

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting

January 15, 2026

The meeting began at 2:01 PM

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

INTRODUCTION:

Chairperson Patino welcomed those present to the 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 – November 20, 2025 - Public Meeting

Chairperson Patino asked if there were any corrections or comments to the November 20, 2025 minutes.

Mr. DeLaney stated that a correction is required on page 12, replace the word “case” with the word “rules.”

Chairperson Patino then asked for a motion to accept the November 20, 2025, minutes with the correction on page 12.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Mr. DeLaney, Ms. Piscopink, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rogers, Mr. Singletary, Ms. Rajan (3)
Members recused:	0

Referring to Mr. Edelbaum’s presentation in November 2025, **Ms. Rzesniowiecki** noted that the audit process for rent adjustments based on code compliance costs is overdue for modernization. **Ms. Rzesniowiecki** stated at this point that the auditor and any interested board member begin the project of revamping and modernizing the post-legalization rent adjustment process. **Ms. Rzesniowiecki** also noted that the application form and the rules must be amended.

Chairperson Patino asked for a vote on the motion.

Mr. DeLaney noted that in addition to the application form, the rule will need extensive work as well. He encouraged Board members to read the rule, which is lengthy and confusing.

Ms. Rzesniowiecki agreed.

Mr. DeLaney requested that Ms. Rzesniowiecki restate her motion.

Ms. Rzesniowiecki withdrew her first motion and moved again for the Board to consider amending the relevant rules and application for rent adjustments based on code compliance costs.

Ms. Rzesniowiecki motioned, and **Ms. Roslund** seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Mr. DeLaney, Ms. Piscopink, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rogers, Mr. Singletary, Ms. Rajan (3)
Members recused:	0

REPORT OF THE EXECUTIVE DIRECTOR

1. LONOs Requests

Ms. Cruz announced that starting on January 26, 2026, the LONO requests will be processed via the DOB now system. The DOB is training the Loft Board staff on how to use the DOBNOW system.

In addition to training the Loft Board staff, the DOB also scheduled an industry meeting for the public to explain the new process for LONO requests. She directed anyone interested to visit the Loft Board’s website for the meeting link.

2. Annual Building Registrations

- 296 buildings in the Loft Board’s jurisdiction.
- 247 buildings have completed the Loft Board's registration requirements.
- 9 buildings are in “pending” status which means that a payment was received but has not cleared.
- 40 buildings have not renewed their annual registration. Enforcement notices have been served. We receive payments every day and believe that number will decrease.

3. Fire Egress

We received fire egress certifications for 184 buildings. As previously reported, we believe that there may have been some confusion with the requirement to file the certification. We plan to do outreach to improve this number. It is our intention to do another mailing with a cover letter to building owners who have not filed the certification for fire egress.

Mr. DeLaney asked if the staff reviewed the redactions to proposed orders posted on the Board’s website.

Ms. Cruz responded yes. She was hopeful that there was improvement for the January meeting.

Mr. DeLaney stated that he learned recently that New York Law School is no longer hosting the orders and noted that the new database seemed incomplete in terms of the orders that are available.

Ms. Cruz responded she didn't know that there was a problem. She asked if he was looking for a particular order.

Mr. DeLaney stated that he found the order he needed but then did some random searching and could not find some orders. He asked if we had any issues.

Ms. Cruz responded no and noted that she uses it regularly. **Ms. Cruz** added that the Loft Board option must be checked.

Chairperson Patino introduced the discussion of the proposed amendments to Title 29 of Rules of the City of New York § 2-01.1, § 2-11.1 and § 2-12.

Ms. Cruz briefly described the proposed changes.

Ms. Cruz noted that during the November 2025 meeting there was a vote on the proposed amendment to rule § 2-12 which explains how to prove compliance with the fire and safety requirements of Article 7-B. The motion did not pass.

Mr. Barowitz stated we need at least five to pass it.

Ms. Cruz clarified that the vote was for publication only. The Board could still make changes to the rule after the public hearing.

Mr. DeLaney asked if he needed to restate his proposed change.

Ms. Cruz responded yes.

Mr. DeLaney proposed changing the twelve (12) months to six (6) months in the proposed amendments.

Mr. DeLaney stated that he thought it was excessive to give these owners twelve months to get a residential certificate of occupancy after the rule becomes effective.

Mr. Barowitz asked about the duration of an extension.

Ms. Cruz noted that except in limited circumstances, an extension application would be time-barred.

Mr. DeLaney commented that the time begins to run on the effective date of the proposed rule. Giving them six months in the language is probably tantamount to giving them nine to twelve months from today.

Ms. Roslund commented the only work that presumably needs to happen is for the building owners to check what work has been done compared to the narrative statements and what's been filed under the Alt 1.

Ms. Cruz responded yes.

Ms. Roslund commented the slow part of the process is often, the filing. It's having the architect or an engineer go through the building, putting together the plans going to DOB, that can drag on for quite some time.

Ms. Roslund added that the owners must act. If they have not complied with their own Alt 1 application, then they can only blame themselves.

Ms. Cruz replied that there should be enough time to take corrective action.

Mr. DeLaney stated that theoretically a reputable architect or engineer certified that the building met the fire and safety requirements of Article 7B or the TCO standard. We don't really know the condition of these buildings. We can send each of these owners a letter.

Ms. Cruz responded yes. A letter will be sent to owners who have not obtained a residential certificate of occupancy but have filed a certificate of compliance with Article 7-B.

Ms. Roslund asked if a building with an Article 7-B certificate can leave the Loft Board's jurisdiction.

Ms. Cruz responded no.

Ms. Roslund inquired whether the proposed rule was meant to encourage compliance.

Ms. Cruz responded yes.

Mr. DeLaney commended the Board staff for identifying the issue.

Mr. DeLaney stated that six (6) months should be enough time to reach compliance.

Ms. Roslund asked if a vote on the amendment is necessary.

Ms. Cruz responded yes.

Chairperson Patino asked for a motion to change the time from twelve (12) months to six (6) months in the proposed amendments.

Mr. DeLaney motioned, and **Ms. Roslund** seconded.

The vote:

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

Chairperson Patino asked for a motion to move the rule as amended forward. The next step would be publication for a public hearing.

Mr. DeLaney motioned, and **Mr. Barowitz** seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rogers, Mr. Singletary, Ms. Rajan (3)
Members recused:	0

Chairperson Patino stated we will be moving forward with publishing these two proposed rules and hopefully hold a hearing at the March 2026 public meeting.

Mr. DeLaney asked if the proposed rules can be shared after publication.

Ms. Cruz responded yes.

Chairperson Patino turned to the case calendar.

Chairperson Patino called the one case on the summary calendar.

	Applicant(s)	Address	Docket No.
1.	Brocho V.H. LLC	538 Johnson Street, Brooklyn	LS-0303
<i>The Loft Board deemed the access application withdrawn without prejudice.</i>			

Chairperson Patino asked if anyone had comments on the case.

Chairperson Patino asked for a motion to accept the case.

Ms. Piscopink moved, and **Mr. Barowitz** seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rogers, Mr. Singletary, Ms. Rajan (3)
Members recused:	0

Chairperson Patino turned to the master calendar and announced Case No. 2 was tabled.

The next is Case No. 3.

	Applicant	Address	Docket No.
3.	Brett Herman	476-498 Jefferson Street, BK	TA-0280
<i>The Loft Board granted the rent dispute application.</i>			

Ms. Cruz presented this case.

Chairperson Patino asked does anyone have any comments.

Mr. DeLaney asked if it would be helpful for the Loft Board to add language to orders about how the overcharges can be recovered. He believed prior orders included this language.

Ms. Cruz responded she would look for prior orders that have this language.

Mr. Barowitz asked do we know if the landlord is doing what they are supposed to do with the reimbursements.

Ms. Cruz responded that the tenant must enforce the order.

Ms. Rzesniowiecki stated that when there is an overcharge for rent stabilized units, the tenant must bring an action in the Supreme Court to have the DHCR order converted into a court order; then the tenant must go through the judgment collection process, if necessary. She agreed with Mr. DeLaney that the order should mention the possibilities.

Ms. Cruz stated her concern about adding the language if Title 29 is silent on the issue.

Chairperson Patino asked for a motion to accept the case.

Ms. Roslund motioned, and **Ms. Piscopink** seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rogers, Mr. Singletary, Ms. Rajan (3)
Members recused:	0

Chairperson Patino turned to Cases No. 4 and 5 and noted that the cases were enforcement cases for failure to comply with Loft Board's registration requirements.

	Case Name	Address	Docket No.
4.	Loft Board v. 224 Centre Realty, LLC	224 Centre Street, New York	FO-1142
<i>The Loft Board imposed a fine of \$25,000 for Owner's failure to complete the annual registration of the building for four years.</i>			

Chairperson Patino asked if anyone had any comments on the case.

Mr. DeLaney asked when does the lack of registration renewal trigger other kinds of enforcement action.

Ms. Cruz responded that the staff runs an ACRIS search to search for the last recorded deed.

Mr. DeLaney expressed his concern as to why owners are not registering their buildings if this is a requirement.

Chairperson Patino is there a motion to accept these cases?

Mr. DeLaney motioned, and **Mr. Barowitz** seconded.

The vote:

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

Chairperson Patino stated the next enforcement case is Case No. 5:

	Case Name	Address	Docket No.
5.	Loft Board v. Anthony Marano, President of Condo Assoc.	354 Bowery, New York	FO-1160
<i>The Loft Board imposed a fine of \$25,000 for Owner's failure to complete the annual registration of the building for three years.</i>			

Chairperson Patino asked does anyone have any comments on this case?

Chairperson Patino asked if there is a motion to accept this case?

Ms. Piscopink motioned, and Mr. Barowitz seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rogers, Mr. Singletary, Ms. Rajan (3)
Members recused:	0

Chairperson Patino stated the last case on the Master Calendar is a removal case. The case is:

	Applicant	Address	Docket No.
6.	Cherapunji Corporation	17 Thompson Street, New York	LE-0763
<i>The Loft Board granted the removal application.</i>			

Chairperson Patino asked if anyone had any comments on this case.

Chairperson Patino asked for a motion to accept the case.

Mr. Barowitz motioned, and Ms. Roslund seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Ms. Piscopink, Mr. DeLaney, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Ms. Rogers, Mr. Singletary, Ms. Rajan (3)
Members recused:	0

Conclusion

Chairperson Patino concluded the January 15, 2026 meeting at 2:37pm and announced the next public meeting will be on February 19, 2026.