



State of New York
Division of Housing and Community Renewal
 Office of Rent Administration
 Web Site: www.nyshcr.org

Gertz Plaza
 92-31 Union Hall Street
 Jamaica, N.Y. 11433
 (718) 739-6400

Docket Number:
IT610007UC

ORDER AND DETERMINATION

Mailing Address of Tenant:

Name:	Occupants	
Number and Street:	1230 Woodycrest Ave.	Apt No: Various
City, State, Zip Code:	Bronx, N.Y. 10452.	

Mailing Address of Owner:

Name:	1230 Woodycrest A, LLC c/o Kucker Marino Winiarsky & Bittens LLP.	
Number and Street:	747 Third Avenue	
City, State, Zip Code:	New York, NY 10017	

Subject Building: 1230 Woodycrest Ave.	Various	Bronx, N.Y. 10452.
Number and Street	Apt No.	City, State, Zip Code

The Division instituted proceedings either upon application by the owner or the tenant(s). The parties affected were so notified. After consideration of all the evidence in the record and pursuant to the relevant Regulations and Act, the Division hereby issues this Order and Determination.

(Only items marked "X" are applicable)

Upon the grounds stated in Section(s) 2520.11(e) of the RSC, and/or Section(s) 2500.9(e) of the TPR, and based upon the facts and for the reasons stated below, the District Rent Administrator:

- Grants the application
- Denies the application
- Closes without action
- Grants-In-Part
- Finds that:

The owner filed an application on August 31, 2020 to determine whether the subject building is exempt from regulation based on a substantial rehabilitation completed after January 1, 1974.

The owner stated that the renovation was completed in 1991 with funds provided by an HPD loan under the NYC Vacant Building Program (VBP), and that the building also received a J-51 tax abatement for the renovation.

The Notice of Commencement of this proceeding was served on the current tenants on March 23, 2021.

The Rent Administrator has reviewed all the information/evidence in the file and finds:

Only item(s) checked below applies:

- Evidence submitted by the owner includes: 1) Copy of the Land Disposition Agreement. 2) Copy of the Regulatory Agreement. 3) Copy of the J-51 Tax Abatement Certificates. 4) Copy of the new Certificate of Occupancy. (See Other)

IT610007UC

The evidence presented does not substantiate the owner's claim that 75% of building-wide and individual apartment systems (including common areas) were replaced. (See Other).

The evidence presented contradicts DOB records of the renovation under DOB Job Number.

The owner has not presented any substantive evidence to show the complete replacement of building-wide and individual apartment systems such as: (List Systems)

The owner has not established that the building was substandard or 80% vacant when the rehab commenced in accordance with DHCR Operational Bulletin 95-2.

The owner has failed to submit the new Certificate of Occupancy and/or DOB Letter of Completion.

Other: After careful consideration of all the information and evidence the Rent Administrator finds that the subject building was rehabilitated under the NYC Urban re-development Action program on Vacant City-owned Buildings, and that the rehabilitation was accomplished by means of a government loan and subsidy assistance made pursuant to Article 15 of the Private Housing Finance Law of the State of New York which precludes the deregulation of the building based on the renovation.

The subject building therefore remains subject to regulation regardless of the expiration of any associated tax abatements.

The owner is advised to offer regulated leases to all tenants and file annual registration with the DHCR in accordance with the Rent Stabilization Law and Code.

cc: Bronx Legal Services
369 East 148th Street, 2nd Floor
Bronx, New York, 10455

Tenant List:	Apt:
Henry Batista	1A
Jervine Samuel	1B
Jodi Armstrong / C. Saayeng, R. Quarshie	1C
Daisy Cruz	1D
Merle Morris	1E
Estevania Rodas	1F
Claudia Polanco / Nestor Polanco	2A
Judith Santiago	2B
Victor Rodriguez	2C
Crispin Serulle	2D
Carmen Geronimo	2E
Victoria Cruz	2F
Francis Ahanor / Racheal Ahanor	2G
Ana Reynoso	3A
Josefa Valerio	3B
Arcides Rondon	3C

Cesar Hidalgo	3D
Stephanie Reyes	3E
Kenneth Simmons / Maria Simmons	3F
Belinda Valentin/Douglas Daniels	3G
Francis G. Ashun / Dinah Ashun	4A
Llyasant Martinez	4B
Sharon Davis	4C
Thaddeus Nelson	4D
Youssou Ndiaye	4E
Toure Magbe	4F
Jose Perez/Brenda Emiles	4G
Evelyn Vergeli	5A
Tyrone Avila	5B
Jessica Castillo	5C
Julius Bennett	5D
Delphine Guilavogui	5E
Marie Faye	5F
Awa Djimare	5G
Edgardo Santos	6A
Victor Oshodi	6B
Yohona Estevez/Yormely Tineo-Diaz	6C
Emmanuel Nimako/G. Bonah	6D
Anthony Osei	6E
Rodh M. Hougueh	6F
Jisset Martinez	6G

FEB 11 2022

Date of Mailing



George N. Nnochiri
Rent Administrator



State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Gertz Plaza
92-31 Union Hall Street
Jamaica, New York 11433
Web Site: www.nyshcr.org

Notice of Right to Administrative Review

This Notice explains your right to appeal, seeking review of orders issued by a Rent Administrator. If you believe that an order is based on an error of law and/or fact, as an aggrieved party you have the right to ask the Division of Housing and Community Renewal (DHCR) to review the order based on your claim of error. This request is called a Petition for Administrative Review, and is referred to as a PAR. If you wish to file a PAR, please read the information and instructions below and follow them carefully. Further details may be found in the instructions printed on the reverse side of the form used for filing a PAR.

Who may File a PAR:

An owner, tenant, or other party affected by an order, or an authorized representative of such person(s), may file a PAR. Two or more affected owners or tenants may join in filing a PAR. The DHCR encourages joint filings by affected parties filing on common grounds.

How to File a PAR:

1. Use the correct form. PARs must be filed in duplicate using DHCR form RAR-2, in accordance with the instructions on the form. PARs filed on other forms or by letter will not be accepted.
2. You must attach a complete copy of the order which you are appealing to the original of your PAR.

Time Limit for Filing a PAR:

The PAR must be either hand-delivered or mailed to DHCR at Gertz Plaza, 92-31 Union Hall Street, Jamaica, New York 11433.

1. If the PAR is hand-delivered, it must be received **no later than 35 days after the date the order was issued**. The date issued usually appears in the lower left portion of the order.
2. If the PAR is mailed, it must be postmarked **no later than 35 days after the date the order was issued**. If you use a private postage meter and the envelope does not have an official U.S. Postal Service postmark, the PAR must be received by the DHCR office **not later than 35 days after the order's issuance date**, or you will be required to submit other adequate proof (such as an official Postal Service receipt or certificate of mailing) that the PAR was mailed within the 35-day limit.

PARs filed after the time limit will be considered untimely and will be dismissed.

How to Obtain the PAR Form:

You may request the PAR form RAR-2 by coming to any DHCR Rent Office listed below or to the Office of Rent Administration's main office at Gertz Plaza, 92-31 Union Hall Street, Jamaica, New York 11433. You may also request that the form be mailed to you by calling (718) 739-6400. The form is also available on the website listed above. Please note that any delay resulting from mailed delivery of the form to you does not extend the time limit for filing the PAR.

DHCR Rent Offices

Lower Manhattan
25 Beaver Street
5th Floor
New York, NY 10004

Upper Manhattan
163 West 125th St.
5th Floor
New York, NY 10027

Brooklyn
55 Hanson Place
7th Floor
Brooklyn, NY 11217

Bronx
1 Fordham Plaza
4th Floor
Bronx, NY 10458

Queens
92-31 Union Hall St.
6th Floor
Jamaica, NY 11433

Westchester County
75 South Broadway
3rd Floor
White Plains, NY 10601



State of New York
Division of Housing and Community Renewal
 Office of Rent Administration
 Web Site: www.nyshcr.org

Gertz Plaza
 92-31 Union Hall Street
 Jamaica, N.Y. 11433
 (718) 739-6400

Docket Number:
IT610008UC

ORDER AND DETERMINATION

Mailing Address of Tenant:

Name: Occupants
 Number and Street: 1210 Woodycrest Ave. Apt No: Various
 City, State, Zip Code: Bronx, N.Y. 10452.

Mailing Address of Owner:

Name: 1210 Woodycrest A, LLC c/o Kucker Marino Winiarsky & Bittens LLP.
 Number and Street: 747 Third Avenue
 City, State, Zip Code: New York, NY 10017

Subject Building: 1210 Woodycrest Ave.	Various	Bronx, N.Y. 10452.
Number and Street	Apt No.	City, State, Zip Code

The Division instituted proceedings either upon application by the owner or the tenant(s). The parties affected were so notified. After consideration of all the evidence in the record and pursuant to the relevant Regulations and Act, the Division hereby issues this Order and Determination.

(Only items marked "X" are applicable)

Upon the grounds stated in Section(s) 2520.11(e) of the RSC, and/or Section(s) 2500.9(e) of the TPR, and based upon the facts and for the reasons stated below, the District Rent Administrator:

- Grants the application
- Denies the application
- Closes without action
- Grants-In-Part
- Finds that:

The owner filed an application on August 31, 2020 to determine whether the subject building is exempt from regulation based on a substantial rehabilitation completed after January 1, 1974.

The owner stated that the renovation was completed in 1991 with funds provided by an HPD loan under the NYC Vacant Building Program (VBP), and that the building also received a J-51 tax abatement for the renovation.

The Notice of Commencement of this proceeding was served on the current tenants on March 23, 2021.

The Rent Administrator has reviewed all the information/evidence in the file and finds:

Only item(s) checked below applies:

- Evidence submitted by the owner includes: 1) Copy of the Land Disposition Agreement. 2) Copy of the Regulatory Agreement. 3) Copy of the J-51 Tax Abatement Certificates. 4) Copy of the new Certificate of Occupancy. (See Other)

IT610008UC

The evidence presented does not substantiate the owner's claim that 75% of building-wide and individual apartment systems (including common areas) were replaced. (See Other).

The evidence presented contradicts DOB records of the renovation under DOB Job Number.

The owner has not presented any substantive evidence to show the complete replacement of building-wide and individual apartment systems such as: (List Systems)

The owner has not established that the building was substandard or 80% vacant when the rehab commenced in accordance with DHCR Operational Bulletin 95-2.

The owner has failed to submit the new Certificate of Occupancy and/or DOB Letter of Completion.

Other: After careful consideration of all the information and evidence the Rent Administrator finds that the subject building was rehabilitated under the NYC Urban re-development Action program on Vacant City-owned Buildings, and that the rehabilitation was accomplished by means of a government loan and subsidy assistance made pursuant to Article 15 of the Private Housing Finance Law of the State of New York which precludes the deregulation of the building based on the renovation.

The subject building therefore remains subject to regulation regardless of the expiration of any associated tax abatements.

The owner is advised to offer regulated leases to all tenants and file annual registration with the DHCR in accordance with the Rent Stabilization Law and Code.

cc: Bronx Legal Services
369 East 148th Street, 2nd Floor
Bronx, New York, 10455

Tenant List:

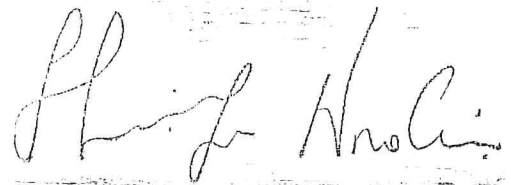
Apt:

Jenny & Jose Nunez	1A
Kilsy Filpo	1B
Daniel Jimenez	1C
Super	1D
Comfort Dickson	2A
Rosalie & Jerome Quedraogo	2B
Yeimy Espinal/Hawdy Valerio	2C
Juan Rivera & Justine Rivera	2D
Manuel & Brunilda Tosado	2E
Rafael Tapia	2F
Folasade & Oluseyi Oyesiku	3A
Janet Wilson	3B
Jacinta Simon Garcia	3C
Keisha Hendy	3D
Griselda Rosario	3E

Patricia Chang / J. Cedeno	3F
Usoro Akpan / Imeh Akpan	4A
Elvia Lambert	4B
Deitra Admore	4C
Francisco / Ramona Nunez	4D
Kwame Asante / Filomina Lartey	4E
Moumoun Toure / Mamadou Toure	4F
Calloway Johnson	5A
Avril Paulino / Luis Cortes	5B
Nadia Okraku	5C
Rosa Linda Nunez	5D
Helen Arthur	5E
Bolivar & Martha Chang	5F
Michael Miller	6A
Toure Seni Kadidjatou	6B
Yaw Auiako	6C
Angela Beltre	6D
Monet Simmons	6E
Ana Alvarez	6F

FEB 11 2022

Date of Mailing



George N. Nnochiri
Rent Administrator



State of New York
Division of Housing and Community Renewal
 Office of Rent Administration
 Web Site: www.nyshcr.org

Gertz Plaza
 92-31 Union Hall Street
 Jamaica, N.Y. 11433
 (718) 739-6400

Docket Number:

IT610005UC

ORDER AND DETERMINATION

Mailing Address of Tenant:

Name:	Occupants	
Number and Street:	1187-95 Anderson Ave.	Apt No: Various
City, State, Zip Code:	Bronx, N.Y. 10452.	

Mailing Address of Owner:

Name:	Anderson Ave LLC c/o Kucker Marino Winiarsky & Bittens LLP.	
Number and Street:	747 Third Avenue	
City, State, Zip Code:	New York, NY 10017	

Subject Building:	1187, 1191, 1195 Anderson Avenue.	Various	Bronx, N.Y. 10452.
	Number and Street	Apt No.	City, State, Zip Code

The Division instituted proceedings either upon application by the owner or the tenant(s). The parties affected were so notified. After consideration of all the evidence in the record and pursuant to the relevant Regulations and Act, the Division hereby issues this Order and Determination.

(Only items marked "X" are applicable)

Upon the grounds stated in Section(s) 2520.11(e) of the RSC, and/or Section(s) 2500.9(e) of the TPR, and based upon the facts and for the reasons stated below, the District Rent Administrator:

- Grants the application
- Denies the application
- Closes without action
- Grants-In-Part
- Finds that:

The owner filed an application on August 31, 2020 to determine whether the subject building is exempt from regulation based on a substantial rehabilitation completed after January 1, 1974.

The owner stated that the renovation was completed in 1991 with funds provided by an HPD loan under the NYC Vacant Building Program (VBP), and that the building also received a J-51 tax abatement for the renovation.

The Notice of Commencement of this proceeding was served on the current tenants on March 23, 2021.

The Rent Administrator has reviewed all the information/evidence in the file and finds:

Only item(s) checked below applies:

- Evidence submitted by the owner includes: 1) Copy of the Land Disposition Agreement. 2) Copy of the Regulatory Agreement. 3) Copy of the J-51 Tax Abatement Certificates. 4) Copy of the new Certificate of Occupancy. (See Other)

IT610005UC

The evidence presented does not substantiate the owner's claim that 75% of building-wide and individual apartment systems (including common areas) were replaced. (See Other).

The evidence presented contradicts DOB records of the renovation under DOB Job Number.

The owner has not presented any substantive evidence to show the complete replacement of building-wide and individual apartment systems such as: (List Systems)

The owner has not established that the building was substandard or 80% vacant when the rehab commenced in accordance with DHCR Operational Bulletin 95-2.

The owner has failed to submit the new Certificate of Occupancy and/or DOB Letter of Completion.

Other: After careful consideration of all the information and evidence the Rent Administrator finds that the subject building was rehabilitated under the NYC Urban re-development Action program on Vacant City-owned Buildings, and that the rehabilitation was accomplished by means of a government loan and subsidy assistance made pursuant to Article 15 of the Private Housing Finance Law of the State of New York which precludes the deregulation of the building based on the renovation.

The subject building therefore remains subject to regulation regardless of the expiration of any associated tax abatements.

The owner is advised to offer regulated leases to all tenants and file annual registration with the DHCR in accordance with the Rent Stabilization Law and Code.

cc: Bronx Legal Services
Attn: Atenedoro Gonzalez, Esq.
369 East 148th Street, 2nd Floor
Bronx, New York, 10455

Tenant List:

Apt:

1187 Anderson Avenue.	
Yessenia Velasquez	1A
Ycelsa Rosario	1B
Barbara Quayet / K. Genfi	1C
Francis Minta/Demarkio Reeves/J.Llanos	1F
Guillermo Sanchez	2A
Mercedes Marte	2B
Theresa Diaz	2C
Amadou Fofana	2D
Nicholas Fields/Jinette Fernandez	2E
Mercedes Escoto	2F
Kwame Boateng	3A
Juan Abreau	3B
Barima Amponsah	3C
Isaura Martinez	3D

IT610005UC

Dominga Contrera	3E
Yohengerdi Rodriguez	3F
Mohamed Niangadou	4A
Marie Lucile Dorvil	4B
Samuel Gobah	4C
Douglas & Denise Cox	4D
H. Haidara,M.Fofana	4E
Cynthia Pough	4F
Liza Vera, Ashely Gonzalez,Tyra Sanders	5A
Jennifer Awuah	5B
Jane Phillips	5C
Rubide Padilla	5D
Arisleyda Reynoso	5E
Audrey Shihab	5F
Ibrahim Sidibe	6A
Digna Ramirez/Anny Ramirez	6B
Charlotte Otchere	6C
Selena Noble/Sharif Thacker	6D
Oumarov Traore	6E
Gloria Vega/Augustina Escobales	6F
Keila Franco	B1
Rosanny De Los Santos	B2

1191 Anderson Avenue.

Joseph Varfley	1A
Super	1B
Emmanuel Duah/ W. Ntiamoah	1C
Abdoulaye Dierro	1D
K.Baah/B.Adu-Faried	1E
Carolina Victoria	1F
Farconerys Filpo De Cepeda	2A
Nelson Rodriguez	2B
Ana Rivera	2C
Jhosnayda Frias/Sergio Aguilar	2D
M.Sacko/D.Abdoulaye	2E
Charles Karikari	2F
Benjamin Kwarteng	3A
Corcel Wilson	3B
Mensah Bondah	3C
Owusu Adu/Gloria Addison	3D
Mamadou Bamba	3E
Mamadou Toure	3F
Allistair Lewis	4A
Osei Bonsu	4B
Robert Dawoyea/ A.Nyamekye	4C
Fatoumata Toure	4D
Freuda Agyemang	4E

IT610005UC

Lyneate T. Agyeman	4F
Esperanza Acosta	5A
Mily Reyes/Christian Once	5B
Victoria Amoaateng	5C
Naiomi Polo	5D
Mariam Diarra	5E
Eridania Miranda/ Cirilo Miranda	5F
Lakeisha Graham	6A
Darling Nolasco	6B
Kady Seck	6C
Carlos Tatis	6D
Mandjou Sangare/ N. Sidibe	6E
Akua Wofah	6F
Terry Matthews	B1
Candida Carela	CB

1195 Anderson Avenue.

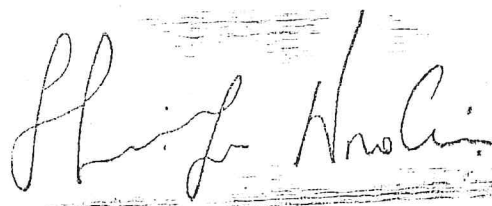
Coluin Velasquez	1A
Djeinaba Sherrif/ M. Fofana	1B
Casirda & Rafael Duran	1C
Hawa Diallo/Aboudba Diallo	1D
Edwin Jimenez	1E
Marilyn Johnson	1F
Mincalene Butler	1G
Welvis Garcia	1H
Mildred Caraballo	2A
L. Konate/B.Toure	2B
Ama Dufie/Frank Appiah-Kubi	2C
Ahmed Daffee/Sallaymaty Koroma	2D
James Boateng	2E
Dona Guzman/ Alma Sanchez	2F
Latice Castro	2G
Ali Alrawhani/Arwa Alrawhani	2H
Tracy Ruiz	3A
Valentina Ventura/ Virna Nunez	3B
Brice Quedraogo/S. Yameogo	3C
Elsie Gray	3D
Yessenia Victoria	3F
Yohan De la Cruz/Juan Heredia	3G
Salumba Sheriff	3H
Yohanna Carrero	4A
C.Boateng/K.Bekoe	4B
Kwasi Frempong	4C
Sonia Browne/Hugh Browne	4D
Doris Burgos	4E

IT610005UC

Kelvin Vasquez	4F
Clariel Rivas	4G
Samuel Atoubi/Grace Adjaloko	4H
Luis E. Ramirez	5A
Manama Bamba	5B
Dacia Hewitt	5C
Omon Edi	5D
Mia Patterson	5E
K. Okomeng	5F
Evanelista Peralta/ Maritza Peralta	5G
Noah Niang	5H
Lisa Lamar/Darryl Lamar	6A
Theresa Osei	6B
Samuel Cudjoe/Joyce Cudjoe	6C
Grace Owusu	6D
Bah Souleymane	6E
Francis Contreras	6F
Luis Perez	6G
Michelle Vanrabenswaay	6H
Rafael Mora/N.Alcantara	CA
Arghab Alrawhani	CB
Ndeye Gueye/Papa G. Seye	SB1
Cecilia Ortega	SB2

FEB 11 2022

Date of Mailing



George N. Nnochiri
Rent Administrator



State of New York
Division of Housing and Community Renewal
 Office of Rent Administration
 Web Site: www.nyshcr.org

Gertz Plaza
 92-31 Union Hall Street
 Jamaica, N.Y. 11433
 (718) 739-6400

Docket Number:
IT610007UC

ORDER AND DETERMINATION

Mailing Address of Tenant:

Name:	Occupants	
Number and Street:	1230 Woodycrest Ave.	Apt No: Various
City, State, Zip Code:	Bronx, N.Y. 10452.	

Mailing Address of Owner:

Name:	1230 Woodycrest A, LLC c/o Kucker Marino Winiarsky & Bittens LLP.	
Number and Street:	747 Third Avenue	
City, State, Zip Code:	New York, NY 10017	

Subject Building: 1230 Woodycrest Ave.	Various	Bronx, N.Y. 10452.
Number and Street	Apt No.	City, State, Zip Code

The Division instituted proceedings either upon application by the owner or the tenant(s). The parties affected were so notified. After consideration of all the evidence in the record and pursuant to the relevant Regulations and Act, the Division hereby issues this Order and Determination.

(Only items marked "X" are applicable)

Upon the grounds stated in Section(s) 2520.11(e) of the RSC, and/or Section(s) 2500.9(e) of the TPR, and based upon the facts and for the reasons stated below, the District Rent Administrator:

- Grants the application
- Denies the application
- Closes without action
- Grants-In-Part
- Finds that:

The owner filed an application on August 31, 2020 to determine whether the subject building is exempt from regulation based on a substantial rehabilitation completed after January 1, 1974.

The owner stated that the renovation was completed in 1991 with funds provided by an HPD loan under the NYC Vacant Building Program (VBP), and that the building also received a J-51 tax abatement for the renovation.

The Notice of Commencement of this proceeding was served on the current tenants on March 23, 2021.

The Rent Administrator has reviewed all the information/evidence in the file and finds:
Only item(s) checked below applies:

- Evidence submitted by the owner includes: 1) Copy of the Land Disposition Agreement. 2) Copy of the Regulatory Agreement. 3) Copy of the J-51 Tax Abatement Certificates. 4) Copy of the new Certificate of Occupancy. (See Other)

IT610007UC

The evidence presented does not substantiate the owner's claim that 75% of building-wide and individual apartment systems (including common areas) were replaced. (See Other).

The evidence presented contradicts DOB records of the renovation under DOB Job Number.

The owner has not presented any substantive evidence to show the complete replacement of building-wide and individual apartment systems such as: (List Systems)

The owner has not established that the building was substandard or 80% vacant when the rehab commenced in accordance with DHCR Operational Bulletin 95-2.

The owner has failed to submit the new Certificate of Occupancy and/or DOB Letter of Completion.

Other: After careful consideration of all the information and evidence the Rent Administrator finds that the subject building was rehabilitated under the NYC Urban re-development Action program on Vacant City-owned Buildings, and that the rehabilitation was accomplished by means of a government loan and subsidy assistance made pursuant to Article 15 of the Private Housing Finance Law of the State of New York which precludes the deregulation of the building based on the renovation.

The subject building therefore remains subject to regulation regardless of the expiration of any associated tax abatements.

The owner is advised to offer regulated leases to all tenants and file annual registration with the DHCR in accordance with the Rent Stabilization Law and Code.


cc: Bronx Legal Services
369 East 148th Street, 2nd Floor
Bronx, New York, 10455

Tenant List:	Apt:
Henry Batista	1A
Jervine Samuel	1B
Jodi Armstrong / C. Saayeng, R. Quarshie	1C
Daisy Cruz	1D
Merle Morris	1E
Estevania Rodas	1F
Claudia Polanco / Nestor Polanco	2A
Judith Santiago	2B
Victor Rodriguez	2C
Crispin Serulle	2D
Carmen Geronimo	2E
Victoria Cruz	2F
Francis Ahanor / Racheal Ahanor	2G
Ana Reynoso	3A
Josefa Valerio	3B
Arcides Rondon	3C

Cesar Hidalgo	3D
Stephanie Reyes	3E
Kenneth Simmons / Maria Simmons	3F
Belinda Valentin/Douglas Daniels	3G
Francis G. Ashun / Dinah Ashun	4A
Llyasant Martinez	4B
Sharon Davis	4C
Thaddeus Nelson	4D
Youssou Ndiaye	4E
Toure Magbe	4F
Jose Perez/Brenda Emiles	4G
Evelyn Vergeli	5A
Tyrone Avila	5B
Jessica Castillo	5C
Julius Bennett	5D
Delphine Guilavogui	5E
Marie Faye	5F
Awa Djimare	5G
Edgardo Santos	6A
Victor Oshodi	6B
Yohona Estevez/Yormely Tineo-Diaz	6C
Emmanuel Nimako/G. Bonah	6D
Anthony Osei	6E
Rodh M. Hougueh	6F
Jisset Martinez	6G

FEB 11 2022

Date of Mailing



George N. Nnochiri
Rent Administrator



State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Gertz Plaza
92-31 Union Hall Street
Jamaica, New York 11433
Web Site: www.nyshcr.org

Notice of Right to Administrative Review

This Notice explains your right to appeal, seeking review of orders issued by a Rent Administrator. If you believe that an order is based on an error of law and/or fact, as an aggrieved party you have the right to ask the Division of Housing and Community Renewal (DHCR) to review the order based on your claim of error. This request is called a Petition for Administrative Review, and is referred to as a PAR. If you wish to file a PAR, please read the information and instructions below and follow them carefully. Further details may be found in the instructions printed on the reverse side of the form used for filing a PAR.

Who may File a PAR:

An owner, tenant, or other party affected by an order, or an authorized representative of such person(s), may file a PAR. Two or more affected owners or tenants may join in filing a PAR. The DHCR encourages joint filings by affected parties filing on common grounds.

How to File a PAR:

1. Use the correct form. PARs must be filed in duplicate using DHCR form RAR-2, in accordance with the instructions on the form. PARs filed on other forms or by letter will not be accepted.
2. You must attach a complete copy of the order which you are appealing to the original of your PAR.

Time Limit for Filing a PAR:

The PAR must be either hand-delivered or mailed to DHCR at Gertz Plaza, 92-31 Union Hall Street, Jamaica, New York 11433.

1. If the PAR is hand-delivered, it must be received **no later than 35 days after the date the order was issued**. The date issued usually appears in the lower left portion of the order.
2. If the PAR is mailed, it must be postmarked **no later than 35 days after the date the order was issued**. If you use a private postage meter and the envelope does not have an official U.S. Postal Service postmark, the PAR must be received by the DHCR office **not later than 35 days after the order's issuance date**, or you will be required to submit other adequate proof (such as an official Postal Service receipt or certificate of mailing) that the PAR was mailed within the 35-day limit.

PARs filed after the time limit will be considered untimely and will be dismissed.

How to Obtain the PAR Form:

You may request the PAR form RAR-2 by coming to any DHCR Rent Office listed below or to the Office of Rent Administration's main office at Gertz Plaza, 92-31 Union Hall Street, Jamaica, New York 11433. You may also request that the form be mailed to you by calling (718) 739-6400. The form is also available on the website listed above. Please note that any delay resulting from mailed delivery of the form to you does not extend the time limit for filing the PAR.

DHCR Rent Offices

Lower Manhattan
25 Beaver Street
5th Floor
New York, NY 10004

Upper Manhattan
163 West 125th St.
5th Floor
New York, NY 10027

Brooklyn
55 Hanson Place
7th Floor
Brooklyn, NY 11217

Bronx
1 Fordham Plaza
4th Floor
Bronx, NY 10458

Queens
92-31 Union Hall St.
6th Floor
Jamaica, NY 11433

Westchester County
75 South Broadway
3rd Floor
White Plains, NY 10601



State of New York
Division of Housing and Community Renewal
 Office of Rent Administration
 Web Site: www.nyshcr.org

Gertz Plaza
 92-31 Union Hall Street
 Jamaica, N.Y. 11433
 (718) 739-6400

Docket Number:
IT610008UC

ORDER AND DETERMINATION

Mailing Address of Tenant:

Name:	<u>Occupants</u>	
Number and Street:	<u>1210 Woodycrest Ave.</u>	<u>Apt No: Various</u>
City, State, Zip Code:	<u>Bronx, N.Y. 10452.</u>	

Mailing Address of Owner:

Name:	<u>1210 Woodycrest A, LLC c/o Kucker Marino Winiarsky & Bittens LLP.</u>	
Number and Street:	<u>747 Third Avenue</u>	
City, State, Zip Code:	<u>New York, NY 10017</u>	

Subject Building:	<u>1210 Woodycrest Ave.</u>	<u>Various</u>	<u>Bronx, N.Y. 10452.</u>
	Number and Street	Apt No.	City, State, Zip Code

The Division instituted proceedings either upon application by the owner or the tenant(s). The parties affected were so notified. After consideration of all the evidence in the record and pursuant to the relevant Regulations and Act, the Division hereby issues this Order and Determination.

(Only items marked "X" are applicable)

Upon the grounds stated in Section(s) 2520.11(e) of the RSC, and/or Section(s) 2500.9(e) of the TPR, and based upon the facts and for the reasons stated below, the District Rent Administrator:

- Grants the application
- Denies the application
- Closes without action
- Grants-In-Part
- Finds that:

The owner filed an application on August 31, 2020 to determine whether the subject building is exempt from regulation based on a substantial rehabilitation completed after January 1, 1974.

The owner stated that the renovation was completed in 1991 with funds provided by an HPD loan under the NYC Vacant Building Program (VBP), and that the building also received a J-51 tax abatement for the renovation.

The Notice of Commencement of this proceeding was served on the current tenants on March 23, 2021.

The Rent Administrator has reviewed all the information/evidence in the file and finds:

Only item(s) checked below applies:

- Evidence submitted by the owner includes: 1) Copy of the Land Disposition Agreement. 2) Copy of the Regulatory Agreement. 3) Copy of the J-51 Tax Abatement Certificates. 4) Copy of the new Certificate of Occupancy. (See Other)

IT610008UC

The evidence presented does not substantiate the owner's claim that 75% of building-wide and individual apartment systems (including common areas) were replaced. (See Other).

The evidence presented contradicts DOB records of the renovation under DOB Job Number.

The owner has not presented any substantive evidence to show the complete replacement of building-wide and individual apartment systems such as: (List Systems)

The owner has not established that the building was substandard or 80% vacant when the rehab commenced in accordance with DHCR Operational Bulletin 95-2.

The owner has failed to submit the new Certificate of Occupancy and/or DOB Letter of Completion.

Other: After careful consideration of all the information and evidence the Rent Administrator finds that the subject building was rehabilitated under the NYC Urban re-development Action program on Vacant City-owned Buildings, and that the rehabilitation was accomplished by means of a government loan and subsidy assistance made pursuant to Article 15 of the Private Housing Finance Law of the State of New York which precludes the deregulation of the building based on the renovation.

The subject building therefore remains subject to regulation regardless of the expiration of any associated tax abatements.

The owner is advised to offer regulated leases to all tenants and file annual registration with the DHCR in accordance with the Rent Stabilization Law and Code.

cc: Bronx Legal Services
369 East 148th Street, 2nd Floor
Bronx, New York, 10455

Tenant List:

Jenny & Jose Nunez
Kilsy Filpo
Daniel Jimenez
Super
Comfort Dickson
Rosalie & Jerome Quedraogo
Yeimy Espinal/Hawdy Valerio
Juan Rivera & Justine Rivera
Manuel & Brunilda Tosado
Rafael Tapia
Folasade & Oluseyi Oyesiku
Janet Wilson
Jacinta Simon Garcia
Keisha Hendy
Griselda Rosario

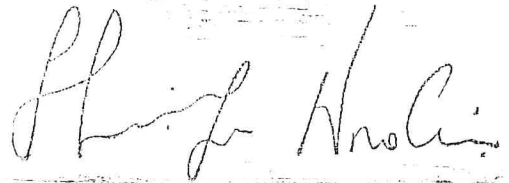
Apt:

1A
1B
1C
1D
2A
2B
2C
2D
2E
2F
3A
3B
3C
3D
3E

Patricia Chang / J. Cedeno	3F
Usoro Akpan / Imeh Akpan	4A
Elvia Lambert	4B
Deitra Admore	4C
Francisco / Ramona Nunez	4D
Kwame Asante / Filomina Lartey	4E
Moumoun Toure / Mamadou Toure	4F
Calloway Johnson	5A
Avril Paulino / Luis Cortes	5B
Nadia Okraku	5C
Rosa Linda Nunez	5D
Helen Arthur	5E
Bolivar & Martha Chang	5F
Michael Miller	6A
Toure Seni Kadidjatou	6B
Yaw Auiako	6C
Angela Beltre	6D
Monet Simmons	6E
Ana Alvarez	6F

FEB 11 2022

Date of Mailing



George N. Nnochiri
Rent Administrator