



New York State Division of Housing and Community Renewal  
Office of Rent Administration

Registration Rent Roll Report for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

The attached Registration Rent Roll report shows information on file with the NYS Division of Housing and Community Renewal (DHCR) for the above referenced building and has had its Certification of Copy of Record signed by a certifying officer on the first and last pages of this report. The DHCR considers the entire report as having certified status.

This report was printed at the Queens BRO of DHCR.

The apartment status section of the report indicates the reported nature of the occupancy of the apartment. The following designations are used:

RS	= Rent Stabilized	RS-TE	= Temporarily Exempt	RS-V	= Vacant
RC	= Rent Controlled	PE	= Permanently Exempt	VD	= Vacancy Decontrolled
RS-NH	= Not For Profit Homeless Unit				

The effective date is the date that the apartment became subject to rent regulation as required by the Omnibus Housing Act of 1983 and is only visible on the Initial Registration Rent Roll Report.

A "W" appended to the end of the rent amount indicates that the rent amount is paid weekly instead of monthly.

An "\*" prefixing the apartment number indicates that an amendment to the annual apartment registration filed by the owner has been recorded.

The filing date is the date when the registration for the apartment was received by DHCR. A "NC" in this column indicates that the filing date was not recorded on the computer file.

For apartments with a status of RS-NH, the tenant name will be followed by the service provider name.

ADVISORY NOTE: This document merely reports the statements made by the owner in the registration(s) filed by such owner and does not reflect changes in rent occurring after April 1 of each year. DHCR does not attest to the truthfulness of the owner's statements or the legality of the rents reported in this document. Furthermore, this document does not necessarily reflect modifications to the lawful rent or other registration information as a result of orders issued by DHCR, or a finding that a registration has not been filed.

APR 24 2025

DATE

CERTIFYING OFFICER

Print Location: Queens BRO



New York State Division of Housing and Community Renewal  
Office of Rent Administration

Initial Registration Rent Roll Report for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	EFFECTIVE DATE	LEGAL REG RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
1	RC	04/01/84	260.29		NC	IRIS PALMER		
2	RS	04/01/84	315.00		NC	VACANT		
3	RS	04/01/84	314.75		NC	LAUN MAURER		06/30/86
21	RS	04/01/84	926.34		NC	DEBRA KELLY		12/31/86
22	RS	04/01/84	550.00		NC	JANICE MYZAL		05/31/86
23	RS	04/01/84	334.62		NC	JAMES HANCOCK		03/31/85
31	RC	04/01/84	301.78		NC	DUSTY SMITH		
32	RS	04/01/84	533.62		NC	CYNTHIA BUSH		02/28/85
33	RS	04/01/84	281.97		NC	HOWARD SKWER		07/31/86
41	RS	04/01/84	1200.00		NC	MARVIN DAVIS / MIRA		03/31/86
42	RC	04/01/84	227.60		NC	ODETTE REIFMAN		
43	RS	04/01/84	260.40		NC	FRANK / GLORIA MARIN		08/31/84
51	RS	04/01/84	458.57		NC	WENDY KORRICK		08/31/85
52	PE	04/01/84	220.10		NC			
53	RS	04/01/84	308.00		NC	JAY WARD		10/31/85
61	RC	04/01/84	242.19		NC	NATASHA TOBEY		
62	RS	04/01/84	594.88		NC	JAY SCHREIBER		02/28/85
63	RC	04/01/84	273.47		NC	LAUN / MARYANN MAURE		
71	RS	04/01/84	634.50		NC	DANIEL SKLAR / DENIS		05/31/86
72	PE	04/01/84	407.24		NC	UNKNOWN		06/30/86
73	RS	04/01/84	426.36		NC	ED / CLAUDIA FOUNTAI		07/31/84
PENTHOUSE1	RS	04/01/84	360.16		NC	MARSHALL CLEMENTE		01/31/86
PENTHOUSE2	RS	04/01/84	643.24		NC	ALAN / ROBIN FUCHSBE		01/31/86

CERTIFICATION OF COPY OF RECORD

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's Initial registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registration(s) may have been modified by DHCR for identification purposes only.

DATE

CERTIFYING OFFICER

Print Location: Queens BRO



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1985 Registration Rent Roll Report Effective 04/01/1985 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
3	RS	314.75			02/19/92	MAURER LAWN		06/30/86
21	RS	926.34			02/19/92	DEBRA KELLY		12/31/86
22	RS	588.50			02/19/92	RUNSHENG YING		05/31/86
23	RS	348.80			02/19/92	JAMES HANCOCK		03/31/87
32	RS	581.65			02/19/92	ISSER STEPHANIE		02/28/87
33	RS	301.97			02/19/92	SKWER HOWARD		07/31/86
41	RS	1200.00			02/19/92	DAVIS MARVIN		03/31/86
43	RS	270.87			02/19/92	MR & MRS F MARINO		08/31/85
51	RS	458.57			02/19/92	KORRICK WENDY		08/31/85
53	RS	308.00			02/19/92	JAY WARD		10/31/85
62	RS	630.57			02/19/92	JAY SCHREIBER		02/28/86
71	RS	678.96			02/19/92	SKLAR DANNY		05/31/86
72	RS	407.24			02/19/92	ROBERT TOWNSEND		06/30/86
73	RS	426.36			02/19/92	VACANT		
PENTHOUSE 1	RS	360.16			02/19/92	MARSHALL CLEMENTS		01/31/86
PENTHOUSE 2	RS	850.00			02/19/92	STEVEN ABRAMS		03/31/87



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1986 Registration Rent Roll Report Effective 04/01/1986 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
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NO INFORMATION FOUND FOR THIS REGISTRATION YEAR.



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1987 Registration Rent Roll Report Effective 04/01/1987 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
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NO INFORMATION FOUND FOR THIS REGISTRATION YEAR.



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1988 Registration Rent Roll Report Effective 04/01/1988 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
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NO INFORMATION FOUND FOR THIS REGISTRATION YEAR.



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1989 Registration Rent Roll Report Effective 04/01/1989 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	377.93			10/19/89	ROBERTA KORDIUTIAK	04/01/89	03/31/90
3	RS	612.37			10/19/89	ROBERT TOWNSEND	06/01/88	05/31/89
21	RS	986.55			10/19/89	DEBRA KELLY	06/01/87	05/31/89
22	RS	727.03			10/19/89	RUNSHENG YING	06/01/87	05/31/89
23	RS	371.47			10/19/89	JAMES HANCOCK	11/01/87	10/31/89
32	RS	749.04			10/19/89	DEBORAH TAUB	08/01/88	07/31/90
33	RS-V	321.60		0.00	10/19/89	VACANT		
41	RS	1400.00			10/19/89	SUSAN SCHINDEHETTE	10/01/88	09/30/90
43	RS-V	378.60		0.00	10/19/89	VACANT		
51	RS	634.72			10/19/89	KIM KORRICK	04/01/89	03/31/91
53	RS	349.32			10/19/89	JAY WARD	11/01/87	10/31/89
62	RS	744.63			10/19/89	JAY SCHREIBER	03/01/89	02/28/90
71	RS	842.38			10/19/89	MARK SKLAR	06/01/88	05/31/90
72	RS	461.90			10/19/89	ROBERT TOWNSEND	07/01/88	06/30/90
73	RS	1300.00			10/19/89	DOROTHY PAPADAKOS	12/01/87	11/30/89
PENTHOUSE1	RS	408.50			10/19/89	MARSHALL CLEMENTS	02/01/88	01/31/90
PENTHOUSE2	RS	986.72			10/19/89	STEVEN ABRAMS	04/01/89	03/31/91



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1990 Registration Rent Roll Report Effective 04/01/1990 for  
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127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS-V				10/22/93	VACANT		
3	RS-V				10/22/93	VACANT		
21	RS	1075.34			10/22/93	MR MATTHEW WILKES	06/01/89	05/31/91
22	RS	792.46			10/22/93	RUNSHENG YING	06/01/89	05/31/91
23	RS	404.90			10/22/93	JAMES HANCOCK	11/01/89	10/31/91
32	RS	907.00		900.00	10/22/93	BRIAN MONAHAN	04/01/90	03/30/91
33	RS-V	321.60			10/22/93	VACANT		
41	RS	1400.00			10/22/93	SUSAN SCHINDEHETTE	10/01/88	09/30/90
43	RS	1295.00			10/22/93	BILL HARTMAN	04/01/90	03/31/91
51	RS	634.72			10/22/93	KIM KORRICK	04/01/89	03/31/91
53	RS	380.78			10/22/93	JAY WARD	11/01/89	10/31/91
62	RS	785.58			10/22/93	JAY SCHREIBER	03/01/90	02/28/91
71	RS	842.38			10/22/93	MARK SKLAR	06/01/88	05/31/90
72	RS	600.00			10/22/93	ROBERTA KORNUZIAK	12/01/89	11/30/91
73	RS	1417.00			10/22/93	ATHENA PAPADAKOS	12/01/89	11/30/91
PENTHOUSE 1	RS	445.27			10/22/93	MARSHALL CLEMENTS	02/01/90	01/31/92
PENTHOUSE 2	RS	986.72			10/22/93	STEVEN AVRAMS	04/01/89	03/31/91





New York State Division of Housing and Community Renewal  
Office of Rent Administration

1991 Registration Rent Roll Report Effective 04/01/1991 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS-V				10/22/93	VACANT		
3	RS	652.17			10/22/93	ROBERT TOWNSEND	06/01/90	05/30/92
21	RS	1075.34			10/22/93	KEVIN DOWNEY	04/01/91	05/31/91
22	RS	792.46			10/22/93	MELANIE FALICK	08/01/90	05/31/91
23	RS	404.90			10/22/93	JAMES HANCOCK	11/01/89	10/31/91
32	RS	940.50			10/22/93	BRIAN MONAHAN	04/01/91	03/31/92
33	RS-V				10/22/93	VACANT		
41	RS	1400.00			10/22/93	SUSAN SCHINDEHETTE	04/01/90	03/31/92
42	RS-V				10/22/93	VACANT		
43	RS	1420.94		1300.00	10/22/93	JOANNE BEDFORD	04/01/91	03/31/92
51	RS	679.15			10/22/93	KIM KORRICK	04/01/91	03/31/93
53	RS	380.78			10/22/93	JAY WARD	11/01/89	10/31/91
62	RS	879.85			10/22/93	WILLIAM M SHANER	04/01/91	03/31/93
71	RS	888.71			10/22/93	MARK SKLAR	06/01/90	05/31/91
72	RS	600.00			10/22/93	ROBERTA KORNUKIAK	12/01/89	11/30/91
73	RS	1417.00			10/22/93	ATHENA PAPADAKOS	12/01/89	11/30/91
PENTHOUSE 1	RS	445.27			10/22/93	MARSHALL CLEMENTS	02/01/90	01/31/92
PENTHOUSE 2	RS	1031.12			10/22/93	STEVEN ABRAMS	04/01/91	03/31/92



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1992 Registration Rent Roll Report Effective 04/01/1992 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	436.00			10/22/93	ANDREW COSTELLO	12/01/91	11/30/92
3	RS	652.17			10/22/93	ROBERT TOWNSEND	06/01/90	05/31/92
21	RS	1204.38		1150.61	10/22/93	KEVIN DOWNEY	06/01/91	05/31/93
22	RS	887.56			10/22/93	MELANIE FALICK	06/01/91	05/31/93
23	RS	431.22			10/22/93	JAMES HANCOCK	11/01/91	10/31/93
32	RS	978.12			10/22/93	BRIAN MONAHAN	04/01/92	03/31/93
33	RS-V				10/22/93	VACANT		
41	RS	1456.00			10/22/93	SUSAN SCHINDEHETTE	04/01/92	03/31/93
42	RS	900.00			10/22/93	ATHENA PAPDAKOS	06/01/91	05/31/93
43	RS	1352.00			10/22/93	JOANNE BEDFORD	04/01/92	03/31/93
51	RS	679.15			10/22/93	KIM KORRICK	04/01/91	03/31/93
53	RS	405.53			10/22/93	JAY WARD	11/01/91	10/31/93
62	RS	879.85			10/22/93	WILLIAM M SHANER	04/01/91	03/31/93
71	RS	928.70			10/22/93	MARK SKLAR	06/01/91	05/31/92
72	RS	624.00			10/22/93	ROBERTA KORNUKIAK	12/01/91	11/30/92
73	RS	1417.00		1350.00	10/22/93	CHARLES RUDDY	06/01/91	05/31/92
PENTHOUSE1	RS	474.21			10/22/93	MARSHALL CLEMENTS	02/01/92	01/31/94
PENTHOUSE2	RS	1129.08			10/22/93	CYNTHIA MORGAN	04/01/92	03/31/93



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1993 Registration Rent Roll Report Effective 04/01/1993 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	457.80			10/22/93	ANDREW COSTELLO	12/01/92	11/30/94
3	RS	697.82			10/22/93	ROBERT TOWNSEND	06/01/92	05/31/94
21	RS	1208.14			10/22/93	KEVIN DOWNEY	06/01/91	05/31/93
22	RS	887.56			10/22/93	MELANIE FALICK	06/01/91	05/31/93
23	RS	431.22			10/22/93	JIMMY HANCOCK	11/01/91	10/31/93
32	RS-V	978.12			10/22/93	VACANT		
33	RS	1450.00			10/22/93	DOUG HARRIS	05/12/92	05/30/93
41	RS	1499.68		1456.00	10/22/93	SUSAN SCHINDEHETTE	04/01/93	03/31/94
42	RS	900.00			10/22/93	ATHENA PAPADAKOS	06/01/91	05/31/93
43	RS-V	1352.00			10/22/93	VACANT		
51	RS	713.11			10/22/93	KIM KURRICK	04/01/93	03/31/95
53	RS	405.53			10/22/93	JAY WARD	11/01/91	10/31/93
62	RS-V	879.85			10/22/93	VACANT		
71	RS	1062.43			10/22/93	TIM WARREN	02/15/93	02/14/95
72	RS	655.20			10/22/93	ROBERTA KORNUKIAK	12/01/92	11/30/94
73	RS	1471.50			10/22/93	JILL INMAN	07/01/92	06/30/93
PENTHOUSE 1	RS	474.21			10/22/93	MARSHALL CLEMENTS	02/01/92	01/31/94
PENTHOUSE 2	RS	1185.53			10/22/93	CYNTHIA MORGAN	04/01/93	03/31/95



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1994 Registration Rent Roll Report Effective 04/01/1994 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	457.80			09/01/94	ANDREW COSTELLO	12/01/92	11/30/94
3	RS	735.00			09/01/94	ROBERT TOWNSEND	06/01/93	05/31/94
21	RS	1208.14			09/01/94	KEVIN DOWNEY	06/01/93	05/31/95
22	RS	958.56			09/01/94	DAVID ROSENSTEIN	09/01/93	08/31/94
23	RS	452.78			09/01/94	JIMMY HANCOCK	11/01/93	10/31/95
32	RS	1056.37			09/01/94	CHARLES LINN	04/15/93	04/14/94
33	RS	1566.00		1500.00	09/01/94	JULIE SIMONS	06/01/93	05/31/94
41	RS	1499.68			09/01/94	JOHN CAFFREY	11/01/93	10/31/94
42	RS	972.00			09/01/94	JEFFREY KIEFFER	06/01/93	05/31/95
43	RS	1460.16			09/01/94	AMY HOCART	08/15/93	08/14/94
51	RS	713.11			09/01/94	KIM KORRICK	04/01/93	03/31/95
53	RS	425.81			09/01/94	JAY WARD	11/01/93	10/31/95
62	RS	950.24			09/01/94	SUSAN ADAMS	10/01/93	09/30/94
71	RS	1062.43			09/01/94	TIM WARREN	02/15/93	02/14/95
72	RS	655.20			09/01/94	ROBERTA KORNUTIK	12/01/92	11/30/94
73	RS	1515.68			09/01/94	TIFFANY POLLARD	07/01/93	06/30/94
PENTHOUSE 1	RS	497.92			09/01/94	MARSHALL CLEMENTS	02/01/94	01/31/96
PENTHOUSE 2	RS	1185.53			09/01/94	CYNTHIA MORGAN	04/01/93	03/31/95



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1995 Registration Rent Roll Report Effective 04/01/1995 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	466.96			07/31/95	ANDREW COSTELLO	12/01/94	11/30/95
3	RS	735.00			07/31/95	ROBERT TOWNSEND	06/01/94	05/31/95
21	RS	1208.14			07/31/95	KEVIN DOWNEY	06/01/93	05/31/95
22	RS	987.32			07/31/95	DAVID ROSENSTEIN	09/01/94	08/30/95
23	RS	452.78			07/31/95	JIMMY HANCOCK	11/01/93	10/31/95
32	RS	1088.06			07/31/95	CHARLES LINN	04/15/94	04/14/95
33	RS	1545.00			07/31/95	JULIE SIMONS	06/01/94	05/31/95
41	RS	1500.00			07/31/95	CHARLES CRISTO	08/01/94	07/31/95
42	RS	972.00			07/31/95	JEFFREY KIEFFER	06/01/93	05/31/95
43	RS	1576.97			07/31/95	ROBERT COX	10/01/94	09/30/96
51	RS	741.64			07/31/95	KIM KORRICK	04/01/95	03/31/97
53	RS	425.81			07/31/95	JAY WAND	11/01/93	10/31/95
62	RS	978.75			07/31/95	SUSAN ADAMS	10/01/94	09/30/95
71	RS	1083.68			07/31/95	TIM WARREN	02/15/95	02/14/96
72	RS	681.41			07/31/95	ROBERTA KORNUKIAK	12/01/94	11/30/96
73	RS	1561.12			07/31/95	DYANNE KAUFMAN	07/01/94	06/30/95
PENTHOUSE 1	RS	497.92			07/31/95	MARSHALL CLEMENTS	02/01/94	01/31/96
PENTHOUSE 2	RS	1232.95			07/31/95	CYNTHIA MORGAN	04/01/95	03/31/97



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1996 Registration Rent Roll Report Effective 04/01/1996 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	485.64			07/31/96	ANDREW COSTELLO	12/01/95	11/30/97
3	RS	764.40			07/31/96	ROBERT TOWNSEND	06/01/95	05/31/97
21	RS	1363.27			07/31/96	WILLIAM CORKHILL	03/01/96	05/31/97
22	RS	1007.07			07/31/96	DAVID ROSENSTEIN	09/01/95	08/31/96
23	RS	462.34			07/31/96	JIMMY HANCOCK	11/01/95	10/31/96
32	RS	1109.84			07/31/96	CHARLES LINN	04/15/95	04/14/96
33	RS	1575.90			07/31/96	JULIE SIMONS	06/01/95	05/31/96
41	RS	1530.00			07/31/96	CHARLES CRISOT	08/01/95	07/31/96
42	RS	1010.88			07/31/96	JEFFREY KIEFFER	06/01/95	05/31/97
43	RS	1576.97			07/31/96	ROBERT COX	10/01/94	09/30/96
51	RS	741.64			07/31/96	KIM KORRICK	04/01/95	03/31/97
53	RS	442.84			07/31/96	JAY WARD	11/01/95	10/31/97
62	RS	1106.00			07/31/96	COLIN MINER	10/15/95	10/14/96
71	RS	1219.46			07/31/96	KEVIN DOWNEY	03/01/96	02/28/98
72	RS	681.41			07/31/96	ROBERTA KORNUK	12/01/94	11/30/96
73	RS	1592.34			07/31/96	DYANNE KAUFMAN	07/01/95	06/30/96
PENTHOUSE1	RS	517.84			07/31/96	MARSHALL CLEMENTS	02/01/96	01/31/98
PENTHOUSE2	RS	1232.95			07/31/96	CYNTHIA MORGAN	04/01/95	03/31/97



New York State Division of Housing and Community Renewal  
Office of Rent Administration

1997 Registration Rent Roll Report Effective 04/01/1997 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	485.64			07/29/97	ANDREW COSTELLO	12/01/95	11/30/97
3	RS-V	764.40			07/29/97	VACANT		
21	RS	1363.27			07/29/97	WILLIAM CORKHILL	03/01/96	05/31/97
22	RS	1027.21			07/29/97	DAVID ROSENSTEIN	09/01/96	08/31/97
23	RS	494.70			07/29/97	JIMMY HANCOCK	11/01/96	10/31/98
32	RS	1132.02			07/29/97	CHARLESD LINN	04/15/96	04/14/97
33	RS	1607.42			07/29/97	JULIE SIMONS	06/01/96	05/31/97
41	RS	1560.60			07/29/97	CHARLES CRISTO	08/01/96	07/31/97
42	RS	1010.88			07/29/97	JEFFREY KIEFFER	06/01/95	05/31/97
43	RS	1655.82			07/29/97	ROBERT COX	10/01/96	09/30/97
51	RS	793.56			07/29/97	KIM KORRICK	04/01/97	03/31/99
53	RS	442.84			07/29/97	JAY WARD	11/01/95	10/31/97
62	RS	1161.30			07/29/97	COLIN MINER	10/15/96	10/14/97
71	RS	1219.46			07/29/97	KEVIN DOWNEY	03/01/96	02/28/98
72	RS	729.11			07/29/97	ROBERTA KORNUTIAK	12/01/96	11/30/98
73	RS	1624.19			07/29/97	DYANNE KAUFMAN	07/01/96	06/30/97
PENTHOUSE	RS	517.84			07/29/97	MARSHALL CLEMENTS	02/01/96	01/31/98
PENTHOUSE2	RS	1319.26			07/29/97	CYNTHIA MORGAN	04/01/97	03/31/99



New York State Division of Housing and Community Renewal  
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1998 Registration Rent Roll Report Effective 04/01/1998 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	495.35			07/29/98	ANDREW COSTELLO	12/01/97	11/30/98
3	RS	1770.79			07/29/98	MARGARET DECASTRO	08/15/97	08/31/98
21	RS	1581.40			07/29/98	RYAN BALLANTYNE	06/01/97	05/31/99
22	RS	1078.58			07/29/98	DAVID ROSENSTEIN	09/01/97	08/31/98
23	RS	494.70			07/29/98	JIMMY HANCOCK	11/01/96	10/31/98
32	RS	1188.62			07/29/98	CHARLES LINN	04/15/97	04/14/98
33	RS	1687.79			07/29/98	JULIE SIMONG	06/01/97	05/31/98
41	RS	1872.72			07/29/98	PABLO GOLDBERG	09/01/97	08/31/98
42	RS	1081.64			07/29/98	JEFFRY KIEFFER	06/01/97	05/31/99
43	RS	1688.94			07/29/98	ROBERT COX	10/01/97	09/30/98
51	RS	793.56			07/29/98	KIM KORRICK	04/01/97	03/31/99
53	RS	460.55			07/29/98	JAY WARD	11/01/97	10/31/99
62	RS	1207.75			07/29/98	COLIN MINER	10/15/97	10/14/99
71	RS	1268.24			07/29/98	KEVIN DOWNEY	03/01/98	02/29/00
72	RS	729.11			07/29/98	ROBERTA KORNUTIK	12/01/96	11/30/98
73	RS	1705.40			07/29/98	DYANNE KAUFMAN	07/01/97	06/30/98
PENTHOUSE 1	RS	538.55			07/29/98	MARSHALL CLEMENTS	02/01/98	01/31/00
PENTHOUSE 2	RS	1319.26			07/29/98	CYNTHIA MORGAN	04/01/97	03/31/99





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127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	515.16			07/19/99	ANDREW COSTELLO	12/01/98	11/30/00
3	RS	1806.21			07/19/99	MARGARET DECASTRO	09/01/98	08/31/99
21	RS	1866.12			07/19/99	PAOLO GANDOLFI	02/01/99	01/31/00
22	RS	1100.15			07/19/99	DAVID ROSENSTEIN	09/01/98	08/31/99
23	RS	514.49			07/19/99	JIMMY HANCOCK	11/01/98	10/31/00
32	RS	1212.40			07/19/99	CHARLES LINN	04/15/98	04/14/99
33	RS	1721.54			07/19/99	ADRIENNE SALDANA	06/01/98	05/31/99
41	RS	1910.17			07/19/99	PABLO GOLDBERG	09/01/98	08/31/99
42	RS	1081.64			07/19/99	JEFFREY KIEFFER	06/01/97	05/31/99
43	RS	2026.73			07/19/99	JASON HINKLE	10/15/98	10/31/00
51	RS	825.30			07/19/99	KIM KORRICK	04/01/99	03/31/01
53	RS	460.55			07/19/99	JAY WARD	11/01/97	10/31/99
62	RS	1207.75			07/19/99	COLIN MINER	10/15/97	10/14/99
71	RS	1268.24			07/19/99	KEVIN DOWNEY	03/01/98	02/29/00
72	RS	758.27			07/19/99	ROBERTA KORNUTIK	12/01/98	11/30/00
73	RS	1739.50			07/19/99	HOLLY PERLANS	07/01/98	06/30/99
PENTHOUSE 1	RS	538.55			07/19/99	MARSHALL CLEMENTS	02/01/98	01/31/00
PENTHOUSE 2	RS	1583.11			07/19/99	DOUG GRIEBEL	04/01/99	03/31/01



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127 RIVERSIDE DR  
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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	515.16			07/31/00	ANDREW COSTELLO	12/01/98	11/30/00
3	RS	1842.33			07/31/00	MARGARET DE CASTRO	09/01/99	08/31/00
21	RS	1903.44			07/31/00	PAULO GANDOLFI	02/01/00	01/31/01
22	RS	1122.15			07/31/00	DAVID ROSENSTEIN	09/01/99	08/31/00
23	RS	514.49			07/31/00	JIMMY HANCOCK	11/01/98	10/31/00
32	RS	1236.65			07/31/00	CHARLES LINN	04/15/99	04/14/00
33	RS	1755.97			07/31/00	ADRIENNE SALDANA	06/01/99	05/31/00
41	RS	1948.37			07/31/00	PABLO GOLDBERG	09/01/99	08/31/00
42	RS	1124.90			07/31/00	JEFFRY KIEFFER	06/01/99	05/31/01
43	PE				07/31/00	NYC COOP/CONDO		
51	RS	825.30			07/31/00	KIM KORRICK	04/01/99	03/31/01
53	RS	493.97		508.97	07/31/00	JAY WARD	11/01/99	10/31/01
62	RS	1256.06			07/31/00	COLIN MINER	10/15/99	10/14/01
71	RS	1318.97			07/31/00	KEVIN DOWNEY	03/01/00	02/25/02
72	RS	758.27			07/31/00	ROBERTA KORNUKIAK	12/01/98	11/30/00
73	RS	1774.30			07/31/00	HOLLY PERKINS	07/01/99	06/30/00
PH1	RS	560.09			07/31/00	MANHAIL CLEMENTS	02/01/00	01/31/02
PH2	RS	1583.11			07/31/00	DOUG GRIEBEL	04/01/99	03/31/01



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2001 Registration Rent Roll Report Effective 04/01/2001 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS-V	546.07			07/30/01	VACANT		
3	RS	1916.02			07/30/01	MARGARET DECASTRO	09/01/00	08/31/02
21	RS	1979.58			07/30/01	PAULO GANDOLFI	02/01/01	01/31/02
22	RS	1144.59			07/30/01	DAVID ROSENSTEIN	09/01/00	08/31/01
23	RS	514.49			07/30/01	JIMMY HANCOCK	11/01/98	
32	RS	1261.38			07/30/01	CHARLES LINN	04/15/99	04/14/01
33	RS	1755.97			07/30/01	ADRIENNE SALDANA	06/01/99	
41	RS	1987.34			07/30/01	PABLO GOLDBERG	09/01/00	08/31/01
42	RS	1124.90			07/30/01	JEFFREY KIEFFER	06/01/99	05/31/01
43	PE				07/30/01	HIGH RENT VACANCY	08/01/00	07/31/02
51	RS	874.82			07/30/01	KIM KORRICK	04/01/01	03/31/03
53	RS	493.97		508.97	07/30/01	JAY WARD	11/01/99	10/31/01
62	RS	1256.06			07/30/01	CULIN MINER	10/15/99	10/14/01
71	RS	1318.97			07/30/01	KEVIN DOWNEY	03/01/00	02/28/02
72	RS	803.77			07/30/01	ROBERTA KORNUTIK	12/01/00	11/30/02
73	RS	1809.79			07/30/01	HOLLY PERKINS	07/01/00	06/30/01
PH1	RS	560.09			07/30/01	MARSHALL CLEMENTS	02/01/00	01/31/02
PH2	PE				07/30/01	HIGH RENT VACANCY	04/01/01	06/30/02



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Office of Rent Administration

2002 Registration Rent Roll Report Effective 04/01/2002 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS-V	546.07			07/17/02	VACANT		
3	RS	1916.02			07/17/02	MARGARET DECASTRO	09/01/00	08/31/02
21	PE				07/17/02	HIGH RENT VACANCY	02/01/02	01/31/04
22	RS	1144.59			07/17/02	DAVID ROSENSTEIN	09/01/01	08/31/02
23	RS	545.36			07/17/02	JIMMY HANCOCK	11/01/00	10/31/02
32	RS	1311.84			07/17/02	CHARLES LINN	04/15/00	04/14/02
33	RS	1826.21			07/17/02	ADRIENNE SAZDANA	06/01/00	05/31/02
41	PE				07/17/02	HIGH RENT VACANCY	09/01/01	08/31/02
42	RS	1192.39			07/17/02	JEFFREY KIEFFER	06/01/01	05/31/03
43	PE				07/17/02	HIGH RENT VACANCY	08/01/00	07/31/02
51	RS	874.82			07/17/02	KIM KORRICK	04/01/01	03/31/03
53	RS	539.51			07/17/02	JAN WAND	11/01/01	10/31/03
62	RS	1331.42			07/17/02	COLIN MINER	10/15/01	10/14/03
71	RS	1398.11			07/17/02	KEVIN DOWNEY	03/01/02	02/28/04
72	RS	803.77			07/17/02	ROBERTA KORNMIAK	12/01/00	11/30/02
73	RS	1882.18			07/17/02	HOLLY PERKINS	07/01/01	06/30/02
PH1	RS-V	560.09			07/17/02	VACANT		
PH2	PE				07/17/02	HIGH RENT VACANCY	04/01/01	06/30/02



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2003 Registration Rent Roll Report Effective 04/01/2003 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	600.00			07/14/03	DENIS P. DUFFEY	05/23/02	05/22/03
3	PE	2030.98			07/14/03	HIGH RENT VACANCY	09/01/02	08/31/04
21	PE	2098.36			07/14/03		02/01/02	01/31/04
22	RS	1237.99			07/14/03	DAVID ROSENSTEIN	09/01/02	08/31/03
23	RS	567.17			07/14/03	JIMMY HANCOCK	11/01/02	10/31/04
32	RS	1364.31			07/14/03	CHARLES LINN	04/15/02	04/14/03
33	RS	1935.78			07/14/03	ADRIENNE SALDANA	06/01/02	05/31/04
41	PE	2149.50			07/14/03		09/01/02	08/31/04
42	RS	1192.39			07/14/03	JEFFREY KIEFFER	06/01/01	05/31/03
43	PE	2005.00			07/14/03		11/15/02	11/14/03
51	RS	909.81			07/14/03	KIM KORRICK	04/01/03	03/31/05
52	PE			220.10	07/14/03			
53	RS	539.51			07/14/03	JAY WARD	11/01/01	10/31/03
61	PE			242.19	07/14/03		01/01/03	12/31/03
62	RS	1331.42			07/14/03	COLIN MINER	10/15/01	10/14/03
71	RS	1398.11			07/14/03	KEVIN DOWNEY	03/01/02	02/28/04
72	RS	835.92			07/14/03	ROBERTA KORNUKIAK	12/01/02	11/30/04
73	RS	1957.47			07/14/03	HOLLY PERKINS	07/01/02	06/30/03
PH1	PE	560.09			07/14/03		04/01/03	03/31/04
PH2	PE			2300.00	07/14/03		10/01/02	09/30/03



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2004 Registration Rent Roll Report Effective 04/01/2004 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	624.00			09/03/04	DENIS P. DUFFEY	05/23/03	05/22/05
3	PE	1925.00			09/03/04		08/01/03	07/31/04
21	PE	2119.95			09/03/04		02/01/04	01/31/05
22	RS	1262.75			09/03/04	DAVID ROSENSTEIN	09/01/03	08/31/04
23	RS	567.17			09/03/04	JIMMY HANCOCK	11/01/02	10/31/04
32	RS	1674.29			09/03/04	RICHARD WEISS	07/15/03	07/14/05
33	RS	1935.78			09/03/04	ADRIENNE SALDANA	06/01/02	05/31/04
41	RS	2149.50			09/03/04	PABLO GOLDBERG	09/01/02	08/31/04
42	RS	1240.09			09/03/04	JEFFREY KIEFFER	06/01/03	05/31/05
43	RS	2005.00			09/03/04	SHAYNA SHULMAN	11/15/03	11/14/04
51	RS	909.81			09/03/04	KIM KORRICK	04/01/03	03/31/05
52	RS-V	1950.00			09/03/04	VACANT		
53	RS	579.97			09/03/04	JAY WARD	11/01/03	10/31/05
61	PE	2000.00			09/03/04	OTHER	01/10/04	01/31/05
62	PE	1850.00			09/03/04	HIGH RENT VACANCY		
71	RS	1502.97			09/03/04	KEVIN DOWNEY	03/01/04	02/28/06
72	RS	835.92			09/03/04	ROBERTA KORNUZIAK	12/01/02	11/30/04
73	RS	1996.62			09/03/04	HOLLY PERKINS	07/01/03	06/30/04
PH1	PE	2700.00			09/03/04	HIGH RENT VACANCY		
PH2	PE	2300.00			09/03/04	HIGH RENT VACANCY	10/01/03	09/30/04



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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	624.00			09/08/05	DENIS P. DUFFEY	05/23/03	05/22/05
3	RS	1925.00			09/08/05	EZRA ANDROPHY	08/01/04	08/01/05
21	RS	2193.53			09/08/05	PAOLO GANDOLFI	02/01/05	01/31/07
22	RS	1319.57			09/08/05	DAVID ROSENSTEIN	09/01/04	08/31/05
23	RS	604.04			09/08/05	JIMMY HANCOCK	11/01/04	10/31/06
32	RS	1674.29			09/08/05	RICHARD WEISS	07/15/03	07/14/05
33	RS	2000.00			09/08/05	ADITISANDIP JHAVERI	02/15/05	02/28/06
41	RS	2235.48			09/08/05	PABLO GOLDBERG	09/01/04	08/31/05
42	RS	1240.09			09/08/05	JEFFRY KIEFFER	06/01/03	05/31/05
43	RS	2005.00			09/08/05	SHAYNA SHULMAN	11/15/04	11/14/05
51	RS	968.95			09/08/05	KIM KORRICK	04/01/05	03/31/07
52	RS	1800.00			09/08/05	GEOFFREY HORRELL	02/15/05	02/28/06
53	RS	599.97			09/08/05	JAY WARD	11/01/03	10/31/05
61	RS	2030.00			09/08/05	JOSH L. GUTTMAN	02/01/05	01/31/06
62	RS	1900.00			09/08/05	ROBIN GEIFENBIEN	10/01/04	09/30/05
71	RS	1502.97			09/08/05	KEVIN DOWNEY	03/01/04	02/28/06
72	RS	890.25			09/08/05	ROBERTA KORNUTIK	12/01/04	11/30/06
73	RS	2086.47			09/08/05	HOLLY PERKINS	07/01/04	06/30/05
PH1	RS	2700.00			09/08/05	MICHAEL BUCKLEY	04/01/05	03/31/06
PH2	RS	2346.00			09/08/05	FRANCA FOLIGATTI	10/01/04	09/30/05



New York State Division of Housing and Community Renewal  
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127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

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APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS-V	624.00			10/30/06	VACANT		
3	RS	1925.00			10/30/06	EZRA ANDROPHY	08/01/05	07/31/06
21	PE	2193.53			10/30/06	HIGH RENT VACANCY	02/01/05	01/31/07
22	RS	1850.00			10/30/06	LARRY FINER	09/01/05	08/31/06
23	RS	604.04			10/30/06	JIMMY HANCOCK	11/01/04	10/31/06
32	RS	1850.00			10/30/06	DAVID J. SADELL	07/15/05	07/14/06
33	RS	2020.00			10/30/06	ADITISANDJO JHAVERI	03/01/06	02/28/07
41	RS-V	2235.48			10/30/06	VACANT		
42	RS	1320.07			10/30/06	JEFFRY KIEFFER	06/01/05	05/31/07
43	RS	2025.00			10/30/06	ROCHELLE FLEISCHER	11/15/05	11/14/06
51	RS	968.95			10/30/06	KIM KORRICK	04/01/05	03/31/07
52	RS	1850.00			10/30/06	ALEXANDER VOITIUC	02/01/06	01/31/07
53	RS	611.87			10/30/06	JAY WARD	11/01/05	10/31/07
61	RS	2030.00			10/30/06	ROBIN A. GELFENBIEN	10/01/05	09/30/06
62	RS	1950.00			10/30/06	ALESSANDRA VOLPI	10/01/05	09/30/07
71	RS	1585.63			10/30/06	KEVIN DOWNEY	03/01/06	02/28/08
72	RS	890.25			10/30/06	ROBERTA KORNUZIAK	12/01/04	11/30/06
73	RS	2086.47			10/30/06	HOLLY PERKINS	07/01/05	06/30/06
PH1	PE	2727.00			10/30/06	HIGH RENT VACANCY	04/01/06	03/31/07
PH2	PE	2346.00			10/30/06	HIGH RENT VACANCY	10/01/05	09/30/06





New York State Division of Housing and Community Renewal  
Office of Rent Administration

2007 Registration Rent Roll Report Effective 04/01/2007 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	500.00			12/07/07	JUAN RAMOS	05/01/06	04/30/07
3	RS	1925.00			12/07/07	JOSUA ANDROPHY	08/01/06	07/31/07
21	PE	2226.43			12/07/07	HIGH RENT VACANCY	02/01/07	01/31/08
22	RS	1900.88			12/07/07	LAWRENCE FINER	09/01/06	08/31/07
23	RS	647.98			12/07/07	JIMMY HANCOCK	11/01/06	10/31/08
32	RS	1900.88			12/07/07	DAVID J. SADELL	08/01/06	07/31/07
33	PE	2020.00			12/07/07	HIGH RENT VACANCY	03/01/07	02/28/08
41	PE	2100.00			12/07/07	HIGH RENT VACANCY	04/15/06	04/30/07
42	RS	1320.69			12/07/07	JEFFRY KIEFFER	06/01/05	05/31/07
43	PE	2075.00			12/07/07	HIGH RENT VACANCY	11/14/06	11/14/07
51	RS	968.95			12/07/07	KIM KURRICK	04/01/05	
52	RS	1896.25			12/07/07	ALEXANDER VOITUE	02/01/07	01/31/08
71	RS	1585.63			12/07/07	KEVIN DOWNEY	03/01/06	02/28/08
72	RS	954.79			12/07/07	ROBERTA KORNUZIAK	12/01/06	11/30/08
73	PE	2086.47			12/07/07	HIGH RENT VACANCY		
PH1	PE	2752.00			12/07/07	HIGH RENT VACANCY	04/01/07	03/31/08
PH2	PE	2346.00			12/07/07	HIGH RENT VACANCY	10/01/06	09/30/07



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2008 Registration Rent Roll Report Effective 04/01/2008 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YDRK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	500.00			10/06/08	JUAN RAMOS	05/01/07	04/30/08
3	RS	1925.00			10/06/08	JOSHUA ANDROPHY	08/01/07	
21	PE				10/06/08	HIGH RENT VACANCY		
22	RS	1900.88			10/06/08	LAWRENCE FINER	09/01/06	08/31/08
23	RS	647.98			10/06/08	JIMMY HANCOCK	11/01/06	10/31/08
32	RS	1900.88			10/06/08	DAVID SADELL	08/01/07	08/31/08
33	PE				10/06/08	HIGH RENT VACANCY		
41	PE				10/06/08	HIGH RENT VACANCY		
42	RS	1416.44			10/06/08	JEFFRY KIEFFER	06/01/07	05/31/09
43	PE				10/06/08	HIGH RENT VACANCY		
51	RS	1024.66			10/06/08	KIM KORRICK	04/01/08	03/31/10
52	RS	1900.00			10/06/08	DANIEL FELLUS	02/15/08	02/28/09
53	RS	647.05			10/06/08	JAY WARD	11/01/07	10/31/09
61	RS				10/06/08	ROBIN A. GEIFENBIEN		
62	RS	1950.00			10/06/08	ALESSANDRA VOLPI	10/01/07	09/30/08
71	RS	1633.20			10/06/08	KEVIN DOWNEY	03/01/08	02/28/09
72	RS	954.79			10/06/08	ROBERTA KOPNUTIAK	12/01/06	11/30/08
73	PE				10/06/08	HIGH RENT VACANCY		
PH1	PE				10/06/08	HIGH RENT VACANCY		
PH2	PE				10/06/08	HIGH RENT VACANCY		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2009 Registration Rent Roll Report Effective 04/01/2009 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	510.00			08/10/09	JUAN RAMOS	05/01/08	04/30/09
3	RS	1982.75			08/10/09	JOSHUA ANDROPHY	08/01/08	07/31/09
21	PE				08/10/09	HIGH RENT VACANCY		
22	RS	1957.90			08/10/09	LAWRENCE FINER	09/01/08	08/31/09
23	RS	703.06			08/10/09	JIMMY HANCOCK	11/01/08	10/31/09
32	RS	1957.91			08/10/09	DAVID SADELL	08/01/08	07/31/09
33	PE				08/10/09	HIGH RENT VACANCY		
41	PE				08/10/09	HIGH RENT VACANCY		
42	RS	1416.44			08/10/09	JEFFRY KIEFFER	06/01/07	05/31/09
43	PE				08/10/09	HIGH RENT VACANCY		
51	RS	1024.66			08/10/09	KIM KURRICK	04/01/08	03/31/10
52	RS	1950.00			08/10/09	DANIEL FELLUS	03/01/09	02/28/10
53	RS	647.05			08/10/09	JAY WARD	11/01/07	10/31/09
61	PE				08/10/09	HIGH RENT VACANCY		
62	PE				08/10/09	HIGH RENT VACANCY		
71	RS	1706.69			08/10/09	KEVIN DOWNEY	03/01/09	02/28/10
72	RS	1035.95			08/10/09	ROBERTA KORNUZIAK	12/01/08	11/30/10
73	PE				08/10/09	HIGH RENT VACANCY		
PH1	PE				08/10/09	HIGH RENT VACANCY		
PH2	PE				08/10/09	HIGH RENT VACANCY		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2010 Registration Rent Roll Report Effective 04/01/2010 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	510.00			06/09/10	JUAN RAMOS	05/01/09	04/30/10
23	RS	703.46			06/09/10	JIMMY HANCOCK	11/01/08	10/31/10
42	RS	1536.84			06/09/10	JEFFRY KEIFFER	06/01/09	05/31/11
53	RS	685.87			06/09/10	JAY WARD	11/01/09	10/31/11



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2011 Registration Rent Roll Report Effective 04/01/2011 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	510.00		555.00	05/18/11	JUAN RAMOS	05/01/10	04/30/11
23	RS	734.70			05/18/11	JIMMY HANCOCK	11/01/10	10/31/12
42	RS	1536.84			05/18/11	JEFFRY KEIFFER	06/01/09	05/31/11
51	RS	1086.14			05/18/11	KIM KORRICK	04/01/10	03/31/12
52	RS	1950.00			05/18/11	DANIEL FELLUS	03/01/11	02/28/12
53	RS	685.87			05/18/11	JAY WARD	11/01/09	10/31/11
62	RS	1960.00			05/18/11	MARC WERNICK	10/01/10	09/30/11



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2012 Registration Rent Roll Report Effective 04/01/2012 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS	590.00			06/26/13	JUAN RAMOS		
23	RS	734.70			06/26/13	JIMMY HANCOCK	11/01/10	10/31/12
42	RS	1606.00			06/26/13	JEFFRY KEIFFER	06/01/11	05/31/13
51	RS	1229.88			06/26/13	KIM KORRICK	04/01/12	03/31/14
53	RS	711.59			06/26/13	JAY WARD	11/01/11	10/31/12



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2013 Registration Rent Roll Report Effective 04/01/2013 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS-TE				07/03/13	OTHER		
23	RS	764.09			07/03/13	JIMMY HANCOCK	11/01/12	10/31/14
42	RS	1606.00			07/03/13	JEFFREY KIEFFER	06/01/11	05/31/13
51	RS	1229.88			07/03/13	KIM KORRICK	04/01/12	03/31/14
53	RS	740.05			07/03/13	JAY WARD	11/01/12	10/31/14



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2014 Registration Rent Roll Report Effective 04/01/2014 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	RS-TE				05/13/15	OTHER		
23	RS	764.09			05/13/15	JAMES HANCOCK	11/01/12	10/31/14
42	RS	1670.24			05/13/15	JEFFREY KIEFFER	06/01/13	05/31/15
51	RS	1325.19			05/13/15	KIM KORRICK	04/01/14	03/31/16
53	RS	740.05			05/13/15	JAY WARD	11/01/12	10/31/14





New York State Division of Housing and Community Renewal  
Office of Rent Administration

2015 Registration Rent Roll Report Effective 04/01/2015 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
2	PE				09/22/15	CHANGE OF USE		
23	RS	785.10			09/22/15	JAMES HANCOCK	11/01/14	10/31/16
31	RS	350.00			09/22/15	DUSTY SMITH		
42	RS	1670.24			09/22/15	JEFFREY KIEFFER	06/01/13	05/31/15
51	RS	1325.19			09/22/15	KIM KORRICK	04/01/14	03/31/16
52	RS	2157.75			09/22/15	DANIEL FELLUS	03/01/15	02/28/17
53	RS	760.40			09/22/15	JAY WARD	11/01/14	10/31/15
63	RS	273.47			09/22/15	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2016 Registration Rent Roll Report Effective 04/01/2016 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	785.10			04/20/16	JAMES HANCOCK	11/01/14	10/31/16
31	RS	350.00			04/20/16	DUSTY SMITH		
42	RS	1716.04			04/20/16	JEFFREY KIEFFER	06/01/15	05/31/17
51	RS	1351.69			04/20/16	KIM KORRICK	04/01/16	03/31/18
52	RS	2157.75			04/20/16	DANIEL FELLUS	03/01/15	02/28/17
53	RS	760.40			04/20/16	JAY WARD	11/01/14	10/31/16
63	RS	273.47			04/20/16	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2017 Registration Rent Roll Report Effective 04/01/2017 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	785.10			04/05/17	JAMES HANCOCK	11/01/16	10/31/17
31	RS	350.00			04/05/17	DUSTY SMITH		
42	RS	1716.04			04/05/17	JEFFREY KIEFFER	06/01/15	05/31/17
51	RS	1351.69			04/05/17	KIM KORRICK	04/01/16	03/31/18
52	RS	2157.75			04/05/17	DANIEL FELLUS	03/01/17	02/28/18
53	RS	865.40			04/05/17	JAY WARD	11/01/16	10/31/17
63	RS	273.47			04/05/17	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2018 Registration Rent Roll Report Effective 04/01/2018 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	800.80			04/04/18	JAMES HANCOCK	11/01/17	10/31/19
31	RS	350.00			04/04/18	DUSTY SMITH		
42	RS	1750.36			04/04/18	JEFFREY KIEFFER	06/01/17	05/31/19
51	RS	1378.72			04/04/18	KIM KORRICK	04/01/18	03/31/20
52	RS	2200.90			04/04/18	DANIEL FELLUS	03/01/18	02/28/20
53	PE				04/04/18	HIGH RENT VACANCY		
63	RS	273.47			04/04/18	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2019 Registration Rent Roll Report Effective 04/01/2019 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	800.80			04/17/19	JAMES HANCOCK	11/01/17	10/31/19
31	RS	350.00			04/17/19	DUSTY SMITH		
42	RS	1750.36			04/17/19	JEFFREY KIEFFER	06/01/17	05/31/19
51	RS	1378.72			04/17/19	KIM KORRICK	04/01/18	03/31/20
52	RS	2200.90			04/17/19	DANIEL FELLUS	03/01/18	02/28/20
63	RS	273.47			04/17/19	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2020 Registration Rent Roll Report Effective 04/01/2020 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	820.82			04/15/20	JAMES HANCOCK	11/01/19	10/31/21
31	RS	350.00			04/15/20	DUSTY SMITH		
42	RS	1794.12			04/15/20	JEFFREY KIEFFER	06/01/19	05/31/21
51	RS	1413.19			04/15/20	KIM KORRICK	04/01/20	03/31/22
52	RS	2200.90			04/15/20	DANIEL FELLUS		
63	RS	273.47			04/15/20	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2021 Registration Rent Roll Report Effective 04/01/2021 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	820.82			04/08/21	JAMES HANCOCK	11/01/19	10/31/21
31	RS	350.00			04/08/21	DUSTY SMITH		
42	RS	1794.12			04/08/21	JEFFREY KIEFFER	06/01/19	05/31/23
51	RS	1413.19			04/08/21	KIM KORRICK	04/01/20	03/31/22
63	RS	273.47			04/08/21	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2022 Registration Rent Roll Report Effective 04/01/2022 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	841.38			04/02/22	JAMES HANCOCK	11/01/21	10/31/23
31	RS	350.00			04/02/22	DUSTY SMITH		
42	RS	1794.12			04/02/22	JEFFREY KIEFFER	06/01/19	05/31/22
51	RS	1448.52			04/02/22	KIM KORRICK	04/01/22	03/31/24
63	RS	273.47			04/02/22	MAURER LAUN		





New York State Division of Housing and Community Renewal  
Office of Rent Administration

2023 Registration Rent Roll Report Effective 04/01/2023 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	846.83			04/05/23	JAMES HANCOCK	11/01/22	10/31/23
31	RS	350.00			04/05/23	DUSTY SMITH		
42	RS	1812.06			04/05/23	JEFFREY KIEFFER	06/01/22	05/31/23
51	RS	1448.52			04/05/23	KIM KORRICK	04/01/22	03/31/24
63	RS	273.47			04/05/23	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2024 Registration Rent Roll Report Effective 04/01/2024 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	872.23			04/03/24	JAMES HANCOCK	11/01/23	10/31/24
31	RS	350.00			04/03/24	DUSTY SMITH		
42	RS	1902.66			04/03/24	JEFFREY KIEFFER	06/01/23	05/31/25
51	RS	1535.98			04/03/24	KIM KORRICK	04/01/24	03/31/26
63	RS	273.47			04/03/24	MAURER LAUN		



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2025 Registration Rent Roll Report Effective 04/01/2025 for  
Registration Id Number: 101678  
127 RIVERSIDE DR  
NEW YORK, NEW YORK 10024

Information on this report is as of April 24, 2025

APARTMENT NUMBER	APT STATUS	LEGAL REG RENT	PREFERENTIAL RENT	ACTUAL RENT PAID	FILING DATE	TENANT NAME	LEASE BEGAN	LEASE ENDS
23	RS	918.02			04/01/25	JAMES HANCOCK	11/01/24	10/31/26
31	RS	350.00			04/01/25	DUSTY SMITH		
42	RS	1902.66			04/01/25	JEFFREY KIEFFER	06/01/23	05/31/25
51	RS	1535.98			04/01/25	KIM KORRICK	04/01/24	03/31/26
63	RS	273.47			04/01/25	MAURER LAUN		

CERTIFICATION OF COPY OF RECORD

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2025 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registration(s) may have been modified by DHCR for identification purposes only.

APR 24 2025

DATE

CERTIFYING OFFICER

Print Location: Queens BRO