

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting

July 16, 2026

The meeting began at 2:10 PM

Attendees: Executive Officer Darren Connors, FDNY; Charles DeLaney, Tenant Representative; Erin Piscopink, Public Member; Heather Roslund, Public Member; Linda Rzesniowiecki, Owner Representative; Lenny Singletary, Manufacturer Representative; and Guillermo Patino, Chairperson Designee.

INTRODUCTION:

Chairperson Patino welcomed the audience 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.

Chairperson Patino made a correction to page five of the May 14, 2026 meeting minutes. On the top of page five, the language will read, "If the owner seeks costs for code compliance" instead of "cost compliance".

Chairperson Patino asked if there were any further corrections or comments to the May 14, 2026 minutes.

Mr. DeLaney asked if the rule we approved in May, is that now in effect?

Ms. Cruz confirmed.

Chairperson Patino asked if there is a motion to accept the minutes and asked if there was a second.

Mr. Singletary moved to accept, and **Mr. DeLaney** seconded.

The vote:

Members concurring:	Executive Officer Connors, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (5)
Members dissenting:	0
Members abstaining:	Ms. Rzesniowiecki, Ms. Piscopink (2)
Members absent:	Mr. Barowitz (1)
Members recused:	0

REPORT OF THE EXECUTIVE DIRECTOR

Ms. Cruz noted the following:

1. Annual Registration

- Registration fees were due on July 1st.
- Owners were encouraged to pay the registration fees in the DOB NOW system. For payments made with a credit card, there is an additional percentage processing fee.
- Unlike last year, the system is accepting the required registration documents. The documents must be submitted with payment. Owners must submit the completed registration application, fire egress certification and the emergency contact information to complete the registration transaction online.
- Other transactions in the DOB NOW system may be limited if the Loft Board registration is not completed. The DOB NOW system will not generate alteration permits to do work in IMDs if the registration fee is not paid.

- As of the morning of July 16, 2026:
 - i. 47 buildings had completed the registration process.
 - ii. 83 buildings are in pending status.
 - iii. 166 building owners have not taken any action to comply.
2. **Rule changes** - In May, the Board voted for final adoption of amendments to § 2-12 and the fine schedule in § 2-11.1 of the Loft Board's rules. The notice of adoption was published in the City Record on June 8th. On July 8th, the amendments became effective. The Loft Board will no longer accept certifications of Article 7-B compliance. Compliance with the fire and safety standards of Article 7-B can only be established by the issuance of a TCO or final CO.
 3. **Litigation** - Two new mandamus cases were filed. In one case, the owner seeks a decision on an extension application for 151 Kent Avenue. The second Article 78 case is a mandamus for a case related to 538 Johnson Avenue, Brooklyn.
 4. **Conferences** - Since the May meeting, the staff has held approximately forty (40) narrative statement or legalization conferences.
 5. **HPD's Info Online** - During the May meeting, the staff reported on an issue with the status of former IMD buildings on HPD's online database. The information has been updated to remove the Loft Law flag. We have established a protocol to notify HPD when buildings are removed from Loft Board's jurisdiction. We will continue to monitor.

Mr. DeLaney asked how many buildings have failed to complete last year's registration.

Ms. Cruz did not know the exact number, but she believed it was fewer than 10.

Mr. DeLaney asked about the consequences of an owner's failure to comply with the registration requirements.

Ms. Cruz responded that permits will be delayed or denied in the DOB NOW system. LONO requests for proposed work in commercial spaces will be denied. When the building information is accessed in the DOB NOW system, there is a banner on the top where it says the status of the Loft Board registration.

Ms. Roslund asked if this information public facing.

Ms. Cruz responded that she was not sure if everyone could see that or just the owner. She stated the question was asked but had not received an answer yet.

Mr. DeLaney asked if this was a change in our policy or this was only a change in DOB NOW.

Ms. Cruz responded that DOB NOW gives the public more information.

Ms. Rzesniowiecki asked if this is the first year that people have to register online.

Ms. Cruz responded that this is the second year. This year, the process has improved. Now the system is accepting all the documents in one transaction.

Chairperson Patino turned to the case calendar.

THE CASES:

Appeal and Reconsideration Cases

Chairperson Patino announced that there is one case on the Appeal and Reconsideration Calendar.

	Applicant(s)	Address	Docket No.
1.	Casper Yen and Brian Lam	255-265 McKibbin Street, Brooklyn	R-0395
<i>The Loft Board denied the reconsideration application.</i>			

Ms. Oyegue presented the case.

Chairperson Patino asked if there are any comments on this case.

Chairperson Patino asked for a motion to accept the case, then asked if someone seconded.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Executive Officer Connors, Ms. Piscopink, Mr. Singletary, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	Mr. DeLaney (1)
Members abstaining:	0
Members absent:	Mr. Barowitz (1)
Members recused:	0

Summary Cases

Chairperson Patino turned to the summary calendar. There are ten cases on the summary calendar. Four cases were combined into two proposed orders. The ten cases will be voted as a block.

	Applicant(s)	Address	Docket No.
2.	470 Manhattan Ave LLC	18-20 Eckford Street, Brooklyn	BP-0058
<i>The Loft Board deemed application withdrawn without prejudice.</i>			
3.	125 Green Street Realty Corp	125-135 Green Street, Brooklyn	LB-0207
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			
4.	114 West 14 Realty LLC	112-114 West 14 Street, New York	LS-0322
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			
5.	Bushburg Properties LLC	385-387 Troutman Street, Brooklyn	LS-0326
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			
7.	Scott Aldrich and Christina Stankard Aldrich	93-99 Commercial Street, Brooklyn	PO-0270
<i>The Loft Board deemed the application withdrawn without prejudice.</i>			
8.	Noritaka Sakai	102-104 Clinton Street, New York	PO-0280
<i>The Loft Board deemed the application withdrawn with prejudice.</i>			
9.	Brian Hill	50 Taaffe Place, Brooklyn	TR-1445 PO-0194
<i>The Loft Board deemed the applications withdrawn without prejudice.</i>			
10.	Oscar E. Correa and Natalia Cardenas	65-75 Roebling Street, Brooklyn	TR-1482 PO-0246
<i>The Loft Board deemed the applications withdrawn with prejudice.</i>			

Chairperson Patino asked if there are any comments on these cases.

Chairperson Patino asked for a motion to accept the cases, then asked if someone seconded.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Executive Officer Connors, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	0
Members absent:	Mr. Barowitz (1)
Members recused:	0

	Applicant(s)	Address	Docket No.
6.	Elizabeth Rumie-Green	486 Broadway, New York	PO-0252
<i>The Loft Board deemed application dismissed as moot.</i>			

Chairperson Patino asked if there are any comments on this case.

Chairperson Patino asked for a motion to accept the cases, then asked if someone seconded.

Executive Officer Connors moved to accept, and **Ms. Roslund** seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Executive Officer Connors, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	0
Members absent:	Mr. Barowitz (1)
Members recused:	Ms. Piscopink (1)

Master Cases

	Applicant(s)	Address	Docket No.
11.	Samar Zamar, Marcello Assante, Chantille Sanders and Jeremie Moayal	132-138 Mulberry Street, New York	TR-1426 and PO-0166
<i>The Loft Board granted coverage and the protected occupancy applications.</i>			

Ms. Oyegue presented the case.

Chairperson Patino asked if there are any comments on this case.

Chairperson Patino asked for a motion to accept the cases, then asked if someone seconded.

Mr. DeLaney moved to accept, and **Ms. Rzesniowiecki** seconded.

The vote:

Members concurring:	Ms. Rzesniowiecki, Executive Officer Connors, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	0
Members absent:	Mr. Barowitz (1)
Members recused:	(0)

Chairperson Patino called the next case.

	Applicant(s)	Address	Docket No.
12.	Kfir (KC) Cohen	240 Grand Street, New York	TR-1437 and PO-0186
<i>The Loft Board denied the applications.</i>			

Mr. Montminy presented the case.

Chairperson Patino asked if there are any comments on this case.

Chairperson Patino asked for a motion to accept the cases, then asked if someone seconded.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Executive Officer Connors, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	0
Members absent:	Mr. Barowitz (1)
Members recused:	0

Chairperson Patino asked if there were any comments about the next three cases on the agenda and called the cases:

	Applicant(s)	Address	Docket No.
13.	60 Beach LLC	48-60 Beach Street, New York	LE-0650 and LE-0667
<i>The Loft Board granted the removal applications.</i>			
14.	Frazier Management, Inc.	41-43 Greene Street, New York	LE-0770
<i>The Loft Board granted the removal application.</i>			
15.	287 Hudson Realty Corp	287 Hudson Street, New York	LE-0772
<i>The Loft Board granted the removal application.</i>			

Chairperson Patino asked for a motion to accept the cases, then asked if someone seconded.

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

The vote:

Members concurring:	Ms. Rzesniowiecki, Executive Officer Connors, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (7)
Members dissenting:	0
Members abstaining:	0
Members absent:	Mr. Barowitz (1)
Members recused:	0

RULE DISCUSSION:

Chairperson Patino turned to a discussion and vote on the proposed amendments to Title 29 of the Rules of the City of New York.

Ms. Cruz noted that the proposed changes are to § 2-08 clarified the Loft Board's holistic review of the evidence presented in protected occupancy cases, which further noted that the proposed amendments do not preclude the Loft Board from considering the information listed in a tax return so far as it is relevant to whether the tenants resided in the unit as their primary residence, but it also allows the Board to also consider other relevant information. The amendments codified the Loft Board's view that no one document in evidence is considered determinative.

Ms. Roslund stated that some of the public testimony was interesting in that it focused specifically on the tax filing information as opposed to the holistic review and the allowance for home occupation use in the Zoning Resolution. **Ms. Roslund** also asked how the Loft Board considered tax returns to determine how the space is used.

Ms. Cruz responded that the issues were brought up by the public because of the decision cited in the Statement of Basis and Purpose. In the decision, the court held that the tenant was barred from arguing that the space was their primary residence due to the tax deductions taken. The proposed amendments established the Board's approach in reviewing the evidence presented.

Chairperson Patino asked if there were any other comments or questions about the proposed amendments.

Chairperson Patino asked for a motion to accept the proposed amendments and publish the proposed rule as final.

Mr. DeLaney moved to accept, and **Ms. Piscopink** seconded.

The vote for the rules:

Members concurring:	Ms. Rzesniowiecki, Ms. Piscopink, Mr. DeLaney, Mr. Singletary, Ms. Roslund, Chairperson Patino (6)
Members dissenting:	0
Members abstaining:	Executive Officer Connors (1)
Members absent:	Mr. Barowitz (1)
Members recused:	0

Chairperson Patino noted that the staff will publish the Notice of Adoption.

Chairperson Patino concluded the July 16, 2026 meeting at 2:35 pm, and announced the next public meeting will be on **September 17, 2026** at 2:00 pm.