

**AMENDED DRAFT**  
**MINUTES OF PUBLIC MEETING**  
**New York City Loft Board Public Meeting Held at**  
**280 Broadway, 3rd Floor**

**November 21, 2013**

The meeting began at 1:22 p.m. The attendees were Tayo Kurzman, Fire Department Representative; Chuck Delaney, Tenants' Representative; Matthew Mayer, Owners' Representative; LeAnn Shelton, Public Member; Elliott Barowitz, Public Member; Daniel Schachter, Public Member; Mark Foggin, Manufacturing Representative, Gina Bolden-Rivera, Public Member and Chairperson Robert LiMandri

**INTRODUCTION**

**Chairperson LiMandri** introduced himself and welcomed those present to the November 21, 2013 public meeting of the New York City Loft Board.

---

**VOTE ON OCTOBER 17, 2013 MINUTES**

At the Board's request, the vote on the October 17, 2013 minutes was tabled so that the staff could add the topics discussed at the meeting. An amended version of the minutes will be voted on at the next Loft Board meeting.

---

**REPORT OF EXECUTIVE DIRECTOR**

**Ms. Alexander** reported on the progress of three categories of buildings: All buildings, section 281(1)(4) buildings, and section 281(5) buildings.

**ALL BUILDING MILESTONE SUMMARY**

There are 327 buildings in the Loft Board's jurisdiction, of which:

- 36 have a C/O: of these 20 have pending removal applications and 16 do not.
- 98 have a TCO or 7-B: of these, 38 have a TCO and 60 are 7-B compliant.
- 103 buildings are in the permit only stage.
- 51 buildings are in the narrative statement process: of these, 16 have closed narrative statements and 35 remain open.
- 13 buildings have Alt 1 filings.
- 26 have no Alt 1 filing.

**SECTION 281(1)(4) BUILDING MILESTONE SUMMARY**

There are 253 buildings in the section 281(1)(4) category:

- 34 have C/O's; of these 19 have pending removal applications and 15 do not.
- 93 have a TCO or 7-B: of these, 33 have a TCO and 60 are 7-B compliant.
- 97 buildings are in the permit only stage.
- 27 are in the narrative statement process: of these, 13 have closed narrative statements and 14 remain open.
- There are 0 buildings with Alt 1 filings.
- 2 have no Alt 1 filing.

**SECTION 281(5) BUILDING MILESTONE SUMMARY**

There are 74 buildings in the section 281(5) category

- 2 have C/O's: of these 1 has a pending removal application, 1 does not.

- 5 have a TCO or 7-B; of these, 5 TCO; 0 have 7-B compliance.
- 6 buildings are in permit only stage.
- 24 are in the narrative statement process; 3 have closed narrative statements and 21 remain open.
- 13 building have Alt 1 filings; 24 do not.

**Ms. Alexander** reported that since the 2010 Loft Law expansion: Owners have registered 98 buildings. There are 62 buildings that were registered as a result of a coverage application, 36 have registered without a coverage application. Of the 62 buildings registered as a result of a coverage application, 38 are registered under 281(5) and 24 are in buildings that were already registered under 281(1)(4). There are 74 new buildings that have registered under 281(5).

**Ms. Alexander** also reported that since the 2010 expansion the Loft Board received 349 coverage applications; these applications involved a total of 149 buildings in Manhattan, Brooklyn, Bronx and Queens. Of the 149 buildings, 62 buildings are now registered and 87 are not. Of the 87 buildings that are not registered, 28 buildings are in manufacturing zones and 59 buildings are in residential, commercial or mixed use zones.

### **PENDING APPLICATIONS**

**Ms. Alexander** reported that there are 55 buildings that are subject to coverage applications that are still pending, 11 are registered and 44 are not. Of these 15 are in manufacturing zones and 29 are in residential, commercial or mixed-use zones.

**Ms. Alexander** presented a map of Brooklyn that showed all of the Brooklyn buildings that are the subject of a coverage application. On the map, the green pins represent the applications that resulted in a registration, red pins represent applications that are still pending, blue pins represent buildings registered without an application, and yellow pins represent buildings where tenants withdrew the coverage applications without registration of the building.

**Ms. Alexander** told the Board that she would provide the link to the google map for their convenience.

**Ms. Alexander** reported that the staff has started the FO's process. At this time, 18 buildings have failed to register. She stated she believed that 10 will be registering and 8 will not. The staff has begun the enforcement actions.

---

### **DISCUSSION**

- **Ms. Alexander** presented the members with a color-coded map identifying the location and status of Loft Buildings.
- **Mr. Foggin** asked how to determine whether buildings are located in an industrial business zone (IBZ).
- **Mr. Foggin** asked about the process for self-certification.
- **Commissioner LiMandri** stated that the Department of City Planning maintains zoning maps that contain IBZ information. Ms. Alexander noted that the Building Information System (BIS) also shows whether a property is located in an IBZ.

---

### **UPDATE ON FIVE-YEAR REPORT PRESENTED BY ROBIN BROOKS. DEPARTMENT OF BUILDINGS, ASSISTANT COMMISSIONER OF EXECUTIVE COMMUNICATIONS**

**Ms. Brooks** reported that the Loft Board's five-year report is almost completed. The presentation included a brief overview of sections in the report that are being fine-tuned. These included language concerns and making sure that the content of the report is written to capture all of the target audiences. The content of the annual report will include the Loft Law process, revenue statements, statistics, the history of the Loft Law and the structure of the Loft Board's staff from past to present.

**Ms. Brooks** addressed the Board's concerns that the target audience for the report would not understand "Loft Board jargon" and the request for a time-line and more context. **Ms. Brooks** stated that she intended to show past structure to help explain why the reorganization supports the Loft Law's goals and that statistics are always the challenge. She will continue to fine-tune for accuracy, context and presentation. The goal is to impart the benefit/impact of recent legislative changes.

---

**AUTOMATION STRATEGY PRESENTATION BY DANIEL SOCOLOV, DEPARTMENT OF BUILDINGS, SENIOR PROJECT MANAGER**

**Mr. Socolov** presented the following Automation Strategy:

- Create an on-line filing system for coverage application submissions.
- Manage existing interim multiple dwelling records in three ways, to continue to leverage case management database, create improved reporting for BIS property information and scan existing paper files.
- Integrate these four data sources into a single centralized database.

---

**DISCUSSION AND VOTE ON SUMMARY CASES**

1.	Regency 175 LLC	360 Jefferson Street, Bklyn	LC-0159	MC/MC
2.	Sean Bluechel, Margot Dorn, Christopher Grehan and Fabienne Lasserre and Brian Gallagher	360 Jefferson Street, Bklyn	TR-0799	MC/MC
3.	Linda Gallagher and Theodore Partin	360 Jefferson Street, Bklyn	TR-0800	MC/MC
4.	Mel Sobel, John Rocco, Michael Whitney and Ben Gilmartin	53 Pearl Street, Bklyn	TR-0813	MC/MC
5.	Lisa Schroeder, Barry Hylton, Ralf Mayer, Martina Brudernann, Paul Beddoe-Stephens and Jill Nussbaum	247-249 Metropolitan Avenue, Bklyn	TR-0985	MC/MC
6.	Drazen Bosnjak, Jacqueline Bosnjak, Michael Felber, Heeyoon Ghee, Dana Lee and Adrian Buitenjuis	5-7 Crosby Street	TR-1005	MC/MC
7.	Keisha Ma'at Zachary	259-261 Lexington Avenue, Bklyn	TR-1015	MC/MC

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

**Members Concurring:** Barowitz, Mayer, Kurzman, Pogoda, Delaney, Bolden-Rivera, Foggin, Schachter, Shelton (9)

**Members Absent: (0)**

---

**DISCUSSION AND VOTE ON MASTER CASE**

8.	Korean American Association of Greater New York	149-155 West 24 <sup>th</sup> Street	LB-0180	MC/MC
----	---	--------------------------------------	---------	-------

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

**Members Concurring:** Barowitz, Mayer, Kurzman, LiMandri, Delaney, Bolden-Rivera, Schachter, Shelton (8)

**Members Absent:** Foggin (1)

---

**DISCUSSION AND VOTE ON MASTER CASE**

9.	Korean American Association of Greater New York	149-155 West 24 <sup>th</sup> Street	LB-0183	MC/MC
----	---	--------------------------------------	---------	-------

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

**Members Concurring:** Barowitz, Mayer, Kurzman, LiMandri, Delaney, Bolden-Rivera, Schachter, Shelton (8)

**Members Absent:** Foggin (1)

---

**DISCUSSION AND VOTE ON MASTER CASE**

10.	Robert Burton	413-414 West Broadway	TM-0068	MC/MC
-----	---------------	-----------------------	---------	-------

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

**Members Concurring:** Barowitz, Pogoda, Delaney, Bolden-Rivera, Schachter (5)

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

**Members Abstaining:** Kurzman (1)

**Members Absent:** Foggin (1)

---

**DISCUSSION AND VOTE ON REMOVAL CASES**

11.	Jae Moon Kim	99 West 27 <sup>th</sup> Street	LE-0625	MC/MC
12.	Benjamin Duell	102 West 14 <sup>th</sup> Street	LE-0627	MC/MC

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

**Members Concurring:** Barowitz, Mayer, Kurzman, Pogoda, Delaney, Bolden-Rivera, Schachter, Shelton (8)

**Members Absent:** Foggin (1)

---

**Ms. Pogoda** concluded the November 21, 2013, Loft Board public meeting at 4:00 pm and thanked everyone for attending. The next public meeting will be held at 280 Broadway, 3<sup>rd</sup> Floor on December 12, 2013 at 1:00 p.m.