



**Greenwich
Village Society
for Historic
Preservation**

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**Testimony of the Greenwich Village Society
for Historic Preservation
Re: BSA Case #2017-285-A, 200 Amsterdam Avenue
in support of request that the Board revoke
building permit No. 122887224-01-NB**

Good morning Commissioners. I am here today on behalf of the Greenwich Village Society for Historic Preservation, the largest membership organization in Greenwich Village, the East Village, and NoHo. Though 200 Amsterdam Avenue lies well outside of our area, the case before you has very real implications for our neighborhood and neighborhoods throughout New York City.

If this building permit is allowed to stand, and more such permits are allowed to be issued, the ability to shoehorn dramatically larger buildings, with less open space around them and in closer proximity to other buildings, will significantly increase in height factor zoning districts throughout the city. This is seemingly in direct contradiction to the intention of such zoning, and certainly in contradiction to the best interest of New Yorkers and their quality of life.

The zoning lot created here seems ludicrous on its face, drawn as it is to bob and weave around areas of required open space, windows, and sky exposure planes. It is quite clearly constructed with the sole purpose of avoiding as many requirements of height factor zoning districts as possible, while maximizing the amount of floor area which can be used. Given that these districts were designed specifically to ensure that bulk was balanced with open space and ample distance between buildings, this seems particularly pernicious.

Developers here are in essence seeking to accomplish what would otherwise only be possible with a rezoning. To say that allowing these types of contrived, gerrymandered zoning lots to be upheld would open a Pandora's Box of consequences for our city and neighborhoods is a vast understatement. The potential impact upon the density of development and the disappearance of open space is tremendous.

For all these reasons we urge you to closely scrutinize this permit and consider all of these impacts and factors. We hope that you will find that the lot in question, and others like it, do not comply with the requirements of the definition of a zoning lot, and therefore this permit is not valid.