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(Jefferson Siegel)



(Getty Images)

# TRUMPED

Outrage as Donald gets green light to build 'condo-hotel' in SoHo

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LOCAL  
NEWS  
IN BRIEF

■ **Cop killers get at least 15 years** Two men who participated in the murder of undercover New York City Police detectives James Nemorin and Rodney Andrews during a 2003 gun buy were sentenced yesterday to 15 years to life in prison. Mitchell Diaz, 22, and Jessie Jacobus, 21, were sentenced by Justice Leonard Rienz in State Supreme Court in Staten Island, part of a plea bargain that led to the defendants' guilty plea to second-degree murder. (AP)

■ **Teen guilty of manslaughter** A Queens teenager has pleaded guilty to manslaughter in the death of a partygoer during a block party in South Ozone Park two years ago, Queens District Attorney Richard Brown said yesterday. Vijai Dube, 18, in Richmond Hill, was a 10th-grade high school student when he killed one boy, 15, and seriously wounded another, 14, Brown said. (AP)

■ **Corzine wants to spend \$1B on tunnel** Gov. Jon S. Corzine has proposed transferring \$1 billion in expected federal funding designed to reduce road congestion to help build a commuter rail tunnel instead. If approved, this would be one more step toward funding New Jersey's share of the \$7.5 billion second commuter rail tunnel, proposed to link New Jersey and New York under the Hudson River. (AP)

■ **State primary shifted from Sept. 11** New York lawmakers will shift this year's state primary to a week after 9/11 to avoid dis-

# An unwelcome guest?

## Outrage after city approves Trump's SoHo

By Justin Rocket Silverman  
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Donald Trump yesterday got the green light from the city to erect what will be the tallest building between midtown and the financial district, sparking a wave of outcry from politicians and activists.

The Trump SoHo — a so-called “hotel condominium” — was approved at 42 stories, and site preparation has already begun at 246 Spring St., at Varick Street, in a corner of SoHo now populated by parking lots and old industrial buildings that would be dwarfed by the new construction.

“This condo hotel is of a size that will forever change the nature of the city,” said Assemblywoman Deborah Glick (D-Manhattan). “Our preference would have been that the Department of Buildings not approve the permit.” According to early design plans, the building will feature an outdoor pool and a bar in the lobby. It is slated to open in early 2009.

Activists are crying foul, and threatening to sue, because this part of Manhattan is zoned as a manufacturing district, and the only residential buildings allowed here are hotels.

As a “hotel condominium,” the Trump SoHo will offer condos for



Construction has already started at 246 Spring St. in SoHo. (Jefferson Siegel)

sale to private buyers, with the requirement that they not be lived in year-round.

“The proposed condominium units may not be used for residential occupancy,” reads a warning on the building’s Web site. “They may only be used for transient occupancy and for no other purpose.”

But that requirement will be “virtually impossible to enforce,” say activists opposed to the project. They accuse the city of flouting its own zoning laws by allowing Trump and his partners to build what will amount to luxury condos in an area where they are prohibited.

The Department of Buildings said

## BLOG BEAT

Here's a sampling of opinion from the blogosphere yesterday about the Trump SoHo tower:

» “Rather than correct the zoning imbalances downtown which allow almost anything to be built (as long as its called a hotel), the politicians are allowing Trump’s 45 story hotel-condo monstrosity in an area that is seeing 8- or 9-story condominiums only, when anything that is not manufacturing is being built. Everyone knows that the Trump building is being billed as a hotel to get 45 stories, only to be sold as condos for the multimillion-dollar take. Contextual zoning is the answer to the selling out of Hudson Square and the Western SoHo manufacturing districts. Glick sees the problem; Councilman Tony Avella sees the problem, why can’t Speaker Quinn see it? Or does she see but cannot act? Contextual zoning. That’s the ‘act’ for this area. But, now, not later.”  
D. Clark MacPherson,  
sohopolitics.blogspot.com

» “In news that’s shocking to absolutely nobody, Donald Trump’s Hudson Square condo/hotel project, Trump SoHo, received its final city approvals last night, Alec Appelbaum reports. We’re assuming beams started rising at dawn.”  
www.curbed.com

it approved the project only after receiving a “restrictive declaration,” detailing how the developer will ensure owners are using their units as hotel rooms and would not call the Trump SoHo home.

“The restrictive declaration is a sham, a fig leaf designed to cover up the obscene decision of allowing this monstrosity where the law clearly prohibits it,” said Andrew Berman, of the Greenwich Village Society for Historic Preservation.

James Coleman and Jefferson Siegel contributed to this story.