

## **PROPOSED ORDER**

### **NEW YORK CITY LOFT BOARD**

*In the Matter of the Application of*

████████████████████

**Loft Board Order No.:** \_\_\_\_\_

**Docket No.:** LE-0772

**RE: 287 Hudson Street  
New York, New York**

**IMD No.: 50015**

### **ORDER**

The New York City Loft Board ("Loft Board") grants the application of ██████████ for the removal of 287 Hudson Street, New York, New York ("Building"), from the Loft Board's jurisdiction.

#### **I. BACKGROUND**

On May 14, 2026, 287 ██████████ ("Owner"), owner of the Building filed an application seeking removal of the Building from the Loft Board's jurisdiction.

No answers to the removal application were received.

There is no residential certificate of occupancy for the Building. On May 14, 2026, Owner filed a Declaration of Intent form indicating its intent to use the interim multiple dwelling ("IMD") unit for commercial purposes.

#### **II. ANALYSIS**

##### *1. Coverage and Registration*

In a Supreme Court decision dated March 6, 2000, the court ordered Owner to register the second-floor unit ("Unit") in the Building as an IMD and ██████████ ("") as the protected occupant of the Unit. See *Matter of 287 Hudson Realty Corp. vs. Golfinopoulos*, Index No: 601288/99 (Mar. 6, 2000).

On August 10, 2000, Owner registered the Unit, and the Loft Board issued registration number 50015 for the Building.

##### *2. Code Compliance Status and Rent Regulation*

On February 2, 2024, ██████████ died. In an agreement dated March 8, 2024 ("Surrender Agreement"), ██████████, as trustee for the Trust of ██████████ ("Trustee"), agreed to surrender the Unit to Owner by August 31, 2024. The Trustee vacated the Unit on May 23, 2024. See Surrender Notice – Exh. A – Surrender Agreement.

On May 14, 2026, the Loft Board issued an abandonment order pursuant to Title 29 of the Rules of the City of New York ("29 RCNY") § 2-10(f) for the Unit. See *Matter of 287 Hudson Realty Corp.* Loft Bd. Order No. 5406 (May 14, 2026).

On May 14, 2026, Owner filed a Declaration of Intent form to convert the Unit to commercial use. During an inspection on May 20, 2026, the Loft Board inspector found that the Unit was unoccupied and

contained no residential fixtures. On May 21, 2026, Owner's request to use the Unit for commercial purposes was approved by the Loft Board's staff. Pursuant to § 2-10(d)(1), Owner is relieved of its obligations to comply with the legalization requirements in MDL § 284.

**III. CONCLUSION**

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.

DATED: July 16, 2026

\_\_\_\_\_  
Guillermo Patino  
Chairperson

Board Members Concurring:

Board Members Dissenting:

DATE LOFT BOARD ORDER MAILED: