



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

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
MN	590	RIVERSIDE DRIVE	40	7	Mark Levine	593 RIVERSIDE ASSOCIATES LLC	280	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	684	RIVERSIDE DRIVE	37	7	Mark Levine	PARKVIEW MANAGEMENT	165	4.46	\$ 0.00	DISCHARGED	COMPLIANCE
MN	205	WEST 107 STREET	14	7	Mark Levine	MILIAN, OSCAR	112	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	545	WEST 144 STREET	20	7	Mark Levine	GREEN, JASON	84	4.20	\$ 0.00	DISCHARGED	COMPLIANCE
MN	454	WEST 152 STREET	21	7	Mark Levine	EDWARDS SISTERS REALTY	196	9.33	\$ 0.00	ACTIVE	
BX	349	CONCORD AVENUE	3	8	Diana Ayala	HUMPHREYS, CYNTHIA	83	27.67	\$ 0.00	ACTIVE	
MN	127	EAST 102 STREET	28	8	Diana Ayala	LEXINGTON UNITED LLC	132	4.71	\$ 0.00	DISCHARGED	COMPLIANCE
MN	185	EAST 117 STREET	4	8	Diana Ayala	SHAMOOIL, DANIEL	68	17.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	180	EDGEcombe AVENUE	42	9	Bill Perkins	C&C APARTMENT MANAGEMENT LLC	303	7.21	\$ 0.00	DISCHARGED	COMPLIANCE
MN	211	EDGEcombe AVENUE	36	9	Bill Perkins	C&C APARTMENT MANAGEMENT LLC	159	4.42	\$ 0.00	DISCHARGED	COMPLIANCE
MN	348	ST NICHOLAS AVENUE	10	9	Bill Perkins	348 HARLEM LLC	183	18.30	\$ 0.00	DISCHARGED	COMPLIANCE
MN	158	WEST 132 STREET	8	9	Bill Perkins	CULPEPPER, SHERRI	86	10.75	\$ 0.00	ACTIVE	
MN	277	WEST 150 STREET	20	9	Bill Perkins	CITY SKYLINE REALTY, INC.	108	5.40	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3855	10 AVENUE	23	10	Ydanis Rodriguez	449 WEST 206TH STREET HEIGHTS ASSOC	122	5.30	\$ 0.00	DISCHARGED	COMPLIANCE
MN	108	ELLWOOD STREET	26	10	Ydanis Rodriguez	HALTON, YONAH	112	4.31	\$ 0.00	DISCHARGED	COMPLIANCE
MN	99	MARBLE HILL AVENUE	56	10	Ydanis Rodriguez	NUSSBAUM, RICHARD	218	3.89	\$ 0.00	ACTIVE	
MN	92	NAGLE AVENUE	67	10	Ydanis Rodriguez	NJB MANAGEMENT CORP.	328	4.90	\$ 0.00	DISCHARGED	COMPLIANCE
MN	128	SEAMAN AVENUE	24	10	Ydanis Rodriguez	CONCORD MANAGEMENT OF NY, LLC	115	4.79	\$ 0.00	DISCHARGED	COMPLIANCE
MN	609	WEST 180 STREET	21	10	Ydanis Rodriguez	HUANG, KITTY	129	6.14	\$ 0.00	ACTIVE	
MN	712	WEST 180 STREET	21	10	Ydanis Rodriguez	712 W 180 REALTY LLC	187	8.90	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3210	BAINBRIDGE AVENUE	7	11	Andrew Cohen	LUVIDSON REALTY LLC	56	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4359	FURMAN AVENUE	23	11	Andrew Cohen	RHYS REALTY, LLC	141	6.13	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4459	MATILDA AVENUE	22	11	Andrew Cohen	NEW CITY MANAGEMENT, LLC	150	6.82	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	716	PENFIELD STREET	7	11	Andrew Cohen	716 PENFIELD LLC	71	10.14	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3094	VILLA AVENUE	16	11	Andrew Cohen	VILLA PROPERTIES	218	13.63	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3660	WALDO AVENUE	87	11	Andrew Cohen	3660 WALDO LLC	311	3.57	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4769	WHITE PLAINS ROAD	61	11	Andrew Cohen	PARKASH, VED	220	3.61	\$ 0.00	DISCHARGED	COMPLIANCE
BX	822	EAST 220 STREET	3	12	Andy King	BLAKK PROPERTY MANAGEMENT	25	8.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	812	EAST 223 STREET	4	12	Andy King	812 EAST 223 STREET LLC	62	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1133	EAST 224 STREET	3	12	Andy King	GRIZZI, NEVO	43	14.33	\$ 0.00	ACTIVE	
BX	750	EAST 224 STREET	3	12	Andy King	MAHARAJ, KAVITA	48	16.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1118	EAST 225 STREET	3	12	Andy King	UNITED HERING LLC	157	52.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	730	EAST 227 STREET	3	12	Andy King	OLA, BOLADE	76	25.33	\$ 0.00	ACTIVE	
BX	3347	FISH AVENUE	4	12	Andy King	STARZECKI, BOGDAN	34	8.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4400	WICKHAM AVENUE	23	12	Andy King	WICKHAM 4400 ASSOCIATES LLC	101	4.39	\$ 1,117.94	DISCHARGED	COMPLIANCE
BX	789	ASTOR AVENUE	73	13	Mark Gjonaj	PERLLESHI, MARK	269	3.68	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2264	CRESTON AVENUE	60	14	Fernando Cabrera	TATE, ROGER	246	4.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2490	DAVIDSON AVENUE	36	14	Fernando Cabrera	MIDAS PROPERTY MANAGEMENT CORP	123	3.42	\$ 0.00	ACTIVE	
BX	1656	DR M L KING JR BOULEVARD	19	14	Fernando Cabrera	WEBB AVE REALTY LLC	180	9.47	\$ 0.00	DISCHARGED	COMPLIANCE
BX	54	EAST 179 STREET	27	14	Fernando Cabrera	NCV HOPE LLC	234	8.67	\$ 0.00	ACTIVE	
BX	31	MT HOPE PLACE	26	14	Fernando Cabrera	STAHL, MOSHE	306	11.77	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4417	3 AVENUE	4	15	Ritchie J. Torres	JCIL CORP	40	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2070	ARTHUR AVENUE	27	15	Ritchie J. Torres	MERMELSTEIN, MARK	86	3.19	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2350	BEAUMONT AVENUE	30	15	Ritchie J. Torres	CAMAJ, ANTHONY	168	5.60	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2409	BEAUMONT AVENUE	23	15	Ritchie J. Torres	SILVER, MOSES	126	5.48	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2166	CROTONA AVENUE	3	15	Ritchie J. Torres	EAPEN, MATHEW	72	24.00	\$ 0.00	ACTIVE	

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BX	3230	CRUGER AVENUE	79	15	Ritchie J. Torres	3200 CRUGER OWNERS CORP	339	4.29	\$ 0.00	DISCHARGED	COMPLIANCE
BX	722	EAST 181 STREET	3	15	Ritchie J. Torres	CRENSHAW, BETTY	50	16.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	861	EAST 181 STREET	12	15	Ritchie J. Torres	ACCESS REALTY MGMT CORP	122	10.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2262	HUGHES AVENUE	3	15	Ritchie J. Torres	DENTI, SHLOMO	65	21.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1026	OLD KINGSBRIDGE ROAD	3	15	Ritchie J. Torres	FRANKLIN HOLDING LLC	58	19.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4683	PARK AVENUE	8	15	Ritchie J. Torres	NJ CRE 2013 FUND LLC	106	13.25	\$ 0.00	ACTIVE	
BX	2234	RYER AVENUE	21	15	Ritchie J. Torres	SAMEST REALTY	72	3.43	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1632	TAYLOR AVENUE	4	15	Ritchie J. Torres	CARLISLE 211 LLC	45	11.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2031	WEBSTER AVENUE	30	15	Ritchie J. Torres	RAND, JAY	181	6.03	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1359	FINDLAY AVENUE	11	16	Vanessa L. Gibson	1355-59 FINDLAY AVE	128	11.64	\$ 3,373.50	DISCHARGED	COMPLIANCE
BX	1253	FRANKLIN AVENUE	37	16	Vanessa L. Gibson	YMY ACQUISITIONS	127	3.43	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1465	JESUP AVENUE	55	16	Vanessa L. Gibson	ONEVESTA PROPERTY MANAGEMENT	233	4.24	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1059	TELLER AVENUE	3	16	Vanessa L. Gibson	CESPEDES, ORLANDO	36	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1292	WASHINGTON AVENUE	30	16	Vanessa L. Gibson	CHESTNUT HOLDINGS OF NEW YORK, INC	109	3.63	\$ 110.54	DISCHARGED	COMPLIANCE
BX	1485	BRYANT AVENUE	3	17	Rafael Salamanca Jr	KAIKOV, ARIHAY	78	26.00	\$ 0.00	DISCHARGED	VACANT
BX	702	EAGLE AVENUE	4	17	Rafael Salamanca Jr	YY REALTY GROUP LLC	76	19.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	743	EAST 136 STREET	6	17	Rafael Salamanca Jr	SOUTH BRONX HOUSING LLC	101	16.83	\$ 0.00	DISCHARGED	COMPLIANCE
BX	805	EAST 156 STREET	4	17	Rafael Salamanca Jr	GOBERDHAN, DANNY	343	85.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	771	EAST 169 STREET	3	17	Rafael Salamanca Jr	BUENO, FREDDY	97	32.33	\$ 0.00	ACTIVE	
BX	766	JACKSON AVENUE	3	17	Rafael Salamanca Jr	DENTI, SHLOMO	82	27.33	\$ 0.00	DISCHARGED	VACANT
BX	833	LONGFELLOW AVENUE	26	17	Rafael Salamanca Jr	GELLER, YECHESKEL	172	6.62	\$ 0.00	DISCHARGED	COMPLIANCE
BX	636	MANIDA STREET	3	17	Rafael Salamanca Jr	DENTE, SHLOMO	49	16.33	\$ 0.00	DISCHARGED	VACANT
BX	1790	PROSPECT AVENUE	4	17	Rafael Salamanca Jr	KLEIN, HAROLD	172	43.00	\$ 0.00	DISCHARGED	VACANT

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BX	1140	WHEELER AVENUE	4	17	Rafael Salamanca Jr	OFF SURE PROPERTIES CORP.	112	28.00	\$ 0.00	ACTIVE	
BX	1489	BEACH AVENUE	5	18	Ruben Diaz, Sr.	SALMAN, LITAN	42	8.40	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1545	LELAND AVENUE	3	18	Ruben Diaz, Sr.	REYES, PEDRO	72	24.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1265	MORRISON AVENUE	59	18	Ruben Diaz, Sr.	TPM MANAGEMENT LLC	261	4.42	\$ 0.00	DISCHARGED	COMPLIANCE
QN	26-11	96 STREET	4	21	Francisco Moya	PAUCAR, ALEJANDRO	220	55.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	87-75	148 STREET	6	24	Rory I. Lancman	MONTALVO, GLORIA	90	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	88-22	PARSONS BOULEVARD	37	24	Rory I. Lancman	JAMAICA MANAGEMENT LLC	179	4.84	\$ 0.00	DISCHARGED	COMPLIANCE
QN	32-31	GREENPOINT AVENUE	4	26	Jimmy Van Bramer	LIBERTY PLACE PROPERTY MANAGEMENT	68	17.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	87-45	115 STREET	3	29	Karen Koslowitz	MEJIA, LUIS	37	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	67-26	78 STREET	12	30	Robert Holden	SNOW GARDEN MANAGEMENT LLC	196	16.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	20-20	MENAHAN STREET	3	30	Robert Holden	WOLINETZ, STEPHEN	56	18.67	\$ 0.00	DISCHARGED	COMPLIANCE
QN	157	BEACH 26 STREET	3	31	Donovan J. Richards	ASSOULINE, ARI	53	17.67	\$ 0.00	DISCHARGED	VACANT
QN	455	BEACH 36 STREET	4	31	Donovan J. Richards	LANE, EVELYN	66	16.50	\$ 0.00	DISCHARGED	VACANT
BK	140	4 AVENUE	10	33	Stephen T. Levin	BERKOWITZ, MARK	57	5.70	\$ 0.00	DISCHARGED	COMPLIANCE
BK	372	BALTIC STREET	8	33	Stephen T. Levin	DELSHAH MANAGEMENT LLC	78	9.75	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1734	BLEECKER STREET	6	34	Antonio Reynoso	CCM PROPERTY MANAGEMENT LLC	74	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1144	BUSHWICK AVENUE	8	34	Antonio Reynoso	PERL, CHAIM	103	12.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	127	EVERGREEN AVENUE	8	34	Antonio Reynoso	EVERGREEN TERRACE LLC	49	6.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	76	GEORGE STREET	6	34	Antonio Reynoso	JACOBS, NAFTAULA	35	5.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	865	HART STREET	6	34	Antonio Reynoso	JM REALTY SERVICES CORP	91	15.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	107	TROUTMAN STREET	5	34	Antonio Reynoso	NOSTRAND REALTY, 1634	59	11.80	\$ 0.00	DISCHARGED	COMPLIANCE
BK	652	DEAN STREET	3	35	Laurie A. Cumbo	KUPFERMAN, SCOTT	125	41.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	982	EASTERN PARKWAY	23	35	Laurie A. Cumbo	WEINBERGER, YECHIEL	117	5.09	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	823	NOSTRAND AVENUE	10	35	Laurie A. Cumbo	SINCKLER, ROBERT	87	8.70	\$ 0.00	ACTIVE	
BK	473	PARK PLACE	8	35	Laurie A. Cumbo	SCHWARCZ, NATHAN	132	16.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1159	PRESIDENT STREET	20	35	Laurie A. Cumbo	AKELIUS REAL ESTATE MGMT LLC	146	7.30	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1279	ST JOHNS PLACE	6	35	Laurie A. Cumbo	POVARSKY, DOV	40	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1280	ST JOHNS PLACE	20	35	Laurie A. Cumbo	CITYSTAR MANAGEMENT LLC	174	8.70	\$ 0.00	DISCHARGED	COMPLIANCE
BK	683	STERLING PLACE	6	35	Laurie A. Cumbo	GREEN, ABE	47	7.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2	STODDARD PLACE	54	35	Laurie A. Cumbo	250 REALTY ASSOC INC	241	4.46	\$ 0.00	DISCHARGED	COMPLIANCE
BK	271	SULLIVAN PLACE	23	35	Laurie A. Cumbo	KENSINGTON REALTY MANAGEMENT LLC	119	5.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1059	UNION STREET	32	35	Laurie A. Cumbo	STERLING EQUITIES PROPERTY MANAGEMENT	287	8.97	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1578	UNION STREET	14	35	Laurie A. Cumbo	1578 UNION ST REALTY CORP	157	11.21	\$ 0.00	DISCHARGED	COMPLIANCE
BK	92	BROOKLYN AVENUE	8	36	Robert E. Cornegy, Jr.	PETERS, PAZ	95	11.88	\$ 0.00	ACTIVE	
BK	338	CLIFTON PLACE	8	36	Robert E. Cornegy, Jr.	338 CLIFTON ASSOCIATES LLC	142	17.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1466	FULTON STREET	3	36	Robert E. Cornegy, Jr.	SEWELL, ELAINE	117	39.00	\$ 0.00	DISCHARGED	VACANT
BK	1496	FULTON STREET	4	36	Robert E. Cornegy, Jr.	MANN, TEDDY	128	32.00	\$ 0.00	DISCHARGED	VACANT
BK	700	HANCOCK STREET	6	36	Robert E. Cornegy, Jr.	700 HANCOCK, LLC	180	30.00	\$ 0.00	DISCHARGED	VACANT
BK	131	JEFFERSON AVENUE	3	36	Robert E. Cornegy, Jr.	HAR, ELY	38	12.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	682	JEFFERSON AVENUE	6	36	Robert E. Cornegy, Jr.	WILLIAMS, MICHAEL	45	7.50	\$ 0.00	ACTIVE	
BK	207	KOSCIUSZKO STREET	3	36	Robert E. Cornegy, Jr.	PREMISES, OWNER OF	140	46.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	702	LAFAYETTE AVENUE	3	36	Robert E. Cornegy, Jr.	MOHADEB, RALPH	27	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	163	MADISON STREET	3	36	Robert E. Cornegy, Jr.	WARNER, CARMEN	23	7.67	\$ 0.00	ACTIVE	
BK	456	MADISON STREET	6	36	Robert E. Cornegy, Jr.	ROGERS MANAGEMENT	81	13.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	207	MALCOLM X BOULEVARD	3	36	Robert E. Cornegy, Jr.	JACKSON, JACKIE	96	32.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	152	PATCHEN AVENUE	7	36	Robert E. Cornegy, Jr.	MACON STREET INC	161	23.00	\$ 0.00	ACTIVE	

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BK	334	PUTNAM AVENUE	6	36	Robert E. Cornegy, Jr.	PREMISES, OWNER OF	82	13.67	\$ 0.00	ACTIVE	
BK	1385	ST JOHNS PLACE	8	36	Robert E. Cornegy, Jr.	1385 MANAGEMENT LLC	40	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1392	STERLING PLACE	23	36	Robert E. Cornegy, Jr.	HART, SHAY	252	10.96	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1460	STERLING PLACE	36	36	Robert E. Cornegy, Jr.	DUKLER, RUBIN	224	6.22	\$ 0.00	ACTIVE	
BK	268A	THROOP AVENUE	3	36	Robert E. Cornegy, Jr.	GREEN, ABE	25	8.33	\$ 13,471.65	DISCHARGED	COMPLIANCE
BK	2270	ATLANTIC AVENUE	3	37	Rafael L. Espinal Jr.	EVERETT, GARRET	76	25.33	\$ 0.00	DISCHARGED	VACANT
BK	883	BELMONT AVENUE	4	37	Rafael L. Espinal Jr.	VELASQUEZ, JOSE	53	13.25	\$ 0.00	ACTIVE	
BK	1519	DE KALB AVENUE	6	37	Rafael L. Espinal Jr.	DOUBLE A MANAGEMENT GROUP LLC.	90	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	486	GLENMORE AVENUE	6	37	Rafael L. Espinal Jr.	OWNER OF,	120	20.00	\$ 0.00	ACTIVE	
BK	1229	HALSEY STREET	8	37	Rafael L. Espinal Jr.	GILMAN MANAGEMENT CORP.	100	12.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1322	HALSEY STREET	6	37	Rafael L. Espinal Jr.	RIZZUTO, EDUARDO	43	7.17	\$ 0.00	ACTIVE	
BK	173	HEMLOCK STREET	4	37	Rafael L. Espinal Jr.	173 HOUSING LLC	48	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	187	HENDRIX STREET	3	37	Rafael L. Espinal Jr.	BATES, DENNIS	43	14.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	185	HULL STREET	3	37	Rafael L. Espinal Jr.	SIMON, SHERRY	65	21.67	\$ 0.00	ACTIVE	
BK	171	IRVING AVENUE	5	37	Rafael L. Espinal Jr.	RAJKISKUN, MOSES	79	15.80	\$ 0.00	DISCHARGED	COMPLIANCE
BK	219	MONTAUK AVENUE	4	37	Rafael L. Espinal Jr.	BUZHAKER, JEFF	78	19.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2227	PITKIN AVENUE	5	37	Rafael L. Espinal Jr.	BROITMAN, GIL	47	9.40	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1301	PUTNAM AVENUE	6	37	Rafael L. Espinal Jr.	LEFKOWITZ, JOSEPH	104	17.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	284	SCHAEFER STREET	3	37	Rafael L. Espinal Jr.	SCHAEFER GARDENS LLC	32	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	25	SCHENCK AVENUE	3	37	Rafael L. Espinal Jr.	ZHU, JIAN	28	9.33	\$ 0.00	ACTIVE	
BK	285	SHEPHERD AVENUE	3	37	Rafael L. Espinal Jr.	MIZRACHI, DANI	60	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5717	4 AVENUE	8	38	Carlos Menchaca	CHIK, IVAN	46	5.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	270	PROSPECT PARK WEST	7	38	Carlos Menchaca	MCALLISTER, JUSTICE	63	9.00	\$ 11,058.28	ACTIVE	

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CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	272	PROSPECT PARK WEST	6	38	Carlos Menchaca	MCALLISTER, JUSTICE	50	8.33	\$ 0.00	ACTIVE	
BK	1366	40 STREET	6	39	Brad Lander	CHAUM FREUND	43	7.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	221	AVENUE F	20	39	Brad Lander	TTO AVE F LLC	169	8.45	\$ 0.00	DISCHARGED	COMPLIANCE
BK	526	DAHILL ROAD	20	39	Brad Lander	DAHILL EQUITIES	67	3.35	\$ 0.00	DISCHARGED	COMPLIANCE
BK	505	MC DONALD AVENUE	6	39	Brad Lander	KAITO MANAGEMENT CORP	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	67	CLARKSON AVENUE	3	40	Mathieu Eugene	WHITE, CYNTHIA	26	8.67	\$ 0.00	DISCHARGED	VACANT
BK	45	HAWTHORNE STREET	54	40	Mathieu Eugene	45-55 REALTY LLC	235	4.35	\$ 0.00	DISCHARGED	COMPLIANCE
BK	249	MIDWOOD STREET	16	40	Mathieu Eugene	LEFFERTS GARDENS 249 LLC	176	11.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1055	OCEAN AVENUE	20	40	Mathieu Eugene	SCHWARTZ, ISAAC	75	3.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	115	OCEAN AVENUE	89	40	Mathieu Eugene	JONAS EQUITIES INC.	357	4.01	\$ 0.00	DISCHARGED	COMPLIANCE
BK	433	ROGERS AVENUE	12	40	Mathieu Eugene	COHEN, ARYEH	88	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	55	WINTHROP STREET	76	40	Mathieu Eugene	55 WINTHROP STREET LLC	257	3.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	487	CHAUNCEY STREET	6	41	Alicka Ampry-Samuel	FRIEDMAN, CHAIM	119	19.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	494	CHAUNCEY STREET	3	41	Alicka Ampry-Samuel	THE GREENLAND & BLUE SKY INC	31	10.33	\$ 0.00	DISCHARGED	VACANT
BK	2158	DEAN STREET	6	41	Alicka Ampry-Samuel	DEANE, VERLINDA	214	35.67	\$ 0.00	ACTIVE	
BK	234	EAST 92 STREET	3	41	Alicka Ampry-Samuel	AGUNLOYE, OLAWANDE	27	9.00	\$ 0.00	ACTIVE	
BK	234	EAST 93 STREET	3	41	Alicka Ampry-Samuel	BURTON, MARJORIE	35	11.67	\$ 0.00	ACTIVE	
BK	273	EAST 95 STREET	4	41	Alicka Ampry-Samuel	JOHNSON, MICHAEL	205	51.25	\$ 0.00	DISCHARGED	VACANT
BK	702	EAST NEW YORK AVENUE	20	41	Alicka Ampry-Samuel	STAR REALTY CORP	141	7.05	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2015	FULTON STREET	3	41	Alicka Ampry-Samuel	PANTON, MICHELLE	32	10.67	\$ 0.00	ACTIVE	
BK	834	HALSEY STREET	3	41	Alicka Ampry-Samuel	MAROTT, MORTEN	37	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	121	HULL STREET	3	41	Alicka Ampry-Samuel	OREJUELA, LINA	45	15.00	\$ 0.00	ACTIVE	
BK	778	MADISON STREET	3	41	Alicka Ampry-Samuel	KING, LESLIE	81	27.00	\$ 0.00	ACTIVE	

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CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	886	MADISON STREET	8	41	Alicka Ampy-Samuel	LANDESMAN, ANDREW	134	16.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	215	MARION STREET	12	41	Alicka Ampy-Samuel	REGENCY MANAGEMENT LLC	161	13.42	\$ 0.00	DISCHARGED	COMPLIANCE
BK	827	QUINCY STREET	3	41	Alicka Ampy-Samuel	827 QUINCY STREET LLC	27	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	444	RALPH AVENUE	6	41	Alicka Ampy-Samuel	JWASSER	81	13.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	147	ROCKAWAY PARKWAY	6	41	Alicka Ampy-Samuel	147 ROCKAWAY PKW, LLC	204	34.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	138	SARATOGA AVENUE	6	41	Alicka Ampy-Samuel	PARADISE PROP MGMT CORP	45	7.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	11	SOMERS STREET	3	41	Alicka Ampy-Samuel	KATANOV, EDUARD	31	10.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	166	SUMPTER STREET	6	41	Alicka Ampy-Samuel	BUSHWICK HOLDINGS GROUP LLC	64	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	461	BERRIMAN STREET	9	42	Inez Barron	KELLEY, BEN	89	9.89	\$ 683.28	DISCHARGED	COMPLIANCE
BK	1262	BLAKE AVENUE	3	42	Inez Barron	FARID, SHEKH	64	21.33	\$ 0.00	DISCHARGED	VACANT
BK	491	EAST 94 STREET	20	42	Inez Barron	RODMAN, YANKY	92	4.60	\$ 0.00	DISCHARGED	COMPLIANCE
BK	557	EUCLID AVENUE	4	42	Inez Barron	KHAIR, ABUL	39	9.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	733	HINSDALE STREET	4	42	Inez Barron	LEE, JESSICA	110	27.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	576	JEROME STREET	3	42	Inez Barron	GRANT, MYRA	47	15.67	\$ 0.00	ACTIVE	
BK	523	MILFORD STREET	3	42	Inez Barron	NG, SIU PAN	25	8.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	518	PENNSYLVANIA AVENUE	19	42	Inez Barron	WINNRESIDENTIAL (NY) LLC	242	12.74	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2284	STRAUSS STREET	4	42	Inez Barron	ISAAC SILBERSTEIN	71	17.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	665	WATKINS STREET	3	42	Inez Barron	DAVIS, ROBERT	108	36.00	\$ 0.00	ACTIVE	
BK	576	WILLIAMS AVENUE	4	42	Inez Barron	J & MWH INC	30	7.50	\$ 0.00	ACTIVE	
BK	567	WYONA STREET	4	42	Inez Barron	JACOB, JOSEPH	38	9.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	84	LAWRENCE AVENUE	35	44	Kalman Yeger	RIZARO LAWRENCE LLC	249	7.11	\$ 0.00	DISCHARGED	COMPLIANCE
BK	915	UTICA AVENUE	5	45	Jumaane D. Williams	SPICER, CLINTON	78	15.60	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1612	MERMAID AVENUE	7	47	Mark Treyger	1612 CYCLONE REAL ESTATE LLC	41	5.86	\$ 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 7

Start Date: 01/31/2014

of buildings that did not achieve "substantial compliance" within 12 months: 100

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	2826	WEST 19 STREET	4	47	Mark Treyger	LUCKY LJ'S INC	37	9.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	275	NEPTUNE AVENUE	5	48	Chaim M. Deutsch	TANSKY, BORIS	79	15.80	\$ 0.00	DISCHARGED	COMPLIANCE

Building Count: 186

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