



Greenwich  
Village  
Society for  
Historic  
Preservation

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**TESTIMONY OF THE GREENWICH VILLAGE SOCIETY**  
**FOR HISTORIC PRESERVATION**  
**TO THE CITY PLANNING COMMISSION**  
**REGARDING C 120029, 30, 31, 32, AND 33 ZSM**  
**PROPOSED REZONING OF THE FORMER ST. VINCENT'S EAST CAMPUS**  
**November 30, 2011**

Good morning Commissioners. My name is Andrew Berman, and I am the Executive Director of the Greenwich Village Society for Historic Preservation. I am here to comment on the proposed rezoning of the former St. Vincent's East Campus. Because of the scale of the proposed project, the precedent which could be set by the proposed zoning changes, and the change in use for the site which the project would entail, this application would have a particularly profound and lasting impact upon this neighborhood, and beyond.

Our fundamental, overriding concern with the requested rezoning is that a private developer, seeking to construct luxury housing on the site, is seeking an upzoning, using the current zoning density which was allowed specifically for the construction of a hospital in 1979, as the baseline for the new allowable density. This is wrong, not just for this site, but for the city as a whole. If the increased density granted for the development of public service facilities, such as hospitals, can, in whole or in part, as proposed here, be used by private, for-profit developers in the future, we are opening a deeply troubling Pandora's Box with profound potential consequences for the entire city. If the City Planning Commission approves such a change, it is in fact putting in place a tremendous incentive to allow greater density of development for public service facilities which can later be exploited by private developers when the facility no longer exists, is forced out, or is bought out. We urge you, in the strongest of terms, NOT to approve such an upzoning in this case.

We also have a serious concern about the proposed amendment of Section 74-743 of the zoning resolution regarding large-scale developments in Community Board #2. While it seems that this provision would only currently apply to the St. Vincent's East Campus, there is no reason to believe that in the future, as the result of other zoning changes, this provision could not then be accessed by a multitude of institutions located in Community Board #2, with potentially enormous consequences. We therefore do NOT recommend approval of this proposed text amendment.

Finally, regarding the proposed Triangle Park, we feel that it is critical that the park be permanently publicly accessible, and that there be provisions ensuring its proper maintenance and upkeep in perpetuity. We also feel that it is wholly appropriate for the design of the park to recognize the special history of Greenwich Village, including the critical role and enormous impact of the AIDS epidemic upon this community and New York as a whole.

Thank you.