

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting

April 17, 2025

The meeting began at 2:15 PM.

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

INTRODUCTION:

Chairperson Patino welcomed those present to the April 17, 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.

VOTE ON MEETING MINUTES:

March 20, 2025 Public Meeting Minutes

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

Mr. Barowitz moved to accept the March 20, 2025, meeting minutes and **Mr. Singletary** seconded.

The vote:

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

REPORT OF THE EXECUTIVE DIRECTOR

1. Personnel

Effective April 3rd, the Loft Board’s Deputy Director resigned. We wish her well.

The Loft Board has job postings up for the Deputy Director, a Level 3 attorney position, and a summer law student intern.

2. **Litigation**

Since the March meeting, we received one decision in *Matter of F.J.H Realty Inc.* The court dismissed the owner's petition seeking a court order directing the Loft Board to issue certification of the Narrative Statement process.

I have an update in the *Triad* case that we discussed last month. The owner is seeking leave to the Court of Appeals. The Law Department has prepared and we have reviewed the opposition papers.

3. **Job Filings for Loft Buildings**

DOB has centralized job filings for IMD buildings at the HUB. New filings will automatically go to the HUB for plan examination.

4. Since the March meeting, we have had **16 legalization/narrative statement conferences.**

5. **For the May Case Agenda** – we have one case with a rather long Report and Recommendation. The staff will be sharing the report and most of the backup materials so you can start your review. We will deliver all meeting materials via OneDrive. We are still working out some IT issues, and I will be in contact with some of you next week.

I can send the orders via email so you can print them, but the backup materials will all be sent via a OneDrive link, and the materials will also be available during the meeting on the tablets in front of you.

FIRE EGRESS RULES

Chairperson Patino turned to the Proposed Amendments to Title 29 of the Rules of the City of New York § 2-04, § 2-05, and § 2-11.1.

Ms. Cruz noted that most of the changes were to the Statement of Basis and Purpose. The notable changes requested by the Law Department in their final review were:

1. There were two changes on page 3. The first change was in **Section 1** under the definition for Means of Egress. The definition now reads, "a continuous and unobstructed path of travel from any occupied portion of a building to the street, including Corridors and Stairs."

The second change on page 3 was under **Section 2**. In subsection (i) titled **Fire Escapes, the language** "must be kept clear and unobstructed" was added. This language mirrored the language used in Section 2 (ii) "Stairs and Corridors" on Page 4.

2. On page 4 under (ii) titled Stairs, the word Corridors was added. The language reads
 - (A) *Stairs and Corridors must be kept clear and unobstructed.*
 - (B) *Stairs and Corridors must be maintained in good working order. Stairs and Corridors must have working lights that produce an illumination level no less than one foot-candle, measured at the floor level, at all times.*

3. On page 6 in Section 5, subsection 2(i) now reads:

Each annual renewal of the registration package filed with the Loft Board must include a certification signed by the Owner, Landlord or Responsible Party that the Fire Escapes, if applicable, the Stairs and other Means of Egress, as defined in § 2-04 of these Rules, have been inspected within fourteen (14) days of the submission of the renewal application and indicate whether or not they are in compliance with Section 2-04(b)(11) of these Rules. The certification must include the name of the person who performed the inspection.

The words “and other Means of Egress” were added.

Ms. Cruz noted that there is a target date of publication of May 1st, which will make it effective for May 31st, just in time for the 2026 registration.

Mr. DeLaney moved to adopt the Proposed Rule.

Chairperson Patino asked if there was a second.

Ms. Piscopink seconded.

The vote:

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

THE CASES:

Summary Calendar:

Chairperson Patino noted there are three (3) cases on the summary calendar. **Ms. Rzesniowiecki** requested that Case 1 be considered separately. Chairperson Patino introduced Case 1 for a vote.

	Applicant(s)	Address	Docket No.
1.	Marcus Nispel and Dyan Nispel	214 Lafayette Street, New York	LB-0149
<i>The Loft Board deemed the application withdrawn with 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 **Ms. Roslund** seconded.

The vote:

Members concurring:	Mr. Barowitz, Chief Rogers, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund and Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rajan (1)
Members recused:	Ms. Rzesniowiecki (1)

Chairperson Patino introduced the next two cases.

Ms. Piscopink requested that the cases be considered separately.

Chairperson Patino introduced Case 2 for a vote.

	Applicant(s)	Address	Docket No.
2.	KPG 480 Broadway Owner LLC	482 Broadway, New York	LS-0312
<i>The Loft Board deemed the application withdrawn with 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.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Chief Rogers, Mr. DeLaney, Mr. Singletary, Ms. Roslund and Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rajan (1)
Members recused:	Ms. Piscopink (1)
Members recused:	0

Chairperson Patino introduced Case No. 3.

	Applicant(s)	Address	Docket No.
3.	Richard Flam and Marie Rochard	93-99 Commercial Street, Brooklyn	PO-0269
<i>The Loft Board deemed the protected occupancy application 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.

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

The vote:

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

Master Calendar:

	Applicant(s)	Address	Docket No.
4.	NYC Loft Board v. Box Street LLC	70 Commercial Street, Brooklyn	FO-1128
5.	NYC Loft Board v. Anthony Marano and Bowery Tenants Condo Association	354 Bowery, New York	FO-1133
6.	NYC Loft Board v. Gregory O'Connell and 40 Tiffany Corp.	36-40 Tiffany Place, New York	FO-1139
<i>The Loft Board imposed a fine for failing to comply with the annual registration requirements.</i>			

Chairperson Patino turned to the cases on the master calendar. There were six cases on the master calendar. Cases 4 through 7 were enforcement cases for failure to comply with the Loft Board's annual registration requirements. **Chairperson Patino** withdrew case 7 because the owner of the building complied with the Loft Board's registration requirements.

Chairperson Patino asked for a motion to accept enforcement cases 4, 5 and 6 as a block, and for a second.

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

The vote:

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

Master Calendar - Case No. 7

	Applicant(s)	Address	Docket No.
8.	North Flats LLC	163-165 North 6 Street, Brooklyn	LE-0755 and RG-0226
<i>The Loft Board granted the removal application.</i>			

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

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

The vote:

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

The meeting ended at 2:30 pm.