

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting

May 15, 2025

The meeting began at 2:27 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, and Guillermo Patino, Chairperson Designee.

INTRODUCTION:

Chairperson Patino welcomed those present to the May 15, 2025 public meeting of the New York City Loft Board. He stated that there are technical difficulties, and a video of this meeting will not be available. 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:

April 17, 2025 Public Meeting Minutes

Chairperson Patino asked if there were any comments on or corrections to the April 17, 2025 minutes. Hearing none, Chairperson Patino then asked for a motion to accept the April 17, 2025 minutes.

Mr. DeLaney asked if the fire egress rule was published on May 1, 2025.

Ms. Cruz answered yes.

Mr. Singletary moved to accept the April 17, 2025, meeting minutes, and **Ms. Piscopink** seconded.

The vote:

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

REPORT OF THE EXECUTIVE DIRECTOR – May 2025

1. Fire Egress Rule

Ms. Cruz announced that the notice of adoption for the fire egress rule was published on May 1st and noted that the effective date will be May 31, 2025. Mailings to IMD owners were being prepared. The mailing included a copy of the rule and the new required notice for the lobby.

Ms. Cruz also noted that the notice and the rule are on the Loft Board's website.

2. Personnel

Ms. Cruz reported that a candidate for the vacant paralegal position had been identified and was undergoing DOB's vetting process.

Ms. Cruz also reported that interviews for the attorney level III and the deputy position were ongoing.

3. Annual Building Registration

Ms. Cruz also noted that the staff was preparing the materials for the annual building registration renewals, which are due on July 1, 2025.

As a reminder, **Ms. Cruz** also stated that IMD owners will be required to submit payment of the registration fees online in the DOBNOW system. The required forms will be due via email, mail, or personal delivery. The fire egress certification will also be due on July 1st. The certification will be included in the registration materials.

4. Legalization and Narrative Statements

Ms. Cruz reported that, since the April Board meeting, the staff conducted twelve (12) legalization/narrative statement conferences.

5. Next Board Meeting

Ms. Cruz stated that the usual meeting date for June is a national holiday. The June Board meeting will be held on June 26, 2025, at 2:00 pm.

THE CASES:

Summary Calendar:

Chairperson Patino noted there is one (1) case on the Summary Calendar, and **Chairperson Patino** introduced Case 1 for a vote.

	Applicant(s)	Address	Docket No.
1.	Mentor Noci, Julie Puaux Noci, Natalie South, Andy Small, Jared Cohen, Ayca Koseogullari; Kirsten Russell; Scott Matthew; Adam Baer and John Marc Peckham	394-400 South 2 nd Street Brooklyn, New York	TA-0251
<i>The Loft Board deemed the rent dispute 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 **Mr. Barowitz** seconded.

The vote:

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

Master Calendar:

Chairperson Patino turned to the cases on the master calendar. There are three (3) cases on the master calendar.

Chairperson Patino noted that the first case on the master calendar were two protected occupancy and two rent dispute applications. He noted that there were corrections to the proposed order. On the first page in the second paragraph, the date was written as August 2, 2012, but the correct date was August 2, 2022.

	Applicant(s)	Address	Docket No.
2.	Casper Yen and Brian Lam	255 McKibbin Street, Brooklyn	PO-0138 and TA-0271 PO-0260 and TA-0325
<i>The Loft Board denied the applications for protected occupancy and rent dispute.</i>			

Ms. Oyegue presented this case.

Ms. DeLaney stated that he intended to vote against the proposed order. He noted that he had concerns regarding the owner being a serial buyer of MDL § 286 (12) rights. **Mr. DeLaney** also stated the owner attempted to buy Article 7-C rights from three (3) sets of tenants including the applicants. In this case, there was an attempt to execute a sale even before the applicants moved into the unit in 2019. **Mr. DeLaney** noted that the applicants signed the agreement because they wanted the unit.

Regarding the 2020 transaction, **Mr. DeLaney** opined that he did not believe that a \$1000 a month rent concession, and a \$200.00 check added up to a sale of rights, and further noted that the owner let the applicants stay in the unit. He asked the Board to grant protected occupancy status in this case.

Chairperson Patino asked if there were any additional comments

Mr. Barowitz agreed.

Ms. Rzesniowiecki noted that the owner told the tenants in 2019 that they should go to the Loft Board to inquire about their Article 7-C rights and further noted that the tenants did not trust the owner because their meetings with the owner were surreptitiously recorded. The applicants had a basic distrust.

Ms. Rzesniowiecki further noted that here was a reduction of rent for six (6) months of one thousand dollars (\$1,000) plus a two-hundred-dollar (\$200) check. The sixty-two hundred dollars (\$6,200) was sufficient consideration. She did not think there's anything nefarious about the owner's ignorance in the first four (4) attempts to execute a sale of rights.

Chairperson Patino asked if there was a motion to accept the cases, and for a second.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Ms. Piscopink, Mr. Singletary, Ms. Rajan, Chairperson Patino (5)
Members dissenting:	Mr. Barowitz, Mr. DeLaney, Ms. Roslund (3)
Members abstaining:	0
Members absent:	Chief Rogers (1)
Members recused:	0

Chairperson Patino introduced the next two cases.

Ms. Rzesniowiecki requested that the cases be considered separately.

Chairperson Patino introduced Case 3 for a vote.

	Applicant(s)	Address	Docket No.
3.	Sheffield LLC	64 Washington Avenue, Brooklyn	LE-0735 and RG-0230
<i>The Loft Board granted the removal application.</i>			

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

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

The vote:

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

Chairperson Patino introduced Case 4 for a vote.

	Applicant(s)	Address	Docket No.
4.	139 S. 8th Street LLC.	139 South 8 Street, Brooklyn	LE-0760 and RG-0227
<i>The Loft Board granted the removal application.</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.

The vote:

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

Chairperson Patino asked if there were final comments before ending the meeting.

Ms. Rzesniowiecki opined that the application for a rent adjustment based upon code compliance costs was “impossible” and would like the Board to consider redrafting the application form and to review its rules for rent adjustments based on code compliance costs.

Ms. Roslund requested a copy of the current form and asked if the current form was based upon the DHCR form for capital improvement projects?

Ms. Cruz agreed to provide a copy of the current form and further stated that she was not familiar with DHCR applications.

Ms. Rzesniowiecki agreed to provide a copy of a DHCR application.

Chairperson Patino concluded the May 15, 2025 public meeting and noted that the next public meeting will be on June 26, 2025.

The meeting ended at 2:43 pm.