

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting

June 26, 2025

The meeting began at 2:02 PM.

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

INTRODUCTION:

Chairperson Patino welcomed those present to the June 26, 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:

June 26, 2025 Public Meeting Minutes

Chairperson Patino noted a correction to the draft minutes to add Board Member Samira Rajan as an attendee. He asked if there were any other comments on or corrections to the June 26, 2025 minutes. Chairperson Patino then asked for a motion to accept the June 26, 2025 minutes.

Mr. Singletary moved to accept the June 26, 2025, meeting minutes, and **Ms. Rzesniowiecki** seconded.

The vote:

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

REPORT OF THE EXECUTIVE DIRECTOR

1. Annual Building Registration

Director Cruz announced that the mailings for the annual building registration were sent by mail to all building owners. She advised building owners to call the Loft Board if the registration mailing is not received.

Director Cruz reminded owners that the registration process is slightly different this year. The DOB NOW system can accept payments for the LB's annual registration. She asked that building owners create an account to submit payments via the DOB NOW system.

Director Cruz noted that the registration mailing included an instruction sheet for the submissions of payments online. We are working on putting the instruction sheets on our website. If there is a question, please call the Loft Board.

Director Cruz further noted that the signed registration application and the emergency contact form should be sent via email to the Loft Board at lbannualregistration@buildings.nyc.gov. The payment and the form must be submitted on or before July 1, 2025.

The fire egress certification is also due on July 1, 2025, and must be sent via email to lbfireegress@buildings.nyc.gov.

2. Legalization/Narrative Statements

Director Cruz stated that the staff has held sixteen (16) legalization/narrative statement conferences since the May Board meeting.

3. Litigation

Director Cruz stated that the Loft Board received one mandamus case since the May meeting. The case involves 544 West 27 Street, which is not an IMD. The underlying case is a coverage case. Director Cruz agreed to send the case via email.

4. Staffing

Director Cruz introduced Komal Kandpal as a second-year law student at Vanderbilt. She attended NYU for undergrad. She is interested in property and real estate law. She is working with us for the summer.

Ms. Rzesniowiecki asked if the registration instruction sheet was posted on the website.

Director Cruz answered that the staff requested that it be posted.

Ms. Rzesniowiecki asked when the instructions would be posted.

Director Cruz answered before the end of the day if not posted already and noted that the instruction sheets were mailed to owners with the registration materials. Owners should also have hardcopies of the instructions.

THE CASES:

Summary Calendar:

Chairperson Patino stated there are thirteen cases on the summary calendar. Four cases have been combined with other cases, and nine proposed orders. The Loft Board tabled case no. 5.

Case no. 1 was amended to add a "s" to the word application in the last sentence.

The cases are:

	Applicant(s)	Address	Docket No.
1.	Bryan Lundahl	239 Banker Street, Brooklyn	PO-0113 and TA-0264
<i>The Loft Board deemed the applications withdrawn.</i>			
2.	David Sandifer	141 Spencer Street, Brooklyn	PO-0218

<i>The Loft Board deemed the application settled.</i>			
3.	Demi Trezona and Zoe Taylor	1236 Atlantic Avenue, Brooklyn	PO-0266
<i>The Loft Board deemed the application settled.</i>			
4.	David Vlasits	1236 Atlantic Avenue, Brooklyn	TA-0316
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			
6.	Daniel Kocielinski	226-240 Franklin Street, Brooklyn	TR-1421 and PO-0160
<i>The Loft Board deemed the applications withdrawn without prejudice.</i>			
7.	Kyra and Sebastian Rogowski	226-240 Franklin Street, Brooklyn	TR-1422 and PO-0161
<i>The Loft Board deemed the applications withdrawn without prejudice.</i>			
8.	Matthew Canale and Brooke Gillespie	226-240 Franklin Street, Brooklyn	TR-1423 and PO-0162
<i>The Loft Board deemed the applications withdrawn without prejudice.</i>			
9.	Ernesto Tecco, Runako Taylor, Jade Oliver, and Andi Saliasi	18-23-18-25 Astoria Boulevard, Queens	TR-1487
<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.

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

The vote:

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

Master Calendar:

Chairperson Patino introduced Case 10 for a vote.

	Applicant(s)	Address	Docket No.
10.	Thomas Brigham	72 Warren Street, New York	LI-0052
<i>The Loft Board dismissed the unreasonable interference application.</i>			

Director Cruz presented the case.

Chairperson Patino asked if there was 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, Chief Rogers, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Rajan, Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	Ms. Roslund (1)
Members absent:	Mr. Barowitz (1)
Members recused:	0

Chairperson Patino introduced the Case 11.

	Applicant(s)	Address	Docket No.
11.	Richard Fiscina, Luke Weinstock, Zenia DeLaCruz, Maria Theresa Totengco	430 Lafayette Street Rear, New York	TR-1248
<i>The Loft Board dismissed the application.</i>			

Ms. Kandpal presented the case.

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

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

The vote:

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

Chairperson Patino introduced Case 12 for a vote.

	Applicant(s)	Address	Docket No.
12.	103 Greene Street Condominium	101-105 Greene Street, New York	LE-0762
<i>The Loft Board granted the removal application.</i>			

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

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

The vote:

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

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

Chairperson Patino concluded the June 26, 2025 public meeting and noted that the next public meeting will be on July 17, 2025.

The meeting ended at 2:16 pm.