID BRONX HOUSING MGMT CO	154	4.40	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1417	PROSPECT AVENUE	21	16	Vanessa L. Gibson	1417 PROSPECT LLC	81	3.86	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1515	SELWYN AVENUE	47	16	Vanessa L. Gibson	MK REALTY GROUP LLC	398	8.47	\$ 0.00	ACTIVE	
BX	967	SHERMAN AVENUE	20	16	Vanessa L. Gibson	EAST GRAND CONCOURSE HDFC	68	3.40	\$ 0.00	ACTIVE	
BX	1081	TELLER AVENUE	8	16	Vanessa L. Gibson	KOHN, ALEX	93	11.63	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3204	3 AVENUE	6	17	Rafael Salamanca Jr	3204 THIRD AVE LLC	67	11.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	563	CAULDWELL AVENUE	49	17	Rafael Salamanca Jr	MEISELS, JOEL	237	4.84	\$ 0.00	DISCHARGED	COMPLIANCE
BX	879	CAULDWELL AVENUE	4	17	Rafael Salamanca Jr	123 CONSTRUCTION INCORPORATED	51	12.75	\$ 0.00	ACTIVE	
BX	928	COLLEGE AVENUE	17	17	Rafael Salamanca Jr	GRAND CONCOURSE EAST	57	3.35	\$ 0.00	DISCHARGED	COMPLIANCE
BX	351	EAST 163 STREET	44	17	Rafael Salamanca Jr	STEIN, MANNY	159	3.61	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	361	EAST 163 STREET	59	17	Rafael Salamanca Jr	STEIN, MANNY	182	3.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	822	EAST 169 STREET	3	17	Rafael Salamanca Jr	DUDLEY, JAMAL	40	13.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	991	EAST 173 STREET	31	17	Rafael Salamanca Jr	HIGHWATER TOWER CORP	151	4.87	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1027	FAILE STREET	12	17	Rafael Salamanca Jr	BAHUMI, YONATAN	73	6.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1036	FAILE STREET	3	17	Rafael Salamanca Jr	PRESTIGE MANAGEMENT INC.	55	18.33	\$ 0.00	ACTIVE	
BX	868	FAILE STREET	20	17	Rafael Salamanca Jr	D&O MANAGEMENT	104	5.20	\$ 0.00	DISCHARGED	COMPLIANCE
BX	709	FAIRMOUNT PLACE	61	17	Rafael Salamanca Jr	FAIRMOUNT REALTY 709-715 LLC	194	3.18	\$ 0.00	DISCHARGED	COMPLIANCE
BX	805	FAIRMOUNT PLACE	35	17	Rafael Salamanca Jr	FAIRMOUNT REALTY 805 LLC	199	5.69	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1967	MARMION AVENUE	73	17	Rafael Salamanca Jr	MARMION REALTY 1967-1971 LLC	287	3.93	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1329	COMMONWEALTH AVENUE	3	18	Ruben Diaz, Sr.	ZHENG, HUI	23	7.67	\$ 0.00	ACTIVE	
BX	2001	NEWBOLD AVENUE	105	18	Ruben Diaz, Sr.	T & S MANAGEMENT	386	3.68	\$ 0.00	DISCHARGED	COMPLIANCE
BX	170	SOUNDVIEW AVENUE	6	18	Ruben Diaz, Sr.	FIXLER, ABE	40	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1246	ST LAWRENCE AVENUE	7	18	Ruben Diaz, Sr.	MOHAMMED, IRIS	73	10.43	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1149	STRATFORD AVENUE	70	18	Ruben Diaz, Sr.	AS MANAGEMENT	298	4.26	\$ 0.00	ACTIVE	
BX	1245	STRATFORD AVENUE	70	18	Ruben Diaz, Sr.	1245 STRATFORD LLC	232	3.31	\$ 0.00	ACTIVE	
BX	1255	STRATFORD AVENUE	70	18	Ruben Diaz, Sr.	1245 STRATFORD LLC	279	3.99	\$ 0.00	DISCHARGED	COMPLIANCE
QN	123-15	18 AVENUE	6	19	Paul Vallone	UM, ROBERTO	91	15.17	\$ 0.00	ACTIVE	
QN	34-22	105 STREET	9	21	Francisco Moya	CADENA, WAYNE	95	10.56	\$ 0.00	ACTIVE	
QN	39-06	114 STREET	70	21	Francisco Moya	METROPOLITAN PROPERTY SERVICES INC	321	4.59	\$ 0.00	DISCHARGED	COMPLIANCE
QN	25-38	43 STREET	20	22	Costa Constantinides	AMERICA REALTY LLC	124	6.20	\$ 0.00	ACTIVE	
QN	33-17	82 STREET	11	25	Daniel Dromm	AMERICA REALTY LLC	94	8.55	\$ 0.00	ACTIVE	
QN	36-16	30 STREET	16	26	Jimmy Van Bramer	NAHAR, HABIBER	81	5.06	\$ 0.00	DISCHARGED	COMPLIANCE
QN	45-19	43 AVENUE	16	26	Jimmy Van Bramer	AMERICA REALTY LLC	70	4.38	\$ 0.00	DISCHARGED	COMPLIANCE

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QN	37-70	62 STREET	16	26	Jimmy Van Bramer	DUMANCIC, DANIEL	83	5.19	\$ 0.00	DISCHARGED	COMPLIANCE
QN	35-31	CRESCENT STREET	6	26	Jimmy Van Bramer	FERNANDEZ, GERARDO	143	23.83	\$ 0.00	ACTIVE	
QN	113-15	ATLANTIC AVENUE	8	28	Adrienne E. Adams	SHWARTZ, CHAIM	72	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	308	BEACH 66 STREET	3	31	Donovan J. Richards	MCCUE, VIDA	58	19.33	\$ 0.00	ACTIVE	
QN	70-04	BEACH CHANNEL DRIVE	3	31	Donovan J. Richards	AYWU, EMMANUELLA	26	8.67	\$ 0.00	ACTIVE	
BK	150	CALYER STREET	8	33	Stephen T. Levin	SUPERIOR MANAGEMENT INCORPORATED	145	18.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	278	DEAN STREET	8	33	Stephen T. Levin	DELSHAH MANAGEMENT LLC	63	7.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	178	HOOPER STREET	35	33	Stephen T. Levin	DREYFUSS, HARRY	165	4.71	\$ 0.00	DISCHARGED	COMPLIANCE
BK	719	LORIMER STREET	6	33	Stephen T. Levin	IMPERATORE, JOHN	55	9.17	\$ 0.00	ACTIVE	
BK	1035	MANHATTAN AVENUE	6	33	Stephen T. Levin	SPERANZA, ROBERT	69	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	247	NASSAU AVENUE	7	33	Stephen T. Levin	BALIS REALTY CORP	62	8.86	\$ 0.00	DISCHARGED	COMPLIANCE
BK	56	PIERREPONT STREET	16	33	Stephen T. Levin	KAPELUSCHNIK, ARON	60	3.75	\$ 0.00	ACTIVE	
BK	249	BERRY STREET	13	34	Antonio Reynoso	LAM BROTHERS REALTY LLC	108	8.31	\$ 0.00	DISCHARGED	COMPLIANCE
BK	18	IRVING AVENUE	16	34	Antonio Reynoso	JACOB, HENRY	71	4.44	\$ 0.00	DISCHARGED	COMPLIANCE
BK	300	SUYDAM STREET	6	34	Antonio Reynoso	BOOST MANAGEMENT	30	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	157	WILSON AVENUE	6	34	Antonio Reynoso	ABUDI, RONI	35	5.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1119	CARROLL STREET	8	35	Laurie A. Cumbo	ABUDI, RONI	152	19.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	271	CUMBERLAND STREET	6	35	Laurie A. Cumbo	FARHOUD, THABIT	89	14.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1074	EASTERN PARKWAY	31	35	Laurie A. Cumbo	HART, SHAY	186	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	942	EASTERN PARKWAY	16	35	Laurie A. Cumbo	TURF COMPANY INC	50	3.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	108	FLUSHING AVENUE	6	35	Laurie A. Cumbo	2 ADELPHI STREET, LLC	46	7.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	411	GRAND AVENUE	8	35	Laurie A. Cumbo	KOLLEL MANAGEMENT	145	18.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1301	LINCOLN PLACE	8	35	Laurie A. Cumbo	MARTIN, ELCORNO	91	11.38	\$ 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 12

Start Date: 01/31/2019

of buildings that did not achieve "substantial compliance" within 12 months: N/A

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	552	LINCOLN PLACE	20	35	Laurie A. Cumbo	GRABER, JAY	73	3.65	\$ 0.00	DISCHARGED	COMPLIANCE
BK	346	MONTGOMERY STREET	24	35	Laurie A. Cumbo	JAMAITI REALTY CORP.	73	3.04	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1616	PRESIDENT STREET	25	35	Laurie A. Cumbo	1616 PRESIDENT ST REALTY LLC	128	5.12	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1677	PRESIDENT STREET	20	35	Laurie A. Cumbo	S & A REALTY CORP	69	3.45	\$ 0.00	DISCHARGED	COMPLIANCE
BK	25	ST FELIX STREET	6	35	Laurie A. Cumbo	NATIONAL FIELD NETWORK	51	8.50	\$ 0.00	ACTIVE	
BK	357	ST JOHNS PLACE	17	35	Laurie A. Cumbo	341 REALTY LLC	57	3.35	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1314	STERLING PLACE	6	35	Laurie A. Cumbo	PENTELNIK, ARROHOM	74	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	227	SULLIVAN PLACE	27	35	Laurie A. Cumbo	THE 227 REALTY GROUP INC	125	4.63	\$ 14.12	ACTIVE	
BK	1635	UNION STREET	30	35	Laurie A. Cumbo	1635 UNION STREET REALTY LLC	104	3.47	\$ 0.00	DISCHARGED	COMPLIANCE
BK	176	ALBANY AVENUE	7	36	Robert E. Cornegy, Jr.	AUSCH, YAAKOV	122	17.43	\$ 0.00	ACTIVE	
BK	1449	FULTON STREET	16	36	Robert E. Cornegy, Jr.	EDELL, ARI	72	4.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	399	KOSCIUSZKO STREET	12	36	Robert E. Cornegy, Jr.	NEBHDCO	114	9.50	\$ 0.00	ACTIVE	
BK	403	KOSCIUSZKO STREET	13	36	Robert E. Cornegy, Jr.	NEBHDCO	109	8.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	745	LAFAYETTE AVENUE	13	36	Robert E. Cornegy, Jr.	NEBHDCO	130	10.00	\$ 0.00	ACTIVE	
BK	66	LEWIS AVENUE	12	36	Robert E. Cornegy, Jr.	PRECISE REAL ESTATE MANAGEMENT INC	97	8.08	\$ 0.00	DISCHARGED	COMPLIANCE
BK	401	MACON STREET	16	36	Robert E. Cornegy, Jr.	USA QUICK SOLUTION	69	4.31	\$ 0.00	DISCHARGED	COMPLIANCE
BK	411	MADISON STREET	4	36	Robert E. Cornegy, Jr.	LEWIS, ALEXANDER	30	7.50	\$ 0.00	ACTIVE	
BK	601	MARCY AVENUE	20	36	Robert E. Cornegy, Jr.	NEBHDCO	245	12.25	\$ 0.00	ACTIVE	
BK	982	MYRTLE AVENUE	6	36	Robert E. Cornegy, Jr.	SKYTOP REALTY MANAGEMENT	46	7.67	\$ 0.00	ACTIVE	
BK	165	NEW YORK AVENUE	8	36	Robert E. Cornegy, Jr.	GAYLE, LORRAINE	42	5.25	\$ 0.00	ACTIVE	
BK	573	NOSTRAND AVENUE	6	36	Robert E. Cornegy, Jr.	1295 LLC	54	9.00	\$ 0.00	ACTIVE	
BK	941	PARK PLACE	16	36	Robert E. Cornegy, Jr.	WAVECREST MANAGEMENT TEAM LTD	124	7.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	281	QUINCY STREET	25	36	Robert E. Cornegy, Jr.	GATES CLUSTER DEVELOPMENT CO., LLC	104	4.16	\$ 0.00	DISCHARGED	COMPLIANCE

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CITY OF NEW YORK
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Alternative Enforcement Program
City Council Report

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Start Date: 01/31/2019

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BK	285	QUINCY STREET	21	36	Robert E. Cornegy, Jr.	GREEN, MARY	130	6.19	\$ 0.00	ACTIVE	
BK	101	ROGERS AVENUE	12	36	Robert E. Cornegy, Jr.	MARSHALL, JASMIN	117	9.75	\$ 0.00	ACTIVE	
BK	921	ST MARKS AVENUE	20	36	Robert E. Cornegy, Jr.	BIEDERMAN, ZALMEN	85	4.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	791	STERLING PLACE	6	36	Robert E. Cornegy, Jr.	LICHTMAN, YOSSEL	44	7.33	\$ 0.00	ACTIVE	
BK	285	THROOP AVENUE	6	36	Robert E. Cornegy, Jr.	HEREDIA, ALEXIS	167	27.83	\$ 0.00	ACTIVE	
BK	400	TOMPKINS AVENUE	15	36	Robert E. Cornegy, Jr.	PRECISE REAL ESTATE MANAGEMENT INC	56	3.73	\$ 0.00	ACTIVE	
BK	482	TOMPKINS AVENUE	14	36	Robert E. Cornegy, Jr.	PAD MANAGEMENT	97	6.93	\$ 0.00	ACTIVE	
BK	156	VERNON AVENUE	16	36	Robert E. Cornegy, Jr.	156 -160 VERNON AVE	92	5.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	607	WILLOUGHBY AVENUE	9	36	Robert E. Cornegy, Jr.	NEBHDCO	71	7.89	\$ 0.00	ACTIVE	
BK	611	WILLOUGHBY AVENUE	9	36	Robert E. Cornegy, Jr.	NEBHDCO	83	9.22	\$ 0.00	ACTIVE	
BK	676	WILLOUGHBY AVENUE	21	36	Robert E. Cornegy, Jr.	NEBHDCO	177	8.43	\$ 0.00	ACTIVE	
BK	643	CENTRAL AVENUE	6	37	Rafael L. Espinal Jr.	CENTARL 7212 CORP	98	16.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	35	COVERT STREET	6	37	Rafael L. Espinal Jr.	ROBERTS, THOMAS	175	29.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1362	DECATUR STREET	6	37	Rafael L. Espinal Jr.	BLUESKY MANAGEMENT NY LLC	303	50.50	\$ 0.00	ACTIVE	
BK	1	ELTON STREET	28	37	Rafael L. Espinal Jr.	DAFNONAS ESTATES, LTD	129	4.61	\$ 0.00	DISCHARGED	COMPLIANCE
BK	126	GRANT AVENUE	20	37	Rafael L. Espinal Jr.	CHOPRA, PARVEEN	87	4.35	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1223	HANCOCK STREET	3	37	Rafael L. Espinal Jr.	DENT, ELMIRA	90	30.00	\$ 0.00	ACTIVE	
BK	206	HIGHLAND PLACE	4	37	Rafael L. Espinal Jr.	B & H 206 PRESTIGE CORP	49	12.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	802	KNICKERBOCKER AVENUE	6	37	Rafael L. Espinal Jr.	SELIMOVIZ, ADIL	43	7.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	251	MOTHER GASTON BOULEVARD	19	37	Rafael L. Espinal Jr.	NEBHDCO	132	6.95	\$ 0.00	ACTIVE	
BK	2227	PITKIN AVENUE	5	37	Rafael L. Espinal Jr.	BROITMAN, GIL	46	9.20	\$ 0.00	DISCHARGED	COMPLIANCE
BK	223	ROCKAWAY AVENUE	3	37	Rafael L. Espinal Jr.	223 ROCK PLAZA INC	95	31.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	463	52 STREET	6	38	Carlos Menchaca	YANG, JANE	77	12.83	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	438	60 STREET	6	38	Carlos Menchaca	FRIAS, BASILIO	123	20.50	\$ 0.00	ACTIVE	
BK	430	61 STREET	16	38	Carlos Menchaca	61ST STREET HOLDING LLC	100	6.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	460	15 STREET	8	39	Brad Lander	KOJAYAN, GEORGE	131	16.38	\$ 0.00	ACTIVE	
BK	105	3 PLACE	8	39	Brad Lander	DI BENEDETTO, RALPH	152	19.00	\$ 0.00	ACTIVE	
BK	98	CHESTER AVENUE	4	39	Brad Lander	WELCOME GROUP MANAGEMENT INC.	44	11.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2312	ALBEMARLE ROAD	33	40	Mathieu Eugene	NUNNALLY, SCOTT	137	4.15	\$ 0.00	ACTIVE	
BK	701	CONEY ISLAND AVENUE	6	40	Mathieu Eugene	AWAN, ABDUL	160	26.67	\$ 0.00	ACTIVE	
BK	705	CONEY ISLAND AVENUE	6	40	Mathieu Eugene	AWAN, ABDUL	171	28.50	\$ 0.00	ACTIVE	
BK	79	EAST 18 STREET	6	40	Mathieu Eugene	NUNEZ, DARIEL	103	17.17	\$ 0.00	ACTIVE	
BK	531	EAST 22 STREET	35	40	Mathieu Eugene	KATZENSTEIN, JACOB	218	6.23	\$ 0.00	DISCHARGED	COMPLIANCE
BK	607	FLATBUSH AVENUE	8	40	Mathieu Eugene	FIRST KINGS MANAGEMENT LLC	77	9.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	46	LINDEN BOULEVARD	16	40	Mathieu Eugene	MHR MANAGEMENT INC	95	5.94	\$ 0.00	ACTIVE	
BK	2102	NEWKIRK AVENUE	16	40	Mathieu Eugene	AWAYE REALTY MANAGEMENT LLC	84	5.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	455	OCEAN AVENUE	39	40	Mathieu Eugene	CHARM EQUITIES LTD	339	8.69	\$ 0.00	DISCHARGED	COMPLIANCE
BK	781	OCEAN AVENUE	24	40	Mathieu Eugene	HENRY, KENNETH	79	3.29	\$ 0.00	ACTIVE	
BK	10	WESTMINSTER ROAD	21	40	Mathieu Eugene	AE DUKE MANAGEMENT LLC	85	4.05	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1932	BERGEN STREET	3	41	Alicka Ampry-Samuel	ISABELL, DENISE	203	67.67	\$ 0.00	ACTIVE	
BK	1935	BERGEN STREET	16	41	Alicka Ampry-Samuel	AAA GROUP MANAGEMENT	61	3.81	\$ 0.00	DISCHARGED	COMPLIANCE
BK	278	CHAUNCEY STREET	8	41	Alicka Ampry-Samuel	CHAUNCEY STREET	89	11.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	459	CHAUNCEY STREET	8	41	Alicka Ampry-Samuel	MANIFOOKI PROPERTIES LLC	51	6.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	561	CHAUNCEY STREET	3	41	Alicka Ampry-Samuel	YAACOV, YOSSEI	69	23.00	\$ 0.00	ACTIVE	
BK	3715	CHURCH AVENUE	40	41	Alicka Ampry-Samuel	HUDSON REAL ESTATE	317	7.93	\$ 0.00	DISCHARGED	COMPLIANCE
BK	108	EAST 42 STREET	16	41	Alicka Ampry-Samuel	NICHOLSON, WANDA	63	3.94	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	354	EAST 53 STREET	30	41	Alicka Ampry-Samuel	KOHN, ALEX	139	4.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	92	EAST 53 STREET	32	41	Alicka Ampry-Samuel	ROTHENBERG, AVROHOM	111	3.47	\$ 0.00	DISCHARGED	COMPLIANCE
BK	299	EAST 54 STREET	6	41	Alicka Ampry-Samuel	KHALOYAN, DAVID	146	24.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	233	EAST 92 STREET	4	41	Alicka Ampry-Samuel	BAKER,, BERIS	42	10.50	\$ 0.00	ACTIVE	
BK	289	EAST 94 STREET	6	41	Alicka Ampry-Samuel	EAST FLATBUSH LLC	45	7.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	273	EAST 95 STREET	4	41	Alicka Ampry-Samuel	JOHNSON, MICHAEL	223	55.75	\$ 0.00	ACTIVE	
BK	149	EAST 96 STREET	4	41	Alicka Ampry-Samuel	NPG MANAGEMENTLLC	58	14.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1187	EASTERN PARKWAY	16	41	Alicka Ampry-Samuel	EMILE @ SONS INC	115	7.19	\$ 0.00	ACTIVE	
BK	257	GRAFTON STREET	9	41	Alicka Ampry-Samuel	LIAZADEH, HESHMATOLLAH	84	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1152	LENOX ROAD	3	41	Alicka Ampry-Samuel	SEAVIEW MANAGMENT ASSOCIATES CORP.	103	34.33	\$ 0.00	ACTIVE	
BK	1656	ST JOHNS PLACE	18	41	Alicka Ampry-Samuel	FALKOWITZ, JOE	82	4.56	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1422	ST MARKS AVENUE	3	41	Alicka Ampry-Samuel	RICHARDSON, CLEO	140	46.67	\$ 0.00	ACTIVE	
BK	311	ATKINS AVENUE	4	42	Inez Barron	COHEN, JOSEPH	64	16.00	\$ 0.00	ACTIVE	
BK	480	EAST 94 STREET	6	42	Inez Barron	480 GP LLC	65	10.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	472	EAST 95 STREET	8	42	Inez Barron	BLUE CASTLE MNGMT	42	5.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	642	EAST 96 STREET	6	42	Inez Barron	LIPSH, DAVID	155	25.83	\$ 0.00	ACTIVE	
BK	509	HINSDALE STREET	21	42	Inez Barron	CALLER, DANIEL	89	4.24	\$ 0.00	DISCHARGED	COMPLIANCE
BK	544	LINWOOD STREET	6	42	Inez Barron	RBM NY HOLDINGS LLC	35	5.83	\$ 0.00	ACTIVE	
BK	584	LOGAN STREET	9	42	Inez Barron	GRUNBAUM, ABE	76	8.44	\$ 0.00	DISCHARGED	COMPLIANCE
BK	473	PENNSYLVANIA AVENUE	16	42	Inez Barron	CHESTNUT HOLDINGS OF NEW YORK, INC	84	5.25	\$ 0.00	ACTIVE	
BK	647	PENNSYLVANIA AVENUE	4	42	Inez Barron	WILLIAMSBURG PROPERTY MANAGEMENT	116	29.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	510	RIVERDALE AVENUE	22	42	Inez Barron	CALLER, DANIEL	137	6.23	\$ 0.00	DISCHARGED	COMPLIANCE
BK	558	RIVERDALE AVENUE	4	42	Inez Barron	PAUL, EMLYN	94	23.50	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	258	67 STREET	6	43	Justin Brannan	SALGADO, ROBERT	185	30.83	\$ 0.00	ACTIVE	
BK	942	67 STREET	21	43	Justin Brannan	KEM REALTY LLC	87	4.14	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1407	78 STREET	19	43	Justin Brannan	ANGELOPOULOS, MIKE	141	7.42	\$ 0.00	ACTIVE	
BK	972	EAST 14 STREET	27	44	Kalman Yeger	RIVLIN, AARON	132	4.89	\$ 0.00	ACTIVE	
BK	1719	EAST 8 STREET	7	44	Kalman Yeger	SINGER, NAFTALI	61	8.71	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5706	NEW UTRECHT AVENUE	6	44	Kalman Yeger	PEPE, ANTHONY	119	19.83	\$ 0.00	ACTIVE	
BK	1436	WEST 8 STREET	6	44	Kalman Yeger	DIGIORGI, SALVATORE	76	12.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	4902	AVENUE D	14	45	Jumaane D. Williams	803 EAST 49TH STREET REALTY LLC	91	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2574	BEDFORD AVENUE	16	45	Jumaane D. Williams	GREENZWEIG, MOE	52	3.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2904	CLARENDON ROAD	6	45	Jumaane D. Williams	THE GARDEN MANAGEMENT	42	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	462	EAST 52 STREET	6	45	Jumaane D. Williams	JAFFIER, CORNELIUS	119	19.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	101	EAST 59 STREET	6	45	Jumaane D. Williams	GELBERG, EINAV	101	16.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2913	FOSTER AVENUE	56	45	Jumaane D. Williams	FERRARA MANAGEMENT GROUP	201	3.59	\$ 0.00	ACTIVE	
BK	1948	NOSTRAND AVENUE	24	45	Jumaane D. Williams	NICHOLSON, WANDA	103	4.29	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1439	OCEAN AVENUE	72	45	Jumaane D. Williams	1439 REALTY LLC	243	3.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1049	ROGERS AVENUE	6	45	Jumaane D. Williams	REDSTONE REALTY NYC LLC	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2034	78 STREET	22	47	Mark Treyger	KRITIKOS, DIMITRIOS	112	5.09	\$ 0.00	ACTIVE	
BK	1720	MERMAID AVENUE	7	47	Mark Treyger	CHERNENKO, ALEXANDER	67	9.57	\$ 0.00	ACTIVE	
BK	3039	BRIGHTON 4 STREET	8	48	Chaim M. Deutsch	ZORRILLA, YIRA	166	20.75	\$ 0.00	ACTIVE	
SI	91	BROAD STREET	6	49	Deborah Rose	LBJ HOMETOWN PROPERTY LLC	34	5.67	\$ 0.00	ACTIVE	

Building Count: 250

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