

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting

February 19, 2026

The meeting began at 2:02 PM

Attendees: Charles DeLaney, Tenant Representative; Heather Roslund, Public Member; Elliott Barowitz, Public Member; Lenny Singletary, Manufacturer Representative; Samira Rajan, Public Member; Erin Piscopink, Public Member; Linda Rzesniowiecki, Owner's Member; Captain Stephen Connelly, FDNY; 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 – January 15, 2026 - Public Meeting

Chairperson Patino asked if there were any corrections or comments to January 15, 2026 minutes.

Mr. DeLaney inquired about the DOBNow system.

Ms. Cruz responded that there were applications in the pre-filing stage with DOB, but none that have reached Loft Board review stage. She explained when applications are filed with the Department that require a LONO, the system will direct applications to the Loft Board to approve or deny.

Mr. DeLaney asked about the status of the fire egress certifications.

Ms. Cruz responded that the staff did a mailing regarding the fire egress rule.

Mr. DeLaney asked about the overcharge cases that were on last month's docket and whether the staff found language in prior orders regarding the recoupment of rent overcharges.

Ms. Cruz responded that she did not find any orders that had the language mentioned. She noted that she found one case where the Board directed an overtenant to pay the overcharges within a certain time frame.

Chairperson Patino asked for a motion to accept the minutes, then asked if someone seconded?

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Captain Connelly, Ms. Piscopink, Mr. DeLaney, Ms. Roslund, Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	Mr. Singletary, Ms. Rajan (2)
Members absent:	0
Members recused:	0

REPORT OF THE EXECUTIVE DIRECTOR

Ms. Cruz reported that the proposed amendments to the Loft Board's rules were published in the City Record on February 4, 2026. The public hearing is scheduled for March 19, 2026.

Regarding the buildings on Article 7-B certificate list, **Ms. Cruz** stated that the staff sent a cover letter with a copy of the proposed rule to those owners who may be affected. The mailing included the notice of the hearing date and the explanation for providing comments.

Ms. Cruz reported that since the last Board meeting, the staff had 26 legalization/narrative statement meetings.

Ms. Cruz stated that 17 buildings have not completed the annual registration. Notices were sent to these owners.

Mr. DeLaney asked if the list of buildings can be requested by FOIL.

Ms. Cruz responded yes and noted that the query generated a list of 61 buildings. Approximately 30 buildings did not have active permits.

Mr. DeLaney asked if the proposed rule change would apply to the 30 buildings.

Ms. Cruz responded yes.

Chairperson Patino turned to the case calendar.

THE CASES:

Reconsideration/Appeal Calendar:

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

	Applicant	Address	Docket No.
1.	Dom Ben Realty Corp.	135-139 Plymouth Street, Brooklyn	AD-0136
<i>Loft Board denied the appeal.</i>			

Ms. Oyegue presented this case.

Chairperson Patino asked if there were any comments on the case. **Chairperson Patino** asked for a motion to accept the case.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Captain Connelly, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Rajan, Ms. Roslund, Chairperson Patino (9)
Members dissenting:	0
Members abstaining:	0
Members absent:	0
Members recused:	0

Summary Calendar:

Chairperson Patino announced that there are six (6) cases on the summary calendar. Three cases were combined into one (1) proposed order.

	Applicant	Address	Docket No.
2.	Catherine Lepp, Yuki Mori, Luke Brown, Syklar Pittman, Medhi Zollo and John McDonald	385 Troutman Street, Brooklyn	LI-0058, TM-0114 and TH-0223
<i>The Loft Board deemed the claims withdrawn.</i>			
3.	Salvatore Pluchino	93-99 Commercial Street, Brooklyn	LI-0061
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			
4.	Olivia Mayberry	239 Banker Street, Brooklyn	PO-0214
<i>The Loft Board deemed the application withdrawn with prejudice.</i>			
5.	Mark and Nancy Evans	14 Dunham Place, Brooklyn	TR-1299
<i>The Loft Board deemed the application withdrawn without prejudice</i>			

Chairperson Patino asked if anyone had comments on the cases.

Mr. DeLaney asked if the proposed order for Case No. 3 was changed to read “dismissed without prejudice.”

Ms. Cruz responded yes.

Chairperson Patino stated case No. 3 was amended to read: “The Loft Board deems the application withdrawn without prejudice.”

Chairperson Patino asked for a motion to accept the cases, with case No. 3 as amended.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Captain Connelly, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Rajan, Ms. Roslund, Chairperson Patino (9)
Members dissenting:	0
Members abstaining:	0
Members absent:	0
Members recused:	0

Master Calendar:

Chairperson Patino announced the next case as:

	Applicant(s)	Address	Docket No.
6.	Denise Williamson and SMCB Associates, LLC	329 Greenwich Street, New York	LI-0055, PO-0176, TA-0292 and LS-0280
<i>The Loft Board granted protected occupancy claim but denied the unreasonable interference claims, the rent overcharge claims and the access application.</i>			

Chairperson Patino stated the Order will be amended on the last page to read: “This does not bar future applications to establish the maximum permissible rent for the unit.”

Mr. Montminy presented this case.

Chairperson Patino asked if anyone had comments on the case.

Ms. Rzesniowiecki made the following two comments:

1. She agreed that once the narrative statement process is concluded, a future tenant of an IMD unit that participated in the narrative statement process should not be allowed to file an unreasonable interference application based on the scope of work.
2. Regarding the access application, she agreed that the process server in the case made errors. However, she noted that pursuant to CPLR § 308, if personal delivery cannot be completed, the process server may affix the summons to the door. The CPLR does not permit service by slipping paper under the door.

She proposed that the staff include a change to this rule in the future. She noted that every process server will affix the notice to the door and not slip it under the door because they're accustomed to the CPLR rule.

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

Mr. DeLaney agreed with Ms. Rzesniowiecki's first point but noted that if a new narrative statement is filed because the owner made changes, occupants have the right to comment on the changes.

Ms. Rzesniowiecki agreed.

Mr. DeLaney noted for the record that the building was registered originally in April of 1983. He also suggested that the staff review the list of buildings that are subject to coverage pursuant to MDL § 281(1).

Mr. Barowitz stated that he agreed that notices should be posted on the door rather than slipped on under the door.

Mr. DeLaney stated that there was a concern expressed at the time that in some of these buildings where passions were very high between the owners and the tenants. If it was affixed to the door, someone might remove it so there was no guarantee that the occupant would see it.

Mr. Barowitz suggested a rule amendment to require posting on the door and slipping another copy under the door.

Mr. DeLaney agreed.

Chairperson Patino asked for a motion to accept the case.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Mr. Barowitz, Captain Connelly, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Rajan, Ms. Roslund, Chairperson Patino (9)
Members dissenting:	0
Members abstaining:	0
Members absent:	0
Members recused:	0

Chairperson Patino introduced the next case on the master calendar.

	Applicant	Address	Docket No.
7.	Christina Crapanzano, Joseph Chen, Meghan Kelly, Jonathan Minard, Andrea Minze, Alyosha Smolarski, Evren Catlin, Adrienne Juell, Dylan Brown and Ross Anti	239 Banker Street, Brooklyn	TA-0266, TA-0268, TA-0275, TA-0276, TA-0282 and TA-0287
<i>The Loft Board granted in part, denied in part and accepted the withdrawal of the remaining rent overcharge claims.</i>			

Mr. Dietz presented this case.

Chairperson Patino asked for a motion to accept the case.

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

The vote:

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

Chairperson Patino asked if there were any further comments.

Mr. Singletary extended his sincere thanks and gratitude to the staff of the Loft Board during the holidays. The donation of over 900 toys from the DOB was helpful and benefited the children and families in the Brooklyn Hospital Center.

Captain Connelly introduced himself as a Captain in the New York City Fire Department with 42 years of experience.

Chairperson Patino concluded the February 19, 2026 meeting at 2:27pm and announced the next public meeting and public hearing will be on **March 19, 2026**.