

MINUTES OF PUBLIC MEETING  
New York City Loft Board Public Meeting

October 19, 2023

The meeting began at 2:04 PM

**Attendees:** Elliott Barowitz, Public Member; Charles DeLaney, Tenants' Representative; Heather Roslund, Public Member; Christian Hylton, Owners' Representative; Samira Rajan, Public Member; Nicole Oddo, Public Member; Guillermo Patino, Chairperson Designee

**INTRODUCTION:**

**Chairperson Patino** welcomed those present to the October 19, 2023, public meeting of the New York City Loft Board. He then briefly summarized Section 282 of the New York State Multiple Dwelling Law, which establishes the New York City Loft Board and described the general operation of the Board as consistent with Article 7-C of the New York State Multiple Dwelling Law.

---

**VOTE ON MEETING MINUTES:**

**September 21, 2023, Meeting Minutes**

**Chairperson Patino** asked if there were any comments on or corrections to the September 21, 2023, minutes. Hearing none, Chairperson Patino then asked for a motion to accept the September 21, 2023, meeting minutes and for a second.

**Mr. Hylton** moved to accept the September 21, 2023, meeting minutes, and **Mr. Barowitz** seconded.

**The vote**

<b>Members concurring:</b>	Mr. Barowitz, Mr. Hylton, Mr. DeLaney, Ms. Roslund, Ms. Rajan, Ms. Oddo, Chairperson Patino
<b>Members dissenting:</b>	0
<b>Members abstaining:</b>	0
<b>Members absent:</b>	Mr. Roche
<b>Members recused:</b>	0

**EXECUTIVE DIRECTOR'S REPORT -- Martha Cruz**

Personnel:

It is with great pleasure that I introduce our new paralegal, Rosa Vargas. Rosa has extensive experience working at law firms supporting attorneys. She's currently working on the fact sheets.

Pending Cases Summary:

At the last Board meeting, the Board requested statistics about pending cases. A list of the open case dockets, which include case applications and the enforcement cases, has been distributed today. To briefly summarize the highlights, we have 552 open dockets. We have 349 applications, and we have 203 enforcement cases. With respect to the applications, 89 are for coverage and 216 are non-coverage. Regarding the 216 non-coverage cases, the biggest number is 89 protected occupancy cases. We have 40 tenant-initiated dispute cases, and we have 22 extension cases.

Compared to 2019, we've seen drastic increases in the number of extensions and protected occupancy cases. In 2019, there were 38, and there are currently 89 protected occupancy cases. We've seen a reduction in harassment cases and appeals cases. The numbers for removals and abandonment cases remained about the same.

I provided the legalization statistics requested. Because those numbers are now dated, I will not go through them, but I wanted to note that I provided them.

---

**ENFORCEMENT REPORT -- Renee Storey**

**Ms. Storey:** There are 203 open cases. We are reviewing these buildings to determine compliance.

Regarding compliance with the Quarterly Reports, my overall impression is that most owners have complied; however, October 2023 quarterly reports are still arriving.

**LEGALIZATON AND ENFORCEMENT REPORT -- Renee Storey**

We have scheduled Nine Narrative Statement conferences before the end of the year and we are working on scheduling **Narrative Statement** conferences for three more buildings. Dates in January, February, and March have been provided.

We have processed three **Certification** requests, and for eight others, additional information was required, which we're waiting to receive.

We issued one **clock**.

The violations issued for untimely **Sales** filings have been resolved. All five have been paid. We will confirm payment before the case dockets are closed.

We have a **Housing Maintenance** case scheduled for conference on October 26, 2023.

The remaining **Failure to Register** cases will be going on the Board's January 2024 case calendar.

**Mr. DeLaney** asked for the address of the building involved in the Housing Maintenance case. **Ms. Storey** provided the address as 117 -119 West 26th Street, New York, New York.

---

**THE CASES:**

Summary Calendar

**Chairperson Patino** introduced the cases and explained that they are usually voted on as a block.

#	Applicant(s)	Address	Docket #
1	Hole In One Associates, LLC	12 East 32 Street, New York	LB-0199
<i>The Loft Board deemed the abandonment application withdrawn without prejudice.</i>			
2	Lisa Uhlich Archbold	132-138 Mulberry Street, New York	TR-1452
<i>The Loft Board deemed the coverage application withdrawn without prejudice.</i>			
3	Amy Boyd	100-108 Metropolitan Avenue, Brooklyn	TR-1383 PO-0104
<i>The Loft Board deemed the coverage and protected occupancy applications withdrawn without prejudice. The owner of the building filed an amended registration listing the relevant unit and Amy Boyd as the protected occupant. Thereafter, Amy Boyd withdrew the applications.</i>			

Chairperson Patino then asked if there were any comments on these cases. Hearing none, he asked for a motion to accept the case, and for a second.

Ms. Roslund moved to accept this case, and Ms. Rajan seconded.

The vote

**Members concurring:** Mr. Barowitz, Mr. Hylton, Mr. DeLaney, Ms. Roslund, Ms. Rajan, Ms. Oddo, Chairperson Patino  
**Members dissenting:** 0  
**Members abstaining:** 0  
**Members absent:** Mr. Roche  
**Members recused:** 0

Master Calendar

Chairperson Patino introduced the only cases on this calendar.

#	Applicant(s)	Address	Docket #
4	Olmstead Properties, Inc.	36 West 20 Street, New York	LE-0746
<i>The Loft Board granted the removal application.</i>			

He then asked if there were any comments on this case. Hearing none, he asked for a motion to accept the case, and for a second.

Mr. Hylton moved to accept this case, and Ms. Oddo seconded.

The vote

**Members concurring:** Mr. Barowitz, Mr. Hylton, Mr. DeLaney, Ms. Roslund, Ms. Rajan, Ms. Oddo, Chairperson Patino  
**Members dissenting:** 0  
**Members abstaining:** 0  
**Members absent:** Mr. Roche  
**Members recused:** 0

Chairperson Patino: The rest of the cases on today's calendar are enforcement cases for failure to timely review the annual registration. These cases are usually voted on as a block, and there is no presentation.

#	Applicant(s)	Address	Docket #
5	UD 736 Broadway LLC	736 Broadway, New York	FO-1022
6	224 Centre Realty, LLC	224 Centre Street, New York	FO-1024
7	73 Tribeca LLC	73 Leonard Street, New York	FO-1041

New York City Loft Board: Transcript of Public Meeting: October 19, 2023

8	26 Bowery LLC	26 Bowery, New York	FO-1045
9	Anthony Marano, Bowery Tenants Condominium Association	354 Bowery, New York	FO-1049
10	Bijan Realty, Inc.	58 East 11 Street, New York	FO-1051
11	40 Dover LLC	34-40 Dover Street, New York	FO-1074
12	ECQ Realty Corp.	37 Grand Avenue, Brooklyn	FO-1082
13	223 15th Street LLC.	223 15 Street, Brooklyn	FO-1089
14	Gold Tillary Realty LLC	170 Tillary Street, Brooklyn	FO-1091
15	Victoria House Ltd.	35 Broadway, Brooklyn	FO-1093

**Chairperson Patino** asked if there were any comments on this case. Hearing none, he asked for a motion to accept the case, and for a second.

**Mr. DeLaney** moved to accept this case, and **Mr. Hylton** seconded.

The vote

**Members concurring:** Mr. Barowitz, Mr. Hylton, Mr. DeLaney, Ms. Roslund, Ms. Rajan, Ms. Oddo, Chairperson Patino  
**Members dissenting:** 0  
**Members abstaining:** 0  
**Members absent:** Mr. Roche  
**Members recused:** 0

**Chairperson Patino:** Thank you. Are there any final comments before we conclude?

**Mr. DeLaney:** Any update on the fact sheets?

**Ms. Cruz:** Rosa is working on the fact sheets.

**Mr. DeLaney:** So, you have someone working on them?

**Ms. Cruz:** Yes. And moving along with the Narrative Statement and on the chart, we've completely changed it. We hope to have something to you for November.

**Ms. Roslund:** It must be helpful to have a fresh set of eyes.

**Ms. Cruz:** Yes.

**Chairperson Patino:** Thank you. That will conclude our October 19, 2023, Loft Board Meeting. Thank you, everyone.

The Board meeting ended at 2:19 pm.