



Greenwich  
Village  
Society for  
Historic  
Preservation

232 East 11th Street  
New York, New York 10003

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February 15, 2012

Hon. Christine Quinn, Speaker  
New York City Council  
224 West 30<sup>th</sup> Street, #1206  
New York, NY 10001

Hon. Amanda Burden, Chair  
NYC Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: 150 Charles Street/303 West 10<sup>th</sup> Street, Block 636 Lot 70, Manhattan**

Dear Speaker Quinn and Chair Burden:

I write to follow up on my January 25<sup>th</sup> letter to you (attached) regarding the above-referenced site, which is yet to receive a response. Neither the Greenwich Village Society for Historic Preservation, nor numerous concerned neighbors, have received a response or explanation as to how the current work taking place at this site could confirm with the zoning and authorization approved by the City Planning Commission and City Council for this development, and why the Department of Buildings, after inspection of the site, has concluded that the work is not in violation of these approvals.

As you can see from the attached photos, almost the entirety of this building has been demolished. In fact, since these photos were taken, further demolition has taken place, leaving just a small section of one wall of the building standing. It remains perplexing how this can conform to a rezoning which you approved that was purported to apply to existing buildings which are being converted and enlarged for residential use, and which "encourag[es] the preservation of existing, high coverage, pre-1961 buildings."

I look forward to your prompt response.

Sincerely,

Andrew Berman  
Executive Director

Cc: Greenwich Village Community Task Force  
West Village Houses residents  
other neighbors



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January 25, 2012

Hon. Christine Quinn, Speaker  
New York City Council  
224 West 30<sup>th</sup> Street, #1206  
New York, NY 10001

Hon. Amanda Burden, Chair  
NYC Planning Commission  
22 Reade Street  
New York, NY 10007

Hon. Robert LiMandri, Commissioner  
NYC Department of Buildings  
280 Broadway  
New York, NY 10007

via fax and e-mail

**Re: 150 Charles Street/303 West 10<sup>th</sup> Street, Block 636 Lot 70, Manhattan**

Dear Speaker Quinn, Chair Burden, and Commissioner LiMandri:

I write to bring to your urgent attention what appears to be illegal work at the above-referenced location. This work appears to be in violation of the zoning text amendment passed by the City Council and City Planning Commission in 2007 adding Section 15-41, and the subsequent authorization for this particular project granted by the City Planning Commission pursuant to this amendment in 2007 and re-authorized in 2010.

Section 15-41 allows access to the maximum floor area ratio allowable without regard to height factor or open space ratio requirements and allows the waiver of the requirements of Section 15-12 (Open Space Equivalent) for the existing portion of a non-residential building converted to dwelling units. The text of the section, as well as the "purpose and need" outlined in the application for the text amendment, make clear that this provision applies to existing buildings which are being converted and enlarged for residential use.

Over the last several months, the entire interior of the existing building has been demolished, though the façade of the lower three floors were left standing. Now, however, much of the upper portion of the 10<sup>th</sup> Street façade of the building has been demolished, and more appears to be in the process of being demolished. With none of the interior and an increasingly small portion of the exterior of the building remaining, it is hard to imagine how this can qualify for Section 15-41 or the authorization granted, which was clearly publicized as (per the introduction to the text amendment application) "encourag[ing] the preservation of existing, high coverage, pre-1961 buildings."

I urge you to investigate this situation as soon as possible, and if the work is in violation of the zoning text and the authorization, to halt work immediately. If it is the opinion of your offices that such demolition work is somehow consistent with a regulation which was clearly presented as a mechanism by which such buildings would be preserved and re-used, I ask for a detailed explanation as to how this is so.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Berman", with a long, sweeping horizontal flourish extending to the right.

Andrew Berman  
Executive Director



