

MINUTES OF PUBLIC MEETING  
New York City Loft Board Public Meeting

March 20, 2025

The meeting began at 2:09 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 March 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:**

**February 20, 2025 Public Meeting Minutes**

**Chairperson Patino** asked if there were any comments on or corrections to the February 20, 2025 minutes. Hearing none, Chairperson Patino then asked for a motion to accept the February 20, 2025 minutes.

**Ms. Roslund** moved to accept the February 20, 2025, meeting minutes and **Mr. Barowitz** seconded.

**The vote:**

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

**REPORT OF THE EXECUTIVE DIRECTOR**

**1. Loft Board Registration**

Two hundred ninety-two (292) buildings have registered. We will be wrapping up enforcement for failure to register. We have four (4) more enforcement cases.

**2. DOB NOW Update**

The DOBNOW system can now accept payments for registration. As a test run, we are adding the buildings with payment plans to begin payments in April through the DOBNOW system. In May, before the registration season begins, we will be sending the DOBNOW user guide to owners to explain the process for electronic payments. We will also send the information via email for owners who have provided an email address.

### 3. Legalization Statistics

Since the February meeting, the staff has completed 23 legalization-related meetings. We issued one certification of the narrative statement process and three clock notices.

### 4. Litigation

We received one favorable decision in the *Matter of Triad Capital*. I shared the decision on Friday. In this case, the owner challenged the Loft Board's removal order, finding that certain units were subject to rent regulation even after a sale of Article 7-C rights. At the time of the sale, the unit had a harassment order that had not been terminated by the Board. Pursuant to 29 RCNY 2-10(d)(2), deregulation is not allowed if there is an active harassment order that has not been terminated.

#### THE CASES:

##### Summary Calendar:

**Chairperson Patino** noted that two (2) cases on the summary calendar would be voted on separately. Chairperson Patino introduced Case 1 for a vote.

	Applicant(s)	Address	Docket No.
1.	Eleanor Grant	329 Greenwich Street, New York	PO-0254
<i>The Loft Board deemed the applications for coverage and protected occupancy settled.</i>			

**Chairperson Patino** asked if there were any comments on the case. Hearing none,

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

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

#### The vote:

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

**Chairperson Patino** introduced Case No. 2.

	Applicant(s)	Address	Docket No.
2.	Bushwick 2 Lofts LLC	114 Forrest Street, Brooklyn	LS-0305
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			

**Chairperson Patino** asked if there were any comments on the case. Hearing none,

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

**Mr. Singletary** 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

**Master Calendar:**

	Applicant(s)	Address	Docket No.
3.	224 Centre Realty LLC	224 Centre Street, New York	FO-1095
<i>The Loft Board imposed a fine on the owner for failing to comply with the registration requirements.</i>			
4.	Bijan Nassi and 60-62 East Eleventh Street Corp.	60-62 East 11 Street, New York	FO-1134
<i>The Loft Board imposed a fine on the owner for failing to comply with the registration requirements.</i>			
6.	Bijan Realty LLC	58 East 11 Street, New York	FO-1137
<i>The Loft Board imposed a fine on the owner for failing to comply with the registration requirements.</i>			

**Chairperson Patino** turned to the cases on the master calendar. He noted that there were six (6) cases on the master calendar. There were four (4) enforcement cases and a combined coverage and protected occupancy case.

**Chairperson Patino** withdrew case no. 5 which was an enforcement case against 26 Bowery. The owner complied with the registration requirements. A vote will be taken on the remaining three (3) enforcement cases as a block.

**Chairperson Patino** asked if there were any comments on cases no. 3, 4, and 6 on the calendar. Hearing none, **Chairperson Patino** asked for a motion, and for a second.

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

**The vote:**

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

**Master Calendar - Case No. 7**

	Applicant(s)	Address	Docket No.
7.	Colin Kappler and Chad Pearson	19 West 26 Street, New York	TR-1394 PO-0114

*The Loft Board granted the coverage claims for the second and third floor units and granted the protected occupancy claims raised by Colin Kappler and Chad Pearson. The Loft Board deemed the coverage and protected occupancy claims for the fourth-floor unit withdrawn with prejudice.*

**Ms. Oyegue** presented the case.

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

**Mr. DeLaney** moved to accept, and **Ms. Rajan** 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 NYC Loft Board presented Teresa Ryan with a Resolution Award for her years of service with the NYC Loft Board.

The meeting ended at 2:25 pm.