

**MINUTES OF PUBLIC MEETING  
New York City Loft Board Public Meeting Held at  
22 Reade Street, 1<sup>st</sup> Floor  
Spector Hall**

**June 20, 2013**

The meeting began at 1:13 p.m. The attendees were Gina Bolden-Rivera, Public Member; Chief Ronald Spadafora, Fire Department Representative; Chuck Delaney, Tenants' Representative; Daniel Schachter, Public Member; Mark Foggin, Manufacturing Representative; Elliott Barowitz, Public Member and Chairperson LiMandri.

**INTRODUCTION**

**Chairperson LiMandri** introduced himself and welcomed those present to the June 20, 2013 public meeting of the New York City Loft Board.

---

**VOTE ON MAY 16, 2013 MINUTES**

**Motion:** Mr. Delaney moved to accept the May 16, 2013 minutes. Mr. Foggin seconded the motion.

**Members Concurring:** Spadafora; LiMandri; Delaney; Bolden-Rivera; Foggin; Schachter (6)

**Members Absent:** Shelton, Mayer (2)

**Members Abstained:** Barowitz (1)

Adopted by the Loft Board on June 20, 2013.

---

**UPDATE ON THE LOFT BOARD FIVE-YEAR REPORT**

**Robin Brooks**, Assistant Commissioner for Executive Communications, updated the Board on the status of the Loft Board Five-Year Report. **Ms. Brooks** stated that the report would be on-line and would have many interactive features. She showed the Board the format of the report and how it would look on-line. She stated that content was being drafted for the Loft Board report, which will give an overview of the organization's work and history. The report would be released digitally for easy distribution and the graphic design is underway. Finally, **Ms. Brooks** stated that the Board would be provided hard and electronic copies for review before finalization for their input.

---

**REPORT OF EXECUTIVE DIRECTOR**

**Ms. Alexander** reported that there are 326 buildings in the Loft Board's jurisdiction. Of these, 69 are § 281(5) buildings. The total number of buildings with certificates of occupancy is 33. Of these, 17 have pending removal applications and 16 do not. Of the 16, one is a § 281(5) building.

There are 97 buildings with TCOs or 7-B compliance. Of these, 33 have TCOs and 64 have 7-B compliance. Comparing the old and new buildings: In the § 281(1) and (4) category, 30 buildings have a TCO and 63 have 7-B compliance while in the § 281(5) category, three buildings have a TCO and one building is 7-B compliant.

There are currently 105 buildings in the permit stage. Broken down, 103 are § 281(1) and (4) buildings and three are § 281(5) buildings.

There are currently 56 buildings in the Narrative Statement process: 16 buildings are in the closed category and 40 buildings are in the open category. Broken down, in the § 281(1) and (4) category there

are 14 buildings in the closed group and 14 in the open group. In the § 281(5) category, there are two buildings in the closed group and 26 in the open group.

In the buildings with Alt 1 filings, all six are § 281 (5) buildings. There are 29 buildings without Alt 1 filings. Of these, 27 are § 281 (5) buildings and two are 281(1) and (4) buildings.

**Ms. Alexander** reported that during the past month she and her legal staff visited three community boards in the Bronx: Community Board 1, which encompassed Mott Haven, Port Morris, and Melrose; Community Board 2, which covers Hunts Point, Long Wood, and Morrisania; and Community Board 4, which covers Highbridge, Concourse, Mt. Eden, and Concourse Village.

**Ms. Alexander** reported that while she was very well received by each Board, and everyone was interested in learning more, it did not appear that there were many people interested in seeking coverage.

---

### DISCUSSION OF THE NARRATIVE STATEMENT PROCESS

**Ms. Alexander** described the narrative statement process to the members. She reviewed a chart that she had prepared, which outlines the narrative statement process. She stated that she would post the information on the web site. She also described how the narrative statement conferences are conducted. She also discussed the fact that the waiver forms are being reviewed by the legal staff with the intent of having a cover page that describes the narrative statement process so that those signing waivers will fully understand what they are waiving.

---

### DISCUSSION AND VOTE ON RECONSIDERATION CASE

1.	Mapama Corporation	545 Broadway	AD-0065	MC/MC
----	--------------------	--------------	---------	-------

**Motion:** Mr. Delaney moved to accept the proposed orders. Mr. Foggin seconded the motion.

**Members Concurring:** Barowitz; Spadafora; LiMandri; Delaney; Bolden-Rivera; Foggin; Schachter (7)

**Members Absent:** Mayer; Shelton (2)

---

### DISCUSSION AND VOTE ON SUMMARY CASES

2.	Elizabeth Spencer Long	70 Commercial Street, Brooklyn	TR-0825	MC/MC
3.	Tamas Veszi	70 Commercial Street, Brooklyn	TR-0827	MC/MC
4.	Joan Wasser	70 Commercial Street, Brooklyn	TR-0834	MC/MC
5.	Teodoro Gonzalez and Kimberly Masson	70 Commercial Street, Brooklyn	TR-0845	MC/MC
6.	Alan Lupiani	70 Commercial Street, Brooklyn	TR-0853	MC/MC
7.	Jennifer Charles and Lance Scott Walker	70 Commercial Street, Brooklyn	TR-0874	MC/MC
8.	Darren Lipman	70 Commercial Street, Brooklyn	TR-0876	MC/MC
9.	Pablo Ramella	70 Commercial Street, Brooklyn	TR-0901	MC/MC
10.	Serge Milstein	70 Commercial Street, Brooklyn	TR-0949	MC/MC
11.	Boutry Gilles-Fleur and Leonardo Giacomuzo	70 Commercial Street, Brooklyn	TR-0950	MC/MC
12.	Ansel Matthews	70 Commercial Street, Brooklyn	TR-0961	MC/MC
13.	Meghan Pierce	70 Commercial Street, Brooklyn	TR-0965	MC/MC
14.	Valentina Akerman and Judi Rossen	70 Commercial Street, Brooklyn	TR-0969	MC/MC
15.	Hasan Schahbaz	70 Commercial Street, Brooklyn	TR-0970	MC/MC
16.	Thomas O'Reilly	70 Commercial Street, Brooklyn	TR-0971	MC/MC

17.	Veronika Ossiptchouk	70 Commercial Street, Brooklyn	TR-0972	MC/MC
18.	Tal Shpantzer	70 Commercial Street, Brooklyn	TR-0973	MC/MC
19.	Raphaele Shirley	70 Commercial Street, Brooklyn	TR-0995	MC/MC
20.	Aurora Crowley	70 Commercial Street, Brooklyn	TR-0996	MC/MC
21.	Brian Tattar	70 Commercial Street, Brooklyn	TR-1000	MC/MC

**Motion:** Ms. Bolden-Rivera moved to accept the proposed orders. Mr. Schachter seconded the motion.

**Members Concurring:** Barowitz; Spadafora; LiMandri; Delaney; Bolden-Rivera; Foggin; Schachter (7)

**Members Absent:** Mayer; Shelton (2)

**DISCUSSION AND VOTE ON NON-REMOVAL MASTER CASE**

22.	Loft Board Initiated Application for 329 Greenwich Street	329 Greenwich Street	BP-0053	MC/MC
-----	---	----------------------	---------	-------

**Motion:** Mr. Barowitz moved to accept the proposed order. Mr. Foggin seconded the motion.

**Members Concurring:** Barowitz; Spadafora; LiMandri; Delaney; Bolden-Rivera; Foggin; Schachter (7)

**Members Absent:** Mayer; Shelton (2)

**DISCUSSION AND VOTE ON MASTER CASES**

23.	Loft Board Initiated Application for 178 Stanton Street	178 Stanton Street	LE-0614	MC/MC
24.	Kenneth Dubow as agent for Ginezra Associates LLC	190 Duane Street	LE-0620	MC/MC

**Motion:** Mr. Foggin moved to accept the proposed orders. Mr. Barowitz seconded the motion.

**Members Concurring:** Barowitz; Spadafora; LiMandri; Delaney; Bolden-Rivera; Foggin; Schachter (7)

**Members Absent:** Mayer; Shelton (2)

**The BOARD HELD A BRIEF DISCUSSION AND COMBINED VOTE ON RULES- 1-06.1; 2-01; 2-01.1; 2-03; 2-05; 2-08; 2-11.1 and 2-12**

**Motion:** Mr. Foggin moved to accept the Rules. Mr. Barowitz seconded the motion.

**Members Concurring:** Barowitz; Spadafora; LiMandri; Delaney; Bolden-Rivera; Foggin; Schachter (7)

**Members Absent:** Mayer; Shelton (2)

**Chairperson LiMandri** concluded the June 20, 2013 Loft Board public meeting at 3:10 pm and thanked everyone for attending. The next public meeting will be at Spector Hall, 22 Reade Street, on Thursday, July 18, 2013 at 1:00 p.m.