

PROPOSED ORDER

NEW YORK CITY LOFT BOARD

In the Matter of the Application of

Loft Board Order No.: _____

Docket No.: LE-0770

**RE: 41-43 Greene Street
New York, New York**

IMD No.: 10910

ORDER

The New York City Loft Board ("Loft Board") grants the application for removal of the Building from the Loft Board's jurisdiction by [REDACTED] ("Managing Agent"), as managing agent for 41 Greene Owners Corp. ("Owner"), the owner of 41 Greene Street, New York, New York ("Building").

I. BACKGROUND

On March 31, 2014, the New York City Department of Buildings ("DOB") issued a residential certificate of occupancy for the Building under certificate number No. 100459914F. Pursuant to Title 29 of the Rules of the City of New York ("29 RCNY") §§ 2-01(i)(1) and (2), Owner was then eligible to apply for rent adjustments based on the costs of code compliance and Rent Guidelines Board increases. Owner filed for neither rent adjustment.

On March 10, 2026, a Cooperative/Condominium Exemption Form was filed listing the second through sixth floors as owner-occupied units. On March 19, 2026, Managing Agent filed an application to remove the Building from the Loft Board's jurisdiction. On March 31, 2026, the removal application filing was amended to include a blank copy of the Answer to Application form as required pursuant to 29 RCNY § 1-21(c).

No answers to the removal applications were received.

II. ANALYSIS

A. Registration and Code Compliance Pursuant to Multiple Dwelling Law § 284

On June 13, 2012, Owner registered one interim multiple dwelling ("IMD") unit in the cellar and one IMD unit on each the second through sixth floors pursuant to Multiple Dwelling Law ("MDL") § 281(5). In a correspondence dated October 1, 2015, the then-Executive Director removed the cellar unit from Loft Board's jurisdiction as cellar units were barred from Article 7-C coverage pursuant to MDL § 281(5). See 29 RCNY § 2-08(o).

The March 31, 2014 final certificate of occupancy lists the second through sixth floor units as Joint Living/Work Quarters for Artists. Owner is in compliance with MDL § 284(1). See *Matter of Halebid Corp.*, Loft Bd. Order No. 585 (Apr. 30, 1987).

B. Rent Regulatory Status

According to the Cooperative/Condominium Exemption Form, the IMD units are owner-occupied cooperative units. Consequently, pursuant to MDL § 286(8), the IMD units are not subject to rent regulation pursuant to Article 7-C.

III. CONCLUSION

The Loft Board finds that Owner is in compliance with MDL § 284(1).

Effective thirty-five (35) days from the mailing date of this Order, the Building is no longer an IMD and is no longer under the jurisdiction of the Loft Board.

Owner is directed to register the Building as a multiple dwelling with the New York City Department of Housing Preservation and Development within sixty-five (65) days of the mailing date of this Order.

DATED: July 16, 2026

Guillermo Patino
Chairperson

Board Members Concurring:

Board Members Dissenting:

DATE LOFT BOARD ORDER MAILED: