

PROPOSED ORDER

NEW YORK CITY LOFT BOARD

In the Matter of the Application of

[REDACTED]

Loft Board Order No.: _____

Docket No.: LE-0762

**RE: 101-105 Greene Street
New York, New York**

IMD No.: 10919

ORDER

The New York City Loft Board ("Loft Board") grants the application of [REDACTED] ("Owner") for the removal of 101-105 Greene Street, New York, New York ("Building") from the Loft Board's jurisdiction.

I. BACKGROUND

On August 8, 2024, the New York City Department of Buildings ("DOB") issued a residential certificate of occupancy for 103 Greene Street, New York, New York under certificate number No. 1091742-0000003 and on September 4, 2024, the DOB issued a residential certificate of occupancy for 101 Greene Street, New York, New York under certificate No. 1091741-0000004. 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 January 29, 2025, Owner filed an application to remove the Building from the Loft Board's jurisdiction. Owner also filed a Cooperative/Condominium Exemption Form stating that the Building is under condominium ownership and the Interim Multiple Dwelling ("IMD") units are owner-occupied.

No answers to the removal application were received.

II. ANALYSIS

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

On March 10, 2014, Owner registered the Building and listed the following twelve (12) units as IMD units on the second through seventh floors: 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, and 7B.

The certificates of occupancy list six (6) residential units in 101 Greene Street and six (6) residential units in 103 Greene Street. Owner has obtained a residential certificate of occupancy that account for the twelve (12) residential units, thus Owner is in compliance with Multiple Dwelling Law ("MDL") § 284(1). See, *Matter of Halebid Corp.*, Loft Board Order No. 585 (Apr. 30, 1987).

B. Rent Regulatory Status

According to Cooperative/Condominium Exemption Form, the IMD units are owner-occupied condominium units¹. Consequently, pursuant to MDL § 286(8), the IMD units are not subject to rent regulation pursuant to Article 7-C.

¹ On June 21, 2018, sales of improvements and Article 7-C rights pursuant to MDL §§ 286(6) and (12) was executed for unit 3A.

III. CONCLUSION

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

Pursuant to 29 RCNY § 2-01(m), the Loft Board directs Owner to register 101 Greene Street and 103 Greene Street as multiple dwellings with the New York City Department of Housing Preservation and Development.

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: June 26, 2025

Guillermo Patino
Chairperson

Board Members Concurring:

Board Members Dissenting:

DATE LOFT BOARD ORDER MAILED: