



**Greenwich
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Society for
Historic
Preservation**

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December 21, 2006

City Planning Commission Chair Amanda Burden
22 Reade Street
New York, NY 10007
via e-mail to aburden@planning.nyc.gov

Department of Buildings Commissioner Patricia Lancaster
270 Broadway
New York, NY 10007
via e-mail to PatriciaL@buildings.nyc.gov

Re: 246 Spring Street, Manhattan/Trump SoHo Condo-Hotel

Dear Chair Burden and Commissioner Lancaster:

I write to bring to your attention an e-mail I received today from a realty company whose web advertisements claim that they are “working closely with the developer” of the Trump Soho Condo-Hotel at 246 Spring Street. In response to my signing up for information about sales at the project, I received the attached e-mail yesterday which refers to occupants of the planned project as “residents” who will be able to enjoy “fully serviced, luxurious five-star living.”

This is only the latest in an ongoing parade of evidence that the developers of this project have very intention it being used as a residence. The website for the development itself solicited buyers who would use the property as a “primary or secondary residence.” Realtors working on the project have advertised “residence amenities” in their advertisements. The city-funded convention and visitors bureau, NYC & Co., advertised the development as a place where buyers could “live year-round.” And though the developer has promised these “mistakes” would be corrected, the development is still being referred to as a place for “residents” by those working to sell units.

I therefore again urge the City again not to issue permits for this or any other condo-hotel in a manufacturing zone where residential and residential hotel uses are prohibited. The problem here is not that Mr. Trump, his partners, or his realtors are referring to this project as a residence; the problem is that any condo-hotel will inevitably will be used as a residence, and it is ludicrous for the City to think that this can be prevented. Even if the terms under discussion by the City right now were enforceable, and owners were limited to living in their units for 100-150 days a year, it would still amount to residential use, in direct contravention of the law. As we approach the New Year, I hope that the City will contemplate a new approach to this situation and not sanction this blatant violation of the law.

Sincerely,

Andrew Berman
Executive Director

Cc: City Council Speaker Christine Quinn
Manhattan Borough President Scott Stringer
Congressman Jerrold Nadler
State Senator Tom Duane
Assemblymember Deborah Glick

Andrew Berman

From: Jerrysellsmiami@aol.com
Sent: Wednesday, December 20, 2006 9:48 PM
To: ABerman@GVSHP.org
Subject: TRUMP SOHO

TRUMP SOHO HOTEL CONDOMINIUM NEW YORK

It is with tremendous pride and excitement that I write to you about an opportunity I am offering to a select clients: an advance look at the latest, and in many ways, greatest project to date - the Trump SoHo Hotel Condominium New York. As one of the privileged few who will receive an advance look at this very special property, you will enjoy the chance to choose from among the best units with the most spectacular views at entry price points.

Rising 45 floors above the city's epicenter of art, culture and nightlife, Trump SoHo will be New York's first downtown hotel condominium offering breathtaking views and world-class five-star accommodations.

Trump SoHo is an inspired concept in the perfect location. It is our first foray into New York City's fashionable downtown neighborhood and promises to be the most exclusive project in SoHo. Savvy visitors to New York now have the opportunity own a unique piece of the city - a home with unsurpassed design, luxury, security and service.

Each of the 413 fully-furnished pied-à-terre suites can be enjoyed by other guests when not in use by the owner, making our new offering as efficient as it is glamorous.

Trump SoHo is a striking 45-story glass tower that brings a new definition of luxury hotel design to the neighborhood, including panoramic 360-degree views of the city. An outdoor garden features exquisite landscaping, decorative lighting and spacious seating areas. Building amenities include a world-class restaurant and 24-hour room service, an intimate library and personalized wine cellar, private business center, full-service lobby, ground-level bar and several banquet spaces. In addition, Trump SoHo will feature a pool deck with cabanas and an organic juice bar, a luxurious spa and state-of-the-art fitness center.

The experience at Trump SoHo is personalized, fully-serviced, luxurious five-star living. From a stroll in the exquisitely landscaped garden or afternoon tea in the sumptuous lobby, to relaxing on the sunny pool deck and taking breakfast in the library, residents and guests have the opportunity to enjoy amenities that transcend luxury.

Please contact us at your earliest convenience to respond to this invitation

Sincerely,

Jerry & Celmar Rosen

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12/21/2006