



CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 9

Start Date: 02/01/2016

of buildings that did not achieve "substantial compliance" within 12 months: 113

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	106	ELDRIDGE STREET	16	1	Margaret S. Chin	NEWKEY REALTY, LLC	78	4.88	\$ 0.00	ACTIVE	
MN	164	ELIZABETH STREET	15	1	Margaret S. Chin	CITI-URBAN MANAGEMENT	123	8.20	\$ 0.00	DISCHARGED	COMPLIANCE
MN	90	ELIZABETH STREET	19	1	Margaret S. Chin	FONG, JAMES	83	4.37	\$ 0.00	DISCHARGED	COMPLIANCE
MN	43	ESSEX STREET	10	1	Margaret S. Chin	GALASSO, DEAN	70	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	174	HESTER STREET	22	1	Margaret S. Chin	RUDD REALTY	98	4.45	\$ 0.00	DISCHARGED	COMPLIANCE
MN	53	LUDLOW STREET	16	1	Margaret S. Chin	SKY MANAGEMENT CORP	105	6.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	73	MONROE STREET	22	1	Margaret S. Chin	NIEUW AMSTERDAM PROPERTY MANAGEMENT	88	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	137	RIVINGTON STREET	18	1	Margaret S. Chin	SINGER, NAFTALI	110	6.11	\$ 0.00	DISCHARGED	COMPLIANCE
MN	316	2 AVENUE	9	2	Carlina Rivera	MEHDIZADEH, MANSOUR	59	6.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	700	10 AVENUE	8	3	Corey Johnson	SEVEN HUNDLED	124	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	87	CHRISTOPHER STREET	22	3	Corey Johnson	ABS PARTNERS REAL ESTATE, LLC	116	5.27	\$ 0.00	DISCHARGED	COMPLIANCE
MN	214	WEST 16 STREET	15	3	Corey Johnson	SANDBERG MANAGEMENT	115	7.67	\$ 0.00	DISCHARGED	COMPLIANCE
MN	266	WEST 25 STREET	15	3	Corey Johnson	TRAN, PETER	92	6.13	\$ 0.00	DISCHARGED	COMPLIANCE
MN	412	WEST 46 STREET	15	3	Corey Johnson	SURUJLALL, MOHABIR	147	9.80	\$ 0.00	ACTIVE	
MN	134	EAST 36 STREET	1	4	Keith Powers	AINI, JACOB	110	110.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	488	AMSTERDAM AVENUE	8	6	Helen Rosenthal	BIEDERMAN, ZALMEN	89	11.13	\$ 0.00	DISCHARGED	COMPLIANCE
MN	700	AMSTERDAM AVENUE	13	6	Helen Rosenthal	CITI URBAN MGMT CORP	142	10.92	\$ 0.00	ACTIVE	
MN	24	WEST 89 STREET	8	6	Helen Rosenthal	MILITANA, MARK	58	7.25	\$ 0.00	ACTIVE	
MN	1532	AMSTERDAM AVENUE	23	7	Mark Levine	SAMOUHA, MOSHE	100	4.35	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1792	AMSTERDAM AVENUE	13	7	Mark Levine	GIBBER, ELI	266	20.46	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2104	AMSTERDAM AVENUE	13	7	Mark Levine	CHESTNUT HOLDINGS OF NEW YORK	105	8.08	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3409	BROADWAY	17	7	Mark Levine	MAXREM REALTY LLC	74	4.35	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3851	BROADWAY	54	7	Mark Levine	ALMA REALTY CORP	383	7.09	\$ 0.00	DISCHARGED	COMPLIANCE

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MN	940	COLUMBUS AVENUE	12	7	Mark Levine	WALETER&SAMUEL, INC	106	8.83	\$ 0.00	DISCHARGED	COMPLIANCE
MN	334	CONVENT AVENUE	1	7	Mark Levine	AINEHSAZAN, ROBERT	109	109.00	\$ 0.00	DISCHARGED	ADMINISTRATIVE
MN	524	WEST 134 STREET	24	7	Mark Levine	WEST REALTY GROUP	101	4.21	\$ 0.00	DISCHARGED	7A ADMIN APPT
MN	520	WEST 136 STREET	36	7	Mark Levine	DAVID GREENBERG REAL ESTATE, LLC	119	3.31	\$ 0.00	ACTIVE	
MN	509	WEST 140 STREET	15	7	Mark Levine	DEL MAR MANAGEMENT	108	7.20	\$ 0.00	ACTIVE	
MN	513	WEST 150 STREET	12	7	Mark Levine	KEVCO GROUP LLC	106	8.83	\$ 0.00	DISCHARGED	COMPLIANCE
MN	508	WEST 151 STREET	14	7	Mark Levine	ELH MGMT.LLC	178	12.71	\$ 0.00	ACTIVE	
MN	453	WEST 152 STREET	16	7	Mark Levine	MD 152ND REALTY LLC	72	4.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	504	WEST 157 STREET	9	7	Mark Levine	504 WEST 157TH STREET LLC	130	14.44	\$ 0.00	DISCHARGED	COMPLIANCE
MN	529	WEST 158 STREET	31	7	Mark Levine	SPRINGHOUSE MANAGEMENT LLC	110	3.55	\$ 0.00	DISCHARGED	COMPLIANCE
MN	538	WEST 159 STREET	10	7	Mark Levine	SINGER, NAFTALI	108	10.80	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1936	3 AVENUE	8	8	Diana Ayala	COHN, DEREK	90	11.25	\$ 0.00	DISCHARGED	VACANT
MN	159	EAST 106 STREET	8	8	Diana Ayala	JAVIER, MARIEL	83	10.38	\$ 0.00	DISCHARGED	COMPLIANCE
MN	325	EAST 109 STREET	8	8	Diana Ayala	SOLAR REALTY MANAGEMENT CORP	150	18.75	\$ 0.00	DISCHARGED	VACANT
MN	214	EAST 111 STREET	7	8	Diana Ayala	CFF CONSULTING, INC.	84	12.00	\$ 0.00	DISCHARGED	7A ADMIN APPT
MN	163	EAST 115 STREET	12	8	Diana Ayala	MURPHY, MICHAEL	113	9.42	\$ 0.00	DISCHARGED	COMPLIANCE
MN	424	EAST 115 STREET	15	8	Diana Ayala	ADCNY REALTY CORP	90	6.00	\$ 0.00	DISCHARGED	ADMINISTRATIVE
MN	69	EAST 115 STREET	10	8	Diana Ayala	SASSON REG MG	88	8.80	\$ 0.00	DISCHARGED	COMPLIANCE
MN	453	EAST 117 STREET	9	8	Diana Ayala	CONCORD MANAGEMENT OF NY LLC	77	8.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	406	EAST 119 STREET	10	8	Diana Ayala	EAST 119 HOLDINGS LLC	98	9.80	\$ 0.00	ACTIVE	
BX	419	EAST 142 STREET	12	8	Diana Ayala	EAST 135 Y LLC	69	5.75	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1851	ADAM C POWELL BOULEVARD	23	9	Bill Perkins	MANHATTAN NORTH MANAGEMENT CO, INC	92	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2035	ADAM C POWELL BOULEVARD	16	9	Bill Perkins	JAVIER, MARIEL	59	3.69	\$ 0.00	DISCHARGED	COMPLIANCE

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MN	2546	ADAM C POWELL BOULEVARD	17	9	Bill Perkins	SINGER, NAFTALI	104	6.12	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1619	AMSTERDAM AVENUE	18	9	Bill Perkins	ALMA REALTY CORP	111	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1627	AMSTERDAM AVENUE	19	9	Bill Perkins	ALMA REALTY CORP	170	8.95	\$ 0.00	DISCHARGED	COMPLIANCE
MN	22	BRADHURST AVENUE	10	9	Bill Perkins	KLIEN, SAM	112	11.20	\$ 0.00	DISCHARGED	COMPLIANCE
MN	21	EAST 115 STREET	10	9	Bill Perkins	SAKKAL, ADRIANA	56	5.60	\$ 0.00	ACTIVE	
MN	14	EAST 125 STREET	6	9	Bill Perkins	FONTEK, YISROEL	52	8.67	\$ 0.00	ACTIVE	
MN	142	EAST 126 STREET	30	9	Bill Perkins	PARK AVE. SOUTH MGMT	104	3.47	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2915	FREDERICK DOUGLASS BOULEVARD	19	9	Bill Perkins	DANCO GROUP LLC	79	4.16	\$ 0.00	DISCHARGED	COMPLIANCE
MN	657	LENOX AVENUE	20	9	Bill Perkins	KLEIN, SAM	81	4.05	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2	ST NICHOLAS TERRACE	15	9	Bill Perkins	BENNETT, EZRA	97	6.47	\$ 0.00	DISCHARGED	COMPLIANCE
MN	364	WEST 127 STREET	8	9	Bill Perkins	C&C APARTMENT MANAGEMENT LLC	92	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	115	WEST 129 STREET	23	9	Bill Perkins	WEST HARLEM GROUP ASSISTANCE, INC.	91	3.96	\$ 0.00	DISCHARGED	COMPLIANCE
MN	134	WEST 129 STREET	10	9	Bill Perkins	WEST HARLEM GROUP ASSISTANCE, INC	98	9.80	\$ 0.00	DISCHARGED	COMPLIANCE
MN	221	WEST 139 STREET	7	9	Bill Perkins	221 WEST 139 LLC	42	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	135	WEST 145 STREET	30	9	Bill Perkins	137-145 WEST 145 STREET LLC	134	4.47	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3855	10 AVENUE	23	10	Ydanis Rodriguez	449 WEST 206TH STREET HEIGHTS ASSOC	85	3.70	\$ 0.00	DISCHARGED	COMPLIANCE
MN	171	AUDUBON AVENUE	21	10	Ydanis Rodriguez	SUCCESSFUL MANAGEMENT CORP	90	4.29	\$ 0.00	DISCHARGED	ADMINISTRATIVE
MN	2	JUMEL TERRACE	25	10	Ydanis Rodriguez	FRIEDMAN MGT CORP	84	3.36	\$ 0.00	ACTIVE	
MN	1471	ST NICHOLAS AVENUE	19	10	Ydanis Rodriguez	TRIARCH MANAGEMENT INC.	60	3.16	\$ 0.00	DISCHARGED	COMPLIANCE
MN	534	WEST 178 STREET	21	10	Ydanis Rodriguez	ALMA REALTY CORP	119	5.67	\$ 0.00	DISCHARGED	COMPLIANCE
MN	561	WEST 186 STREET	21	10	Ydanis Rodriguez	561 WEST 186TH STREET HEIGHTS ASSOC	113	5.38	\$ 0.00	DISCHARGED	COMPLIANCE
MN	558	WEST 193 STREET	31	10	Ydanis Rodriguez	558 WEST 193 LLC	113	3.65	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3052	KINGSBRIDGE AVENUE	58	11	Andrew Cohen	3052 INC.	248	4.28	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	716	PENFIELD STREET	7	11	Andrew Cohen	716 PENFIELD LLC	88	12.57	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4735	WHITE PLAINS ROAD	4	11	Andrew Cohen	SHAIBI, YASEEN	38	9.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3800	CARPENTER AVENUE	55	12	Andy King	WINSTON, CHARLES	216	3.93	\$ 0.00	ACTIVE	
BX	681	MAGENTA STREET	37	12	Andy King	MILTZ, ZEV	161	4.35	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4110	MONTICELLO AVENUE	3	12	Andy King	TEAM UP CAPITAL CORP	68	22.67	\$ 0.00	DISCHARGED	VACANT
BX	2714	WALLACE AVENUE	49	13	Mark Gjonaj	DEE-GREE MANAGEMENT CORP.	172	3.51	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3061	BAILEY AVENUE	21	14	Fernando Cabrera	LANGSAM PROP. SER. CORP.	144	6.86	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2076	CRESTON AVENUE	42	14	Fernando Cabrera	FERMIN, LUIS	145	3.45	\$ 0.00	DISCHARGED	COMPLIANCE
BX	105	EAST 177 STREET	46	14	Fernando Cabrera	DAVID EISENSTEIN REAL ESTATE	184	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	65	EAST TREMONT AVENUE	16	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS 2A LLC	127	7.94	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1870	MORRIS AVENUE	25	14	Fernando Cabrera	MOUNT HOPE PRESERVATION APARTMENTS 2A LLC	106	4.24	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1979	WALTON AVENUE	36	14	Fernando Cabrera	NCV HOPE LLC	140	3.89	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4417	3 AVENUE	4	15	Ritchie J. Torres	JCIL CORP	22	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1842	ANTHONY AVENUE	8	15	Ritchie J. Torres	PREMISES, OWNER OF	146	18.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2670	BAINBRIDGE AVENUE	69	15	Ritchie J. Torres	APG REALTY CORP	250	3.62	\$ 0.00	DISCHARGED	COMPLIANCE
BX	265	EAST 176 STREET	21	15	Ritchie J. Torres	ESOR MANAGEMENT LLC	87	4.14	\$ 0.00	DISCHARGED	COMPLIANCE
BX	865	EAST 181 STREET	13	15	Ritchie J. Torres	PARK AVE SOUTH MGMT	85	6.54	\$ 0.00	DISCHARGED	COMPLIANCE
BX	518	EAST 187 STREET	16	15	Ritchie J. Torres	JLP METRO MANAGEMENT INC.	115	7.19	\$ 0.00	DISCHARGED	COMPLIANCE
BX	382	EAST 199 STREET	21	15	Ritchie J. Torres	PRESTIGE ASSOC LLC	67	3.19	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2754	GRAND CONCOURSE	67	15	Ritchie J. Torres	2754 GRAND CONCOURSE CORP	235	3.51	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2760	GRAND CONCOURSE	58	15	Ritchie J. Torres	2760 GC REALTY LLC	230	3.97	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2334	HUGHES AVENUE	16	15	Ritchie J. Torres	GJONBALAJ, FAZLI	107	6.69	\$ 0.00	ACTIVE	
BX	2475	HUGHES AVENUE	20	15	Ritchie J. Torres	HATZIGEORIOU, ANAHID	94	4.70	\$ 0.00	ACTIVE	

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BX	2048	MAPES AVENUE	13	15	Ritchie J. Torres	LEE, JESSICA	71	5.46	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2550	MARION AVENUE	35	15	Ritchie J. Torres	VUKSANAJ, MARTIN	126	3.60	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2155	MOHEGAN AVENUE	15	15	Ritchie J. Torres	POND REALTY, LLC	88	5.87	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1230	COLLEGE AVENUE	4	16	Vanessa L. Gibson	PREMISES, OWNER OF	54	13.50	\$ 0.00	DISCHARGED	VACANT
BX	410	EAST 173 STREET	6	16	Vanessa L. Gibson	410 LLC	99	16.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1000	FINDLAY AVENUE	3	16	Vanessa L. Gibson	GREENSTONE REALTY GROUP LLC	20	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1390	PROSPECT AVENUE	21	16	Vanessa L. Gibson	SURIANO, PASQUALE	85	4.05	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1417	PROSPECT AVENUE	21	16	Vanessa L. Gibson	1417 PROSPECT LLC	65	3.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1142	BRYANT AVENUE	8	17	Rafael Salamanca Jr	JEROME MANAGEMENT ASSOCIATES, LLC	158	19.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	743	EAST 136 STREET	6	17	Rafael Salamanca Jr	SOUTH BRONX HOUSING LLC	40	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	388	EAST 155 STREET	3	17	Rafael Salamanca Jr	YADEGAR, DANIEL	58	19.33	\$ 0.00	DISCHARGED	VACANT
BX	937	EAST 172 STREET	10	17	Rafael Salamanca Jr	BX SHEPHARD REST CORP	69	6.90	\$ 0.00	ACTIVE	
BX	878	EAST 176 STREET	21	17	Rafael Salamanca Jr	STAHL, MOSHE	70	3.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	900	HOE AVENUE	46	17	Rafael Salamanca Jr	900 HOE AVENUE LLC	150	3.26	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2020	HONEYWELL AVENUE	17	17	Rafael Salamanca Jr	SEIDENFELD, SHAYA	140	8.24	\$ 0.00	DISCHARGED	COMPLIANCE
BX	636	MANIDA STREET	3	17	Rafael Salamanca Jr	DENTE, SHLOMO	49	16.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	910	SOUTHERN BOULEVARD	34	17	Rafael Salamanca Jr	GREEN, HERSHY	235	6.91	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1224	UNION AVENUE	3	17	Rafael Salamanca Jr	GRIZZI, NEVO	126	42.00	\$ 0.00	ACTIVE	
BX	1117	WESTCHESTER AVENUE	32	17	Rafael Salamanca Jr	WILLIAMSBURG PROPERTY MANAGEMENT	110	3.44	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1205	COMMONWEALTH AVENUE	9	18	Ruben Diaz, Sr.	DISHI, LIOR	72	8.00	\$ 0.00	ACTIVE	
BX	1124	ELDER AVENUE	4	18	Ruben Diaz, Sr.	RICKETTS, IAN	41	10.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1114	ST LAWRENCE AVENUE	3	18	Ruben Diaz, Sr.	MEHDIZADEH, MANSOUR	17	5.67	\$ 0.00	DISCHARGED	COMPLIANCE
QN	158-17	SANFORD AVENUE	20	20	Peter Koo	ENIGM SANFORD LLC	155	7.75	\$ 0.00	DISCHARGED	COMPLIANCE

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QN	108-42	43 AVENUE	6	21	Francisco Moya	H & C BROTHERS LLC	90	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	104-03	NORTHERN BOULEVARD	6	21	Francisco Moya	HECTOR	74	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	31-30	30 STREET	8	22	Costa Constantinides	31-30 30TH SI	122	15.25	\$ 0.00	ACTIVE	
QN	38-02	29 STREET	15	26	Jimmy Van Bramer	FONTANA LLC	50	3.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	188-05	LINDEN BOULEVARD	3	27	I. Daneek Miller	IKEZI, HENRY	48	16.00	\$ 0.00	ACTIVE	
QN	408	BEACH 25 STREET	3	31	Donovan J. Richards	MULTIFUNCTIONAL FAMILY SERVICES INC	28	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	11-27	NAMEOKE STREET	17	31	Donovan J. Richards	UP REALTY LLC	90	5.29	\$ 0.00	DISCHARGED	COMPLIANCE
QN	20	SCOTT A GADELL PLACE	6	31	Donovan J. Richards	FARBER, SIMEON	91	15.17	\$ 0.00	DISCHARGED	COMPLIANCE
QN	86-12	102 STREET	4	32	Eric A. Ulrich	ZHAO, HONGFANG	25	6.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	177	HURON STREET	6	33	Stephen T. Levin	SLEVIN, ELIZABETH	64	10.67	\$ 0.00	DISCHARGED	VACANT
BK	125	EVERGREEN AVENUE	8	34	Antonio Reynoso	EVERGREEN TERRACE LLC	56	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	892	FLUSHING AVENUE	27	34	Antonio Reynoso	NMD LLC	297	11.00	\$ 0.00	DISCHARGED	ADMINISTRATIVE
BK	89	GRATTAN STREET	6	34	Antonio Reynoso	DEUTCH, MOSHE	130	21.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	148	GROVE STREET	6	34	Antonio Reynoso	RASHID, DANYA	48	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	18	LOCUST STREET	6	34	Antonio Reynoso	MONTES DE OCA, ZOROASTRO	67	11.17	\$ 0.00	ACTIVE	
QN	1868	PALMETTO STREET	6	34	Antonio Reynoso	MAYLE REALTY GROUP	64	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	90	STARR STREET	6	34	Antonio Reynoso	STAR NYC MANAGEMENT LLC	54	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	159	SUYDAM STREET	7	34	Antonio Reynoso	EICHLER, CHAIM	122	17.43	\$ 0.00	ACTIVE	
BK	316	SUYDAM STREET	6	34	Antonio Reynoso	316 SUYDAM LLC	138	23.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	157	WILSON AVENUE	6	34	Antonio Reynoso	ABUDI, RONI	126	21.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	268	ALBANY AVENUE	8	35	Laurie A. Cumbo	ALBANY ESTATES LLC	52	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	681	CLASSON AVENUE	8	35	Laurie A. Cumbo	SCHWARCZ, NATHAN	46	5.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	942	EASTERN PARKWAY	16	35	Laurie A. Cumbo	TURF COMPANY INC	98	6.13	\$ 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 9

Start Date: 02/01/2016

of buildings that did not achieve "substantial compliance" within 12 months: 113

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	1301	LINCOLN PLACE	8	35	Laurie A. Cumbo	MARTIN, ELCORNO	92	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	394	MONTGOMERY STREET	43	35	Laurie A. Cumbo	Y.A MULLINGS INC	220	5.12	\$ 0.00	DISCHARGED	COMPLIANCE
BK	597	PARK PLACE	8	35	Laurie A. Cumbo	DEUTSCH, MOSHE	113	14.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1581	PRESIDENT STREET	20	35	Laurie A. Cumbo	MDAYS REALTY LLC	85	4.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1298	STERLING PLACE	6	35	Laurie A. Cumbo	JOYLAND MANAGEMENT	67	11.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2	STODDARD PLACE	54	35	Laurie A. Cumbo	250 REALTY ASSOC INC	216	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	239	TROY AVENUE	10	35	Laurie A. Cumbo	HENRY MANAGMENT LLC	114	11.40	\$ 0.00	DISCHARGED	COMPLIANCE
BK	221	BAINBRIDGE STREET	9	36	Robert E. Cornegy, Jr.	DROR, LIAT	106	11.78	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1338	BERGEN STREET	16	36	Robert E. Cornegy, Jr.	CHARTERED PROPERTIES LLC	75	4.69	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1155	DEAN STREET	16	36	Robert E. Cornegy, Jr.	RENAISSANCE REALTY GROUP LLC	77	4.81	\$ 0.00	DISCHARGED	COMPLIANCE
BK	308	ELLERY STREET	6	36	Robert E. Cornegy, Jr.	TYRNAUER, SAM	60	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	425	GATES AVENUE	11	36	Robert E. Cornegy, Jr.	GATES CLUSTER DEVELOPMENT CO., LLC	89	8.09	\$ 0.00	DISCHARGED	COMPLIANCE
BK	641	HALSEY STREET	3	36	Robert E. Cornegy, Jr.	GROS, JO	103	34.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	77	HALSEY STREET	6	36	Robert E. Cornegy, Jr.	77 HALSEY LLC	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	501	LAFAYETTE AVENUE	7	36	Robert E. Cornegy, Jr.	JAC, HERMAN	117	16.71	\$ 0.00	DISCHARGED	COMPLIANCE
BK	338	MADISON STREET	3	36	Robert E. Cornegy, Jr.	GREENE MANAGEMENT	20	6.67	\$ 0.00	DISCHARGED	VACANT
BK	262	MALCOLM X BOULEVARD	6	36	Robert E. Cornegy, Jr.	PAD MANAGEMENT LLC	47	7.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	63	MALCOLM X BOULEVARD	8	36	Robert E. Cornegy, Jr.	MELLON MANAGEMENT, LLC	140	17.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1443	PACIFIC STREET	11	36	Robert E. Cornegy, Jr.	SMALLS- SAUNDERS, JENARD	119	10.82	\$ 0.00	ACTIVE	
BK	150	PATCHEN AVENUE	8	36	Robert E. Cornegy, Jr.	DELSHAH MANAGEMENT LLC	69	8.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	68	PATCHEN AVENUE	8	36	Robert E. Cornegy, Jr.	WEISS, AARON	102	12.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1097	PROSPECT PLACE	13	36	Robert E. Cornegy, Jr.	J & M PROSPECT PLACE ENT	72	5.54	\$ 0.00	DISCHARGED	COMPLIANCE
BK	222	PULASKI STREET	12	36	Robert E. Cornegy, Jr.	EPP MANAGEMENT	119	9.92	\$ 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 9

Start Date: 02/01/2016

of buildings that did not achieve "substantial compliance" within 12 months: 113

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	348	QUINCY STREET	3	36	Robert E. Cornegy, Jr.	SALEH, YOSSEF	18	6.00	\$ 0.00	DISCHARGED	VACANT
BK	480	QUINCY STREET	3	36	Robert E. Cornegy, Jr.	PREMISES, OWNER OF	51	17.00	\$ 0.00	ACTIVE	
BK	1391	ST JOHNS PLACE	8	36	Robert E. Cornegy, Jr.	1391 ST JOHNS PARK LLC	97	12.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	69	STUYVESANT AVENUE	6	36	Robert E. Cornegy, Jr.	UDDIN, MOHAMMED	132	22.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	55	ARLINGTON AVENUE	6	37	Rafael L. Espinal Jr.	CHARTERED PROPERTIES LLC	56	9.33	\$ 0.00	ACTIVE	
BK	282	ASHFORD STREET	6	37	Rafael L. Espinal Jr.	THOMAS MORGAN REALTY CORP	42	7.00	\$ 0.00	ACTIVE	
BK	30	COOPER STREET	3	37	Rafael L. Espinal Jr.	GOTHAM LAND HOLDINGS NYC LLC	56	18.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1423	DE KALB AVENUE	6	37	Rafael L. Espinal Jr.	UNITED VERNON LLC	185	30.83	\$ 0.00	ACTIVE	
BK	381	GROVE STREET	13	37	Rafael L. Espinal Jr.	TEITELBAUM, ISAAC	99	7.62	\$ 0.00	DISCHARGED	COMPLIANCE
BK	303	HARMAN STREET	6	37	Rafael L. Espinal Jr.	NEW BEDFORD MANAGEMENT CORP	64	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	160	HULL STREET	3	37	Rafael L. Espinal Jr.	DILMANIAN, DAVID	59	19.67	\$ 0.00	ACTIVE	
BK	202	HULL STREET	6	37	Rafael L. Espinal Jr.	KHANA, SONNY	68	11.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	170	IRVING AVENUE	6	37	Rafael L. Espinal Jr.	170 IRVING AV LLC	32	5.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	211	IRVING AVENUE	6	37	Rafael L. Espinal Jr.	ANEKWE, UGOCHUKWU	36	6.00	\$ 0.00	ACTIVE	
BK	657	KNICKERBOCKER AVENUE	8	37	Rafael L. Espinal Jr.	BIG MANAGEMENT	73	9.13	\$ 0.00	DISCHARGED	COMPLIANCE
BK	361	MILLER AVENUE	20	37	Rafael L. Espinal Jr.	QV MANAGEMENT CORP	69	3.45	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2240	PACIFIC STREET	6	37	Rafael L. Espinal Jr.	SHIM, MEL	76	12.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2250	PACIFIC STREET	6	37	Rafael L. Espinal Jr.	ON THE PACIFIC INC	126	21.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	57	ROCKAWAY AVENUE	3	37	Rafael L. Espinal Jr.	MONUMENTAL POWER REALTY LLC	26	8.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	73	SCHAEFER STREET	6	37	Rafael L. Espinal Jr.	TEMP, MARC	130	21.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	304	ST NICHOLAS AVENUE	6	37	Rafael L. Espinal Jr.	STEINLAUF, ARIEL	140	23.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	232	STOCKHOLM STREET	6	37	Rafael L. Espinal Jr.	NEW BEDFORD MANAGEMENT CORP	100	16.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	166	WILSON AVENUE	6	37	Rafael L. Espinal Jr.	LOWTAN, DEODAT	66	11.00	\$ 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 9

Start Date: 02/01/2016

of buildings that did not achieve "substantial compliance" within 12 months: 113

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	5416	4 AVENUE	16	38	Carlos Menchaca	KAPELUSCHNIK, ARON	71	4.44	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5422	4 AVENUE	21	38	Carlos Menchaca	KOHN, ALEX	70	3.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5605	4 AVENUE	16	38	Carlos Menchaca	LIU, QUI	100	6.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	6302	4 AVENUE	21	38	Carlos Menchaca	BROOKLYN MANAGEMENT CORP	105	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	6324	4 AVENUE	21	38	Carlos Menchaca	BROOKLYN MANAGEMENT CORP	126	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	327	43 STREET	18	38	Carlos Menchaca	PLAZA MANAGEMENT	78	4.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	4228	5 AVENUE	7	38	Carlos Menchaca	YANG, JANE	84	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	452	53 STREET	17	38	Carlos Menchaca	RUBASHKIN, SHOLOM	180	10.59	\$ 0.00	DISCHARGED	COMPLIANCE
BK	546	55 STREET	16	38	Carlos Menchaca	DAVILA, JAIME	78	4.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	484	60 STREET	7	38	Carlos Menchaca	HOUSE KEY REALTY LLC	113	16.14	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1713	67 STREET	16	38	Carlos Menchaca	BALZANO, NICHOLAS	94	5.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	6213	8 AVENUE	6	38	Carlos Menchaca	LEWIS, YVONNE	120	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	105	3 PLACE	8	39	Brad Lander	DI BENEDETTO, RALPH	113	14.13	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	294	5 AVENUE	7	39	Brad Lander	SEGAL, ISRAEL	47	6.71	\$ 0.00	DISCHARGED	COMPLIANCE
BK	526	DAHILL ROAD	20	39	Brad Lander	DAHILL EQUITIES	86	4.30	\$ 0.00	DISCHARGED	COMPLIANCE
BK	505	MC DONALD AVENUE	6	39	Brad Lander	KAITO MANAGEMENT CORP	42	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2107	BEVERLEY ROAD	17	40	Mathieu Eugene	NICHOLSON, WANDA	90	5.29	\$ 0.00	ACTIVE	
BK	287	CLARKSON AVENUE	8	40	Mathieu Eugene	STILLWATER REALTY MGMT	61	7.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	695	CONY ISLAND AVENUE	6	40	Mathieu Eugene	DAFNONAS ESTATES, LTD.	150	25.00	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	410	EAST 17 STREET	30	40	Mathieu Eugene	RUBASHKIN, SHOLOM	122	4.07	\$ 0.00	DISCHARGED	COMPLIANCE
BK	247	LINDEN BOULEVARD	6	40	Mathieu Eugene	SHOOB, AKIVA	77	12.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1033	OCEAN AVENUE	16	40	Mathieu Eugene	BHUYAIN, MOHAMOD	75	4.69	\$ 0.00	DISCHARGED	COMPLIANCE
BK	394	RUTLAND ROAD	15	40	Mathieu Eugene	RUTLAND 394 LLC	78	5.20	\$ 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 9

Start Date: 02/01/2016

of buildings that did not achieve "substantial compliance" within 12 months: 113

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	552	ALBANY AVENUE	6	41	Alicka Ampry-Samuel	BARBER, ELI	46	7.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2044	BERGEN STREET	16	41	Alicka Ampry-Samuel	GILMAN MANAGEMENT CORP	81	5.06	\$ 0.00	DISCHARGED	COMPLIANCE
BK	33	BUFFALO AVENUE	6	41	Alicka Ampry-Samuel	33 BUFFALO AVE CORP	74	12.33	\$ 0.00	ACTIVE	
BK	278	CHAUNCEY STREET	8	41	Alicka Ampry-Samuel	CHAUNCEY STREET	52	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1120	CLARKSON AVENUE	4	41	Alicka Ampry-Samuel	1120 CLARKSON AVENUE INC	21	5.25	\$ 0.00	ACTIVE	
BK	175	EAST 52 STREET	43	41	Alicka Ampry-Samuel	175 E 52ND STREET LLC	245	5.70	\$ 0.00	DISCHARGED	COMPLIANCE
BK	197	EAST 52 STREET	6	41	Alicka Ampry-Samuel	ORABENE, ROMERO	99	16.50	\$ 0.00	ACTIVE	
BK	1530	EASTERN PARKWAY EXTENSION	8	41	Alicka Ampry-Samuel	COMMUNITY SERVICES HDC	126	15.75	\$ 0.00	ACTIVE	
BK	553	HOWARD AVENUE	12	41	Alicka Ampry-Samuel	553 HOWARD LLC	106	8.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	874	LENOX ROAD	6	41	Alicka Ampry-Samuel	REBEW, MARVIN	124	20.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	912	LINDEN BOULEVARD	16	41	Alicka Ampry-Samuel	FOSTER, CLIFFORD	118	7.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	235	LIVONIA AVENUE	18	41	Alicka Ampry-Samuel	FARBER, SIMEON	114	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	920	MADISON STREET	13	41	Alicka Ampry-Samuel	LEVI, MATT	140	10.77	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1898	PACIFIC STREET	12	41	Alicka Ampry-Samuel	PACIFIC STREET PROPERTIES CORP	103	8.58	\$ 0.00	DISCHARGED	COMPLIANCE
BK	213	RALPH AVENUE	8	41	Alicka Ampry-Samuel	PAD MANAGEMENT LLC	142	17.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	836	SCHENECTADY AVENUE	6	41	Alicka Ampry-Samuel	GORE, L. RICHARD	121	20.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1035	WILLMOHR STREET	17	41	Alicka Ampry-Samuel	ROIG REALTY CORP	88	5.18	\$ 0.00	ACTIVE	
BK	595	AUTUMN AVENUE	6	42	Inez Barron	WILLIAMSBURG PROPERTY MANAGEMENT	116	19.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	480	EAST 94 STREET	6	42	Inez Barron	480 GP LLC	183	30.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	903	EAST 95 STREET	3	42	Inez Barron	PHILBERT, JULIETTE	91	30.33	\$ 0.00	ACTIVE	
BK	631	EAST 96 STREET	6	42	Inez Barron	E 96 REALTY LLC	84	14.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	888	EAST 96 STREET	32	42	Inez Barron	888 EAST 96 STREET LLC	274	8.56	\$ 0.00	ACTIVE	
BK	536	HEGEMAN AVENUE	5	42	Inez Barron	SEIDENFELD, SHAYA	79	15.80	\$ 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 9

Start Date: 02/01/2016

of buildings that did not achieve "substantial compliance" within 12 months: 113

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	437	MILLER AVENUE	13	42	Inez Barron	MHR MANAGEMENT INC	71	5.46	\$ 0.00	DISCHARGED	COMPLIANCE
BK	725	MILLER AVENUE	6	42	Inez Barron	BLANCHARD, DIEUSEUL	93	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	311	MONTAUK AVENUE	6	42	Inez Barron	DANCE, RUSSELL	58	9.67	\$ 0.00	ACTIVE	
BK	529	SNEDIKER AVENUE	6	42	Inez Barron	ANWAR, MUHAMMAD	142	23.67	\$ 0.00	ACTIVE	
BK	7402	17 AVENUE	15	43	Justin Brannan	BARBER, ELI	64	4.27	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1424	43 STREET	16	44	Kalman Yeger	FUHRER, DAVID	81	5.06	\$ 0.00	DISCHARGED	VACANT
BK	1717	WEST 6 STREET	6	44	Kalman Yeger	CAPITAL A MANAGEMENT NY, INC	72	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2408	CLARENDON ROAD	16	45	Jumaane D. Williams	COMMERCIAL REALTY RESOLUTION LLC	139	8.69	\$ 0.00	ACTIVE	
BK	855	EAST 19 STREET	60	45	Jumaane D. Williams	FLATBUSH BUILDERS INC.	345	5.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	754	EAST 23 STREET	32	45	Jumaane D. Williams	US REALTY CORP	168	5.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	491	EAST 45 STREET	16	45	Jumaane D. Williams	FILS-AIME, ALAIN	70	4.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	107	EAST 59 STREET	6	45	Jumaane D. Williams	TAUB, SHMUOL	99	16.50	\$ 0.00	ACTIVE	
BK	5122	SNYDER AVENUE	16	45	Jumaane D. Williams	SNYDER 5G HOLDINGS, LLC	59	3.69	\$ 0.00	DISCHARGED	COMPLIANCE
BK	903	EAST 106 STREET	3	46	Alan N. Maisel	BRAFF, NELSON	36	12.00	\$ 0.00	ACTIVE	
BK	6801	20 AVENUE	8	47	Mark Treyger	FUDA, JOSEPH	76	9.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2070	72 STREET	9	47	Mark Treyger	BAJROVIC, SAFET	115	12.78	\$ 0.00	DISCHARGED	COMPLIANCE
SI	100	BELMONT PLACE	56	49	Deborah Rose	GATEWAY ARMS REALTY CORP	444	7.93	\$ 0.00	ACTIVE	
SI	80	LAYTON AVENUE	3	49	Deborah Rose	LIU, ANBIN	50	16.67	\$ 0.00	DISCHARGED	COMPLIANCE
SI	13	SLOSSON TERRACE	16	49	Deborah Rose	SMA REALTY ASSOCIATES, L.L.C.	80	5.00	\$ 0.00	ACTIVE	
SI	5	SLOSSON TERRACE	16	49	Deborah Rose	KANTI-SAVITA REALTY CORPORATION	64	4.00	\$ 0.00	ACTIVE	

Building Count: 250

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