

**MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting Held at
22 Reade Street, Main Floor
Spector Hall**

November 19, 2015

The meeting began at 2:05 p.m. The attendees were Chief Spadafora, Fire Department Representative; Gina Bolden-Rivera, Public Member; Chuck Delaney, Tenants' Representative; Elliott Barowitz, Public Member; Daniel Schachter, Public Member; LeAnn Shelton, Public Member; and Chairperson Alexandra Fisher.

INTRODUCTION

Chairperson Fisher welcomed those present to the November 19, 2015 public meeting of the New York City Loft Board.

VOTE ON SEPTEMBER 17, 2015 MINUTES

Motion: Mr. Delaney moved to accept the September 17, 2015 meeting minutes. Ms. Shelton seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Mr. Schachter, Ms. Shelton (6).

Members Abstaining: Ms. Bolden-Rivera (1).

REPORT OF THE EXECUTIVE DIRECTOR

Ms. Alexander distributed statistics regarding the legalization status of the buildings in the Loft Board's jurisdiction. **Ms. Alexander** reported that there are a total of 331 buildings in the Loft Board's jurisdiction, of which 97 are buildings registered under Multiple Dwelling Law § 281(5).

Ms. Alexander also reported that the Loft Board has collected \$1,300,280.00 in registration renewal fees, late fees and fines for fiscal year 2016. **Ms. Alexander** noted that there are only four building owners who failed to renew their building's registration for the fiscal year 2016. Of these, one building is in foreclosure and one owner submitted a check that bounced. The Loft Board has brought failure to renew registration actions against the two other owners. These cases are on the meeting's agenda. **Ms. Alexander** attributes the Loft Board's unprecedented success in getting loft building owners to renew their registration in great part to the efforts taken by the entire Loft Board Staff in our annual outreach as well as the legislature raising the amount of fines the Loft Board can charge from \$1,000 to \$17,500.

Ms. Bolden-Rivera asked whether the Executive Director will issue an annual building report or a five year report. **Ms. Alexander** stated it is possible one will be issued next year.

DISCUSSION AND VOTE ON SUMMARY CALENDAR CASES

1.	Theres Wegmann and Gill Arno	440 Broadway, Brooklyn	PO-0002
2.	Steven R. Meyer, Neal F. Sundet and Argot Meyer	197 Henry Street	PO-0008

3.	Sara M. Lee	53-55 West 21 Street	TH-0197
4.	Tenants of 73 Leonard Street	73 Leonard Street	TH-0202
5.	Gil Seon Pak, Jung Hur and Hyobin Ahn	46-48 Old Fulton Street, Brooklyn	TR-1068
6.	Fernando Santangelo and Yona Backer	10 Greene Street	TR-1133
7.	Michael B. Allen, Donald Prokop, Criterion S. Guebie-Thorton, Denise Joan Delong, Gill Arno and Theres Wegmann	440 Broadway, Brooklyn	TR-1155
8.	Tenants of 816 Broadway	816 Broadway	TR-1261
9.	Rueben Lorch-Miller, Laura Splan, Jose Ayala, Fredrick Mott McCampbell, Ed Leonard, Henry Chalian, Sergio Barrios, and Mitchell Wright	104-106 Green Street, Brooklyn	TR-1121

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

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

DISCUSSION AND VOTE ON REGISTRATION RENEWAL CASES

10.	Peter F. Matera	187 Duane Street	FO-0716
11.	Thames St. Lofts and Thames Holdings LLC	13-15 Thames Street, Brooklyn	FO-0717

Motion: Mr. Delaney moved to accept the proposed orders. Ms. Shelton seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

DISCUSSION AND VOTE ON MASTER CALENDAR CASES

12.	Kent Avenue Holdings, LLC	151 Kent Avenue, Brooklyn	LB-0182
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Motion: Ms. Shelton moved to accept the proposed order. Mr. Barowitz seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

13.	141 Spencer Street LLC	141 Spencer Street, Brooklyn	LS-0227
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Motion: Ms. Shelton moved to accept the proposed order. Mr. Schachter seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

14.	Jerrold Lerner & Jaye Nydick	247-249 West 16 Street	TR-1105
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Motion: Ms. Shelton moved to accept the proposed order. Mr. Barowitz seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

15.	Xiuhong Zhao	816 Broadway	TR-1134 TR-1161
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Motion: Mr. Schachter moved to accept the proposed order. Ms. Shelton seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

DISCUSSION AND VOTE ON REMOVAL CALENDAR CASES

16.	Uzi Ben Abraham	1151 Broadway	LE-0642
17.	Westbeth Corp HDFC, Inc.	445-465 West Street	LE-0646

Motion: Ms. Shelton moved to accept the proposed orders. Mr. Delaney seconded the motion.

Members Concurring: Mr. Barowitz, Chief Spadafora, Chairperson Fisher, Mr. Delaney, Ms. Bolden-Rivera, Mr. Schachter, Ms. Shelton (7).

Chairperson Fisher concluded the November 19, 2015 Loft Board public meeting at 2:45 pm and thanked everyone for attending and wished them a happy holiday. Due to a potential location conflict, the location for the January 21, 2016, 2:00 p.m. Loft Board meeting has yet to be determined. Once a location is determined, the information will be posted on the Loft Board's website.