

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

April 19, 2012

The meeting began at 2:08 p.m. The attendees were Elliott Barowitz, Public Member; Gina Bolden-Rivera, Public Member; Elena Ferrera, Fire Department's Representative; Chuck DeLaney, Tenants' Representative; Daniel Schachter, Public Member; Le Ann Shelton, Public Member; Matthew Mayer, Owners' Representative; Mark Foggin, Manufacturing Representative and Chairperson LiMandri.

INTRODUCTION

Chairperson Robert LiMandri introduced himself and welcomed those present to the April 19, 2012 public meeting of the New York City Loft Board.

VOTE ON APRIL 5, 2012 MINUTES

Motion: Ms. Shelton moved to accept the April 5, 2012 minutes. Mr. DeLaney seconded the motion.

Members concurring: Barowitz, Bolden-Rivera, DeLaney, Chairperson LiMandri, Schachter, Shelton, (6)

Members Abstained: Mayer, Ferrera, Foggin (3)

Adopted by the Loft Board on April 19, 2012.

REPORT OF EXECUTIVE DIRECTOR

Ms. Alexander had previously distributed copies of the Loft Board's proposed Regulatory Agenda for 2013. She asked if any of the members had any comments, questions, or additions to the Regulatory Agenda. There being no questions or additions, **Ms. Alexander** stated that the Regulatory Agenda would be sent to the City Record for publication.

Ms. Alexander reported that it was likely that the seven rules that were being reviewed by the Law Department and the Mayor's Office of Operations would be ready for publication in the beginning of May. If that happens there would be three public hearings beginning in mid-July. The rules would be presented for hearing as follows:

- § 2-11.1 (Fines) and § 2-09 (Subletting)
- § 2-02 (Harassment), § 2-07 (Sale of Improvements), and § 2-10 (Sale of Rights)
- § 2-06.2 (Interim Rent Guidelines) and § 2-12 (Rent Adjustments)

DISCUSSION AND VOTE ON SECTION OF RULE 2-02 HARASSMENT

After a discussion of Rule 2-02 Harassment, the Board agreed not to add a definition of the word “occurrence” at this time and that the language in (ii) Civil Penalties would remain unchanged a vote was not required.

DISCUSSION AND VOTE ON SECTIONS OF RULE 2-07 SALE OF IMPROVEMENTS

Motion: Ms. Shelton moved to accept the rule. Ms. Bolden-Rivera seconded the motion.

Members concurring: Barowitz, Bolden-Rivera, DeLaney, LiMandri, Schachter, Shelton, Mayer, Ferrera, Foggin (9)

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SUMMARY OF PRESENTATION BY KEITH WEN, DIRECTOR OF TECHNICAL INTERPRETATION, AT THE NEW YORK CITY DEPARTMENT OF BUILDINGS

Mr. Wen gave a brief explanation on various accessibility regulations including the Americans with Disabilities Act (ADA), Fair Housing Act (FHA), and Local Law 58 of 1987, a city law that requires buildings to be accessible to people with physical disabilities. **Mr. Wen** focused on the applicability of LL58/87 to the earlier and recently legalized Interim Multiple Dwellings, and what it entails to comply with the law. **Mr. Wen** also explained the waiver process contained in LL58/87 and general conditions for waiver considerations. **Mr. Wen** also answered questions concerning triggers for accessibility compliances, compliance methods, and accessibility waiver recommendation process.

REVIEW OF THE NEW YORK CITY LOFT BOARD’S WEBSITE

The Board reviewed its website and discussed changes to make the website easier to use.

SUMMARY CALENDAR DISCUSSION AND VOTE ON CASES- TR-0787, TR-0804, TR-0807, TR-0959, TR-0980

1.	Ronald Sharpe	517-545 West 45 Street	TR-0787	MC/MC
2.	Gavin Baker and John Benton	109 West 17 th Street	TR-0804	MC/MC
3.	Bernard Stollman	990 Bedford Avenue, Brooklyn	TR-0807	MC/MC
4.	David Welker, Anna Witowska, Douglas Senchak, Eve Kaplan, Simone Kaplan Senchak, Eric Butler, Stephanie Pastor	241-249 Centre Street	TR-0959	MC/MC
5.	Sibyl Buck	302 Butler Street, Brooklyn	TR-0980	MC/MC

Motion: Mr. DeLaney moved to accept the recommendations. Mr. Schachter seconded the motion.

Members concurring: Barowitz, Bolden-Rivera, DeLaney, Chairperson LiMandri, Schachter, Chief Spadafora, Shelton, Mayer, Foggin (9)

Adopted by the Loft Board on April 19, 2012

Because Chairperson LiMandri had to leave before the conclusion of the meeting, Deputy Commissioner Susan Pogoda, the Chairman's designee, concluded the April 19, 2012 Loft Board public meeting at 4:20 pm and thanked everyone for attending. The next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, May 3, 2012 at 2:00 p.m.