

FOR THE RECORD

10/15/2017
100317

HPD Building, Registration & Violation Services [Home](#)

The selected address: **802 FAIRMOUNT PLACE, Bronx 10460**

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class
931302	Active	798-802	02954	0026	6 36502	4	16	-	PVT	227429	E

- [Other Units](#)
- [Property Owner Registration Information](#)
- [Charges](#)
- [Complaint Status](#)
- [Complaint History](#)
- [Submit Certificate of Installation](#)
- [Litigation / Case Status](#)
- [Tenant Harassment Report](#)
- [All Open Violations](#)
- [prior year Open Viol.'s](#)
- [Ecertification](#)
- [Overdue Lead Paint Viol. Correction](#)
- [Vacate Orders](#)
- [I-Card Images](#)
- [PROS Online](#)
- [Map](#)

THIS PROPERTY IS NOT CURRENTLY VALIDLY REGISTERED WITH HPD.

Residential properties are required to register with HPD every year. If you are the owner or agent for this property, go to our [Property Registration page](#) to find out more about registration requirements or to use our Property Registration Online System, which allows you to begin the registration process. If you just wish to view the existing registration information for the property, click on the Property Owner Registration Information link on the left hand tool bar on this page.

Building Registration Summary Report

Find Apartment#

Owner	Last Reg Dt Reg Expire Dt	Organization	Last Nm	First Nm	House No	Street Nm	Apt	City	State	Zip
Head Officer	11/09/2016 09/01/2017		KAHEN	ROBERT	10	CUTTER MILL ROAD	400	Great Neck	NY	11021
Officer	11/09/2016 09/01/2017		POUR	ROMINA	10	CUTTER MILL ROAD		Great Neck	NY	11021
Corporation	11/09/2016 09/01/2017	FAIRMOUNT PLACE LLC			10	CUTTER MILL ROAD	400	Great Neck	NY	11021
Managing Agent	11/09/2016 09/01/2017	URBAN PATHWAYS	LOMBARDI	LISA	575	8TH AVE	16 FL	New York	NY	10018
Partner/Member	11/09/2016 09/01/2017		KAHEN	ROBERT	10	CUTTER MILL ROAD		Great Neck	NY	11021

Open Violations - ALL DATES

There are 39 Violations. Arranged by category: **A class: 23 B class: 15 C class: 1 I class: 0**

For Definitions of the columns indicated below, select glossary under the Services option (located at the upper right).

To sort the columns, click on their underlined headers below in the blue area.

<u>Apt Story</u>	<u>Reported Date</u>	<u>Hzrd Class</u>	<u>Order no</u>	<u>Violation ID, NOV ID, NOV Type</u>	<u>Violation Description</u>	<u>Status Date</u>	<u>Certify By Date Actual Cert. Date</u>
1	2017/08/05 2017/08/10	B	552	11914430 5823053	§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the garbage bags, house hold items under stair case at public hall, 1st story, section at west	NOV SENT 2017/08/10	2017/09/28
	2017/08/05	A	553	11914432	§ 27-2011 adm code cleanse to the satisfaction of	NOV SENT	2017/11/27

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Mayor's Costly Housing F\$ck Ups For You & Me

You Pay for HRA, its Negligence & Urban Pathways, Inc.'s Fraud:

FAIRMOUNT FACILITY FOR VETERANS - Negotiated Acquisition - Other - PIN#16NHEOC02001 - Due 1-28-16 at 2:00 P.M.

For Informational Purposes Only

HRA intends to enter into a Negotiated Acquisition with the following vendor;
Urban Pathways, Inc. Located at 802 Fairmount Place, Bronx NY
E-Pin#: 09616N0004 Contract Amount: \$1,851,220.00 Contract Term: 10 Years

The need for safe shelter for veterans is immediate, as there is a homelessness crisis with veterans as a particularly vulnerable group. Urban Pathways, Inc. can provide case management and building management services, and has identified 802 Fairmount Place as a building that is appropriate and available to permanently house 24 formerly homeless veterans in 1 and 2 bedroom units using subsidies such as LINC and VASH. Urban Pathways, Inc. would enter into a master lease with the property owner, and manage all aspects of this permanent housing facility.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Barbara Beirne (929) 221-6348; beirneb@hra.nyc.gov

7/30/16 Concussion Caused by 7/2/16 Assault Enabled by HRA's Negligence & Urban Pathways, Inc.'s Fraud:

Mount Sinai Beth Israel
Department of Emergency Medicine
First Avenue at 16th Street
New York, NY 10003
212-844-1644

Take-Home Instructions for the Patient

Patient's Name:

DOS: 07/30/2016 13:27

Medical Record Number: 300001782686

E.D. Attending Physician: MD Kimberly Henderson

E.D. Resident or Physician Assistant: RPA-C Ursula Jemiolo

E.D. Primary Nurse : Marjorie Rubin, RN

Primary Care Provider: Physician - Non-BI

Primary Diagnosis: Concussion w/o LOC

HRA's records of 3/16/16 complaints filed with it about a bait-and-switch fraud & forgery by Urban Pathways, Inc. committed concerning an apartment lease signed in HRA's office on 2/16/16 that HRA took no corrective action about:

Notes recorded on 3/16/16 by HRA Worker: Mensah, R.

" He also provided a lease stating in apartment by himself but when he moved he found out there was someone else sharing the apartment with him. and the first lease he signed was change by landlord"

Notes recorded on 3/16/16 by HRA Worker: Harris, V.

" He also provided a lease stating this is where he moved to but stated he was surpose to be moving in apartment by himself but when he moved he found out there was someone else sharing the apartment with him. and the first lease he signed was change by landlord."

Mayor's Costly Housing F\$ck Ups For You & Me

4/1/16 complaint to HRA's Barbara Beirne about fraud and forgery by Urban Pathways, Inc.:

Subject: Fraud by HRA's business partner, Urban Pathways, Inc.

Date: April 1, 2016 at 4:53:02 PM EDT

To: beirneb@hra.nyc.gov

Cc: bankss@hra.nyc.gov

Dear Ms. Beirne,

Good afternoon and thank you for the time you shared with me during our phone call today.

As discussed, the following is a copy of the lease agreement that I signed with Lisa Lombardi of Urban Pathways on February 16, 2016 at the offices of DHS located at 33 Beaver Street in Manhattan in a small conference room where there were roughly 5 people who witnessed that signing by Ms. Lombardi and I:



Urban Pathways -
Original Lease.pdf

1.3 MB

The following file attachment is a copy of the illegally modified lease agreement I received from Urban Pathways on or about March 7, 2016:



Urban Pathways -
Illegally Re...Lease.pdf

2.2 MB

The following is a list of how those 2 lease are different:

a) I signed the lease that was presented to me by Ms. Lombardi on February 16, 2016. I never signed the subsequently modified lease that illegally contains a photocopy of my signature from where I signed the original lease agreement. By having included that photocopy of my signature in the illegally modified lease, Urban Pathways committed the crime of forgery in the second degree pursuant to New York law.

Mayor's Costly Housing F\$ck Ups For You & Me

Urban Pathways, Inc.'s Thomas Fair physically restrained Ronald Sullivan from committing an assault on 5/12/16 in the apartment where the 7/2/16 assault happened



5/12/16 security log entry at 4 pm made by Mr. Fair confirming a problem involving Mr. Sullivan at he reported to his supervisor:

4pm Thomas off duty and a problem happened earlier in a apartment and I notified Mike [unclear] (ACFLL)

Text message sent to Molly McCracken of HRA's partner Services for the UnderServed on 5/12/16:

Text message received from Molly McCracken of HRA's partner Services for the UnderServed on 5/12/16:

To: (646) 866-9302
 "I want my roommate forced out immediately for the following reasons: a) He made a verbal threat today against me in the presence of the security officer in my apartment's living room, b) he charged at me in the living room and had to be held back by that security officer, c) he took property of mine from a closet and tossed it against the door to my bedroom in the apartment, and d) he has taken possession of a table that was in the living room and moved it into his bedroom while refusing to put it back so both of us can use it. Attached is a photo of my property after he tossed it today."

From: (646) 866-9302
 "The management company has offered to meet with you to air our these greavances and offer some solutions to the problem. We eill pass on your requrst to them for a written response as well. Please also consider reaching out to Keisha or Arianna in thr greavances department. Again, I'd recommend reaching out to the management company to have a meeting, face to face always works better. Lastly, please understand that you are both lea see holders in that bulding and no one is going y be relocated against their will."

Mayor's Costly Housing F\$ck Ups For You & Me

7/2/16 security log entries made by Urban Pathways, Inc.'s workers confirming Mr. Sullivan committed an assault in its apartment building:

7/2/16 Sullivan Ronald off site
 Ronald Sullivan just got into apt (en)
 [redacted] Cops has been called
 and they were on site they are getting
 a report on the altercation from [redacted]
 Sullivan has left the premises
 back from lunch came to cops 48667
 Cpt number name Lugo base number 11963
 S/O D. Nathaniel off Duty
 (Ron) Maintenance Statement
 While preparing garbage in Basement
 I went upstairs to lobby. I saw [redacted]
 coming from [redacted] out the front door he looked
 angry. 10 minutes later Cops were
 in lobby. I heard that Sullivan and
 [redacted] got into a fight in the
 apt, which [redacted] confirmed with
 (en) police
 All things secure in Building / Back from [redacted]
 All things secure in Building

Thank HRA's Boss Steven Banks by firing his ass and that of his two-faced boss, Bill de Blasio.

After the 7/2/16 assault, Mr. Sullivan was found not guilty at trial in February of 2017 by Bronx Criminal Court Judge Cori Weston Mayor de Blasio picked strictly because she wrongfully excluded the security logs as evidence and the district attorney didn't use testimony from a key witness to whom Mr. Sullivan confessed the assault as he fled from the apartment building.

Will the roughly 6 foot 3 inch & 230 pound Mr. Sullivan's next victim be someone you know getting 15 punches to his or her head & not survive?

3 weeks after being diagnosed with the concussion on 7/30/16, it cost the assault victim the ability to do well in an interview on 8/18/16 for a job that would have paid \$450 per day:

From: @huxley.com>
 Subject: RE: "Urgent-Job Opportunity-Support Specialist-Investment Bank-NYC"
 Date: August 16, 2016 at 10:56:16 AM EDT
 BNP is looking to pay \$450 a day W2.

Salary and contact information for HRA's Commissioner Steven Banks:



Human Resources Administration Head, Steven Banks leaves his home located at 48 Sherman Street in Brooklyn, New York

Source: <http://a856-gbol.nyc.gov/GBOLWebsite/GreenBook/Details?orgId=2880>

Work Contact Information:

150 Greenwich St., 40th Fl. New York, NY 10007
Steven Banks, Commissioner. Salary: \$226,366
 Appointed Apr 1, 2014
 (929) 221-7315

Work e-mail: banksst@hra.nyc.gov

Work Fax: 212-437-2126

Home: 48 Sherman Street
 Brooklyn, New York

Note: This is also home to Jean Schneider, who is the Supervising Judge Citywide for New York City's Housing Courts