

**DRAFT MINUTES OF PUBLIC MEETING  
New York City Loft Board Public Meeting Held at  
22 Reade Street, 1<sup>st</sup> Floor  
Spector Hall**

**September 15, 2011**

The meeting began at 2:10 p.m. The attendees were Elliott Barowitz, Public Member; Chuck DeLaney, Tenants' Representative; Matthew Mayer, Owners' Representative; Daniel Schachter, Public Member; Le Ann Shelton, Public Member; and Chairperson LiMandri. Gina Bolden-Rivera, Public Member; and Chief Ronald Spadafora, Fire Department's Representative were absent.

**INTRODUCTION**

**Chairperson Robert LiMandri** introduced himself and welcomed those present to the September 15, 2011 public meeting of the New York City Loft Board.

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**VOTE ON JULY 21, 2011 MINUTES**

**Motion:** Mr. Mayer moved to accept the July 21, 2011 minutes. Ms. Shelton seconded the motion.

**Members concurring:** Barowitz, DeLaney, Mayer, Chairperson LiMandri, Schachter, Shelton: (6)

**Members Absent:** (2) Bolden-Rivera, Chief Spadafora

Minutes adopted by the Loft Board on September 15, 2011

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**REPORT OF EXECUTIVE DIRECTOR**

**Ms. Alexander** reported that there are a total of 322 buildings registered with the Loft Board, with only one building added since the last meeting. The Loft Board received 14 new coverage applications during this reporting period with a total of 25 units.

**Ms. Alexander** reported that the renewal registrations are still being submitted. Of the 314 renewal registration invoices that have been sent out the Loft Board has received 256 renewals for total revenue of \$779,765.

**Ms. Alexander** reported that the last two rules 2-06.2 (Interim Rent Guidelines) and 1-06.1 (statute of limitations) will be discussed at the next Board Meeting. To facilitate the discussion of Rule 2-06.2, **Ms. Alexander** distributed a spreadsheet that compares the interim rent guidelines percentages in rule 2-06 and rule 2-06.1 with proposed percentages for rent increases based upon the Rent Guidelines Board percentages for the new window period.

**Mr. DeLaney** requested that Ms. Alexander update the Board on the proposed changes to the Loft Board's website at the next meeting.

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**DISCUSSION AND FINAL VOTE ON § 2-04 Minimum Housing Maintenance**

**Motion:** Mr. Mayer moved to adopt the rule. Ms. Shelton seconded the motion.

**Members concurring:** Barowitz, DeLaney, Mayer, Chairperson LiMandri, Schachter, Shelton: (6)

**Members absent:** (2) Bolden-Rivera, Chief Spadafora

Rule adopted by the Loft Board on September 15, 2011.

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**DISCUSSION AND PRELIMINARY VOTE on Draft Amendment § 1-07**

The Commissioner tabled the vote on this rule. He asked the staff to consider the following changes to the rule:

- The rule should state that reconsideration applications must be filed within 30 calendar days of the mailing date of final order.
- Proposed orders for reconsideration applications get mailed to the affected parties prior to the Loft Board determination.

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**DISCUSSION OF AND PRELIMINARY VOTE ON DRAFT AMENDMENT 29 RCNY § 1-07.1**

**Motion:** Ms. Shelton moved to adopt the rule. Mr. DeLaney seconded the motion.

**Members concurring:** Barowitz, DeLaney, Mayer, Chairperson LiMandri, Schachter, Shelton: (6)

**Members absent:** (2) Bolden-Rivera, Chief Spadafora

Rule adopted by the Loft Board on September 15, 2011.

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**DISCUSSION OF AND PRELIMINARY VOTE ON DRAFT AMENDMENT TO RULE 29 RCNY § 2-12 MDL § 286(2)(ii) RENT ADJUSTMENT**

**Motion:** Mr. Mayer moved to adopt the rule. Mr. Barowitz seconded the motion.

**Members concurring:** Barowitz, Mayer, Chairperson LiMandri, Schachter, Shelton: (5)

**Members absent:** (2) Bolden-Rivera, Chief Spadafora

**Members Against:** (1) DeLaney

Rule adopted by the Loft Board on September 15, 2011.

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**DISCUSSION OF AND PRELIMINARY VOTE ON SUMMARY CALENDAR CASES**

1.	John Furth Peachy, RA	413-415 West Broadway	LS-0208	DF/MC
2.	Kristen Driscoll	134-136 Bowery	TA-0188	MC/MC
3.	Roman Keflay	484 Broadway	TH-0186	MC/MC
4.	Francene Keery	280 Nevins Street, Brooklyn	TR-0793	MC/MC
5.	Joshua Topolsky, Laura Dziuban, Eric Topolsky, James Morrison, Ashton Anders Correa, Brian Gochenauer and Elinore Schnurr	146 Clay Street a/k/a 400 McGuinness Blvd, Brooklyn	TR-0798	MC/MC
6.	Jennifer Nelson	1236 Atlantic Avenue, Brooklyn	TR-0806	MC/MC
7.	Katherine Llewellyn	24 West 30 <sup>th</sup> Street	TR-0820	MC/MC

8.	Ian Tong	155 Rivington Street	TR-0849	MC/MC
9.	Gary Gissler	110 West 14 <sup>th</sup> Street	TR-0850	MC/MC
10.	Jimmie Stephens	212A East 26 <sup>th</sup> Street	TR-0856	MC/MC
11.	Errol Grimes	50 Taaffe Place, Brooklyn	TR-0881	MC/MC
12.	Roman Keflay	484 Broadway	TR-0887	MC/MC
13.	Harlan Berger	191 Seventh Avenue	TR-0894	MC/MC

**Motion:** Ms. Shelton moved to approve the proposed orders. Mr. Mayer seconded the motion.

**Members concurring:** Barowitz, DeLaney, Mayer, Chairperson LiMandri, Schachter, Shelton: (6)

**Members absent:** (2) Bolden-Rivera, Chief Spadafora

Proposed orders adopted by the Loft Board on September 15, 2011.

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**DISCUSSION AND PRELIMINARY VOTE ON MASTER CALENDAR CASES**

14.	285 Lafayette Condominium	285 Lafayette Street	LE-0451	MC/MC
15.	20 Beaver Street LLC	20 Beaver Street	LE-0578	MC/MC
16.	New York City Loft Board	50 Greene Street	LE-0586	MC/MC
17.	New York City Loft Board	133 West 14 <sup>th</sup> Street	LE-0591	MC/MC

**Motion:** Mr. DeLaney moved to approve the proposed orders. Mr. Barowitz seconded the motion.

**Members concurring:** Barowitz, DeLaney, Mayer, Chairperson LiMandri, Schachter, Shelton: (6)

**Members absent:** (2) Bolden-Rivera, Chief Spadafora

Proposed orders adopted by the Loft Board on September 15, 2011.

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**Chairperson LiMandri** concluded the September 15, 2011 Loft Board public meeting at 4:45 p.m. and thanked everyone for attending. The next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, October 6, 2011 at 2:00 p.m. There will also be meetings on October 20, 2011 and November 17, 2011.