

MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting

September 17, 2026

The meeting began at 2:09 PM

Attendees: Executive Officer Darren Connors, FDNY; Charles DeLaney, Tenant Representative; Erin Piscopink, Public Member; Heather Roslund, Public Member; Lenny Singletary, Manufacturer Representative; and Elliot Barowitz, Public Member 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 asked if there were any corrections or comments to the July 2026 minutes.

Mr. DeLaney inquired whether there would be an update on the annual building registration in the staff reports. He also requested a follow-up regarding Ms. Roslund's previous question about whether the banner about the outstanding Loft Board registration fees was public facing.

Ms. Cruz confirmed that there will be an update on the registration statistics during the staff reports and also stated that the banner is not public facing but noted that there is a section in the property profile in DOB NOW that list the outstanding penalties owed to the DOB. The staff requested that Loft Board penalties be added to that section.

Chairperson Patino asked if there is a motion to accept the minutes? Is there a second?

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

The vote:

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

REPORT OF THE EXECUTIVE DIRECTOR

Ms. Cruz noted the following:

1. Annual Registration

There were **292** buildings in the Loft Board's jurisdiction.

- **227** buildings completed the registration process.
- **7** buildings are in pending status.
- **58** buildings have a delinquent registration status.

2. Fire Egress Certification Compliance

- **203** buildings completed the fire egress certifications.
- **10** Buildings were contacted to correct the certifications.
- **79** buildings did not file a certification.

Ms. Roslund asked about the differences in the statistics.

Ms. Cruz responded that the numbers were not the same because there were issues with the fire egress certifications. The registration and fire egress submissions are done in the same transaction, but there could be a problem with the certification and there was no problem with the registration filing.

Mr. DeLaney asked if the staff thought that the egress compliance filing was working well and if there was anything we would change.

Ms. Cruz responded that it was working well and noted that most of the building owners were in compliance but acknowledged there were still problems. She agreed to investigate.

3. Rule Amendments

During the July 17, 2026 meeting, the Board voted for final adoption of changes to the Loft Board's rules on protected occupancy. The notice of adoption was published in the City Record on August 11, 2026. The amendments became effective on September 11, 2026.

4. Litigation

On August 6, 2026, the court granted an Article 78 petition to annul Order No. 5390. The Loft Board Order upheld an administrative determination which denied an extension of the code compliance deadlines. The staff discussed the possibility of an appeal with the Law Department.

5. Conferences

Since the July 17, 2026 meeting, the staff attended approximately fifty (50) Narrative Statement or legalization conferences.

Mr. DeLaney asked if the decision in the HP action would be discussed.

Ms. Cruz responded that **Mr. Montminy** would discuss it next.

REPORT OF THE DEPUTY DIRECTOR

Mr. Montminy began by noting that 50-17 5th Street in Queens is a Loft Law building with five (5) IMD units. The Building is in the narrative statement process before the Loft Board.

The Building has also been the subject of a tenant-initiated HP action in the Queens Housing Court where the tenants alleged numerous maintenance issues. In June, during the litigation, the gas to the Building was shut off by DOB and Con Edison. There were unsafe connections.

Mr. Montminy noted that the Loft Board attorneys appeared in the Housing Court case and provided information regarding the Loft Law, challenged owner's misstatements regarding the legalization process and DOB permits, provided pictures and inspection reports from Inspector Lewis' visits to the building.

Mr. Montminy further noted that early in the summer, the Judge ordered the owner to repair the roof, abate the mold conditions in the units, and restore gas and hot water. As the owner did not restore gas or hot water to the Building, the tenants brought a contempt motion.

The Loft Board's staff appeared for the contempt hearing, and the Loft Board's Inspector Lewis testified, answering questions from the parties and the Judge. Inspector Lewis testified about his observations about the lack of repairs at the Building. Based upon his testimony, and the owner's failure to rebut the allegations of non-compliance, the Court found the owner in civil contempt of its Order. The owner was fined \$250.00 for their contempt and assessed penalties of \$29,250.00 for their failure to timely correct housing code violations. The owner was ordered to purge the civil contempt by October 1, 2026.

Mr. Montminy remarked that Inspector Lewis' multiple appearances before the court were instrumental in providing a clear, unbiased picture of the conditions at the Building.

Mr. DeLaney noted the serious set of circumstances and asked whether staff had taken any steps of their own toward enforcement.

Ms. Cruz stated that the court had more power in this case.

Mr. DeLaney asked whether the staff had given any thought to specific performance in this case.

Ms. Cruz responded that it would be considered and discussed.

Chairperson Patino turned to the case calendar.

THE CASES:

Summary Cases

Chairperson Patino turned to the summary calendar. There are seven cases on the summary calendar, which were combined into five proposed orders.

	Applicant(s)	Address	Docket No.
1.	John Chiles	206-208 Bowery, New York	PO-0275
<i>The Loft Board deemed application discontinued with prejudice.</i>			
2.	Ute Zimmermann	558-562 Sackett Street, Brooklyn	TR-1436 and PO-0185
<i>The Loft Board deemed the application withdrawn with prejudice.</i>			
3.	Valeria Beliaeva	65-75 Roebling Street, Brooklyn	TR-1490 and PO-0285
<i>The Loft Board deemed the application withdrawn with prejudice.</i>			
4.	Nikki Raymond and Zinzan Fern	385-387 Troutman Street, Brooklyn	PO-0298
<i>The Loft Board deemed the application settled.</i>			
5.	Alexander Kosolapov	58 East 11 Street, New York	TM-0109
<i>The Loft Board deemed the application 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.

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

The vote:

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

Master Cases

Chairperson Patino noted a correction on page two of the proposed order for case no.6 on the agenda. The correction was in the second sentence of the fourth paragraph on page two. The sentence should read: "Owner listed Fairbanks as the current occupant," not "was."

	Applicant(s)	Address	Docket No.
6.	Heather Kimball	538 Johnson Avenue, Brooklyn	PO-0201
<i>The Loft Board granted the protected occupancy application.</i>			

Mr. Dietz presented the case.

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

Mr. DeLaney mentioned that the case was complicated and stated that the Administrative Law Judge and the staff did a good job in the analysis of the case.

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

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

The vote:

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

Chairperson Patino called case no. 7.

	Applicant(s)	Address	Docket No.
7.	Michael Angelo	511 West 20 Street, New York	PO-0227
<i>The Loft Board denied the protected occupancy application.</i>			

Ms. Oyegue presented the case.

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

Mr. DeLaney stated this case was also complicated but was not persuaded by the analysis.

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

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

The vote:

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

Chairperson Patino made a correction to the proposed order for case no. 8. The correction was on the first page in the first paragraph under the Background Section. The second sentence was amended to read *“rent overcharge determination was not requested”*.

	Applicant(s)	Address	Docket No.
8.	Zachary Bennett and Karen Nourse	521-523 West 26 Street, New York	TA-0279
<i>The Loft Board found the maximum permissible rent was \$4,990.49. The water and sprinkler escalators were deemed part of the maximum permissible rent and Owner may not bill for them separately. Electricity was not deemed part of the maximum permissible rent and will continue to be billed separately. The garbage and real estate tax escalators may not be billed.</i>			

Ms. Cruz presented the case.

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

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

The vote:

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

Members absent:	Ms. Rzesniowiecki (1)
Members recused:	0

Chairperson Patino called case no. 9.

	Applicant(s)	Address	Docket No.
9.	675 Hudson Street Owner, LLC	669-685 Hudson Street, New York	LE-0776
<i>The Loft Board granted the removal application.</i>			

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

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

The vote:

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

Mr. DeLaney renewed his request for a public hearing.

Chairperson Patino expressed support for a public hearing.

Ms. Roslund asked if this will be held on the same day as our meeting.

Mr. DeLaney responded that he thought it was important to hear from the community.

Chairperson Patino concluded the September 17, 2026 meeting at 2:35 pm, and announced the next public meeting will be on **October 15, 2026**.