

**MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting Held at
22 Reade Street, Main Floor
Spector Hall**

September 18, 2014

The meeting began at 2:05 p.m. The attendees were Chief Spadafora, Fire Department Representative; Chuck Delaney, Tenants' Representative; Elliott Barowitz, Public Member; Daniel Schachter, Public Member; Gina Bolden-Rivera, Public Member, LeAnn Shelton, Public Member and Chairperson Marshall A. Kaminer.

INTRODUCTION

Chairperson Kaminer welcomed those present to the September 18, 2014 public meeting of the New York City Loft Board.

VOTE ON JULY 17, 2014 MINUTES

Motion: Ms. Shelton moved to accept the July 17, 2014 minutes. Mr. Delaney seconded the motion.

Members Concurring: Chairperson Kaminer, Chief Spadafora, Mr. Delaney, Mr. Barowitz, Mr. Schachter, Ms. Shelton (6)

Members Absent: Ms. Bolden-Rivera, Mark Foggin (2)

REPORT OF EXECUTIVE DIRECTOR

Ms. Alexander introduced new staff attorney, Michael Bobick.

Ms. Alexander reported that nine buildings covered pursuant to MDL § 281(5) have obtained final certificates of occupancy. She also reported that there are currently 80 buildings that have not renewed their registrations, and that the Loft Board staff will begin following up with the owners of those buildings next week.

Ms. Alexander distributed a summary of the provisions in the 2013 amendment to the Loft Law that are set to expire in June, 2015 and asked the Board members if they had any recommendations for any changes to the Loft Law. At **Mr. Delaney's** request, **Ms. Alexander** agreed to place this matter on the October Agenda.

Mr. Delaney raised the issue of problems with the website as he has done in the past. It is his view that the omissions and what he views as misinformation are serious, misleading, and basically unacceptable. He stated that the public has a right to know what is on the Board's agenda, that the minutes must be posted two weeks after a meeting is held, and as he understand it, a local law from last year requires making a video record accessible to the public.

Ms. Alexander stated that the since the new local law went into effect, the video recordings of the meetings have been accessible on Youtube.

The Board members held a discussion about the logistics of upgrading the website and requesting assistance from DOB.

DISCUSSION AND VOTE ON SUMMARY CALENDAR CASES

480-486 Broadway LLC	482 Broadway	LA-0047
B. David Mehmet	26 Bond Street	LS-0221

Ronald Zeccardi	53-55 West 21 Street	LS-0222
Hollister Lowe	80 Varick Street	TA-0203
Erin McGonigle	330 Ellery Street, Bklyn	TC-0016
Mal Schuster, Doug Henders and Alyssa Sarfity	15 Warren Street	TM-0070
Karen Nourse and Zachary Bennett	521-523 West 26 Street	TM-0077
Brian Simmons and Hanna Furey	467 Troutman Street, Bklyn	TR-0951
Hannah Kinlaw	467 Troutman Street, Bklyn	TR-1022
David E. Davis and Jennifer Trammell	151 Kent Avenue, Bklyn	TR-1028
Tomas Von Rauchhaupt	276 Franklin Street, Bklyn	TR-1045
CJ Follini	6 West 20 Street	TR-1061
Phoebe Fox and Windspoint LLC	6 West 20 Street	TR-1062
Marsha Brady	369 West 36 Street	TR-1064
Gregory Ruben	950 Hart Street	TR-1076
Richard Beenen	369 West 36 Street	TR-1096
Pavel Radetzki	369 West 36 Street	TR-1109
Chang-Berm Kang	151 Kent Avenue, Bklyn	TR-1237

Motion: Mr. Delaney moved to accept the proposed orders. Mr. Schachter seconded the motion.

Members Concurring: Chief Spadafora, Mr. Delaney, Mr. Barowitz, Mr. Schachter, Ms. Bolden-Rivera, Ms. Shelton, Chairperson Kaminer (7)

Members Absent: Mr. Foggin (1)

After a brief discussion, **Chairperson Kaminer** tabled the following case.

Lucien Harriot	118 West 27 Street	TA-0199
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Chairperson Kaminer separated this case from the rest of the summary calendar cases for purposes of voting, because one of the Board members wished to recuse himself from the vote.

Jill Platner	167 Crosby	TR-1032
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Motion: Mr. Sheldon moved to accept the proposed order. Mr. Delaney seconded the motion.

Members Concurring: Chairperson Kaminer, Chief Spadafora, Mr. Delaney, Mr. Schachter, Ms. Bolden-Rivera, Ms. Shelton (6)

Members Recused: Mr. Barowitz (1)

Members Absent: Mr. Foggin (1)

DISCUSSION AND VOTE ON MASTER CALENDAR CASES

Lowell Boyers and Eileen Kelly	521-523 West 26 Street	TR-0832
Karen Nourse and Zachary Bennett		TR-0847
513 West 26 th Realty, LLC		LC-0160

Motion: Ms. Shelton moved to accept the proposed order. Mr. Schachter seconded the motion.

Members Concurring: Chairperson Kaminer, Chief Spadafora, Mr. Barowitz, Mr. Schachter, Ms. Bolden-Rivera, Ms. Shelton (6)

Members Dissenting: Mr. Delaney (1)

Members Absent: Mr. Foggin (1)

Ryan Kuonen, Patrick Stettner and Jennifer Cox	140 Metropolitan Avenue, Bklyn	TR-0948	MC/MC
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Motion: Ms. Shelton moved to accept the proposed order. Mr. Schachter seconded the motion.

Members Concurring: Chairperson Kaminer, Chief Spadafora, Mr. Schachter, Ms. Shelton (4)

Members Dissenting: Mr. Delaney, Ms. Bolden-Rivera (2)

Members Abstaining: Mr. Barowitz (1)

Members Absent: Mr. Foggin (1)

DISCUSSION AND VOTE ON REMOVAL CALENDAR CASES

23.	The Mill Building	83-101 North 3 Street, Bklyn	LE-0559	MC/MC
24.	Valroge Corp.	414-416 West Broadway	LE-0636	MC/MC
25.	Madison Park 24 LLC	41 West 24 Street	LE-0638	MC/MC

Motion: Mr. Barowitz moved to accept the proposed order. Ms. Shelton seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Mr. Delaney, Mr. Schachter, Ms. Bolden-Rivera, Ms. Shelton, Chairperson Kaminer (7)

Members Absent: Mr. Foggin (1)

Mr. Kaminer concluded the September 18, 2014 Loft Board public meeting at 3:45 pm and thanked everyone for attending. The Loft Board will hold its next public meeting at Spector Hall, 22 Reade Street, on a date to be determined at 2 p.m.

STATISTICS

Building Count

As of October 24, the Loft Board has 327 buildings in its jurisdiction 243 are 281(1) buildings.

Milestone Movement

All Buildings

There are 20 buildings in the pending removal category.

- Three buildings were removed in July leaving 15 buildings in the Pending Removal category. Five buildings were added to this category – four from the C/O category and one that is a BuyC that came from the permit category.
- Three of the buildings that had completed the Narrative Statement process now have obtained permits.
- Three of the buildings have moved from open Narrative Statement to closed Narrative Statement - No Permit.
- Four of the buildings moved from Alteration Application filed to Open Narrative Statement.
- Seven buildings moved from No Alteration Application filed to Alteration Application filed.

281(5) Buildings

There are 84 buildings registered under 281(5).

Milestones:

- One building has a final C/O
- Four buildings have a TCO
- Seven buildings have Permits: one has moved from Open Narrative Statement
- 25 buildings are in the Open Narrative Statement Category
- 18 buildings have filed their Alteration Applications and
- 29 buildings have not done anything since registration (added one)

Coverage Applications

The Loft Board has docketed a total of 470 coverage applications.

- These coverage applications involve units in 219 buildings.
- The Loft Board has completed the disposition of 228 of the coverage applications. These 228 coverage applications involved 105 of the 219 buildings.
- The 228 coverage applications have resulted in 63 buildings being registered with the Loft Board.
- However, 42 of these buildings have not registered. As the Board requested, I have given the updated list of unregistered buildings to DOB.
- There are 242 coverage applications still pending and 14 are on today's calendar.