

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting Held at
280 Broadway, Third Floor

April 21, 2016

The meeting began at 2:15 p.m. The attendees were Robert Carver, Owners' Representative; Elliott Barowitz, Public Member; Joseph Gregory on behalf of Chief Spadafora, Fire Department Representative; Chairperson Alexandra Fisher; Chuck Delaney, Tenants' Representative; Gina Bolden-Rivera, Public Member; Daniel Schachter, Public Member; and LeAnn Shelton, Public Member.

INTRODUCTION

Chairperson Fisher welcomed those present to the April 21, 2016 public meeting of the New York City Loft Board.

VOTE ON February 18, 2016 MINUTES

Motion: Mr. Gregory moved to accept the February 18, 2016 meeting minutes. Mr. Barowitz seconded the motion.

Members Concurring: Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

Members Abstaining: Mr. Carver (1).

VOTE ON March 17, 2016 MINUTES

Motion: Mr. Carver moved to accept the March 17, 2016 meeting minutes. Mr. Gregory seconded the motion.

Members Concurring: Mr. Carver, Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Mr. Delaney, Mr. Schachter (6).

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

REPORT OF THE EXECUTIVE DIRECTOR

Ms. Alexander distributed statistics regarding the building milestones for the buildings in the Loft Board's jurisdiction. As of today, there are 333 buildings in the Loft Board's jurisdiction of which 130 buildings have at least Article 7-B compliance, a temporary certificate of occupancy or a final certificate of occupancy; 98 buildings have building permits; 19 buildings have completed the narrative statement process but have not yet obtained a permit; and 49 buildings are in the narrative statement process.

Ms. Alexander further mentioned that of the 333 buildings in the Loft Board's jurisdiction, 229 are buildings registered under Multiple Dwelling Law ("MDL") § 281(1) and (4) and 104 are buildings registered under MDL § 281(5). Out of the 229 buildings registered under MDL § 281(1) and (4), 120 buildings have at least Article 7-B compliance, a temporary certificate of occupancy or a final certificate of occupancy.

Mr. Delaney asked if there is any update on the Modine heater issue. **Ms. Alexander** stated that besides the letter that the Loft Board drafted and sent to all owners of IMD buildings, the Loft Board has not taken any further action. That letter did ask tenants of IMD buildings who have Modine heaters to notify the Loft Board if their landlord has not taken any action. **Ms. Alexander** mentioned that one tenant of an IMD building did come to the Loft Board to inform us of his Modine heater. The Loft Board staff immediately called the owner who hired a plumber to go inspect the unit. **Ms. Alexander** further mentioned that the

letter was mailed to all owners of IMD buildings and attorneys practicing Loft Law and was posted on the Loft Board's website.

Mr. Delaney requested that the Board members have more time to review the cases on the agenda. **Mr. Delaney** believes it unfair to make the Board members review cases in less than a week.

DISCUSSION AND VOTE ON SUMMARY CALENDAR CASES

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| 1. | Brendan Behlke | 80 Varick Street | PO-0001 |
| 2. | Amber Lasciak | 430 Lafayette Street | PO-0006 |
| 3. | Shimon and Tatyana Okshteyn | 143-155 Roebling Street, aka 1-19 Hope Street aka 314-330 Metropolitan Avenue, Brooklyn | PO-0009 |
| 4. | Luisa Gui, Christian Wassman & Denise Langenegger | 357 Bowery | R-0338 |
| 5. | Thomas A. Cayler | 517-525 West 45 Street | TM-0087 |
| 6. | Vanessa Liberati | 143-155 Roebling Street, | TR-1024 |
| 8. | Jeffery Owens and Ava Federov | 143-155 Roebling Street, | TR-1097 |
| 9. | Carla C. Waldron | 143-155 Roebling Street, | TR-1120 |
| 12. | Ryan Congero | 143-155 Roebling Street, | TR-1202 |
| 13 | Steven Kobrick and Gary Schwedock | 447-449 Tenth Avenue | TR-1257 |
| 14 | Anthony Patti | 143-155 Roebling Street, | TR-1268 |

Motion: Ms. Shelton moved to accept the proposed orders. Mr. Carver seconded the motion.

Members Concurring: Mr. Carver, Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (8).

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| 7. | Nancy Hwang, Carlos Ferraris, Philip Crangi and Paul Marlow | 147 West 29 Street | TR-1090 |
| 10. | Asa Pingree, Andrew Jordan, Stephanie Smith, Daphne Fitzpatrick and Jeffrey Sibree | 143-155 Roebling Street, aka | TR-1173 |
| 11 | Josefina Lovisa Hellsten, Daniel Benedikt Scheibel, Margarida Krus Galvaos Lucas, Evan Sedgwick Saarinen and Elizabeth Reddin | 143-155 Roebling Street, | TR-1192 |

Motion: Mr. Gregory moved to accept the proposed orders. Ms. Shelton seconded the motion.

Members Concurring: Mr. Carver, Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

Members Dissenting: Mr. Delaney (1).

DISCUSSION AND VOTE ON MASTER CALENDAR CASES

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| 15. | Peter Mignola, Daniel Aycock, Patrick Weder, John Reineck, Sarah McMillan, Keith McCulloch, Daniel Gorman, Miyuki Gorman, Isabel Wilson, Katrina Vonnegut, Timothy Rosenthal, Jeremy Slater, Tamika Rivera, Tivona Biegen | 143-155 Roebling Street, aka 1-19 Hope Street aka 314-330 Metropolitan Avenue, Brooklyn | TR-0797 |
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Motion: Ms. Shelton moved to accept the proposed order. Mr. Schachter seconded the motion.

Members Concurring: Mr. Carver, Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

Members Dissenting: Mr. Delaney (1).

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| 16. | Anna Bialobroda | 155 Suffolk Street | TR-1020 |
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Motion: Ms. Shelton moved to accept the proposed order. Mr. Gregory seconded the motion.

Members Concurring: Mr. Carver, Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (8).

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| 17. | Kyle Doris and Monica Hernandez | 143-155 Roebling Street, aka 1-19 Hope Street aka 314-330 Metropolitan Avenue, Brooklyn | TR-1196 |
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Motion: Ms. Shelton moved to accept the proposed order. Mr. Gregory seconded the motion.

Members Concurring: Mr. Carver, Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (8).

DISCUSSION AND VOTE ON REMOVAL CALENDAR CASES

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| 18. | 360 Broadway, LLC | 360 Broadway | LE-0659 |
| 19. | Gramercy 128 West, LLC | 128 West 23 Street | LE-0660 |
| 20. | 109 Greene Street Condominium | 107-111 Greene Street | LE-0662 |

Motion: Ms. Shelton moved to accept the proposed orders. Mr. Carver seconded the motion.

Members Concurring: Mr. Carver, Mr. Barowitz, Mr. Gregory, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (8).

Chairperson Fisher concluded the April 21, 2016 Loft Board public meeting at 3:45 pm and thanked everyone for attending. The Loft Board will hold its next public meeting on May 19, 2016 at 2 p.m. at a location TBD.