

MINUTES OF PUBLIC MEETING  
New York City Loft Board Public Meeting

February 20, 2025

The meeting began at 2:01 PM.

**Attendees:** Charles DeLaney, Tenants’ Representative; Heather Roslund, Public Member; Samira Rajan, Public Member; Elliott Barowitz, Public Member; Lenny Singletary, Manufacturer Representative; Linda Rzesniowiecki, Owner’s Representative; Erin Piscopink, Public Member, Emanuela Rogers, FDNY Representative, and Guillermo Patino, Chairperson Designee.

**INTRODUCTION:**

**Chairperson Patino** welcomed those present to the February 20, 2025 public meeting of the New York City Loft Board. He briefly summarized Section 282 of the New York State Multiple Dwelling Law, which established 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:**

**November 21, 2024 Public Meeting Minutes**

**Chairperson Patino** asked if there were any comments on or corrections to the November 21, 2024 minutes. Hearing none, Chairperson Patino then asked for a motion to accept the November 21, 2024 minutes.

**Ms. Piscopink** moved to accept the November 21, 2024 meeting minutes and **Mr. Singletary** seconded.

**The vote:**

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Mr. DeLaney, Mr. Singletary, Ms. Rogers, Ms. Roslund, Ms. Rajan, Chairperson Patino (9)
Members dissenting:	0
Members abstaining:	0
Members absent:	0
Members recused:	0

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**REPORT OF THE EXECUTIVE DIRECTOR**

**1. Annual Building Registration**

There are 291 IMD owners who have renewed their building’s registration including the six building owners that have signed payment agreements.

There are twelve (12) buildings with delinquent registration status. Six are on today's calendar and the other six will be on either March or April calendars.

## 2. Personnel

It is my pleasure to introduce Kimberly Hines. Ms. Hines will be handling FOIL requests and other administrative tasks. Ms. Hines is from Brooklyn. Prior to coming to the Loft Board, she worked at a medical practice through Northwell Health Physician Partners.

A potential candidate for the legalization attorney position is also being considered.

## 3. Fire Egress Rule

The Law Department is reviewing the final version of the fire egress rule.

## 4. Legalization Statistics

The staff completed 49 legalization-related meetings.

In late December, we did a review of the buildings in the narrative statement process. As of December, we had 57 buildings in the narrative statement process. The breakdown is as follows:

**41 buildings** were at the conferencing stage

**2 buildings** were in the "Clock" phase

**10 buildings** were post-clock and the staff is reviewing the comments

**4 buildings** were issued certification of the narrative statement process, but permits have not been issued.

Lastly, it is my pleasure to report that as March 10, 2025, the **DOBNOW** system will be accepting our payments for annual registration. A user guide and instruction sheet will be available to owners.

**Mr. DeLaney** asked whether the DOBNOW system will be accepting checks for applications.

**Ms. Cruz** answered that the system will accept payments for registration only.

**Ms. Cruz** noted that the staff is considering adding a fee for Letter of No Objection requests and Declaration of Intent inspections. These proposals are going through a review process. As soon as we have a fee amount, the staff will be presenting it to the Board for rulemaking.

**Mr. DeLaney** asked about the heat complaints.

**Ms. Cruz** stated that the Loft Board's inspector responds to heat complaints. Inspector Lewis does daily inspections for heat. In most cases, when the inspector arrives, the owner appears to be actively involved in repairing the problem except for 117 West 26 Street, where the heating problems are chronic.

**Chairperson Patino** introduced Ms. Oyegue to provide more legalization statistics.

**Ms. Oyegue** stated that since the November 21, 2024 Board meeting, the staff had issued 4 certifications of completion of the Narrative Statement Process, 2 Clock notices and 42 Letters of No Objection for work outside of the IMD units.

## THE CASES:

### Summary Calendar:

**Chairperson Patino** noted that there were nine (9) cases on the summary calendar. The nine cases were combined into five proposed orders. Chairperson Patino introduced cases 1, 2, 3 and 5 for a vote and further noted that case no. 4 would be voted on separately.

	Applicant(s)	Address	Docket No.
1.	John Gettings, Christopher Rucker, Christopher Cole, Pamela Baumgartner, Peter Sepassi, Gabriel Rudlich, Adam Slakter and Hannah Cheng	138 Baxter Street, New York	PO-0178 TR-1432
<i>The Loft Board deemed the applications for coverage and protected occupancy settled. The Loft Board deemed Peter Sepassi's claims for coverage and protected occupancy withdrawn without prejudice.</i>			
2.	Gregory Gottman	385-387 Troutman Street, Brooklyn	PO-0236 TA-0314 TH-0224
<i>The Loft Board deemed the applications withdrawn.</i>			
3.	33-39 East 60 Street LLC	33 East 60 Street, New York	R-0388
<i>The Loft Board deemed the reconsideration application withdrawn without prejudice.</i>			
5.	Luke Brown and Skylar Pittman	385-387 Troutman Street, Brooklyn	TR-1483
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			

**Chairperson Patino** asked for a motion to accept the cases, and for a second.

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

### The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Rogers, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Ms. Rajan, Chairperson Patino (9)
Members dissenting:	0
Members abstaining:	0
Members absent:	0
Members recused:	0

**Chairperson Patino** introduced case no. 4.

4.	Cyrus Kao, Christina Sass, Alexander Portno, Jonathan An, Jonathan Swerdlin, Franklin Ambrosino, Jonathan Radley Nose, Stephan Cesarini, Christopher and Hannah Delcore, and Christof Putzel	163 North 6 <sup>th</sup> Street, Brooklyn	TA-0296 TN-0231
<i>The Loft Board deemed the non-compliance and rent dispute applications withdrawn with prejudice</i>			

**Chairperson Patino** noted a correction to the proposed order on page 2. The first full sentence should read "In an agreement dated November 21, 2022, Owner purchased the Article 7-C rights of Jonathan An for Unit A16 pursuant to MDL § 286(12)."

**Chairperson Patino** asked if there were comments on the case.

**Mr. DeLaney** commented that he planned to vote no. He noted that the case has been around for a while and that he gathered from reading the materials that the parties were asked to revise the proposed stipulation. He said that the original stipulation was “outrageous” and that the revised stipulation was “merely disgusting.”

Chairperson Patino asked for a motion to accept the case, and for a second.

**Mr. Singletary** moved to accept this case, and **Ms. Rajan** seconded.

**The vote:**

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Rogers, Ms. Piscopink, Mr. Singletary, Ms. Roslund, Ms. Rajan, Chairperson Patino (8)
Members dissenting:	Mr. DeLaney(1)
Members abstaining:	0
Members absent:	0
Members recused:	0

**Chairperson Patino** turned to the cases on the master calendar. He noted that there were 7 cases on the master calendar. There were 6 enforcement cases and one removal case. The enforcement cases listed as Cases 6, 7, 8, 9 and 10 will be voted on together. Case no. 11 for 450 Broadway and the removal case considered separately.

**Chairperson Patino** tabled Case no. 6 docket no. FO-1095 for 224 Centre Street, New York, New York.

**Chairperson Patino** also noted a revision to the proposed order in case no. 10 for 223 15<sup>th</sup> Street, Brooklyn. At the end of the analysis section, the proposed order was amended to include a sentence that reads “An owner’s difficulties with legalization does not establish a defense for failure to register.”

**Mr. DeLaney** inquired about the legalization status of the buildings in the enforcement cases.

**Ms. Cruz** responded that for 736 Broadway, the legalization status is a permit. For 37 Vestry, the legalization status is permit. For 117-119 West 26 Street, the legalization status is compliance with Article 7-B by an architect’s certificate. For 223 15<sup>th</sup> Street, the legalization status is alteration application. For 450 Broadway, the legalization status is permit.

**Mr. DeLaney** noted that the proposed fines total approximately \$100,000. He asked about the possibility for specific performance.

**Ms. Cruz** responded that she had the conversation with the Law Department and their response was that the owner must have a track record of noncompliance with the Loft Law.

**Mr. Barowitz** commented that the city has a shortage of lawyers.

**Mr. DeLaney** asked how long loft tenants must wait before the city will act against these loft owners for their non-compliance with the legalization.

**Ms. Rajan** asked whether the LLC corporate structure impacted the staff's ability to contact the owner.

**Ms. Cruz** responded that the staff can usually contact a member of the ownership. Most owners call us back. Some of the reasons raised for the lack of progress on legalization projects is the lack of funds and the legalization requirements are difficult.

**Master Calendar:**

	Applicant(s)	Address	Docket No.
7.	UD 736 Broadway LLC	736 Broadway, New York	FO-1096
	<i>The Loft Board imposed a fine against the owner for its failure to comply with the registration requirements.</i>		
8.	Vestry Street Holding Corp.	37 Vestry Street, New York	FO-1097
	<i>The Loft Board imposed a fine against the owner for its failure to comply with the registration requirements.</i>		
9.	West Paramont, LLC	117-119 West 26 Street, New York	FO-1102
	<i>The Loft Board imposed a fine against the owner for its failure to comply with the registration requirements.</i>		
10.	223 15 Street LLC	223 15 Street, Brooklyn	FO-1109
	<i>The Loft Board imposed a fine against the owner for its failure to comply with the registration requirements.</i>		

Chairperson Patino asked for a motion to accept the case, and for a second.

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

**The vote:**

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Rogers, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Ms. Rajan, Chairperson Patino (9)
Members dissenting:	0
Members abstaining:	0
Members absent:	0
Members recused:	0

**Master Calendar - Case No. 11**

	Applicant(s)	Address	Docket No.
11.	450 Broadway Owners, LLC.	450 Broadway, New York	FO-1111
	<i>The Loft Board imposed a fine against the owner for its failure to comply with the registration requirements.</i>		

Chairperson Patino asked for a motion to accept the case, and for a second.

**Ms. Rajan** moved to accept this case, and **Mr. Singletary** seconded.

**Mr. DeLaney** asked about the IMD registration number for the building. He inquired about the reason why the number started with a "5". He also noted that the registration number for most buildings in Manhattan started with the number 1.

**Ms. Cruz** said she did not know why the registration number started with a "5".

**The vote:**

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Rogers, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Ms. Rajan, Chairperson Patino (8)
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Members dissenting:	0
Members abstaining:	Ms. Piscopink(1)
Members absent:	0
Members recused:	0

**Chairperson Patino** turned to Case no. 12.

**Master Calendar:**

	Applicant(s)	Address	Docket No.
12.	1943 Broadway LLC	1943 Broadway, Brooklyn	LE-0758
<i>The Loft Board granted the removal application.</i>			

**Chairperson Patino** called for a motion to accept the case.

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

**The vote:**

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Rogers, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Ms. Rajan, Chairperson Patino (9)
Members dissenting:	0
Members abstaining:	0
Members absent:	0
Members recused:	0

The meeting ended at 2:26pm.