

PROPOSED ORDER

NEW YORK CITY LOFT BOARD

*In the Matter of the Loft Board Initiated Application
for*

████████████████████

Loft Board Order No. _____

Docket No. BP-0058

**RE: 18-20 Eckford Street
Brooklyn, New York**

IMD No. 30113

ORDER

On May 1, 2020, the New York City Loft Board initiated an application pursuant to Title 29 of the Rules of the City of New York § 2-01(d)(2)(xii)(B)(b) to resolve a legalization plan dispute for 18-20 Eckford Street, Brooklyn, New York ("Building") between the following eleven (11) tenants ("Tenants") and 470 Manhattan Ave LLC ("Owner"), the owner of the Building:

Applicant	Unit
████████████████████	1A
██	1B
████████████████████	1C
████████████████████████████████	2A
████████████████████	2B
████████████████████	2C
██	3A
████████████████████	3B
████████████████████	3C

On June 19, 2020, Tenants and Owner filed answers to the application.

The Loft Board staff transferred the case to the New York City Office of Administrative Trials and Hearings for adjudication.

In a Stipulation of Settlement dated April 20, 2022 ("Stipulation"), Owner withdrew the decoverage application without prejudice and agreed to file an amended narrative statement and legalization plans. Upon approval of Owner's legalization plans, Tenants agreed to withdraw their alternate plans without prejudice.

On March 31, 2023, Owner filed with the Loft Board an amended narrative statement dated March 21, 2023, and revised legalization plans dated January 26, 2023. After several narrative statement conferences, the Loft Board issued certification of completion of the narrative statement process on November 20, 2024. The Department of Buildings issued an alteration permit for the legalization work on January 22, 2026, for DOB job no. 321184259.

Based on the Stipulation and the issuance of the alteration permit, the alternate plan application docketed as BP-0058 is dismissed.

DATED: July 16, 2026

Guillermo Patino
Chairperson

Board Members Concurring:
Board Members Dissenting:
DATE LOFT BOARD ORDER MAILED: