



CITY OF NEW YORK

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program

City Council Report

Project Name: AEP ROUND 17

Start Date: 01/31/2024

# of buildings that did not achieve "substantial compliance" within 12 months:158

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	24	PRINCE STREET	8	1	Christopher Marte	ESQUIRE MANAGEMENT CORP.	55	6.88	\$ 0.00	ACTIVE	
MN	219	AVENUE A	11	2	Carlina Rivera	SELF	126	11.45	\$ 0.03	ACTIVE	
MN	331	EAST 14 STREET	24	2	Carlina Rivera	Soft Stone Development Group LLC	161	6.71	\$ 798.72	ACTIVE	
MN	330	EAST 19 STREET	25	2	Carlina Rivera	VERCO PROPERTIES LLC	80	3.20	\$ 0.00	DISCHARGED	COMPLIANCE
MN	344	WEST 14 STREET	28	3	Erik Bottcher	CARO, ANTHONY	102	3.64	\$ 371.26	DISCHARGED	COMPLIANCE
MN	438	WEST 45 STREET	17	3	Erik Bottcher	Soft Stone Development Group LLC	125	7.35	\$ 832.41	ACTIVE	
MN	346	WEST 53 STREET	9	3	Erik Bottcher	DISAVERIO, ROSELLA	128	14.22	\$ -534.21	DISCHARGED	COMPLIANCE
MN	131	EAST 85 STREET	23	4	Keith Powers	COLUMBUS PROPERTY MANAGEMENT	81	3.52	\$ -58.77	DISCHARGED	COMPLIANCE
MN	338	EAST 61 STREET	20	5	Julie Menin	MARTIN, MELANIE	117	5.85	\$ 1,499.54	ACTIVE	
MN	104	WEST 83 STREET	18	6	Gale A. Brewer	MARTIN, MELANIE	56	3.11	\$ 2,432.36	ACTIVE	
MN	1532	AMSTERDAM AVENUE	23	7	Shaun Abreu	IMBAT REALTY LLC	123	5.35	\$ -105.26	DISCHARGED	COMPLIANCE
MN	3281	BROADWAY	21	7	Shaun Abreu	EDENEDIBLE MGT CORP	98	4.67	\$ 1,073.09	DISCHARGED	COMPLIANCE
MN	8	MANHATTAN AVENUE	19	7	Shaun Abreu	QUALITY BH 108TH MANHATTAN LLC	150	7.89	\$ 559.83	DISCHARGED	COMPLIANCE
MN	590	RIVERSIDE DRIVE	40	7	Shaun Abreu	593 RIVERSIDE ASSOCIATES LLC	192	4.80	\$ -130.52	DISCHARGED	COMPLIANCE
MN	894	RIVERSIDE DRIVE	55	7	Shaun Abreu	US REALTY CORP	309	5.62	\$ 78.78	DISCHARGED	COMPLIANCE
MN	608	WEST 139 STREET	49	7	Shaun Abreu	608-610 REALTY CORP.	264	5.39	\$ -6.83	DISCHARGED	COMPLIANCE
MN	602	WEST 141 STREET	55	7	Shaun Abreu	NIEUW AMSTERDAMP PROPERTY MANAGEMENT	185	3.36	\$ 50.37	DISCHARGED	COMPLIANCE
MN	515	WEST 147 STREET	21	7	Shaun Abreu	HOLY LAND MANAGEMENT LLC	106	5.05	\$ 715.58	ACTIVE	
MN	510	WEST 151 STREET	14	7	Shaun Abreu	EPDS, MICHAEL	89	6.36	\$ 1,204.95	ACTIVE	
MN	605	WEST 156 STREET	41	7	Shaun Abreu	US REALTY CORP	152	3.71	\$ 102.10	DISCHARGED	COMPLIANCE
MN	645	WEST 160 STREET	49	7	Shaun Abreu	SILVER, JAY	295	6.02	\$ 50.35	DISCHARGED	COMPLIANCE
MN	851	WEST END AVENUE	18	7	Shaun Abreu	TAUBER, LARRY	67	3.72	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2405	2 AVENUE	10	8	Diana Ayala	LA CASA NUESTRA HDFO	79	7.90	\$ 1,875.04	ACTIVE	

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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 01/31/2024.



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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	245	EAST 110 STREET	30	8	Diana Ayala	NEW YORK CITY MANAGEMENT LLC	183	6.10	\$ 90.06	ACTIVE	
MN	240	EAST 119 STREET	23	8	Diana Ayala	CONCORD MANAGEMENT OF NY LLC	195	8.48	\$ 1,890.79	ACTIVE	
BX	340	EAST 148 STREET	9	8	Diana Ayala	RIVERA, DENNIS	90	10.00	\$ 2,259.82	DISCHARGED	COMPLIANCE
BX	676	UNION AVENUE	8	8	Diana Ayala	TORRES, ROSA	228	28.50	\$ 10,715.08	ACTIVE	
MN	2300	ADAM C POWELL BOULEVARD	8	9	Kristin Richardson Jordan	NIEUW AMSTERDAM PROPERTY MANAGEMENT	44	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	54	EDGECOMBE AVENUE	12	9	Kristin Richardson Jordan	ALLEN, WILLIAM	160	13.33	\$ 2,143.36	ACTIVE	
MN	2093	MADISON AVENUE	20	9	Kristin Richardson Jordan	HSC MANAGEMENT CORP.	63	3.15	\$ 3.97	ACTIVE	
MN	488	ST NICHOLAS AVENUE	30	9	Kristin Richardson Jordan	ELH MGMT. LLC	118	3.93	\$ 837.70	ACTIVE	
MN	120	WEST 116 STREET	39	9	Kristin Richardson Jordan	LANGSAM PROP. SER. CORP.	294	7.54	\$ -9.63	DISCHARGED	COMPLIANCE
MN	366	WEST 127 STREET	8	9	Kristin Richardson Jordan	CONCORD MANAGEMENT OF NY LLC	51	6.38	\$ 792.75	ACTIVE	
MN	247	AUDUBON AVENUE	43	10	Carmen De La Rosa	247 AUDUBON NY LLC.	138	3.21	\$ -40.64	DISCHARGED	COMPLIANCE
MN	460	AUDUBON AVENUE	49	10	Carmen De La Rosa	FOUR SIXTY ASSOCIATES LLC	305	6.22	\$ -39.78	DISCHARGED	COMPLIANCE
MN	15	COOPER STREET	21	10	Carmen De La Rosa	LISA MANAGEMENT, INC	151	7.19	\$ 816.54	ACTIVE	
MN	573	ISHAM STREET	32	10	Carmen De La Rosa	LIVINGSTON MANAGEMENT SERVICES	201	6.28	\$ 0.00	DISCHARGED	COMPLIANCE
MN	98	VERMILYEA AVENUE	57	10	Carmen De La Rosa	CAMAWAY REALTY	280	4.91	\$ 46.41	ACTIVE	
MN	720	WEST 180 STREET	21	10	Carmen De La Rosa	716-720 WEST 180TH ST HEIGHTS ASSOCIATES LLC	69	3.29	\$ -140.72	DISCHARGED	COMPLIANCE
BX	956	CRANFORD AVENUE	3	11	Eric Dinowitz	BROWN, JOSEPH	24	8.00	\$ 1,340.38	ACTIVE	
BX	3301	DECATUR AVENUE	26	11	Eric Dinowitz	EAST 209TH REALTY LLC	121	4.65	\$ 617.87	ACTIVE	
BX	414	EAST 204 STREET	55	11	Eric Dinowitz	414 EAST 204 LLC	188	3.42	\$ 171.32	DISCHARGED	COMPLIANCE
BX	655	EAST 233 STREET	60	11	Eric Dinowitz	LAL PROPERTY MGMT CORP	255	4.25	\$ 697.00	DISCHARGED	COMPLIANCE
BX	353	EAST MOSHOLU PARKWAY NORTH	26	11	Eric Dinowitz	TROIANOS, JERRY	102	3.92	\$ 558.60	ACTIVE	
BX	3433	GATES PLACE	50	11	Eric Dinowitz	MEHAJ, VETON	207	4.14	\$ 415.63	ACTIVE	
BX	3801	REVIEW PLACE	25	11	Eric Dinowitz	MILLER, SETH	142	5.68	\$ -17.93	DISCHARGED	COMPLIANCE

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BX	3805	REVIEW PLACE	26	11	Eric Dinowitz	3801-05 REVIEW PLACE LLC	82	3.15	\$ 456.31	ACTIVE	
BX	3929	CARPENTER AVENUE	37	12	Kevin C. Riley	GAZIVODA REALTY CO., INC.	117	3.16	\$ -85.06	DISCHARGED	COMPLIANCE
BX	757	EAST 217 STREET	3	12	Kevin C. Riley	BROWNE, EDWARD	17	5.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	753	EAST 226 STREET	7	12	Kevin C. Riley	MERMS, MICHAEL	69	9.86	\$ 99.41	ACTIVE	
BX	3458	FENTON AVENUE	15	12	Kevin C. Riley	MILLER, KISSY	47	3.13	\$ 977.18	DISCHARGED	COMPLIANCE
BX	3046	HOLLAND AVENUE	13	12	Kevin C. Riley	ARCO MANAGEMENT CORP	199	15.31	\$ 212.04	ACTIVE	
BX	3551	HOLLAND AVENUE	8	12	Kevin C. Riley	YOMARI SERVICE CORPORATION	66	8.25	\$ 589.82	DISCHARGED	COMPLIANCE
BX	3560	OLINVILLE AVENUE	85	12	Kevin C. Riley	DENICK MANAGEMENT INC	290	3.41	\$ 716.15	ACTIVE	
BX	3209	WALLACE AVENUE	4	12	Kevin C. Riley	YADGAROV, GABRIEL	52	13.00	\$ 16,316.57	ACTIVE	
BX	788	ARNOW AVENUE	55	13	Marjorie Velazquez	788 ARNOW ESTATES LLC	257	4.67	\$ 12.71	ACTIVE	
BX	2190	BOLTON STREET	52	13	Marjorie Velazquez	G J REALTY COMPANY	243	4.67	\$ 307.77	ACTIVE	
BX	1721	HOBART AVENUE	37	13	Marjorie Velazquez	Puma, Anthony	147	3.97	\$ -152.86	ACTIVE	
BX	534	MORRIS PARK AVENUE	18	13	Marjorie Velazquez	SALJANIN, STEVEN	140	7.78	\$ 508.17	ACTIVE	
BX	2316	WALLACE AVENUE	33	13	Marjorie Velazquez	2316 WALLACE AVE CORP	130	3.94	\$ 297.84	ACTIVE	
BX	3112	WILKINSON AVENUE	32	13	Marjorie Velazquez	DARDANIA PROPERTIES LLC	122	3.81	\$ 1,120.17	ACTIVE	
BX	2076	CRESTON AVENUE	42	14	Pierina Ana Sanchez	ROZECREST LLC	187	4.45	\$ 32.38	DISCHARGED	COMPLIANCE
BX	2229	CRESTON AVENUE	33	14	Pierina Ana Sanchez	GAZIVODA MANAGEMENT LLC	121	3.67	\$ 104.45	ACTIVE	
BX	2298	CRESTON AVENUE	31	14	Pierina Ana Sanchez	PAYANO, VICTOR	131	4.23	\$ 76.27	DISCHARGED	COMPLIANCE
BX	2390	CRESTON AVENUE	20	14	Pierina Ana Sanchez	TENNENBAUM, DAVID	110	5.50	\$ 12.23	ACTIVE	
BX	1726	DAVIDSON AVENUE	74	14	Pierina Ana Sanchez	TRG MANAGEMENT	383	5.18	\$ 156.92	ACTIVE	
BX	2073	DAVIDSON AVENUE	32	14	Pierina Ana Sanchez	BCBG MGMT LLC	152	4.75	\$ 14.65	ACTIVE	
BX	2344	DAVIDSON AVENUE	60	14	Pierina Ana Sanchez	FORDHAM BEDFORD HOUSING CORPORATION	373	6.22	\$ 399.49	ACTIVE	
BX	2353	DAVIDSON AVENUE	11	14	Pierina Ana Sanchez	Bornstein, Yisroel	137	12.45	\$ 1,208.38	DISCHARGED	COMPLIANCE

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BX	2280	LORING PLACE NORTH	61	14	Pierina Ana Sanchez	GAZIVODA MANAGEMENT LLC	211	3.46	\$ 264.19	DISCHARGED	COMPLIANCE
BX	2261	MORRIS AVENUE	33	14	Pierina Ana Sanchez	MAXIMILIAN, GINA	125	3.79	\$ 984.54	ACTIVE	
BX	2710	MORRIS AVENUE	61	14	Pierina Ana Sanchez	Gilfoil, Richard	277	4.54	\$ 54.00	ACTIVE	
BX	1805	UNIVERSITY AVENUE	26	14	Pierina Ana Sanchez	METROPOLITAN PROPERTY SERVICES, INC.	235	9.04	\$ 1,271.42	ACTIVE	
BX	1815	UNIVERSITY AVENUE	26	14	Pierina Ana Sanchez	METROPOLITAN PROPERTY SERVICES, INC.	145	5.58	\$ 1,560.66	ACTIVE	
BX	2265	UNIVERSITY AVENUE	43	14	Pierina Ana Sanchez	TENNENBAUM, DAVID	212	4.93	\$ 117.79	DISCHARGED	COMPLIANCE
BX	2422	UNIVERSITY AVENUE	11	14	Pierina Ana Sanchez	BATISTA, EDWARD	112	10.18	\$ 2,701.82	DISCHARGED	COMPLIANCE
BX	2426	UNIVERSITY AVENUE	11	14	Pierina Ana Sanchez	LIVINGSTON MANAGEMENT SERVICES LLC	81	7.36	\$ 3,467.12	ACTIVE	
BX	1857	WALTON AVENUE	44	14	Pierina Ana Sanchez	METROPOLITAN PROPERTY SERVICES, INC.	339	7.70	\$ 583.94	ACTIVE	
BX	1881	WALTON AVENUE	35	14	Pierina Ana Sanchez	METROPOLITAN PROPERTY SERVICES, INC.	333	9.51	\$ 1,530.28	ACTIVE	
BX	2160	WALTON AVENUE	48	14	Pierina Ana Sanchez	METROPOLITAN PROPERTY SERVICES, INC.	481	10.02	\$ 749.99	ACTIVE	
BX	2847	WEBB AVENUE	28	14	Pierina Ana Sanchez	28-47 WEBB AVE ASSOCIATES	92	3.29	\$ 274.06	ACTIVE	
BX	20	WEST 190 STREET	37	14	Pierina Ana Sanchez	BERISHA, DERVISH	384	10.38	\$ 895.83	ACTIVE	
BX	2414	BELMONT AVENUE	31	15	Oswald Feliz	2414 BELMONT LLC	169	5.45	\$ 0.00	ACTIVE	
BX	495	CLAREMONT PARKWAY	16	15	Oswald Feliz	RUIZ, JORGE	77	4.81	\$ 465.70	DISCHARGED	COMPLIANCE
BX	2120	CROTONA AVENUE	36	15	Oswald Feliz	Perez, Jose	159	4.42	\$ 121.31	ACTIVE	
BX	2308	CROTONA AVENUE	22	15	Oswald Feliz	TRG MANAGEMENT	197	8.95	\$ 455.88	ACTIVE	
BX	797	CROTONA PARK NORTH	21	15	Oswald Feliz	LEMLE & WOLFF INC.	109	5.19	\$ 0.00	ACTIVE	
BX	887	CROTONA PARK NORTH	30	15	Oswald Feliz	LEMLE & WOLFF INC.	128	4.27	\$ 2.65	ACTIVE	
BX	710	EAST 175 STREET	8	15	Oswald Feliz	LEMLE & WOLFF INC.	238	29.75	\$ 0.00	ACTIVE	
BX	870	EAST 175 STREET	19	15	Oswald Feliz	LEMLE & WOLFF INC.	206	10.84	\$ 132.28	ACTIVE	
BX	483	EAST 180 STREET	20	15	Oswald Feliz	CASTILLO, NELSON	74	3.70	\$ 186.28	DISCHARGED	COMPLIANCE
BX	883	EAST 180 STREET	107	15	Oswald Feliz	KORNITZER, DAVID	389	3.64	\$ 78.84	DISCHARGED	COMPLIANCE

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BX	739	EAST 182 STREET	21	15	Oswald Feliz	L.D PROPERTY MGMT	147	7.00	\$ 37.90	DISCHARGED	COMPLIANCE
BX	441	EAST 187 STREET	18	15	Oswald Feliz	HUITZIL, ROGELIO	111	6.17	\$ 431.05	ACTIVE	
BX	373	EAST 188 STREET	47	15	Oswald Feliz	FORDHAM BEDFORD HOUSING CORP	207	4.40	\$ 390.41	ACTIVE	
BX	237	EAST 194 STREET	25	15	Oswald Feliz	PILLER, MOSHE	89	3.56	\$ 993.59	DISCHARGED	COMPLIANCE
BX	1123	EAST TREMONT AVENUE	3	15	Oswald Feliz	TOURVEST CONTRACTORS	115	38.33	\$ 27,758.37	ACTIVE	
BX	228	EAST TREMONT AVENUE	11	15	Oswald Feliz	LIVINGSTON MANAGEMENT SERVICES LLC	86	7.82	\$ 1,420.05	ACTIVE	
BX	851	EAST TREMONT AVENUE	22	15	Oswald Feliz	JGV MANAGEMENT CORP.	122	5.55	\$ 755.66	ACTIVE	
BX	805	FAIRMOUNT PLACE	35	15	Oswald Feliz	ILIOVITS, JOEL	463	13.23	\$ 1,225.88	DISCHARGED	COMPLIANCE
BX	815	FAIRMOUNT PLACE	48	15	Oswald Feliz	LEMLE & WOLFF INC	183	3.81	\$ 16.72	ACTIVE	
BX	2115	HONEYWELL AVENUE	89	15	Oswald Feliz	KORNITZER, DAVID	268	3.01	\$ 94.79	DISCHARGED	COMPLIANCE
BX	2115	MOHEGAN AVENUE	25	15	Oswald Feliz	KINSEY EQUITIES LLC	109	4.36	\$ 491.77	ACTIVE	
BX	2108	RYER AVENUE	33	15	Oswald Feliz	KRENGEL, MOSHE	193	5.85	\$ 73.13	DISCHARGED	COMPLIANCE
BX	2120	TIEBOUT AVENUE	76	15	Oswald Feliz	CAM Property MGMT	348	4.58	\$ 668.73	DISCHARGED	COMPLIANCE
BX	2489	TIEBOUT AVENUE	26	15	Oswald Feliz	TIEBOUT HEIGHTS LLC	97	3.73	\$ 1,108.37	ACTIVE	
BX	2335	VALENTINE AVENUE	36	15	Oswald Feliz	2335 VALENTINE LLC	149	4.14	\$ 106.50	DISCHARGED	COMPLIANCE
BX	2685	VALENTINE AVENUE	44	15	Oswald Feliz	VALENTINE HEIGHTS ASSOCIATES LLC	175	3.98	\$ -100.20	DISCHARGED	COMPLIANCE
BX	2268	WASHINGTON AVENUE	20	15	Oswald Feliz	TOWER MANAGEMENT GROUP LLC	70	3.50	\$ 774.96	DISCHARGED	ADMINISTRATIVE
BX	1276	CLAY AVENUE	12	16	Althea Stevens	Ruby, Nate	67	5.58	\$ 1,938.68	DISCHARGED	COMPLIANCE
BX	336	EAST 167 STREET	19	16	Althea Stevens	ANN-GUR REALTY CORP	58	3.05	\$ 309.24	ACTIVE	
BX	1441	EDWARD L GRANT HIGHWAY	19	16	Althea Stevens	LIVINGSTON MANAGEMENT SERVICES LLC	99	5.21	\$ 18.93	DISCHARGED	COMPLIANCE
BX	1125	FINDLAY AVENUE	11	16	Althea Stevens	JSAF MANAGEMENT	66	6.00	\$ 85.79	ACTIVE	
BX	1245	FINDLAY AVENUE	67	16	Althea Stevens	HSC MANAGEMENT CORP.	286	4.27	\$ 580.90	ACTIVE	
BX	1291	GRAND CONCOURSE	58	16	Althea Stevens	GLICK, CHAIM	226	3.90	\$ 481.20	DISCHARGED	COMPLIANCE

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BX	1235	MORRIS AVENUE	49	16	Althea Stevens	PAULINO, JEFFREY	188	3.84	\$ 72.47	ACTIVE	
BX	1330	MORRIS AVENUE	39	16	Althea Stevens	CJC MANAGEMENT CO. INC.,	140	3.59	\$ -115.09	ACTIVE	
BX	1070	OGDEN AVENUE	27	16	Althea Stevens	KABALA MGMT LLC	112	4.15	\$ 248.79	DISCHARGED	COMPLIANCE
BX	1162	SHERIDAN AVENUE	43	16	Althea Stevens	1162 SHERIDAN LLC	137	3.19	\$ 2.24	DISCHARGED	COMPLIANCE
BX	993	SUMMIT AVENUE	9	16	Althea Stevens	JAY, JAMAL	69	7.67	\$ 776.72	ACTIVE	
BX	1097	WALTON AVENUE	62	16	Althea Stevens	HSC MANAGEMENT CORP.	516	8.32	\$ 422.46	ACTIVE	
BX	1177	WALTON AVENUE	64	16	Althea Stevens	HSC MANAGEMENT CORP.	285	4.45	\$ 239.30	ACTIVE	
BX	975	WALTON AVENUE	181	16	Althea Stevens	MORALES, CESAR	809	4.47	\$ 2.59	DISCHARGED	COMPLIANCE
BX	145	WEST 170 STREET	11	16	Althea Stevens	MID-BRONX HOUSING MGMT CORP	92	8.36	\$ 1,617.61	DISCHARGED	COMPLIANCE
BX	957	WOODYCREST AVENUE	53	16	Althea Stevens	KOHN, ALEX	187	3.53	\$ 33.27	ACTIVE	
BX	1384	BOSTON ROAD	14	17	Rafael Salamanca Jr.	JOYLAND MANAGEMENT	74	5.29	\$ 535.44	ACTIVE	
BX	1474	BRYANT AVENUE	3	17	Rafael Salamanca Jr.	PREMISES, OWNER OF	169	56.33	\$ 69,842.07	ACTIVE	
BX	333	EAST 150 STREET	35	17	Rafael Salamanca Jr.	Vorchheimer, Jason	358	10.23	\$ 988.38	DISCHARGED	COMPLIANCE
BX	428	EAST 157 STREET	21	17	Rafael Salamanca Jr.	BANANA KELLY CIA INC	135	6.43	\$ 1,730.71	ACTIVE	
BX	300	EAST 159 STREET	21	17	Rafael Salamanca Jr.	TRG MANAGEMENT	152	7.24	\$ 1,891.97	ACTIVE	
BX	454	EAST 160 STREET	28	17	Rafael Salamanca Jr.	Pomerantz, Joshua	109	3.89	\$ 100.76	DISCHARGED	COMPLIANCE
BX	850	EAST 165 STREET	16	17	Rafael Salamanca Jr.	TRG MANAGEMENT	115	7.19	\$ 303.25	DISCHARGED	COMPLIANCE
BX	624	EAST 169 STREET	21	17	Rafael Salamanca Jr.	CAM Property MGMT	139	6.62	\$ 107.21	DISCHARGED	COMPLIANCE
BX	822	EAST 169 STREET	3	17	Rafael Salamanca Jr.	DUDLEY, JAMAL	70	23.33	\$ 50,682.45	DISCHARGED	COMPLIANCE
BX	820	FREEMAN STREET	3	17	Rafael Salamanca Jr.	THOMPSON, PAUL	146	48.67	\$ 4,175.54	DISCHARGED	COMPLIANCE
BX	1094	LONGFELLOW AVENUE	4	17	Rafael Salamanca Jr.	CAMARA, JIMMEH	137	34.25	\$ 2,536.44	ACTIVE	
BX	919	PROSPECT AVENUE	37	17	Rafael Salamanca Jr.	MILLER, SETH	184	4.97	\$ 477.71	ACTIVE	
BX	1314	SENECA AVENUE	60	17	Rafael Salamanca Jr.	Dolphin Property Services LLC	345	5.75	\$ 138.88	ACTIVE	

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CITY OF NEW YORK  
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Alternative Enforcement Program  
City Council Report

Project Name: AEP ROUND 17Start Date: 01/31/2024

# of buildings that did not achieve "substantial compliance" within 12 months:158

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	1349	STRATFORD AVENUE	72	17	Rafael Salamanca Jr.	LISA MANAGEMENT INC.	367	5.10	\$ 617.37	ACTIVE	
BX	1531	WESTCHESTER AVENUE	10	17	Rafael Salamanca Jr.	800 REALTY CORP	63	6.30	\$ 807.09	DISCHARGED	COMPLIANCE
BX	1233	WHITE PLAINS ROAD	32	18	Amanda Farias	ARCO MANAGEMENT CORP	233	7.28	\$ 1,090.17	ACTIVE	
QN	140-71	ASH AVENUE	48	20	Sandra Ung	TCHAO, DAVID	218	4.54	\$ 361.78	ACTIVE	
QN	142-47	HORACE HARDING EXPRESSWAY	3	20	Sandra Ung	LEE, IRIS	97	32.33	\$ 1,893.85	ACTIVE	
QN	158-17	SANFORD AVENUE	20	20	Sandra Ung	A-KINETIC SOLUTIONS LTD	105	5.25	\$ 1,367.63	ACTIVE	
QN	108-20	48 AVENUE	6	21	Francisco Moya	LEVINE, STEVEN	214	35.67	\$ 3,347.52	ACTIVE	
QN	95-13	NORTHERN BOULEVARD	14	21	Francisco Moya	ARTH, LLC	149	10.64	\$ 322.29	ACTIVE	
QN	21-27	33 STREET	39	22	Tiffany Caban	HHRMC, LLC	218	5.59	\$ 1,428.64	DISCHARGED	COMPLIANCE
QN	32-40	48 STREET	6	22	Tiffany Caban	PRESTI & VITALE PROPERTIES,LLC	164	27.33	\$ 41.85	ACTIVE	
QN	75-06	153 STREET	12	24	James F. Gennaro	GARLAND, BRIAN	73	6.08	\$ 62.67	ACTIVE	
QN	146-17	HILLSIDE AVENUE	24	24	James F. Gennaro	MGT PROPERTY MANAGEMENT	106	4.42	\$ 290.67	DISCHARGED	COMPLIANCE
QN	87-01	51 AVENUE	4	25	Shekar Krishnan	CHEN, JIN CHIUEH	142	35.50	\$ 16,745.97	ACTIVE	
QN	33-54	83 STREET	29	25	Shekar Krishnan	EVEREST BUILDINGS MANAGEMENT	89	3.07	\$ 868.93	ACTIVE	
QN	58-44	43 AVENUE	6	26	Julie Won	CHIOU, GEORGE	115	19.17	\$ 12,165.31	ACTIVE	
QN	108-42	171 PLACE	3	27	Nantasha Williams	HOLT, SHELTON	53	17.67	\$ 26,739.98	ACTIVE	
QN	60-91	70 AVENUE	3	30	Robert F. Holden	ERIAN, SAHER	188	62.67	\$ 0.00	ACTIVE	
QN	13-96	BEACH CHANNEL DRIVE	3	31	Selvena N. Brooks-Powers	1396 BEACH CHANNEL LLC	93	31.00	\$ 18,570.32	ACTIVE	
QN	11-38	MC BRIDE STREET	6	31	Selvena N. Brooks-Powers	Arden Management Co LLC	39	6.50	\$ 5,832.64	DISCHARGED	COMPLIANCE
QN	22-88	MOTT AVENUE	60	31	Selvena N. Brooks-Powers	Arden Management Co LLC	332	5.53	\$ 83.44	ACTIVE	
BK	196	HURON STREET	6	33	Lincoln Restler	196 HURON HOLDINGS LLC	164	27.33	\$ 4,429.95	ACTIVE	
BK	142	CENTRAL AVENUE	6	34	Jennifer Gutierrez	HSC MANAGEMENT CORP.	104	17.33	\$ 6,074.33	ACTIVE	
BK	64	GRAHAM AVENUE	29	34	Jennifer Gutierrez	POMERANTZ, JOSHUA	130	4.48	\$ -50.92	DISCHARGED	COMPLIANCE

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BK	57	HERBERT STREET	6	34	Jennifer Gutierrez	KOTH, ARI	47	7.83	\$ 3,973.07	DISCHARGED	COMPLIANCE
QN	413	ONDERDONK AVENUE	6	34	Jennifer Gutierrez	413 Onderdonk Ave LLC	40	6.67	\$ 3,245.15	DISCHARGED	COMPLIANCE
BK	24	LEFFERTS PLACE	2	35	Crystal Hudson	LASHLEY, RICHARD	96	48.00	\$ 7,046.88	DISCHARGED	ADMINISTRATIVE
BK	1309	LINCOLN PLACE	8	35	Crystal Hudson	Barjuewaye Real Estate LLC	44	5.50	\$ 158.88	ACTIVE	
BK	347	LINCOLN PLACE	27	35	Crystal Hudson	SCHWADEL, BEN	108	4.00	\$ 334.62	DISCHARGED	COMPLIANCE
BK	807	NOSTRAND AVENUE	6	35	Crystal Hudson	MARCH, CLOVER	234	39.00	\$ 1,655.09	ACTIVE	
BK	1180	PRESIDENT STREET	20	35	Crystal Hudson	MHANY CLUSTER HDFC	457	22.85	\$ 382.68	ACTIVE	
BK	238	SCHENECTADY AVENUE	6	35	Crystal Hudson	WALTERS, DELROY	67	11.17	\$ 79.44	ACTIVE	
BK	1392	STERLING PLACE	23	35	Crystal Hudson	1018 EASTERN PARKWAY LLC	410	17.83	\$ 2,063.26	ACTIVE	
BK	984	GREENE AVENUE	16	36	Chi Osse	NEBHDCO	221	13.81	\$ 534.20	ACTIVE	
BK	185	KOSCIUSZKO STREET	23	36	Chi Osse	NEBHDCO	140	6.09	\$ 234.26	ACTIVE	
BK	141	MAC DONOUGH STREET	8	36	Chi Osse	XQUISITE MANAGEMENT LLC	73	9.13	\$ 1,079.47	ACTIVE	
BK	246	MADISON STREET	8	36	Chi Osse	MADISON ERT LLC	52	6.50	\$ 280.58	ACTIVE	
BK	289A	MONROE STREET	6	36	Chi Osse	JSASF MANAGEMENT	36	6.00	\$ 0.00	ACTIVE	
BK	972	PARK PLACE	10	36	Chi Osse	972 PARK PL LLC	96	9.60	\$ 1,724.98	DISCHARGED	COMPLIANCE
BK	281	QUINCY STREET	25	36	Chi Osse	GATES CLUSTER DEVELOPMENT CO., LLC	96	3.84	\$ 53.96	ACTIVE	
BK	483	VAN BUREN STREET	17	36	Chi Osse	HSC MANAGEMENT CORP.	132	7.76	\$ 294.60	ACTIVE	
BK	856	WILLOUGHBY AVENUE	8	36	Chi Osse	EIGHT FIFTY SIX WILLOUGHBY LLC	145	18.13	\$ 592.10	ACTIVE	
BK	371	ETNA STREET	56	37	Sandy Nurse	ETNA REALTY HOLDINGS 371-374 LLC	278	4.96	\$ 103.88	ACTIVE	
BK	126	GRANT AVENUE	20	37	Sandy Nurse	CHOPRA, PARVEEN	120	6.00	\$ 161.53	ACTIVE	
BK	321	HARMAN STREET	6	37	Sandy Nurse	DEUTSCH, MOSHE	32	5.33	\$ -386.07	DISCHARGED	COMPLIANCE
BK	1449	HERKIMER STREET	3	37	Sandy Nurse	HAYES, SHAUN	57	19.00	\$ 21,864.62	ACTIVE	
BK	435	LINCOLN AVENUE	6	37	Sandy Nurse	435 LINCOLN AVE LLC	34	5.67	\$ 3,854.11	ACTIVE	

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BK	317	MENAHAN STREET	3	37	Sandy Nurse	SOSA, THELMA	134	44.67	\$ 188.53	ACTIVE	
BK	134	SACKMAN STREET	4	37	Sandy Nurse	HENRY, CLAUDETTE	34	8.50	\$ 9,731.09	ACTIVE	
BK	4311	4 AVENUE	6	38	Alexa Aviles	Hong Jian Realty LLC	42	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	4811	5 AVENUE	8	38	Alexa Aviles	5TH AVE BRICKS LLC	52	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5614	6 AVENUE	9	38	Alexa Aviles	HO KONG ENTERPRISE LLC	114	12.67	\$ 2,680.43	ACTIVE	
BK	6623	FT HAMILTON PARKWAY	28	38	Alexa Aviles	ADAM LEITMAN BAILEY, P.C.	771	27.54	\$ 821.97	ACTIVE	
BK	8001	NEW UTRECHT AVENUE	32	38	Alexa Aviles	KATZ, MARC	138	4.31	\$ 0.00	DISCHARGED	COMPLIANCE
BK	270	15 STREET	20	39	Shahana Hanif	BIJOLI CORP	284	14.20	\$ 370.12	ACTIVE	
BK	376	EAST 8 STREET	24	39	Shahana Hanif	KLEIN, SAM	97	4.04	\$ 0.00	ACTIVE	
BK	546	ALBANY AVENUE	7	40	Rita Joseph	NISANOV, BORIS	82	11.71	\$ 124.83	DISCHARGED	COMPLIANCE
BK	904	ALBANY AVENUE	6	40	Rita Joseph	SHINE, JOSH	59	9.83	\$ -2,108.71	DISCHARGED	COMPLIANCE
BK	1517	BEVERLY ROAD	40	40	Rita Joseph	236 EAST 16TH STREET REALTY LLC	140	3.50	\$ 1,148.46	ACTIVE	
BK	1834	CATON AVENUE	82	40	Rita Joseph	US REALTY CORP	256	3.12	\$ -18.21	DISCHARGED	COMPLIANCE
BK	80	CLARKSON AVENUE	83	40	Rita Joseph	JACOB, MARK	338	4.07	\$ -314.67	ACTIVE	
BK	229	EAST 18 STREET	53	40	Rita Joseph	FRONTLINE PROPERTY MGMT, LLC	390	7.36	\$ 101.78	ACTIVE	
BK	165	EAST 19 STREET	107	40	Rita Joseph	ROSE PROPERTY MGMT GRP LLC	403	3.77	\$ 0.00	ACTIVE	
BK	21	EAST 21 STREET	42	40	Rita Joseph	GOLDMONT REALTY CORP	138	3.29	\$ 1.21	DISCHARGED	COMPLIANCE
BK	280	EAST 21 STREET	68	40	Rita Joseph	TWIN PINES MANAGEMENT	239	3.51	\$ 21.22	DISCHARGED	COMPLIANCE
BK	11	LINDEN BOULEVARD	8	40	Rita Joseph	RAVE, AVIAD	62	7.75	\$ 120.70	DISCHARGED	COMPLIANCE
BK	292	MAPLE STREET	28	40	Rita Joseph	1114 NOSTRAND ASSOCITES LLC	118	4.21	\$ -230.14	DISCHARGED	COMPLIANCE
BK	475	OCEAN AVENUE	48	40	Rita Joseph	U S REALTY CORP	190	3.96	\$ 2.09	DISCHARGED	COMPLIANCE
BK	87	EAST 53 STREET	24	41	Darlene Mealy	FRONTGATE MANAGEMENT INC	95	3.96	\$ 1,456.36	ACTIVE	
BK	236	EAST 92 STREET	4	41	Darlene Mealy	MILLER, CLINTON	118	29.50	\$ 14,244.80	ACTIVE	

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BK	487	EAST 93 STREET	5	41	Darlene Mealy	AMKO CAPITAL LLC	71	14.20	\$ 12,322.86	ACTIVE	
BK	285	EAST 95 STREET	4	41	Darlene Mealy	BOWDEN, JANET	166	41.50	\$ 45,019.46	ACTIVE	
BK	143	EAST 96 STREET	4	41	Darlene Mealy	Raymond, Marjorie	124	31.00	\$ 40.11	ACTIVE	
BK	1330	EASTERN PARKWAY	24	41	Darlene Mealy	DIAZ, OWEN	102	4.25	\$ 0.00	ACTIVE	
BK	857	HALSEY STREET	6	41	Darlene Mealy	HALSEY ESTATES LLC	61	10.17	\$ 3,444.94	DISCHARGED	COMPLIANCE
BK	764	JEFFERSON AVENUE	8	41	Darlene Mealy	WEBER, ANDREW	41	5.13	\$ 0.00	ACTIVE	
BK	385	LEGION STREET	4	41	Darlene Mealy	ABIHSSIRA, KEVIN	68	17.00	\$ 23,284.83	DISCHARGED	COMPLIANCE
BK	45	LOTT AVENUE	16	41	Darlene Mealy	CAM Property MGMT	83	5.19	\$ 687.19	ACTIVE	
BK	1682	PARK PLACE	20	41	Darlene Mealy	CONCORD MANAGEMENT OF NY LLC	138	6.90	\$ 472.70	ACTIVE	
BK	694	ROCKAWAY AVENUE	21	41	Darlene Mealy	KLEIN, SAM	118	5.62	\$ 141.35	DISCHARGED	COMPLIANCE
BK	145	ROCKAWAY PARKWAY	6	41	Darlene Mealy	MHANY MANAGMENT, INC.	197	32.83	\$ 34,552.09	ACTIVE	
BK	862	SCHENECTADY AVENUE	12	41	Darlene Mealy	MAE WEDDERBURN	254	21.17	\$ 19.86	ACTIVE	
BK	2037	STRAUSS STREET	3	41	Darlene Mealy	2037 STRAUSS LLC	25	8.33	\$ 16,267.97	ACTIVE	
BK	205	SUMPTER STREET	6	41	Darlene Mealy	CFF CONSULTING INC	211	35.17	\$ 2,777.70	DISCHARGED	7A ADMIN APPT
BK	1059	BELMONT AVENUE	3	42	Charles Barron	BROWN, AUDREY	29	9.67	\$ 23,772.15	ACTIVE	
BK	529	EAST 95 STREET	4	42	Charles Barron	MURRAY, ANNA	71	17.75	\$ 3,499.23	DISCHARGED	COMPLIANCE
BK	790	ELDERT LANE	294	42	Charles Barron	GRENADIER REALTY MGMT	1087	3.70	\$ 327.67	ACTIVE	
BK	770	HENDRIX STREET	4	42	Charles Barron	RAFALOVICH, ROCHEL	211	52.75	\$ 8,381.92	ACTIVE	
BK	509	HINSDALE STREET	21	42	Charles Barron	CALLER, DANIEL	145	6.90	\$ 0.00	ACTIVE	
BK	735	LINCOLN AVENUE	294	42	Charles Barron	GRENADIER REALTY MGMT	934	3.18	\$ 327.67	ACTIVE	
BK	765	LINCOLN AVENUE	294	42	Charles Barron	GRENADIER REALTY MGMT.	1649	5.61	\$ 327.67	ACTIVE	
BK	741	PENNSYLVANIA AVENUE	6	42	Charles Barron	SCHWARTZ, CHARLES	75	12.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	604	WYONA STREET	14	42	Charles Barron	TELLER, DOV	234	16.71	\$ 0.00	DISCHARGED	COMPLIANCE

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								B/C Violations to Units	Unpaid ERP Charges to Units		
BK	846	50 STREET	16	43	Justin Brannan	YUCO MANAGEMENT, INC	63	3.94	\$ 233.75	DISCHARGED	COMPLIANCE
BK	2270	64 STREET	23	43	Justin Brannan	SKS ENTERPRISES LLC	79	3.43	\$ 387.52	ACTIVE	
BK	8699	BAY PARKWAY	16	43	Justin Brannan	8699 BAY PARKWAY INC	108	6.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1601	DAHILL ROAD	9	44	Kalman Yeger	PREMISES, OWNER OF	59	6.56	\$ 870.21	ACTIVE	
BK	4902	AVENUE D	14	45	Farah N. Louis	MOHADEB, RALPH	172	12.29	\$ 531.10	DISCHARGED	COMPLIANCE
BK	2574	BEDFORD AVENUE	16	45	Farah N. Louis	STERN, YIDA	90	5.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	848	EAST 28 STREET	40	45	Farah N. Louis	DAVID KATZ, LLC	158	3.95	\$ 775.97	ACTIVE	
BK	149	EAST 31 STREET	27	45	Farah N. Louis	149 E 31ST ST REALTY LLC	108	4.00	\$ 1,354.62	ACTIVE	
BK	411	EAST 54 STREET	6	45	Farah N. Louis	LMR PROPERTY GROUP LLC	67	11.17	\$ 1,984.35	ACTIVE	
BK	2343	NEWKIRK AVENUE	15	45	Farah N. Louis	INTEGRITY MGMT LLC	87	5.80	\$ 1,432.75	DISCHARGED	COMPLIANCE
BK	2522	NEWKIRK AVENUE	16	45	Farah N. Louis	SUTTON EQUITY LLC	99	6.19	\$ 700.13	ACTIVE	
BK	2026	NOSTRAND AVENUE	11	45	Farah N. Louis	SPICER, CLINTON	96	8.73	\$ 5,210.47	ACTIVE	
BK	1106	REMSSEN AVENUE	17	46	Mercedes Narcisse	FISHER, ELI	84	4.94	\$ 29.91	ACTIVE	
BK	465	68 STREET	6	47	Ari Kagan	KALAVESIOS, KALLY	115	19.17	\$ 0.00	ACTIVE	
BK	368	87 STREET	16	47	Ari Kagan	NOTIAS, CAROL	112	7.00	\$ 1,809.73	ACTIVE	
SI	369	JERSEY STREET	16	49	Kamillah Hanks	ARCO MANAGEMENT CORP	94	5.88	\$ 322.22	ACTIVE	
SI	180	PARKHILL AVENUE	141	49	Kamillah Hanks	UNITHREE INVESTMENT CORP.	522	3.70	\$ 64.35	DISCHARGED	COMPLIANCE
SI	260	PARKHILL AVENUE	132	49	Kamillah Hanks	UNITHREE INVESTMENT CORP.	449	3.40	\$ 111.26	DISCHARGED	COMPLIANCE
SI	280	PARKHILL AVENUE	137	49	Kamillah Hanks	UNITHREE INVESTMENT CORP.	756	5.52	\$ 107.20	ACTIVE	
SI	298	ST MARKS PLACE	10	49	Kamillah Hanks	EAST COAST VENDING S SALES	107	10.70	\$ 47.66	ACTIVE	

Building Count: 250

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