

MINUTES OF PUBLIC MEETING  
New York City Loft Board Public Meeting

October 16, 2025

The meeting began at 2:13 PM

**Attendees:** Charles DeLaney, Tenant Representative; Heather Roslund, Public Member; Elliott Barowitz, Public Member; Lenny Singletary, Manufacturer Representative; Linda Rzesniowiecki, Owner Representative; Erin Piscopink, Public Member; and Guillermo Patino, Chairperson Designee.

**INTRODUCTION:**

**Chairperson Patino** welcomed those present to the public meeting of the New York City Loft Board on October 16, 2025. 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 – September 18, 2025 - Public Meeting**

**Chairperson Patino** asked if there were any corrections or comments to the September 18, 2025 minutes.

Hearing none, **Chairperson Patino** then asked for a motion to accept the September 18, 2025 minutes.

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

**The vote:**

<b>Members concurring:</b>	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (7)
<b>Members dissenting:</b>	0
<b>Members abstaining:</b>	0
<b>Members absent:</b>	Chief Rogers, Ms. Rajan (2)
<b>Members recused:</b>	0

**REPORT OF THE EXECUTIVE DIRECTOR**

1. **Annual Building Registration**

Two hundred and twelve (212) buildings have completed the annual registration process. We received payments for eleven (11) buildings these payments are being processed. This leaves seventy-four (74) buildings with delinquent registration status. The staff is preparing for enforcement to begin on these buildings.

2. **Fire Egress Certifications**

We will have definite numbers for you in November. A tracking system for the certification has been created in our database and we are in the process of updating the system. Since the September meeting, we received thirteen (13) responses of which nine (9) were new filings, and four (4) that reported correction of defects or completed the form correctly.

### 3. Legalization / Narrative Statement Conferences

Since the September meeting, the staff conducted eight (8) legalization/narrative statement conferences and two (2) site visits.

### 4. Rules

The drafts of proposed amendments to the rules regarding the quarterly reports, Article 7-B certification and the protected occupancy have been completed. There is a new online portal for these submissions to the Law Department. We are working with the Mayor's Office to create an account for these submissions.

### 5. DOB Bulletin – DOB Filings

At the September meeting, we discussed DOB's Bulletin about the Professional certification program and Loft Board filings. I have provided today the updated DOB Bulletin clarifying that applications for legalization of IMD units may not participate in the professional certification program.

## THE CASES:

### Reconsideration/Appeal Calendar:

Chairperson Patino announced the case on the reconsideration/appeal calendar as:

	Applicant(s)	Address	Docket No.
1.	Gerep Realty Corporation	19 Vestry Street, New York	AD-0135
<i>The Loft Board granted the appeal application.</i>			

**Mr. Dietz** presented this case.

**Chairperson Patino** asked if there were any comments on the case and motion to vote on the proposed order, and for a second.

**Ms. Roslund** moved, and **Mr. Singletary** seconded.

### The vote:

<b>Members concurring:</b>	Mr. Barowitz, Mr. Singletary, Ms. Piscopink, Ms. Roslund, Chairperson Patino (5)
<b>Members dissenting:</b>	Mr. DeLaney (1)
<b>Members abstaining:</b>	0
<b>Members absent:</b>	Chief Rogers, Ms. Rajan (2)
<b>Members recused:</b>	Ms. Rzesniowiecki (1)

### Summary Calendar:

**Chairperson Patino** stated there are four (4) cases on the summary calendar. The cases have been combined into three (3) proposed orders. Case no. 2 will be voted on separately. **Chairperson Patino** introduced case no. 2 as:

	Applicant(s)	Address	Docket No.
2.	Henry Casey	486 Broadway, New York	PO-0251
<i>The Loft Board deemed the protected occupancy application withdrawn with prejudice.</i>			

**Chairperson Patino** asked if there were any comments on the case and for motion to vote on the proposed order.

**Mr. DeLaney** moved to vote, and **Mr. Barowitz** seconded.

**The vote:**

<b>Members concurring:</b>	Ms. Rzesniowiecki, Mr. Barowitz, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (6)
<b>Members dissenting:</b>	0
<b>Members abstaining:</b>	0
<b>Members absent:</b>	Chief Rogers, Ms. Rajan (2)
<b>Members recused:</b>	Ms. Piscopink (1)

**Chairperson Patino** introduced the next two cases on the Summary Calendar as:

	<b>Applicant(s)</b>	<b>Address</b>	<b>Docket No.</b>
3.	Rachel and Frank Bowling	135-139 Plymouth Street, Brooklyn	TR-1251
<i>The Loft Board deemed the coverage application withdrawn with prejudice.</i>			
4.	Scanlan, Celine Foster, Charlotte Bell and Nathan Morgan	19 Thames Street, Brooklyn	TR-1435 and PO-0184
<i>The Loft Board deemed the coverage and protected occupancy applications settled.</i>			

**Chairperson Patino** asked if there were any comments on the case. Hearing none, Chairperson Patino asked for a motion to vote on the proposed order.

**Ms. Rzesniowiecki** moved, and **Ms. Piscopink** seconded.

**The vote:**

<b>Members concurring:</b>	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (7)
<b>Members dissenting:</b>	0
<b>Members abstaining:</b>	0
<b>Members absent:</b>	Chief Rogers, Ms. Rajan (2)
<b>Members recused:</b>	0

**Master Calendar:**

**Chairperson Patino** stated there are five (5) cases on the master calendar. The cases have been combined into two (2) proposed orders.

	<b>Applicant(s)</b>	<b>Address</b>	<b>Docket No.</b>
5.	Maria Nazor and Peter Mickle	544 West 27 Street, New York	TR-1430 and PO-0175

**Ms. Oyegue** presented this case.

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

**Mr. DeLaney** stated he will vote against accepting the proposed order. He expressed concern that the Report and Recommendation was provided to the Loft Board almost a year ago and the backup materials are voluminous. The transcript is approximately 1500 pages, and the other back up file is approximately 500 pages. He did not believe there was adequate time to examine the documents, which were complicated.

**Mr. Barowitz** agreed.

**Chairperson Patino** took into consideration of the comments and tabled the case until the November Board meeting.

**Chairperson Patino** introduced the next master case.

	Applicant(s)	Address	Docket No.
6.	40 Dover LLC	34-40 Dover Street, New York	LE-0764, RA-0019 and RG-0222
<i>The Loft Board granted the removal application.</i>			

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

**Ms. Rzesniowiecki** commented that it is difficult for owners to prepare an application for rent adjustments based on code compliance costs and noted that most owners' attorneys advise their clients against filing for these rent adjustments due to the complexity of the regulations and the legal costs associated with it.

**Ms. Rzesniowiecki** stated that she would like to work with the Loft Board's staff to propose rule amendments that would make the regulations more accessible. **Ms. Rzesniowiecki** requested that the board members consider voting to approve a working group to propose rule changes.

**Mr. DeLaney** volunteered to participate in the working group.

**Chairperson Patino** asked for a motion to vote on the proposed order, and for a second.

**Mr. DeLaney** moved to vote on the proposed order, and **Mr. Singletary** seconded.

**The vote:**

<b>Members concurring:</b>	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (7)
<b>Members dissenting:</b>	0
<b>Members abstaining:</b>	0
<b>Members absent:</b>	Chief Rogers, Ms. Rajan (2)
<b>Members recused:</b>	0

**Mr. DeLaney** commented that the proposed orders when they are posted on the Loft Board's website are heavily redacted. He requested that the staff only redact private information.

**Mr. DeLaney** also requested that the staff include the meeting agenda, the minutes, and OATH reports in the emails sent by staff.

**Chairperson Patino** ended the meeting at 2:28pm and announced that the next public meeting will be on November 20, 2025.