

**DRAFT MINUTES OF PUBLIC MEETING
New York City Loft Board Public Meeting Held at
22 Rector Street, 1st Floor
Spector Hall**

November 18, 2010

The meeting began at 2:06 p.m. The attendees were Elliott Barowitz, Public Member; Gina Bolden-Rivera, Public Member; LeAnn Shelton, Public Member; Chief Ronald Spadafora, Fire Department's Representative; Chuck DeLaney, Tenants' Representative, and Matthew Mayer, Owners' Representative. Chairperson Robert LiMandri was not in attendance.

INTRODUCTION

Ms. Alexander, having been designated to conduct the meeting by Chairperson LiMandri and cast his vote, welcomed those present to the November 18, 2010 public meeting of the New York City Loft Board. She also introduced Mr. Donald Ranshte, Department of Building's Director of Community Affairs and Ms. Mona Sehgal, Department of Building's General Counsel.

VOTE ON OCTOBER 21, 2010 MINUTES

Mr. DeLaney suggested that the October 21, 2010 minutes have bullet points outlining the information provided to the Board at the meeting by David Karnovsky, General Counsel, City Planning, Barry Dinerstein, Deputy Director of Housing Economic and Infrastructure Planning, City Planning, and Gerry Kelpin, Director of Air and Noise Permitting, Enforcement & Policy at the Department of Environmental Protection. **Ms. Alexander** tabled the minutes so that the bullet points could be added.

Ms. Alexander stated that there were 46 new coverage applications, 42 of which were filed pursuant to the amendment, and 14 of which were in existing IMD buildings. There were also 4 registration applications filed under the new law.

Ms. Alexander stated that the Loft Board is looking to fill the Manufacturing Representative and vacant public member positions on the Loft Board. Those interested should send copies of their resume and cover letter to Andrea Davis at ADavis@cityhall.nyc.gov. **Ms. Alexander** also clarified the discussion of fines for Loft Board violations that took place during the October 15, 2010 Loft Board meeting. She confirmed that the fines listed on the handout provided to the Board members were only intended to be placeholders.

Ms. Alexander confirmed that there will be a Board meeting on December 9, 2010, and the proposed 2011 meetings will continue to be held on the third Thursday of each month.

Mr. DeLaney requested that news articles relevant to the Loft Board be circulated at the Loft Board meetings. He also inquired as to his right to distribute articles directly to his colleagues. **Ms. Alexander** said that she would look into it.

DISCUSSION ON PROPOSED AMENDMENTS:

§ 2-08 "Use-Group Rule"

- Discussion regarding whether a tenant should be required to prove the environmental rating of commercial activity that took place in the building on June 21, 2010; with concern that requiring tenants to prove the commercial activity in the building is a much greater hurdle than was previously required to prove coverage by tenants and that coverage is much more uncertain at the time a tenant files an application for coverage.

- Request made that the rule be as transparent as possible, and the permitted as-of-right category be as large as possible because most IMDs have historically had a successful safety record, notwithstanding that they may have included activities listed under use groups 15-18 of the Zoning Resolution.

§2-05 Registration

- **Ms. Alexander** summarized the proposed changes to § 2-05, which includes a requirement that landlords serve notice of the registration on all building occupants and the statute of limitations for filing registrations and coverage applications. In addition, the proposed amendment clarifies that all building occupants (including manufacturing and commercial occupants) to contest coverage of a building.

No votes were taken on any of these proposed rules.

Executive Director Alexander concluded the November 18, 2010 Loft Board public meeting at 3:45 p.m. and thanked everyone for attending. She announced that the next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, December 9, 2010 at 2:00 p.m.