

MINUTES OF PUBLIC MEETING  
New York City Loft Board Public Meeting

May 16, 2024

The meeting began at 2:07 PM

**Attendees:** Elliott Barowitz, Public Member; Charles DeLaney, Tenants' Representative; Heather Roslund, Public Member; Richard Roche, Fire Department's *ex officio*; Guillermo Patino, Chairperson Designee.

**INTRODUCTION:**

**Chairperson Patino** welcomed everyone to the May 16, 2024 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.

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**VOTE ON MEETING MINUTES:**

April 18, 2024, Public Meeting Minutes

**Chairperson Patino:** asked if there any corrections or comments to the April 18, 2024 minutes. As there were none, he asked for a motion to accept the minutes?

**Mr. Barowitz** moved to accept the April 18, 2024 meeting minutes and **Ms. Roslund** seconded.

**The vote:**

**Members concurring:** Mr. DeLaney, Mr. Barowitz, Ms. Roslund, Chairperson Patino

**Members dissenting:** 0

**Members abstaining:** Mr. Roche

**Members absent:** Ms. Rajan

**Members recused:** 0

**REPORT OF THE EXECUTIVE DIRECTOR**

**1. Personnel**

The interviews are ongoing for the legalization attorney position.

**2. Litigation**

Since the April meeting, we received one new case. The case involves the IMD building at 99 Sutton Street in Brooklyn. Under several legal theories, the ownership is challenging the BSA case initiated for this building.

The owner filed the case against the Loft Board and the Department of Buildings. The BSA was not named a party in this case.

**3. Proposed Changes to Sections 2-04, 2-05 and 2-11.1 Regarding Maintenance of Fire Egress**

We received preliminary certification from the Law Department and the Mayor's Office of Operations. The staff has been in communication with the City Record to set up the publication date. Once the hearing date has been confirmed, the notice of the proposed rule will be distributed.

The tentative date for publication is June 3<sup>rd</sup>. The tentative date for the public hearing on the proposed amendments is July 18<sup>th</sup>.

Mr. DeLaney asked about timing.

Ms. Cruz responded that the target was early June for publication in the City Record and the public hearing during the July Board meeting.

Mr. DeLaney noted that rule would not be effective prior to registration deadline.

**LEGALIZATION REPORT by Renee Storey**

**(1) Narrative Statement Conferences**

- a. 3 Narrative Statement Conferences.
- b. 11 Narrative Statement Conferences have been scheduled for May, June and July.
- c. 4 requests for Narrative Statement Conference are pending.

**(2) Certification Requests**

- a. 1 Certification issued.

**THE CASES:**

**Summary Calendar:**

	Applicant(s)	Address	Docket No.
1.	The North Flats	163 North 6 Street, Brooklyn	LS-0301
<i>The Loft Board deemed the access application withdrawn.</i>			
2.	6R Tribeca Owner 2021 LLC	72 Warren Street, New York	LS-0304
<i>The Loft Board deemed the access application withdrawn.</i>			

3.	Drew McDowell	135-141 Kent Avenue, Brooklyn	TR-1413 and PO-0152 TR-1423 and PO-0212
<i>The Loft Board deemed the coverage and protected occupancy applications withdrawn with prejudice.</i>			
4.	Sally Schmidt	226 Franklin Street, Brooklyn	TH-0222
<i>The Loft Board deemed the harassment application withdrawn with prejudice.</i>			

**Chairperson Patino** asked if there were any comments. Hearing none, Chairperson Patino asked for a motion to accept these cases, and for a second.

**Mr. Roche** moved to accept this case, and **Ms. Roslund** seconded.

**The vote:**

**Members concurring:** Mr. DeLaney, Mr. Barowitz, Ms. Roslund, Mr. Roche, Chairperson Patino

**Members dissenting:** 0

**Members abstaining:** 0

**Members absent:** Ms. Rajan

**Members recused:** 0

Master Calendar:

Chairperson Patino introduced case no. 5.

	Applicant(s)	Address	Docket No.
5.	Walter Kim and Leslie-Ann Feldman-Kim	33 Union Square West, New York	TM-0095 TH-0212
<i>The Loft Board dismissed the diminution of services and harassment applications.</i>			

**Ms. Storey** presented the case.

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

**Mr. Roche** moved to accept this case, and **Mr. Barowitz** seconded.

**The vote:**

**Members concurring:** Mr. DeLaney, Mr. Barowitz, Ms. Roslund, Mr. Roche, Chairperson Patino

**Members dissenting:** 0

**Members abstaining:** 0

**Members absent:** Ms. Rajan

**Members recused:** 0

Chairperson Patino introduced case no. 6.

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	Applicant(s)	Address	Docket No.
6.	PSZ5 LLC	657-665 5 <sup>th</sup> Avenue, Brooklyn	LE-0754
<i>The Loft Board granted the removal application.</i>			

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

**Mr. Roche** moved to accept the case, and **Ms. Roslund** seconded.

The vote

**Members concurring:** Mr. DeLaney, Mr. Barowitz, Ms. Roslund, Mr. Roche, Chairperson Patino

**Members dissenting:** 0

**Members abstaining:** 0

**Members absent:** Ms. Rajan

**Members recused:** 0

**Chairperson Patino** thanked Mr. Roche and concluded the May 16, 2024 public meeting and announced the next public meeting on June 20, 2024.

**Mr. DeLaney** asked the draft of the new proposed rule could be circulated.

**Ms. Cruz** responded that the published rule should be circulated.

**Mr. Delaney** noted that in the past drafts were circulated because rule discussions went on for years.

**Chairperson Patino** responded that proposed rule will be published soon and circulated.

**Ms. Cruz** agreed.

**Chairperson Patino** concluded the May 16, 2024 public meeting.

The May 2024 public meeting ended at 2:32pm.