

**From:** [Abi Raja](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo rezoning  
**Date:** Friday, November 12, 2021 5:31:04 PM

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Hi there,

My name is Abi, a Brooklyn resident and previously a Lower Manhattan Resident.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built.

I would also ask the City Council to make two changes to the plan—while I support the added density for housing, its proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.

I also believe the City should change its community preference policy for this rezoning, to allow residents of the Lower East Side and Chinatown, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2.

Lastly, I would ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

Thank you for considering my written testimony.

Best,  
Abi



Joshua Rinesmith

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November 23, 2021

Hon. Rafael Salamanca Jr.  
Council Member, 17th District, Bronx  
Chair, Land Use Committee  
1070 Southern Boulevard  
Bronx, NY 10459

Hon. Corey Johnson  
Speaker of the New York City Council  
Council Member, 3rd District, Manhattan  
224 West 30th St, Suite 1206  
New York, NY 10001

Hon. Francisco Moya  
Council Member, 21st District, Queens  
Chair, Subcommittee on Zoning &  
Franchises  
32-33A Junction Boulevard  
East Elmhurst, NY 11369

Hon. Margaret Chin  
Council Member, 1st District, Manhattan  
101 Lafayette St, 9th Floor  
New York, NY 10013

**Re: SoHo/NoHo Neighborhood Plan**  
**Council File Nos. LU 0918-2021, 0919-2021**  
**ULURP Nos. C 210422 ZMM, N 210423 ZRM**

Dear Council Members:

We write on behalf of 33-35 Howard Owner LLC, a property owner affected by the proposed SoHo/NoHo Neighborhood Plan. While our client generally supports the SoHo/NoHo Neighborhood Plan, we have concerns that the Special SoHo/NoHo Mixed Use District text would effectively prohibit any enlargement or redevelopment of our client's properties and approximately 26 similarly situated properties currently zoned M1-5B that are within a Historic District. Given the laudable goals of the SoHo/NoHo Neighborhood Plan to "expand housing opportunities for New Yorkers and promote equity, support continued cultural and economic success in a holistic way and reduce regulatory burdens for the people who live and work there," we believe this is an unintended consequence. We ask that the City Council review this issue and consider modifications to avoid imposing new burdens on properties within SoHo/NoHo.



## Current Conditions

In total there are approximately 28 similarly affected sites, including our client's properties located at 33 Howard Street (Block 209, Lot 8) and 35 Howard Street (Block 209, Lot 7), that are within the existing M1-5B zoning district, subject to the "Sliver Law," and located within a Historic District (the "Subject Sites"). The current M1-5B zoning district is outdated and subject to unique zoning rules established nearly 50 years ago. The M1-5B zoning district does not permit residential use as-of-right and has limitations on community facility, commercial and manufacturing uses.<sup>i</sup> The M1-5B zoning district permits a maximum FAR of 5.0 for commercial and manufacturing uses and a maximum FAR of 6.5 for permitted community facility uses. The M1-5B zoning district permits a maximum front wall height of 85 feet above curb level or 6 stories, whichever is less. Above the maximum front wall height and beyond the initial setback distance, the building height is governed by a sky exposure plane of 2.7 to 1 on a narrow street and 5.6 to 1 on a wide street.

The Subject Sites are located within a Historic District designated by the Landmarks Preservation Commission ("LPC") either as the SoHo-Cast Iron Historic District or the SoHo-Cast Iron Historic District Extension. Enlargements of existing buildings or new development of sites located in Historic Districts requires review and approval by the LPC as it has jurisdiction over all buildings (existing and new) within designated Historic Districts. Pursuant to NYC Administrative Code § 25-305, it is unlawful to alter, reconstruct or demolish any improvement within a Historic District, unless LPC has previously issued a Certificate of No Effect on protected architectural features, a Certificate of Appropriateness, or a Notice to Proceed authorizing such work. Enlargement of the Subject Sites would likely require discretionary approval of a Certificate of Appropriateness from LPC.<sup>ii</sup>

## SoHo/NoHo Neighborhood Plan

The proposed SoHo/NoHo Rezoning would change the existing M1-5B zoning district mapped at the Subject Sites to an M1-5/R9X zoning district within a new Special SoHo NoHo District (the "SNX") and would establish a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2. The proposed M1-5/R9X zoning district as modified by the SNX permits a maximum FAR of 9.7 for residential use pursuant to ZR § 23-154(b). The maximum permitted community facility floor area is 6.5 and the maximum permitted floor area for all other non-residential uses is 6.0 pursuant to ZR § 143-21. The minimum permitted base height is 85 feet, the maximum permitted base height is 145 feet and the maximum permitted building height is 205 feet pursuant to ZR § 143-24(b) with modifications for properties within Historic Districts.<sup>iii</sup>

Within the SNX, MIH is modified to expand its applicability to nearly all affected properties by removing the current threshold criteria for applying MIH developments, enlargements and conversions to residential use above 10 units and 12,500 square feet.<sup>iv</sup> In public comments, DCP has stated that the rationale for removing the threshold criteria is to eliminate incentives for developers to *intentionally* under build and so avoid the MIH applicability. The proposed MIH Area would require that most residential developments, enlargements and conversions to residential use provide 25 to 30 percent of the residential floor

area to be permanently income-restricted housing at a weighted average of 60 to 80 percent of the Area Median Income (“AMI”).

### Issues Created by the SoHo/NoHo Neighborhood Plan

The first issue created by the rezoning is the modified MIH threshold criteria for properties that are nominally beneficiaries of increased FAR but are (i) located in the Historic District and subject to review by LPC and/or (ii) subject to the Sliver Law. While the proposed rezoning to an M1-5/R9X zoning district within the SNX would allow residential use and would increase the maximum FAR from 5.0 to 9.7, LPC has discretionary approval over enlargements and developments within historic districts. A Certificate of Appropriateness is required to enlarge the buildings on the Subject Sites. Based on LPC precedent and the surrounding built context, it is unlikely that LPC would approve a Certificate of Appropriateness for an enlargement that utilizes the maximum FAR and zoning envelope under current zoning, yet alone that which would be permitted by the proposed M1-5/R9X zoning district within the SNX. In addition, the Sliver Law restricts the height of narrow buildings (less than 45 feet wide) pursuant to ZR § § 23-692. The Sliver Law creates an additional restriction on height that would serve to limit the enlargement potential of the Subject Sites to an FAR and zoning envelope significantly below that permitted by the proposed M1-5/R9X zoning district within the SNX.<sup>1</sup>

Both discretionary review by LPC and the Sliver Law serve to significantly limit the potential to realize the maximum FAR and zoning envelope that would be permitted by the proposed M1-5/R9X zoning district within the SNX at the Subject Sites.<sup>v</sup> Nonetheless, the Subject Sites would be subject to the MIH requirement for any conversion or enlargement under the modified SNX MIH provisions. As a result, the Subject Sites would be burdened by the MIH requirement for any conversion or enlargement, even a modest enlargement in line with LPC precedent that would be comparable in bulk to the existing M1-5B zoning district. The MIH modification assumes that affected properties are receiving the benefit of increased development potential and the corresponding ability to cross-subsidize MIH units with market rate units and seeks to eliminate incentives for developers to under build (and thus avoid MIH). This assumption of developer discretion, however, is not applicable for the Subject Sites and similarly situated properties because they are located within a Historic District that requires LPC discretionary review and are subject to the Sliver Law, which both limit the development potential of the Subject Sites. The practical result is that it would discourage the development of any new housing at the Subject Sites.

Our client has been planning to renovate and modestly enlarge their properties and assumes other property owners affected by the SoHo/NoHo Neighborhood Plan have similar plans. The zoning change and MIH ultimately frustrate our client’s plans to provide new housing by enlarging their underbuilt properties. They are now forced to consider entirely commercial redevelopment because of the SoHo/NoHo Neighborhood Plan, which contradicts the stated goals of the plan. We respectfully request that the City Council consider a modification to the

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<sup>1</sup> Our client’s architect has prepared massings showing that a proposed enlargement, if approved by LPC, would be capped at a height of 60 feet yielding an FAR of approximately 3.6, which is below the current maximum FAR of 5.0 in the existing M1-5B zoning district and far below the maximum FAR of 9.7 in the proposed M1-5/R9X zoning district.

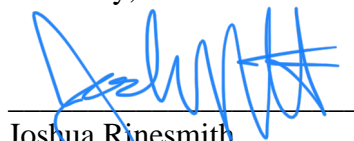
text with a targeted carve out that would address this issue and serve to goals of the SoHo/NoHo Neighborhood Plan by preventing the unintended consequence of promoting commercial development and discouraging housing production. This exception could be specifically designed to exclude properties that are located within Historic Districts and subject to the Sliver Law.

Additionally, the height and setback provisions in the Special SoHo/NoHo Mixed Use District create a second issue affecting our client's property at 33 Howard Street (Block 209, Lot 8) and likely affecting other similar properties also with the Historic District. The zoning text appears to lead to an unintended consequence of precluding 33 Howard Street from any future vertical enlargement due to the necessity for LPC approval. Based on precedent, LPC would likely approve a vertical enlargement to this three-story building, but would require that any such vertical enlargement be set back from the street because of the existing building form and its façade's contribution to the historic district. However, the Special SoHo/NoHo Mixed Use District text as proposed would require that setbacks only be provided above the minimum base height.<sup>vi</sup> The adjacent building to the west is five-stories and the adjacent building to the east is six-stories. We believe that it is unlikely that LPC would permit a zoning compliant vertical enlargement of 33 Howard Street that rises to the minimum base height without setback because it would detract from the existing building's three-story form and its façade. As a result, 33 Howard Street would be precluded from a future vertical enlargement, and thus the production of more housing, the stated goal of the SoHo/NoHo Neighborhood Plan, because it would be unable to satisfy both the zoning provisions for height and setback in the Special SoHo/NoHo Mixed Use District and LPC's discretionary review.

There are existing provisions for height and setback within the Zoning Resolution that, if made to be applicable within the Special SoHo/NoHo Mixed Use District, would provide sufficient flexibility to allow vertical enlargements that would be both zoning compliant and consistent with LPC precedent.<sup>vii</sup> We respectfully request that the City Council consider a modification to the Special SoHo/NoHo Mixed Use District text to expressly make these provisions applicable within the special district.

We appreciate your consideration and review of these concerns.

Sincerely,

  
\_\_\_\_\_  
Joshua Rinesmith  
Akerman LLP

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<sup>i</sup> M1-5B zoning districts, with certain exceptions and additional use provisions noted below, permit certain limited community facility uses (Use Groups 3 and 4); retail and service establishments that serve local shopping needs, offices, and eating and drinking establishments (Use Group 6) located above the first floor; home maintenance or repair services (Use Group 7); amusement or service establishments (Use Group 8); business and other service establishments that serve a larger area (Use Group 9); large retail establishments that serve a large area, such as

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department or “big box” stores (Use Group 10); custom manufacturing activities (Use Group 11); large entertainment facilities (Use Group 12); low coverage or open amusement uses (Use Group 13); waterfront recreation area uses (Use Group 14); and heavy automotive uses (Use Group 16), and industrial uses (Use Group 17) pursuant to ZR § §§ 42-11 and 42-12. Transient hotels (Use Group 5) are only permitted by special permit from the New York City Planning Commission (“CPC”) pursuant to ZR § §§ 42-111 and 74-803. Heavy industrial uses (Use Group 18) are not permitted pursuant to ZR § § 42-15. There are several additional use provisions within M1-5B zoning districts intended to protect manufacturing uses and the industrial sector of the City’s economy.

Within M1-5B zoning districts, specified (otherwise as-of-right) uses are restricted except in certain circumstances or require approval from the CPC subject to the provisions of ZR § § 42-14 D. Within M1-5B zoning districts, there are restrictions on JLWQA, commercial and manufacturing uses below the floor level of the second story, museums or non-commercial art galleries, and certain non-conforming uses. Additionally, certain uses are entirely prohibited.

Per ZR § § 42-14 D.(2)(b), Use Group 6 uses, including retail, eating and drinking establishment, and office uses, are not permitted as-of-right below the second floor in M1-5B zoning districts in any buildings. Only uses listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E are allowed below the second story per ZR § § 42-14 D.(2)(b).

<sup>ii</sup> A Certificate of Appropriateness is a discretionary action. LPC, in making a determination with respect to an application for a permit to construct, reconstruct, alter or demolish an improvement in an Historic District, considers “(a) the effect of the proposed work in creating, changing, destroying or affecting the exterior architectural features of the improvement upon which such work is to be done, and (b) the relationship between the results of such work and the exterior architectural features of other, neighboring improvements in such district.” LPC considers, in addition to any other pertinent matters, the “factors of aesthetic, historical and architectural values and significance, architectural style, design, arrangement, texture, material and color” in appraising the effects and relationship of the proposal pursuant to NYC Administrative Code § 25-307. An application for a Certificate of Appropriateness is subject to review by the local Community Board and public hearing before LPC.

<sup>iii</sup> For zoning lots located within a LPC-designated Historic District, the minimum and maximum base heights may be modified as follows: (1) the minimum base height of a street wall may vary between the minimum height and the height of the street wall of an adjacent building before setback, if the height is lower than the minimum base height; and (2) the maximum base height of a street wall may vary between the maximum base height, and the height of the street wall of an adjacent building before setback, if the height is higher than the maximum base height pursuant to ZR § § 143-24(c).

<sup>iv</sup> Per ZR § § 143-04(b), “[t]he provisions of paragraph (d)(4)(i) of Section 23-154 shall apply only to a #development# or #enlargement# on a #zoning lot# on which the maximum permitted #residential floor area#, less the #lot area#, does not exceed 12,500 square feet on [date of adoption].”

<sup>v</sup> DCP has acknowledged that rezoning would not facilitate development at certain sites affected by the SoHo/NoHo Neighborhood Plan in the Draft Environmental Impact Statement (DEIS) Criteria for Development Sites in CEQR (see DEIS Chapter 1: Project Description pages 1-26 to 1-27). The DEIS Criteria for Development Sites is as follows:

- Lots located in areas where a substantial increase in permitted FAR is proposed.
- Lots with a total size of 1,700 sf or larger (may include potential assemblages with two owners or fewer, if assemblage seems probable). This lot area threshold takes into account local market conditions, lot sizes of recent new developments in the rezoning area, the minimum lot area requirement for residential development in all medium and high density zoning districts, and building constructability.
- Underutilized lots which are defined as vacant, occupied as a parking lot/facility, a building with only a single occupied floor, or lots constructed to less than or equal to half of the maximum allowable FAR under the proposed zoning.
- Lots located in areas where changes in use would be permitted by the Proposed Actions, such as commercial to residential conversions, change of use between an expanded suite of commercial and light industrial uses permitted by the proposed zoning districts and special district regulations.

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- Sites with non-residential uses in locations where residential uses will be newly allowed, including non-residential buildings with conditions conducive to residential conversion.
  - Certain lots that meet these criteria have been excluded from the development scenario based on the following conditions, in accordance with the guidance provided in the CEQR Technical Manual, and because they are very unlikely to be redeveloped as a result of the rezoning:
  - Lots occupied by buildings designated by LPC as individual landmarks, as well as buildings located within City-designated Historic District (sometimes identified in designation reports as “with style”). Individual landmarks and buildings within City-designated Historic Districts are subject to LPC review and approval in accordance with the New York City Landmarks Law under a significant level of scrutiny and are therefore highly unlikely to be altered or redeveloped.

The Subject Sites meet the above Criteria for Development Sites because (1) they are located in an area where a substantial increase in permitted FAR is proposed. The proposed M1-5/R9X zoning district as modified by the SNX permits a maximum FAR of 9.7 in contrast to the 5.0 FAR permitted within the existing M1-5B zoning district; (2) the Subject Sites have total sizes of greater than 1,700 square feet or larger; (3) the Subject Sites are generally underutilized because they are constructed to less than or equal to half of the maximum allowable FAR of 9.7 under the proposed M1-5/R9X zoning district; (4) the Subject Sites are located in an area where changes in use would be permitted by the proposed rezoning, such as commercial to residential conversions, change of use between an expanded suite of commercial and light industrial uses permitted by the proposed zoning districts and special district regulations; and (5) the Subject Sites are sites with non-residential uses in locations where residential uses will be newly allowed, including non-residential buildings with conditions conducive to residential conversion.

Despite meeting most of the Criteria for Development Sites, the Subject Sites are generally not identified in the DEIS as Potential Development Sites or Projected Development Sites. They were likely excluded from the analysis because they are located within a Historic District and subject to LPC review and approval “under a significant level of scrutiny” and are “therefore highly unlikely to be altered or redeveloped.”

<sup>vi</sup> Pursuant to ZR § 143-06, within the Special SoHo-NoHo Mixed Use District, the proposed M1-5/R9X zoning district is subject to the special #use#, #bulk#, and parking and loading provisions of Art. XII, Ch. 3 (Special Mixed Use District), except where modified by the provisions of Art. XIV Ch. 3 (Special SoHo-NoHo Mixed Use District).

Pursuant to ZR § § 143-24, there are modifications to the applicable special height and setback regulations within the Special SoHo-NoHo Mixed Use District.

Per ZR § 143-24(a):

*Along all #street# frontages, the #street wall# regulations applicable to #Quality Housing buildings# on a #wide street# in a C6 District, as set forth in Section 35-651 (Street wall location), shall apply. On #through lots#, the additional regulations set forth in paragraph (b) of Section 35-655 shall not apply.*

*For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be those set forth in paragraph (b) of this Section.*

Per ZR § § 35-651(b)(1):

*The street wall shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least the minimum base height specified in Section 35-652 and 23-662, or the height of the building, whichever is less. However, to allow articulation of street walls at the intersection of two street lines, the street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection, or, for corner lots with an angle of 75 degrees or less, at points 30 feet from their intersection.*

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Per ZR § 143-24(b):

*The table below sets forth the minimum and maximum base height, and maximum #building# height for all #buildings#.*

*A setback is required for all portions of a #building# that exceed the maximum base height specified for the applicable district, and shall be provided in accordance with paragraph (c) of this Section.*

The table indicates that in M1-5/R9X districts, the minimum base height is 85 feet and the maximum base height is 145 feet with a maximum building height of 205 feet.

*However, for any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum and maximum base heights may be modified as follows:*

*(1) the minimum base height of a #street wall# may vary between the minimum height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height; and*

*(2) the maximum base height of a #street wall# may vary between the maximum base height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height.*

Per ZR § 143-24(c):

*At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in the table in paragraph (b) of this Section, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.*

According to ZR § 143-24(a), all frontages are required to comply with the wide street provisions of ZR § 35-651(b), which prohibits setbacks below the minimum base heights and requires street walls to follow the street line. Based on the above provisions, a vertical enlargement to the building would have to rise without set back to a minimum base height. While there is some flexibility about where that minimum base height is set per ZR § 143-24(b), the adjacent buildings to 33 Howard Street (Block 209, Lot 8) are two- and three stories higher.

We note that ZR § 35-651(b) does have a provision that states, “Along narrow streets beyond 50 feet of their intersection with a wide street, the street wall provisions of paragraph (a) of this Section shall apply.” ZR § 35-651(a) is less strict regarding the street wall, but the language in ZR § 143-24(a) stating all frontages need to comply with the wide street provisions would seem to make ZR § 35-651(b) obligatory. If there were a path to utilizing ZR § 35-651(a), the architect could incorporate a setback that would help their LPC application. We further note that ZR § 23-665 (or ZR § 35-655) might also provide sufficient flexibility needed to apply to allow the building to undergo a vertical enlargement. However, neither of these sections would apply within the Special SoHo-NoHo Mixed Use District as proposed.

<sup>vii</sup> ZR §§ 23-665 and 35-655 set forth additional regulations for specific circumstances where special consideration for height and setback are necessary.

**From:** [Adam Brodheim](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho noho rezoning  
**Date:** Friday, November 12, 2021 5:28:22 PM

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Good Evening City Council Members,

My name is Adam and I am a historic preservationist studying at Columbia University and living in Manhattan.

I love being a student in New York because I get to study the world's greatest city. And Soho is particularly dear to me because of the Little Singer Building located in the very heart of Soho. I wrote my thesis about its younger sibling—The Singer Tower—which was torn down in the 1960s. Over the course of many discussions about this rezoning several community members have discussed how this rezoning would threaten the historic nature of Soho. I want to discuss that, with a little history.

The Little Singer Building is a beautiful L-shaped building with an ornamental terracotta and lacy green steel facade. It is on a lot that is zoned M-5, meaning that if the structure were built today, it could likely rise only 5 or 6 stories and be used exclusively for manufacturing purposes. Of course, the Little Singer Building is no longer a manufacturing building. It's residential, and it rises 11 stories, not 5. When I last checked the 4 bedroom penthouse was listed for \$11 million dollars.

I have not only read the entire DCP plan, but have also walked through this neighborhood. I have read the four LPC reports that cover 85% of the land that this rezoning targets.

This plan would not destroy Soho's historic districts. It would not damage this neighborhood. The plan would allow for new units of housing in the midst of a terrible housing crisis. It would bring existing structures, like the Little Singer Building, into closer alignment with our zoning code.

The plan is not going to turn Soho into midtown. It will complete Soho.

For nearly 100 years the Little Singer Building had a 1-story parking garage next to it. The beautiful street wall of impressive turn of the century buildings was interrupted by a lowly parking garage. Finally in 2000 a new building was built that paid homage to Soho's distinct architecture without being an artificial copy-cat. Another block of New York's most famous street, Broadway, had been completed.

Soho is one of the most special and unique places in New York City. It has the best collection of cast-iron buildings in the world. It is a tourist attraction that sees millions of visitors every year.

It is also an unbelievably expensive neighborhood that has zoning completely incompatible

with its current uses. It is a regulatory nightmare to do business in. The area is significantly whiter and wealthier than the rest of the city. Changing the zoning to better reflect the 21st century is not a danger to Soho.

The only threat to Soho is to think that 200 years of development was the perfect amount. That somehow we have found the precise and perfect moment to stop the clock and keep Soho preserved in amber forever. That in the midst of a historic housing crisis this neighborhood, filled statistically with whiter and wealthier residents, should stagnate and not do its part to help.

I am a preservationist who believes that in New York preservation and development work best together. I look forward to seeing a Soho with affordable housing and the diversity of residents that come with that. I know that this rezoning plan will make Soho a better reflection of the equitable world that we all seek to live in. I can't wait to walk through a Soho with new buildings that pay homage to the past while looking boldly into a more egalitarian future.

To make sure that happens I have two comments: 1) we should lower the commercial densities to encourage residential development and 2) we should expand community preference beyond CB2 to target a more diverse set of New Yorkers.

No part of New York City is ever finished, we are always on a path of creative destruction, it is what has made New York great and what will continue to drive our progress going forward.

Thank you for your time and I urge you to approve this rezoning.

-Adam Brodheim



**From:** [Adam Oestreich](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Re: City Counsel Land Use Testimony  
**Date:** Friday, November 12, 2021 4:07:20 PM

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## City Counsel Land Use Testimony

Dear Counsel Members,

I spent over four hours this past Tuesday listening and unsuccessfully waiting my turn to speak at the SoHo/NoHo/Chinatown (S/N/C) rezoning meeting before I had to log off and pick up my daughter from school. The testimony I heard in favor of redevelopment was upsetting, as it was uniformly some combination of offensive, false, venomous, racist, economically ridiculous rants boarding between false equivalency and delusional. It's a safe bet that 99% of all S/N/C residents are against this 'carte blanche' rezoning plan as it is currently structured, especially as almost everyone who spoke in favor of it neither live nor work Downtown. The NYU students do not count as NYU is decades behind Columbia in its urban planning and will do (and has done) anything to expand its footprint. The "pro" zoning stance that SoHo & NoHo are the prime example of everything wrong with NYC is inane as they conveniently forget what it has taken to get S/N/C and all of Downtown to where it is today. It also conveniently ignores how the historic uniqueness of these three neighborhoods has been critical to their success. I have lived in NYC for almost 50 years, with the past 20+ Downtown, and the improvements since I first moved down here have been slow-going and hard-earned. Comments such as S/N/C "has not suffered hardship", "too rich", "too white" and that the rezoning is the 'only way to solve the housing crisis, climate change and inequality' are just sound bites, but when you look at the cultural and economic make up and impact across S/N/C and NYC, you can see that their claims are ridiculous.

The truth is simple, "Why SoHo/NoHo and annexation of parts of Chinatown?" Simple, it's money. The developers and De Blasio, along with NYU, have targeted S/N/C for their "Affordable Housing" ruse because they believe that in today's politically charged climate, emotions and sound bites will obscure the simple truth that they just want to build where they cannot and should not and make a fortune while doing so. This rezoning plan is flawed and with all the loopholes and non-impactful fines, luxury high rises and dorms will erupt across S/N/C ruining forever three of the best, historic and most unique of neighborhoods.

Vote NO on this rezoning plan and save SoHo, NoHo & Chinatown, and then let's work on an affordable housing plan that will actually help New Yorkers and not the rich developers.

Thank you,

Adam Oestreich



On Fri, Nov 12, 2021 at 3:48 PM Adam Oestreich <[adamoest@gmail.com](mailto:adamoest@gmail.com)> wrote:

## City Counsel Land Use

### Testimony

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The “pro” zoning stance that SoHo & NoHo are the prime example of everything wrong with NYC is inane as they conveniently forget what it has taken to get S/N/C and all of Downtown to where it is today. It also conveniently ignores how the Historic uniqueness of three neighborhoods has been critical to their success. I have lived in NYC for almost 50 years, with the past 20+ Downtown and the improvements since I first moved down here have been slow going and hard earned. Comments such as S/N/C “has not suffered hardship”, “too rich”, “too white” and that the rezoning is the ‘only way to solve the housing crisis, climate change and inequality’ are just sound bites, but when you look at the cultural and economic make up and impact across S/N/C and NYC, you can see that their claims are ridiculous.

The truth is simple, “Why SoHo/NoHo and annexation of parts of Chinatown?” Simple, it’s money. The Developers, De Blasio along with NYU have targeted S/N/C for their “Affordable Housing” ruse because they believe that in todays Politically charged climate, emotions and sound bites will obscure the simple

truth that they just want to build where they cannot and should not and make a fortune while doing so. This rezoning plan is flawed and with all the loopholes and non impactful fines, luxury high rises and dorms will erupt across S/N/C ruining forever three of the best, historic and most unique of neighborhoods. Vote no on this redoing plan and save SoHo, NoHo & Chinatown and then lets work on a affordable housing plan that will actually help New Yorkers and not the rich developers.

Thank you,  
Adam Oestreich

[landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov)

Sent from my iPad



November 9, 2021

### **AIA New York Statement of Support for SoHo/NoHo Neighborhood Plan**

Thank you to the City Council for holding this important hearing today. I am Benjamin Prosky, the Executive Director of the American Institute of Architects New York, also known as AIA New York. We represent New York City's public- and private-sector architects, who are passionate about designing a more equitable city.

We are testifying strongly in support of the SoHo/NoHo Neighborhood Plan. The proposed rezoning of these neighborhoods represents a major step towards making our city's housing policies more equitable. While there has been a significant amount of new residential construction in the city over the last few years, these projects have primarily been built in marginalized communities in the outer boroughs. We must find ways to increase affordable housing in more centrally located and wealthier historic neighborhoods.

Without new housing, rents and home prices will continue to rise, making the city unaffordable for most New Yorkers. Adding thousands of units of housing, including a significant amount of affordable housing, would make one of our country's most expensive areas more affordable. As such, we strongly encourage the city to add even more housing, particularly affordable housing, to this proposal. The best way to do this is to lower the commercial floor area ratio, thereby incentivizing that housing is prioritized over offices. While we strongly believe in mixed-use neighborhoods with both housing and offices, SoHo and NoHo are already good examples of mixed-use neighborhoods. What they need most right now is additional housing.

We are also confident that the area's architectural landmarks will be protected by the Landmarks Preservation Commission and other agencies. If anything, by allowing more New Yorkers to live in these architecturally rich neighborhoods, the rezoning should make SoHo and NoHo's architecture more accessible.

It is an architect's duty to ensure that neighborhoods are open and accessible to all, not only to those of means. We call on the City Council to approve the SoHo/NoHo Neighborhood Plan and make a clear statement that centrally located neighborhoods like SoHo and NoHo should be accessible to all New Yorkers. In 2022, we will have a new Mayor and City Council, and we hope a rezoning of these neighborhoods will spur our elected officials to allow more housing in similar parts of the city.

The American Institute of Architects

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**From:** [Ain Gordon](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 4:49:24 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan.

My parents are in their 80's and have resided in Soho for 40 years, this plan will make an untenable and damaging change in their situation and may force them out of their homes. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Ain Gordon  
541 Broadway  
New York, NY 10012

**From:** [Al Di Raffaele](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say no to rezoning soho, Chinatown and, Noho  
**Date:** Friday, November 12, 2021 1:53:34 PM

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Sent from my iPhone

**From:** [albinhenneberger57](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [OpenNYForAll@gmail.com](mailto:OpenNYForAll@gmail.com)  
**Subject:** [EXTERNAL] (No Subject)  
**Date:** Friday, November 12, 2021 2:38:23 PM

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Hello there,

My name is Albin Henneberger and I am currently a UES resident, but was a former resident of Lower Manhattan.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built.

The reason I moved up to the Yorkville area of UES was that my apartments in East Village, Gramercy Park, and Murray Hill (higher opportunity zones) were ~50% more expensive and over-crowded. While I would prefer to live downtown, the opportunity cost of paying such high rent for cramped living conditions no longer made any sense.

How is this story relevant to the SoHo/NoHo rezoning? Many people like myself (single, upper-income young professional)s are getting priced out of more desirable areas like where I used to live and like SoHo/NoHo. So what happens? I move to a cheaper area pushing out lower income individuals who then move to another area pushing out others. This takes those who would benefit the most from living near transit and better job/education opportunities away from them.

This does not have to happen. The solution? BUILD MORE HOUSING (market, affordable, public, etc) in high opportunity areas.

The SoHo/NoHo rezoning is a step to not only add market rate housing (for people like me), but to directly give lower income individuals access to one of the most segregated areas of our city.

While I support this plan, please make the following adjustments:

1. Lower the commercial densities to maximize housing opportunity. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.
2. Allow LES, Chinatown, and NYC to have equal access to affordable apartments as the CB2 residents do.
3. Allow the deepest possible level of affordability for below-market apartments as this will allow for the greatest amount of socioeconomic integration of one of the most segregated neighborhoods in NYC

Thank you for considering my written testimony.

Best,  
Albin Henneberger  
Sent with [ProtonMail](#) Secure Email.

**From:** [Alex Davis](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning!!  
**Date:** Friday, November 12, 2021 12:53:52 PM

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**You MUST say NO to SoHo/NoHo/Chinatown Upzoning!!**

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Alex Davis  
[REDACTED]  
[alex-davis.nyc@gmail.com](mailto:alex-davis.nyc@gmail.com)



**From:** [Alex Riccobono](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Maisel, Alan](#); [Adams](#); [AskJB](#); [AskKalman](#); [Grodenschik, Barry S.](#); [BKallos@benkallos.com](#); [Lander, Brad](#); [Rivera, Carlina](#); [D09Perkins](#); [Ayala, Diana](#); [Rose, Deborah](#); [Dinowitz](#); [District16Bronx](#); [District2](#); [District30](#); [District37](#); [District41](#); [District7](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [Van Bramer, Jimmy](#); [Office of Council Member Powers](#); [Koslowitz, CM](#); [Cumbo, Laurie](#); [Gjonaj, Mark](#); [Treyger, Mark](#); [Corney, Robert](#); [Diaz, Ruben](#); [Salamanca, Rafael](#); [Matteo, Steven](#); [Speaker Corey Johnson](#); [Drummond, Anthony](#); [Reynoso, Antonio](#); [Joseph Borelli](#); [Deutsch, Chaim](#); [Fung, Cora](#); [Costa Constantinides](#); [District19](#); [District45](#); [Dromm, CM](#); [Bottcher, Erik](#); [Ulrich, Eric](#); [Cabrera, Fernando](#); [glickd@assembly.state.ny.us](#); [Barron, Inez](#); [Cehonski, Irak](#); [info@sohoalliance.org](#); [info38](#); [joddo@statenilandusa.com](#); [Council Member Lander](#); [Eugene, Mathieu](#); [Levine, Mark](#); [Comerford, Patrice](#); [Koo, Peter](#); [Levin, Stephen](#); [Rodriguez, Ydanis](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 4:18:44 PM

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Just say NO!

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Alex P. Riccobono

**From:** [Alexandra Davis](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning!!  
**Date:** Friday, November 12, 2021 12:52:44 PM

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**You MUST say NO to SoHo/NoHo/Chinatown Upzoning!!**

Alexandra Davis

**From:** [Alexandra Leaf](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:25:48 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Alexandra Leaf  
40 E 10th St  
New York, NY 10003

Alida Camp  
Testimony on SoHo/NoHo  
November 2021

Thank you for the opportunity to submit written testimony.

The SoHo/NoHo plan should be the No/No plan.

Affordable housing is essential to New York. We can all agree on that. But, this is the wrong way to provide affordable housing.

There are better plans to provide affordable housing.

I live on the Upper East Side in Community Board 8 which has lost more affordable housing units than any other Community District in Manhattan. I have seen the loss of small businesses, the failure to bring in affordable housing, and the change in neighborhoods. This plan escalates the same kind of changes to the neighborhood, while also permanently altering historic districts.

Many supporters focus on the affordable housing, without diving into the displacement of already-rent-regulated tenants or the outsized proportion of market-rate to affordable units.

### **The Numbers Tell the Story**

Only 25-30% of new units will be affordable. The remaining 70-75% will be market rate. What effect will those statistics have on the neighborhood??

The neighborhood will become wealthier, taller, will lose character and charm, for insufficient impact on New York's affordable housing crisis. This plan will usher in a destruction of what makes SoHo special.

This will usher in wealthy residents, force out rent-regulated residents, seniors and artists, eliminate many small businesses., This is not a plan to diversity a neighborhood and bring in affordable housing.

Several Manhattan Community Boards jointly presented programs on the impacts of economic gentrification on neighborhoods. This is the kind of economic gentrification that will have repercussions on housing and businesses. More market-rate (higher-priced) housing will increase financial pressures on real estate owners to sell or develop. What will happen to the neighborhood as an artist's enclave, as a small business haven, as a destination when it looks the same and functions the same as other neighborhoods that are not historic districts, areas of architectural heritage, and homes to artists and other creatives??

## **Rent-Regulated Tenants and Small Businesses in Chinatown Will Be Displaced and Lost**

The plan, which incongruously calls Chinatown the SoHo East Opportunity Zone, will lead to the displacement of many rent-regulated residential tenants and loss of small businesses in Chinatown.

The part of Chinatown that will be affected is filled with low-rise buildings in which many seniors reside. They are rent-regulated. The opportunity to build high-rise buildings will lead to the displacement of these seniors, and other rent-regulated residents. Small businesses situated on the ground floor will be lost as the buildings disappear.

Displacement of rent-regulated Chinatown residents who already live in affordable housing to enable construction of market-rate units is sadly ironic.

While there is a cry to support this plan because of New York's historic welcome to immigrants, what this plan will do to the immigrants in Chinatown is irremediable and irrevocable, and a shame.

How would it make sense to displace immigrants which, as testimony states, are residents in the very buildings the plan will demolish in the guise of saving immigrants??

## **Other Rent-Regulated Units Will Be Lost**

The plan will target already-existing rent-regulated units in which artists live. There will be a strong economic incentive to push rent-regulated tenants, including artists who are the very soul of SoHo, out.

The financial pressures to sell can be overwhelming. What happens then??

## **Unprecedented Impact on Historic Districts**

Historic Districts were designated to protect them from the ravages of real estate development. This plan, by minimizing the value of Historic Districts, will reverberate through the City. The Upper East Side, where I live, has the benefit of Historic Districts which bring residents, businesses and visitors to the area. Once the SoHo/NoHo Historic Districts are altered and unprotected, developers will be waiting in the wings to alter others.

The value of Historic Districts is not tangible. Yet, they matter to New York. They offer a view into unique neighborhood histories, a look at unified architecture and a sense of connection to the past of the specific neighborhood, as well as to the City as a whole. Loss of Historic Districts, in whole or in part, is a loss for New York.

This District has layers of history. The warehouse district which the cast iron buildings served well. The artists' enclave developed through the abandonment of the warehouses. Residents and visitors alike go to SoHo/NoHo for the unique environment. They spend money at the galleries, shops, restaurants and bars, because, with the artist's imprint, and the architecture's envelope. This environment is not to be found anywhere else in New York.

SoHo/NoHo must remain architecturally intact. To disrupt the parade of cast iron facades, ornamentation, arched windows and other architectural features that make up a coherent architectural area will be to throw out the value of SoHo/NoHo as historic districts. Three cast iron buildings followed by a twenty-foot tower followed by two cast iron buildings, for example, will have a far weaker impact than a row of cast iron buildings. This area is unique.

New York relies on the taxes that come from those visitors. Is this something to be given up?? Think of the big picture, of the plan which is not set in amber but which will cause ripples through the community, and of SoHo/NoHo as an irreplaceable community whose popularity derives from the artists and the architecture and the businesses and visitors attracted to both.

This plan puts all historic districts at reach. If this vital district is breached, what would stop breach of other historic districts. The history, architectural distinction and intangible atmosphere of New York's historic districts will be for sale, far too easily lost.

I have several books on "lost New York" showcasing the architectural treasures that can never be recovered. I urge you not to add SoHo/NoHo to my books.

### **Economic Incentives Will Force Out Small Businesses**

The ability of unlimited-size stores to build in SoHo will cause a loss of small businesses, and therefore, character. Chain stores will seize the opportunity to move in, and developers will welcome them because rents will be higher. This is apparent on the Upper East Side where I live. Developers much prefer the chains for various reasons. Zoning that prohibits those big box stores is necessary to preserve the owners and employees of those businesses, the nearby small businesses that benefit from foot traffic, and the visitors who come to experience a unique neighborhood buzzing with small shops and restaurants. Do we really want to encourage an environment of big box stores and restaurants in such a well-defined community?

Without limits on retail space, the prices will be unaffordable, and sizes untenable, for all but big box stores. There is small business zoning on the Upper West Side for precisely this reason.

Developers on the Upper East Side do not build spaces for small retail. Instead, their spaces are designed to attract larger stores or banks, precisely the kind of businesses that detract from neighborhood character. (Banks could do with small spaces, not the half-block-long spaces Bank of America, for example, occupies).

Loss of small retail will lead to fewer visitors, whether New Yorkers or tourists, to SoHo. Who will want to visit a neighborhood with the same businesses they have in their own community. SoHo is special, not just for architecture and cobblestone streets, artists and makers, but for the retail that can exist in small spaces and that reflects the needs and interests of the residential community.

As State Senator Brad Hoylman testified, big box stores affect quality-of-life.

Of course, the same can be said for Chinatown. Those areas of Chinatown that will be impacted by the plan are filled with small retail that will be lost if new developments are allowed to replace the low-rise residential buildings that are currently in place. Look at Riverside Drive, Battery Park City, Long Island City near the river, for example, to understand the difference in street life activity between those neighborhoods and neighborhoods with small businesses. Individual stores invite leisurely window-shopping, a stop for coffee or ice cream or a drink, the pleasures of a stroll on cobblestone. This is a very different experience than a walk down a street of big box stores, empty lobbies, large restaurants.

Large retail allowed as-of-right, as the plan provides, will inevitably cause the loss of small businesses. Is this the direction in which SoHo/NoHo, including Chinatown, should go??

### **The Payment-in-Lieu Option is a Disincentive for Affordable Housing**

Allowing developers a payment-in-lieu option where they have a physically-constrained site is an incentive to argue that sites are physically constrained. That developers will have that option, even with the BSA determining whether a site is physically constrained, will provide opportunities for developers to avoid obligations while getting benefits.

Developers, and institutions, have argued repeatedly that site constraints demand exemptions. Is reliance upon the BSA sufficient to safeguard interests other than the developers??

### **The Plan Fails to Protect Artists**

The City dangles a false “solution” for residents (aka the “mechanism”) which purports to allow coop and condo owners to convert JLWQA (Joint-live-work-quarters-for-artists) units into ordinary residential units. However, the necessary details have neither been adequately examined. Nor have they clarified by the Department of Buildings.

In fact, it is nearly impossible to convert most of these buildings from manufacturing Use to residential Use because the building codes have different requirements and are incompatible. Even where possible, such building conversions would require a massive outlay of funds, prohibitive for many, and the likely evacuation of the building as conversion work is performed.

The plan would impose a punitive and excessively high tax on artists of \$100/square foot on those who wish to sell their homes. The City claims that money will be used as the sole financing source for a poorly-thought-out “Artist Fund.” But, as noted, the conversion plan doesn’t work, allowing few to use that option. That necessarily means only few will pay the fee., leaving the “Artist Fund” with little paid fees, amounting to virtually no funding at all.

Tourists and New Yorkers visit SoHo precisely because of the differentiation of the community as an artist’s community. The economic loss to the City when residents and visitors cease to spend money in SoHo/NoHo should give the Council pause.

Given the high price of real estate around New York, where would artists priced out of their live-work homes go.

### **The Arts Fund is not Detailed**

Who will administer the Arts Fund?? What will it be used for?? Who will it benefit, and how will the beneficiaries be determined?? The language from the CPC paints a rosy picture. But there is no examination of what happens if the Fund is not funded to the extent anticipated.

These questions demand answers before the concept of an Arts Fund could be relied upon to justify a drastic rezoning plan.

This is not about helping immigrants because the effect on Chinatown will be that immigrants will lose their homes and businesses.

This is not about affordable housing because the percentage of affordable housing units is less than one-third of market-rate units.

This is not about protecting artists because there are no details for specifics, and the plan does not recognize incompatibility of artists live/work and residential.

This is not about preserving SoHo/NoHo as the special districts they are.

This is not about preserving SoHo as architecturally unique. There are already projections for the demolition of contributing buildings.

There are better plans that provide affordable housing while saving New York’s distinctive home for artists, small businesses, and those seeking a unique atmosphere.

The proposed plan is not worthy of New York and one of its iconic neighborhoods.

Make this the No/No plan.



**From:** [Allie Ryan](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to Soho/Noho Rezoning "plan" -Testimony for City Council November 9 Committee hearing  
**Date:** Friday, November 12, 2021 3:09:31 PM

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Hello my name is Allie Ryan and I am a Council District 2 resident and a documentary film producer with a small production company. I request all City Councilmembers to vote NO on the proposed SoHo / NoHo Neighborhood Plan.

A Yes Vote, even with negotiations, will create a visual legacy of significantly enabling the demolition of internationally recognizable neighborhoods known for their signature architecture and signaling the death knell for small businesses in an area that is specifically known and celebrated for small businesses and finally displacing elderly and artists who created these neighborhoods now wanting to age in place. (Think Penn Station.)

Today I want to bring a face to the potential large retail over 25,000 sq ft Spaces.

This plan encourages large retail over 25,000 sq ft as of right and discourages small business storefronts. Commercial truck traffic is not just sanitation trucks but tractor-trailers bringing in goods for these larger stores. I have seen this as a result of two Targets moving into the Lower East Side. Just drive into the suburbs, and you will see the sprawl of 25,000 sq ft and larger chain retail are the likes of Walmart, Lowes, Whole Foods, Kohls, Dick's Sporting Goods, Marshalls, even restaurants, among other chains. History has shown that these large box stores have swallowed small storefronts. And in recent years even before the COVID19 lockdown the growth of online shopping has caused retail stores to abandon their physical spaces, as seen right now if you walk down Broadway. Landlords and the City can no longer depend upon huge chain stores to pay the rent of large storefronts.

For example a brand new 11,600 sq ft empty storefront at the corner of Ave A and E 11th St has stood empty since it was built in 2018 and above it, condos are presently on the market for \$3.5 million. Approving this plan

creates this type of "out of touch" development.

Chain stores tend to offer seasonal customer service and sales-oriented type jobs. These types of jobs do not motivate the youth to finish high school much less go to college nor to become small business owners. This part of the plan is not designed to meet higher wage economic strategies. Furthermore, large retail storefronts encourage materialism and consumerism whereas if we want to slow down climate change, we need to be conscious of our shopping habits! Thankfully the COVID19 lockdown and slow down in the supply chain has caused many people to examine their spending habits, which are creating empty storefronts in Manhattan's once famous shopping destinations.

Even though the emphasis of the SoHo NoHo Neighborhood Plan is placed on creating affordable housing, it is just as important to address the opportunities for storefronts and employment that enable people to live here (aka pay their rent). Now the City has a real opportunity to examine its relationship with developers and lobbyists as well as how it makes money based on upzonings, new development and property taxes. Putting the residents who live and work here first, signals City Council will put the best interests of their constituents as well as the extraordinary history of this area first.

City Councilmembers, please Vote No on this plan and send DCP back to the drawing board under the next mayor's administration with a mandate to work with the Envision Report recommendations keeping in mind that consumer habits have changed as well as live / work habits have changed. Let's create an environment for residents, small businesses and small storefronts to grow and thrive.

A No Vote means you value artists and creative professionals as people and as small business owners / creators.

Sincerely,

Allie Ryan  
Council District 2 resident

**From:** [Amanda Yaggy](#)  
**To:** [Maisel, Alan](#); [Adams, AskJB](#); [AskKalman](#); [Grodenschik, Barry S.](#); [BKallos@benkallos.com](#); [Lander, Brad](#); [D09Perkins](#); [Ayala, Diana](#); [Rose, Deborah](#); [Dinowitz](#); [District16Bronx](#); [District2](#); [District30](#); [District37](#); [District41](#); [District45](#); [District7](#); [Bottcher, Erik](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [Van Bramer, Jimmy](#); [Office of Council Member Powers](#); [Koslowitz, CM](#); [Cumbo, Laurie](#); [Gionai, Mark](#); [Treyger, Mark](#); [Corney, Robert](#); [Diaz, Ruben](#); [Salamanca, Rafael](#); [Matteo, Steven](#); [Speaker Corey Johnson](#); [Drummond, Anthony](#); [Reynoso, Antonio](#); [Joseph Borelli](#); [Deutsch, Chaim](#); [Fung, Cora](#); [Costa Constantinides](#); [District19](#); [Dromm, CM](#); [Ulrich, Eric](#); [Cabrera, Fernando](#); [glickd@assembly.state.ny.us](#); [Barron, Inez](#); [info38](#); [joddo@statenislанда.com](#); [Council Member Lander](#); [Eugene, Mathieu](#); [Levine, Mark](#); [Comerford, Patrice](#); [Koo, Peter](#); [Levin, Stephen](#); [Rodriguez, Ydanis](#)  
**Subject:** [EXTERNAL] NO to Soho Noho Chinatown rezoning  
**Date:** Friday, November 12, 2021 5:12:02 PM

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My name is Amanda Yaggy, I live in Harlem, and I'm here to speak against the soho/noho/chinatown plan. No affordable housing in Soho is guaranteed in this plan; the MiH can be built as far as ½ mile from the zone limits. What this plan does guarantee is massive developer profits, notably for landlord Jonathan Chu and his family. This is a familiar scheme to New Yorkers, one that allowed the last President to become a self-proclaimed billionaire, while the city's giveaways to local moguls Steve Schwartzman and Stephen Roth ensured he had the funds to run and win. Filtering is also familiar from the 80s, then called trickle-down economics. It works as well for housing as for the economy. A meaningful way to address the housing crisis would be to enact vacancy controls as well as rent control.

Proponents of this plan from Open New York, including one who spoke today, have claimed that New York City suffers from segregation, and that incentivizing white newcomers to move to Black and brown neighborhoods, as in the East New York and East Harlem rezonings, is beneficial for longtime residents. The author of their bible, the Color of Law, expressed enthusiasm when told of Black residents leaving Oakland by the thousands, saying it was too bad that "THEY" were now concentrating in Vallejo. Rent law protections of course are available to those who can go to housing court, as evidenced by the struggles of tenants at 83-85 Bowery.

Open NY members have alleged that historic districts themselves are tools of white supremacists, something the advocates for Mount Morris in Harlem and Stuyvesant Heights in Brooklyn, among many others, would be surprised to learn. The residents of rent-stabilized and low-rise buildings will be the first affected by the precedent set by this plan, unless you believe that development in New York is driven by something other than profit margins.

It is breathtakingly cynical to appropriate social justice language to incentivize investment property construction, but after the city cut funding for every department BUT the police last year, it's unsurprising.

**From:** [A Durning](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] "Say NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 4:51:34 PM

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Hi All,

I don't know what else to say. as a 20 Plus year NYC SOHO PRIMARY taxpaying resident (no other homes for me - and no counting my days out of town so that I dont have to pay city tax)

Please vote no to a plan that paves the way for MORE luxury housing - to house the kind of people that DO count their days, while NOT GUARANTEEING one unit of affordable housing in perpetuity?

Please - I know we can do better - we need people who want to commit and invest in our neighborhood - so that it can retain it's character and remain the tourist hub and moneymaker for the city it is.

Please.

Vote No.

Amy Durning

35 Wooster street



NYC 10013

**From:** [Ann D. Levy](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] Vote NO to Soho/Noho (and Chinatown) Plan AND Margaret Chin's proposed bill to raise penalty fees for non-compliance with JLVQA  
**Date:** Tuesday, December 7, 2021 4:19:53 PM

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Dear Council Member:

**Vote NO on to the Soho/Noho (and Chinatown) Plan** that will destroy the world's largest and most unique, historic collection of 19th Century cast iron buildings AND will NOT guarantee that any affordable housing is ever built.

**Vote NO to Council Member Margaret Chin's proposed legislation that will penalize SoHo/NoHo residential units that are not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually.** *This will destabilize the resident population of the entire neighborhood (over 600 units) and will impact Certified Artist legal residents as well.*

**Important Background Information:**

On Wednesday November 30th, Councilmember Margaret Chin did not appear herself at the CB2 Land Use Committee Meeting to present the legislation, but sent a staffer to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually.

**It has already been pointed out in the testimony given in response to the Soho/Noho Plan that there is no viable and seamless path the converting JLVQA units to residential zoning because the building code requirements are different.** In some cases it would be possible but with the major expense and displacement to residents of gut renovation to a building. In others it is physically impossible because of the limitations of the existing structure (i.e. not enough windows, and etc.) Furthermore, if a building wants to convert to residential zoning, the entire building must be changed, not just the units that are not in compliance with JLVQA.

**The council member's representative was not knowledgeable about the full impact of this legislation and could not even answer basic questions:**

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant
  - Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?

- Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not fined, but residents are penalized ad infinitum?

**Clearly, Chin's bill has not been thought out carefully, has not sought out feedback from residents in any true forum, and should not be passed. VOTE NO TO MARGARET CHIN'S BILL TO RAISE PENALTY FEES FOR NON-COMPLIANCE.**

Sincerely,  
Ann Levy, Certified Artist  
10013

**From:** [A Vilarrasa](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho-Noho Rezoning and fines: Please vote NO  
**Date:** Monday, December 6, 2021 6:59:16 PM

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Dear Council Members,

I have lived in Soho since 1990 and strongly oppose the Soho/Noho proposed rezoning and Councilmember Chin's proposed legislation.

Developers know that the loopholes in the proposed implementation of Mandatory Inclusionary Housing would allow them to build mostly luxury units, regardless of the consequences to the social and historical fabric of the neighborhood. Developers do not go sweeping and helping tidy our sidewalks or meet their childhood friends in the Spring/Thompson and Spring/Mulberry parks like my children do. They do not act kindly to our homeless friends or help our neighbors.


I would support an update to Soho's zoning and adding new affordable housing in Soho and Noho if it did not result in gross overbuilding. Why was Landmarks not involved in this conversation since the beginning? The excessive proposed building heights would sink our streets in shadows. Large-scale retail, likely beyond what the market can sustain, would make our lives miserable with traffic and noise and 24-hour-round deliveries, not to mention the destruction of whatever local small business has survived recent difficulties.

Soho attracts people from all over and greatly contributes to NYC's economy as a whole. Why would our city's administration think this is a reasonable move? In all the meetings I attended, the community concerns appear to be overlooked and the proposal lacked the details of a transparent process.

The infrastructure and our neighborhood's shared resources cannot support this proposal and I would implore our officials and representatives to oppose this rezoning and go back to the drawing board.

Finally, it is outrageous that Councilmember Margaret Chin's proposes to penalize SoHo/NoHo residential units that are not occupied by a certified artist with fines. Why punish our neighbors but yield to the interests of real estate corporations?

Soho is where I have raised my children and where I hope to grow old. Thank you for listening and representing our community.

Ana Vilarrasa  
476 Broadway   
New York NY 10013

**From:** [Andra Samelson](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Vote NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:38:49 AM

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PLEASE say NO to SoHo/NoHo/Chinatown Upzoning!!!!!!!

Andra Samelson

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**Andra Samelson**

[andrasamelson@gmail.com](mailto:andrasamelson@gmail.com)  
[www.andrasamelson.com](http://www.andrasamelson.com)



**From:** [Andra Samelson](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo Chinatown Upzoning and Displacement Plan  
**Date:** Monday, December 6, 2021 10:38:09 AM

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I reject the SoHo/NoHo/Chinatown Upzoning and Displacement Plan. It will threaten and destroy much existing rent-regulated affordable housing, displacing lower-income, senior, and Chinatown residents, and create little or no affordable housing due to multiple loopholes. Community leaders are willing to work with the incoming City Council and administration on a rezoning plan that would truly help create and preserve affordable housing, modernize regulations regarding retail uses, promote the arts, and allow for new development that is in character for the neighborhood. This plan is not it.

Local community groups have coalesced around a plan that would allow new residential development at 5 FAR, which is in character for the area, and require real affordable housing to be included as part of it. They support allowing as-of-right retail with reasonable size limits like 10,000 sq. ft. or 5,000 sq. ft. for eating and drinking establishments. They support a path to full legalization for current non-artist residents.

That's not what this plan is. It's actually a giant giveaway to the mayor's developer/donor friends and big real estate who lobbied for it. In spite of the lies promulgated about it by proponents, the plan has been shown to be unlikely to produce much if any affordable housing. It will however allow oversized chain stores and giant office buildings, hotels, NYU dorms and other private university faculties, and luxury condos and rentals to proliferate. It will encourage the displacement of longtime lower-income, older, artist, and Asian American residents as well as small businesses, by destroying rent-regulated affordable housing and making it impossible for local businesses to compete for retail space with huge international chains. It will make these neighborhoods, and our city, wealthier, more expensive, and less diverse.

The local community board, city and statewide housing and tenant groups like TenantsPAC and the Met Council on Housing, environmental groups like the Sierra Club NYC, the National Trust for Historic Preservation, incoming Councilmember for District 1 Christopher Marte, and every local SoHo, NoHo, and Chinatown community group opposes this plan. You should too. Don't believe the shameful lies about this being told in support of this plan. VOTE NO!

Andra Samelson

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**Andra Samelson**

[andrasamelson@gmail.com](mailto:andrasamelson@gmail.com)

[www.andrasamelson.com](http://www.andrasamelson.com)

**From:** [Angela Britzman](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [glickd@nyassembly.gov](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenisdusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] NoHo/SoHo Plan VOTE NO  
**Date:** Sunday, December 5, 2021 3:23:36 PM

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To the Land Use Committee, Council members Chin and Rivera, et. al.:

I have been a Noho resident since 1994 as a shareholder/member of a 7-unit JLWQA coop at 40 Great Jones Street in NoHo. I write today in opposition to the proposed upzoning of SoHo/NoHo as it is currently outlined, and urge you to vote no on the proposal as it currently stands.

Our coop (and other formerly commercial loft buildings in the area) includes diverse families and individuals working hard to live our lives in a neighborhood that many of us moved to before it became the valuable real estate it is today. We adamantly support affordable housing and equal opportunity for all to live in NoNo, SoHo and Chinatown. We care deeply about the historic and architectural character of the areas under zoning review. We also care about our homes and our monetary and emotional investment in them. We deserve to know the facts before our city council representatives vote on something that will affect our future so drastically.

Unfortunately, this proposed plan does not lay out the specifics adequately for anyone, in my opinion, to vote yes on it in good conscience.

Specifically at issue for homeowners like me (there are in excess of 1600 such units in the affected neighborhoods): the plan has no mechanism for JLWQA units/buildings to become legalized. As my co-shareholder has pointed out: "under the plan itself presented for approval under the heading "JLWQA Pathways" on page 44, it is written in bold red letters "MECHANISM TBD". "TBD" is unacceptable.

A "plan" with so much left up in the air leaves our neighborhood, a vital artistic and commercial hub with an irreplaceable historic and architectural legacy, as well as thousands of residents, in limbo.

I urge you to PLEASE vote no and not rush this rezoning through as it stands with so much ambiguity about so many issues.

Thank you,

Angela Britzman  
40 Great Jones Street  
New York, New York  
10012

**From:** [anita slavin](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to soho upzoning!!!!!!!  
**Date:** Friday, November 12, 2021 5:50:16 PM

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**From:** [Anita Willoughby](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 11:59:02 AM

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Please say no to this commercial extravaganza forever changing the quality of life for our neighborhood.

I have lived and worked in Soho for over 40 years and have seen many changes. This one is an irresponsible upzoning not for the people but for commercial reasons.

Thank you for standing by the present and future residents of Soho/NoHo and Chinatown.

Anita Willoughby & Jeffrey Naiditch  
478 West Broadway,  
NY, NY 10012

**From:** [Anita Willoughby](#)  
**Subject:** [EXTERNAL] Say NO to proposed legislation for Soho/Noho residential units  
**Date:** Monday, December 6, 2021 9:25:17 PM

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Greetings,

As a Soho residence who has lived in this neighborhood since 1984, I am asking you to vote NO on Councilmember Margaret Chin's proposed legislation that will penalize SoHo/NoHo residential units.

I moved to Soho as a certified artist years ago. I created my art while living and working here. I am now retired, and I am 73 years old.

This proposal is destructive to the people who have lived, worked, and raised families in this great City.

I urge you to **vote no** to this harmful proposed legislation.

Thank you for listening.

Sincerely,  
Anita Willoughby

**From:** [Anjit](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Support rezoning of SOHO/NOHO  
**Date:** Friday, November 12, 2021 6:00:29 PM

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Hi there, my name is Anjit Fageria and I am a NYC resident at 22 west 12th street.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built.

I would also ask the City Council to make two changes to the plan—while I support the added density for housing, its proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.

I also believe the City should change its community preference policy for this rezoning, to allow residents of the Lower East Side and Chinatown, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2.

Lastly, I would ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

Thank you for considering my written testimony.

Best,  
Anjit

**From:** [Ann Pettibone](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:42:32 AM

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SAVE OUR UNIQUE NEIGHBORHOODS FROM DEVELOPERS.

WE DONT NEED TALLER BUILDINGS.

WE DONT NEED MORE MULTIMILLION DOLLAR RESIDENCES.

Say NO to SoHo/NoHo/Chinatown Upzoning.  
NO NO NO NO NO



**From:** [Ann Pettibone](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionai, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] zoning subcommittee vote to up zone and ruin character of SoHo/NoHo/Chinatown  
**Date:** Sunday, December 5, 2021 10:05:09 PM

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Please do not sell out to the developers.

Vote AGAINST the developers' outrageous upzoning scheme  
and

NO to Councilwoman Margret Chin's outrageous proposed  
legislation that will penalize SoHo/NoHo residential units that are not occupied by a certified  
artist with astonishing fines of \$40,000 and \$12,000 annually.

Why vote NO? Because SoHo, NoHo and Chinatown are unique, vital neighborhoods of great  
character that add great value to the city. They are thriving areas that bring visitors from  
everywhere, from Brooklyn to Bangkok, from Newark to Neuguen, who are interested in the  
vast array of activities not the least is the wonderful architecture, abundant shopping, festive  
dining, music bars and clubs, and arts which are enjoyed throughout the year. The proposed  
changes would turn these special neighborhoods into crowded, bland, midtown-type blocks  
without character, history or creativity.

Thank you for voting AGAINST de Blasio's destructive upzoning and Chin's insane  
punishment of the very artists and creative pioneers who created, saved and revitalized these  
neighborhoods.

Sincerely,  
Ann Pettibone.

40-year resident of 148 Greene Street  
SoHo

cell: [REDACTED]

**From:** [Ann Pettibone](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:38:34 AM

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PLEASE !!!!!

**From:** [katina@earthlink.net](mailto:katina@earthlink.net)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@HelenRosenthal.com](mailto:Helen@HelenRosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansusa.com](mailto:joddo@statenislansusa.com); [BKallos@BenKallos.com](mailto:BKallos@BenKallos.com); [info@sohoalliance.org](mailto:info@sohoalliance.org)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoing  
**Date:** Friday, November 12, 2021 12:06:10 PM

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## NO TO SOHO/NOHO/CHINATOWN UPZOING

Anna and Simon Nuchtern  
Proud SOHO residents



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**From:** [Anne Davis](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:43:57 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Anne Davis  
40 5th Ave  
New York, NY 10011



DEBORAH J. GLICK  
Assemblymember 66<sup>TH</sup> District  
New York County

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Higher Education Committee  
Intern Committee

COMMITTEES  
Environmental Conservation  
Rules  
Ways & Means

**Testimony of Assemblymember Deborah J. Glick  
Regarding the SoHo/NoHo Neighborhood Plan & ULURP  
Zoning Text Amendment N210423ZRM  
Before the New York City Council**

**November 9, 2021**

Thank you for the opportunity to testify before you today regarding the application for the Department of City Planning's (DCP) rezoning proposal known as the SoHo/NoHo Neighborhood Plan. This application includes a significant change to the zoning code and text for the Lower Manhattan neighborhoods of SoHo and NoHo. As per the DCP, this Uniform Land Use Review Procedure (ULURP) is targeted at creating new affordable housing in downtown communities which are transit rich and do not currently have income subsidized affordable housing. The DCP further purports that this ULURP will aid economic recovery and small business development by expanding commercial uses and opportunities throughout the neighborhood while modernizing arts uses throughout these districts. Finally, DCP argues that an update to the current zoning in these neighborhoods will support the existing historic districts in SoHo/NoHo and allow for new construction only in areas where larger floor area ratio (FAR) is permissible.

Despite the nearly two-year process known as Envision SoHo/NoHo, an extended pre-certification timeline during which DCP held several listening session with the community, and review by Manhattan Community Board 2 (CB2), I still have serious concerns about this project and feel that the this Administration is ignoring the community's desires for their neighborhood. I agree with organizations like CB2 who claim that this plan falls short of the Mayor's affordable housing goals and continue to be concerned about subsidies funded by luxury development to produce affordable housing.

The harsh reality is that there is no guarantee this plan will produce any affordable housing, making it difficult to justify the other negative aspects of this plan. The City has chosen to leave out a workable solution for artists or those who live in Joint Live Work Quarters for Artist (JLWQA) lofts and instead included a fee thought to add to potential loss of an arts district in SoHo and NoHo. I am alarmed that retail concerns in SoHo and NoHo have been not just ignored, but made worse by allowing up to 25,000 square feet of retail encouraging Big box even as the poor enforcement of the 10,000 square feet limit has been on the subject of years of meetings and organizing on the part of concerned citizens and elected offices. For these and other reasons, I believe that the Manhattan Borough President's Office should not recommend approval of this ULURP.

## **JLWQA & Legalization Mechanism Concerns**

The SoHo and NoHo neighborhoods have a long history of housing artists, including JLWQA and other provisions for artist residences. I have successfully sponsored the Loft Law bill in the State Legislature, as well as any subsequent updates that would bring additional units into rent regulations under the New York State Department of Homes and Community Renewal (HCR). In 2016, I joined my colleagues Senator Brad Hoylman, then Senator Daniel Squadron, and Councilmembers Margaret Chin and Corey Johnson in writing to Mayor de Blasio asking if following the implementation of MIH and its partner program, Zoning for Quality and Affordability (ZQA), the city would pursue the legalization of Interim Multiple Dwelling (IMD) buildings. Despite the success of the Loft Law and the JLWQA program, there are still many non-certified buildings in SoHo and NoHo where artists live in unregulated IMD units. While an artist in that space may have a right to the apartment under rent regulation, they lack the full thrust of protections because the entire building has gone unregistered with the Loft Board. This is a voluntary delinquency on the part of the building owner/landlord and the city, who are tasked with enforcing this provision, but have failed to do so for many years.

As I understand it, this Administration's plan would eliminate Manufacturing Use Group 17-D for JLWQA units, which is specifically designed to legalize the particular uses which are seen in live-work spaces occupied by artists. If DCP's goals of creating significant housing in SoHo and NoHo are realized, I am concerned that the lack of protections for artists within the zoning code will create situations ripe for harassment and potential evictions. While SoHo and NoHo have become desirable in recent decades and the median income in these communities has dramatically increased, this may not necessarily be an accurate reflection of the financial situations for artists living in SoHo and NoHo. Throughout the Envision SoHo/NoHo process, community members repeatedly brought up the need to address JLWQA residents and their unique status. I am alarmed that DCP has chosen to disregard these community members and were unmoved when asked to make a special accommodation for these individuals. DCP continues to rely on renting regulations when their proposal puts a target on smaller buildings for demolition because that is a major loophole that permits eviction of rent protected tenants to be evicted. We stand to lose more affordable housing than its purpose to build. There is no guarantee of any affordable housing in this plan.

Furthermore, as I understand it, DCP will allow JLWQA units to continue to exist within SoHo and NoHo even when the M1-5A and B districts are converted to residential uses. However, DCP has proposed an arts fund which will serve as the mechanism for converting their JLWQA unit—which only exists in manufacturing designations—to a fully residential space under the zoning change proposals in this plan. The arts fund imposes a \$100 per square feet fee charged by the city, which will then go into an arts fund run by the New York City Department of Cultural Affairs without any clarity as to how these funds will be utilized or any criteria for who might be eligible for them. While this a completely voluntary program, the arts fund fails to address residents who are currently legally conforming and would potentially be compelled to pay additional fees to bring their spaces into compliance with the city. At the same time this may make some people more vulnerable to eviction. The very process and materials artists utilize are not permitted in residential areas leaving these residents at greater risk for harassment and eviction.

JLWQA units exist in mixed use and mixed designation buildings where some tenants are rent-regulated, market-rate, or own their apartments. It is a complex situation, and I am concerned that

DCP is choosing to rely on a blanket rezoning and the arts fund to solve this problem. JMWQA units are relatively few compared to the overall community; however, this does not mean those tenants and residents do not matter. During hearings held with CB2, representatives from DCP deflected questions about JMWQA units in mixed-residential buildings, especially those which may be governed by co-op boards. Clearly, a JMWQA tenant who lives in a co-op building could be outnumbered if their fellow shareholders chose to bring their building into compliance with the new zoning changes in the SoHo/NoHo Special Use District. If a building wishes to comply with the R-7 or R-9 designations, it is unclear if a JMWQA unit could be compelled to pay the \$100 per square foot fee for the dubious arts fund or face penalty from their board. While DCP claims this program is voluntary for the JMWQA unit, they are not considering the nature of co-ops which have other mechanisms to force a shareholder to comply. I am deeply concerned that this is a situation where the zoning change can inspire the loss of an artist's residence simply because of the bad policy.

### **Zoning Changes & Inclusionary Housing Programs**

The DCP proposal includes the conversion of whole portions of SoHo and NoHo from M1-5A and M1-5B districts into one Special SoHo/NoHo Special Use District zoned for R-7 and R-9 designations. This plan would also create three special opportunity zones which would be mixed M1-6 and R10 designations located on the northeast, southeast, and southwest corners of these communities. These changes would result in significant potential height increases from the current 5 floor area ratio (FAR) to 6.5, 9.7, and 12 FAR allowances throughout the rezoned areas. These new FAR options are significantly higher than what is currently seen, and I am concerned that these height increases will only further add to the speculative environment which has harmed other communities in the past during rezoning proposals. These height increases are being justified by the creation of affordable housing they will allow. However, projections estimate that only 3,200 housing units will be created overall with the increase of FAR, of which 600 to 900 would be affordable. For context, Independence Plaza, which was built in the 1970s and for years existed under the Mitchell-Lama Housing Program, consists of 1,329 residential units. That is more affordable units in a single residential complex than this proposal even purports to create throughout the entire rezoned community.

The DCP proposal does not prohibit the mixing of commercial, retail, and community uses with residential construction. Given that this Administration is relying on Mandatory Inclusionary Housing (MIH) to construct potential affordable housing at 25% or 30% of new residential buildings if requirements are met, developers will be able to further build a luxury paradise in SoHo and NoHo. There are few backstops to curb the construction of buildings with retail on the ground floor and a mixed office residential use on the subsequent floors landing just shy of the MIH requirement of 25,000 square feet. Yet again, the fund which developers will have to contribute to as a penalty for not building affordable housing becomes their typical cost-of-doing-business rolled into the overall project cost. Additionally, because of the allowable increases in FAR, the proposal incentivizes developers to demolish low-rise buildings—or allow them to deteriorate until they are condemned—and then displace the remaining residents.

Inclusionary housing programs like MIH have had difficulty in the past and many policy professionals do not feel they live up to the policy goals they claim to accomplish. Research surrounding inclusionary housing programs in New York City and in comparable cities in the US and elsewhere have shown that there are better policy mechanisms cities can use to achieve this goal. In 2017, Samuel Stein wrote in the *Journal of Urban Affairs* that zoning changes with MIH and ZQA

have only further exacerbated affordable housing issues by causing real estate speculation when developers anticipate a zoning change and buy up properties, thus driving prices higher despite the goal of housing development.<sup>1</sup> Stein's research shows that the speculative nature of a zoning change displaces more residents in the period during which a ULURP is approved than the number of dwelling units (DUs) MIH proposes to create in the first place. Proponents of progressive housing policies have long held that inclusionary housing is a laudable goal and that all housing built moving forward should include affordable regulatory provisions and further ensure that neighborhoods truly are mixed income.

Finally, I am concerned about the increases in FAR in opportunity areas, which could go as high as 12.0 for residential buildings and 10.0 for commercial under the current proposal. This could result in potential building heights anywhere from 125 feet to 275 feet. While these areas are not within the historic districts seen throughout the DCP proposed rezoning area, they abut these them. I am concerned that tall buildings may create shadows in the SoHo Historic District and the NoHo Historic District which will detract from the character of these historic neighborhoods. Recently, the DCP voted to disapprove a proposal in Brooklyn where a development would have cast shadows over large parts of the Brooklyn Botanic Garden and the greenhouses which require sunlight in order to be functional. While SoHo and NoHo do not have the same specific concerns that the Brooklyn Botanic Garden have, these close opportunity zones can create negative conditions where light is denied to the historic districts. I raised the concern of shadows in my testimony during the scoping process for this ULURP and feel that further study should be done to better understand potential development and shadows in these areas. Additionally, this is an air pollution hot spot positioned between the East River Bridges and Holland Tunnel. Larger structures may exacerbate this by trapping more pollution in this neighborhood.

## **Historic Neighborhoods**

The DCP proposal includes areas within the SoHo Historic District and Extensions, the NoHo Historic District and Extensions, and the Sullivan-Thompson Historic District. These historic designations comprise large parts of the proposed SoHo/NoHo Special Use District and are at threat to great increases in the vertical built environment because of the new allowable FAR in the DCP proposal. I have long been skeptical of the claim that zoning changes will not affect the character of historic districts because of the ability of the Landmarks Preservation Commission (LPC) to review projects in historic neighborhoods. Experience in other historic neighborhoods with varying zoning designation like the Greenwich Village Historic District have shown that tall buildings and non-contextual structures can be built. The LPC can only consider the aesthetic quality of building applications before them, and has specifically stated that cannot consider height in the as-of-right context in a neighborhood.

The desire to see historic districts preserved is not automatically opposition to residential development or affordable housing. Too often, neighborhoods are forced to choose between equally desirable and necessary functions. Communities are so often confronted with the false choice between housing and park space, or density and historic character. The city can construct new

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<sup>1</sup> Stein, S. (2017). Progress for whom, toward what? Progressive politics and New York City's Mandatory Inclusionary Housing. *Journal of Urban Affairs*, 40(6), 770–781.  
<https://doi.org/10.1080/07352166.2017.1403854>



housing, preserve existing affordable spaces, and leave historic neighborhoods intact. During the Envision SoHo/NoHo process, there was a general consensus among participants that the historic quality of these neighborhoods should be preserved. I am astounded that the DCP has chosen to ignore this position while also throwing up their hands saying that they are not the LPC and are unable to consider the needs of historic districts. To my knowledge, LPC has not been consulted regarding this proposal and any preemptive opinion on the vulnerability of these historic districts was not considered as part of the DCP proposal we are considering.

## **General Concerns**

Beyond the specific issues seen in this plan which affect neighborhood zoning, affordable housing production, and the general built environment, there have been several concerning aspects of how this ULURP and community engagement has been conducted. I see few changes in this plan which show that concerns raised in the Envision SoHo/NoHo process or that were brought up during the scoping hearing in December have been addressed or considered. Many people raised concerns over the three public engagement hearings this past winter which were answered but did not necessarily result in a clear change to the DCP—or this Administration's—goals in the proposal. This is unacceptable for the residents and community members who have given their time as part of the steering committee for the Envision SoHo/NoHo process and generally for the review of this ULURP. There is a social contract that if people participate in their government, their opinions will be heard and given serious and thoughtful consideration. This does not mean that all feelings of the public are weighed equally or incorporated, but community involvement should not be simply a box that is checked as it appears to be in this ULURP.

The problem of outreach as something to suffer through rather than a laudable and important feature has played out in the way DCP has interacted with the Chinatown community. As I understand it, many groups within Chinatown do not feel that their voice has been heard and are concerned that this Administration failed to adequately interface with residents. I have heard reports that there are still Chinatown residents who live within the rezoned area or in buildings that are prime targets for redevelopment who are unaware that this proposal is even being considered. This is due in part because this ULURP has been discussed during the COVID-19 pandemic while in-person meetings were not possible or generally avoided. All but three public meetings on this ULURP happened virtually and I am concerned that the overall community is unaware of what potentially may occur in their community.

I feel compelled to respond to those who have said that this area has done nothing to accept affordable housing. It is either uninformed rhetoric or intentionally divisive misinformation. Community Board 2 and its elected representation engaged in a lengthy ULURP several blocks west of Soho just a few years ago. We thought by accepting luxury housing as a necessary evil to get mixed income housing and affordable senior housing would give us substantial new housing only to have the City Administration at the last minute accept some technical memo to change the project to office space.

This proposal is likely to be the same bait and switch since the option is built into this proposal. Finally, the Administration referred to conversations with property owners and developers indicated little interest in their commitment to affordable housing. It has been Community Board 2 that has pushed to have the City and Federal government to come to an agreement to purchase or take possession of Z. Howard street, a parking lot owned by the Federal Government. I, as well as Community Board and other elected officials, believe this site could be 100% Affordable housing.

In addition, we should add to this the possibility of repurchasing vacant commercial space. The city is happy to provide incentives for Luxury housing – Let's make a real shift and focus on 100% Affordable housing – on a permanent basis and use our resources to reduce the AMI used to attract a wider range of people seeking stable housing. Finally, prohibit dormitories because the transient nature of students does not lend itself to building a community and providing permanent housing for families desperate for a new house.

## **Conclusion**

For these reasons I am opposed to the SoHo/NoHo Neighborhood Plan and ULURP and encourage the Manhattan Borough President's Office to recommend denial of this proposal. It is clear that the development of affordable housing is needed in our communities and developing more equitable neighborhoods is the goal of most elected officials and community members in New York City. That is why I feel that building a successful New York of the future includes the construction of truly affordable housing without the seemingly necessary evil of luxury development. This plan does not achieve this goal, and I feel that this Administration, along with state partners, should work together to create a more successful and equitable proposal. This includes honoring the commitment to JMWQA tenants and residents, preserving historic neighborhoods, and building housing in our dynamic communities that is in line with the needs of low- and-middle-income New Yorkers who can and do make vital contributions to SoHo and NoHo. In closing I believe this ULURP should not be rushed through just because this Administration is mere months from ending.

Thank you.

**From:** [August S. Guyot](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionai, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislандаusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:19:56 PM

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Say NO to SoHo/NoHo/Chinatown Upzoning

Best,  
August Guyot (SoHo resident at 65 Greene St. from 1985 to 2013)  
405 W 149th St, Apt [REDACTED]  
New York, NY 10031  
[REDACTED]

**From:** [Augustine Savage](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] Please vote NO to Soho-NoHo Rezoning and fines  
**Date:** Monday, December 6, 2021 3:18:12 PM

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thank you

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AUGUSTINE SAVAGE



**From:** [Austin Mullins](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 2:17:22 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Austin Mullins  
594 Broadway  
New York, NY 10012

**From:** [Barbara Quart](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho/Noho  
**Date:** Friday, November 12, 2021 6:25:23 PM

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Please vote to stop this outrageous rip-off, which will destroy one of the most interesting neighborhoods in the city, and open it wide to ravenous developers and sterile high-rise glass towers & big box stores & everything BUT affordable housing. That's such a lie. How can Mayor DeBlasio and Councilwoman Chin do this kind of urban damage as they are on the way out? Tourists come to this city looking for history, not for interchangeable glass monsters. Middle income residents in reasonably priced situations will be harrassed and forced out. And parts of Chinatown will be ripe for rip-off as well, not helping the poor who live there but creating "luxury" housing. Please please vote to stop this disastrous travesty, which if passed will open the way to similar takeovers throughout the city. Barbar Quart.

**From:** [Barbara Rothman](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [drummond@council.nyc.gov](mailto:drummond@council.nyc.gov); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@helenrosenthal.com](mailto:Helen@helenrosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](mailto:joddo@statenilandusa.com); [BKallos@benkallos.com](mailto:BKallos@benkallos.com); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] SAY NO TO SOHO/NOHO/CHINATOWN UPZONING!!! PLEASE!  
**Date:** Sunday, November 14, 2021 12:58:54 PM

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Dear Friends,

The future will look back upon this “upzoning” for the real estate land grab it really is. We won’t be able to undo it! The value lost of low-rise, livable neighborhoods should not be underestimated. Whose benefit is it to rid Chinatown of its inherent interest and charm? To bring Soho down to a retail high rise mall? To destroy Noho by demolishing wherever it is possible to make room for glass behemoths? This plan is definitely NOT a benefit for anyone already living in these areas. Nor is it a long term benefit for future residents. It is no more than a give away to real estate interests and the politicians who profit from it. To say it is about economic integration is a fiction believed by no one. Please don’t allow this to pass. There are better ways to make these neighborhoods more livable. New, too-large buildings and businesses is not one of them.

Thank you for your attention.

**From:** [Barbara Toll](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] up zoning and Intro 2443-=2021  
**Date:** Sunday, December 5, 2021 5:07:58 PM

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Dear Council Members,

I have lived in my loft in Soho for the past 44 years. I have had a gallery in Soho and paid Occupancy Tax on my rent. I have a letter from the city which states that I am grandfathered in my residence as far as the artist's certificate goes. I also have an MFA and was a painter. The attraction of living and working in Soho (I work from my loft), is light and air, which Landmarks granted this district. I cannot believe the city can legislate against a specific group (Soho residents) and tax them because they chose to buy in and enhance an area of the city which brings in tourism and aids the arts. The mayor seems to be in a rush on his way out to look like he's accomplished something. The local residents have appeared and testified at every meeting but have been ignored. I do not feel Margaret Chin represents me or my fellow loft owners in Soho. Please vote against Noho/Soho/Chinatown up zoning and Margaret Chin's legislation (Intro 2443-2021).

Yours sincerely,  
Barbara Toll



**From:** [Barbara Tolley](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen Rosenthal](#); [District7](#); [Avala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] NO TO SOHO/CHINATOWN ZONING PLAN  
**Date:** Friday, November 12, 2021 12:16:54 PM

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Dear Sirs,

I submitted testimony ahead of the meeting on the 9th writing:

Whereas I agree the zoning needs changing, the proposed plan is all wrong and not designed for climate change or even the post-Covid pandemic world: no plans for new green areas (and I mean parks!), water runoff, additions to infrastructure such as sewers, transportation, reduction of light in jewel lit stores and air conditioning to conserve electricity, no community input, green buildings, creation of electric charging stations, elimination of parking spaces on the side streets, plans to entice small businesses back to the neighborhood, and other creative industries, and fine real estate developers for kicking out viable businesses to raise rents and leave spaces empty for years so they can get a tax rebate.

Come on guys: THE FUTURE IS HERE. Plan for it, please or you consign the city to the dustbin of history. It's pretty close to being there already.

Having listened with great interest to panel discussions on Tuesday, I would like to add:

First: I could not agree more with Marte and Glick's comments. It appears to me that no one on the planning board has been in this area in years, perhaps not since December 2019. The vibrant shopping community you keep referring to, does not exist, except as a shadow of itself, and has long lost any interesting character, having been superseded by Bleeker Street and the Meat Packing District. Not to mention the appeal of online retail shopping. We will see how many stores stay post Christmas.

Second: There are many empty skyscrapers all over NYC that could be repurposed for affordable housing, retail, and office space for creative and other industries.

Really, NYC can do better than this.

Sincerely, Barbara Tolley, rental tenant and small business owner

**Barbara Tolley**, *BTA Literary Scouts* | 172 Spring St, # 12, NY, NY 10012 | tel: 212-647-1800  
| mobile: 1-917-415-4997

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[Writers Omi Board Member](#)

**From:** [Barry Holden](#)  
**To:** [Barry Holden](#)  
**Cc:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansusa.com](#); [BKallos@benkallos.com](#); [Sweeney Sean](#)  
**Subject:** [EXTERNAL] Has Anyone in City Government ever thought about the ramifications of incomplete and poorly thought out planning?  
**Date:** Sunday, December 5, 2021 10:54:43 PM

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Planning for cities is the most important job that a city official can take on. Successful planning should be thoroughly thought out since it will affect the population for decades to come. Planning should never be a knee jerk reaction to only current problems like more housing. Cities need to be designed as thoroughly and as detailed as any complicated machine with complex population modeling and outlooks for at least fifty years into the future. This Soho/Noho Rezoning Plan is a disaster. This plan has been designed by politicians with the help of very young and inexperienced city planners who seem to be at the beck and call of the outgoing mayor who is determined to set his personal political legacy in stone rather than being serious about planning a city for future generations. Mayor DeBlasio will be long forgotten but his ill conceived plan, like so many other4s from the past, will live on. Politions and their cronies need to stay out of the very important and complex process of city planning. Planning should done by experts in the field-and not be put in the hands of politicians.

*On Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually.*

*The presentation was a debacle and an abject embarrassment.*

*Neither Margaret Chin, or the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?*

*The councilmember's representative could not answer basic question:*

- *If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?*
- *Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to*

*prove it 34 years later?*

- *Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?*
- *Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?*
- *Isn't it very difficult, even for working artists, to get certified?*
- *Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime, but residents are penalized ad infinitum?*

Barry Holden, AIA

Spring Street

New York, N, 1012



**From:** [Barry Holden](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho/Noho Rezoning  
**Date:** Saturday, November 13, 2021 2:05:17 PM

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Please do not move ahead with this rezoning proposal in its current state.

**Barry Holden, AIA**

[REDACTED]

[New York, NY, 10012](#)

[REDACTED]

[www.holdenarch.com](http://www.holdenarch.com)

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**From:** [Ben Akselrod](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Benjamin Akselrod SoHo/NoHo Rezoning Testimony  
**Date:** Friday, November 12, 2021 4:03:21 PM

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Good afternoon, my name is Benjamin Akselrod and I am a resident of Manhattan.

I am writing to express my strong support in favor of the SoHo/NoHo rezoning. New York City is in the midst of a housing affordability crisis, we are simply not building enough units to keep up with the demand for living. The SoHo and NoHo neighborhoods provide quality job opportunities with excellent access to transit. Why should we, as diverse a city as we are, gatekeep something many consider prized, to just those with privilege?

Proportionately, SoHo/NoHo is over twice as white as NYC is in its entirety according to demographic data. Density brings diversity and we must do better for our neighbors. Too often we hear how a plan doesn't do enough, but the truth is nothing is ever enough, we use the tools we can. The SoHo/NoHo rezoning is an incredible step forward in the fight against inequality. Let's strive towards a more perfect union by rezoning SoHo/NoHo.

I kindly urge NYC Council Members to vote in favor of the historic SoHo/NoHo rezoning. Thank you for taking the time to consider my testimony.

All the Best,

Benjamin Akselrod

**From:** [Bill Finneran](#)  
**To:** [Land Use Testimony](#); [Chin](#); [District2](#); [Drummond, Anthony](#); [Fung, Cora](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansusa.com](#); [BKallos@benkallos.com](#); [glickd@assembly.state.ny.us](#)  
**Subject:** [EXTERNAL] Up-Zoning as Massive Eviction Plan?  
**Date:** Sunday, December 5, 2021 12:59:00 PM

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To the Land Use Committee, Council Members Chin and Rivera, et. al.:

I am the long serving founding President of the 40 Great Jones Corp., a Co-op in NoHo founded in August of 1974. At the time we organized, we were all visual artists. 1974 was long before any loft law had been enacted. We were the second residential co-op on the block. Our building was completely empty and had been on the market for some time when we bought it. Prior to that, my wife, a commercial artist, and I had lived in SoHo at 464 West Broadway in a rental loft. At 79 years old, I know the history of loft living as well as anyone. I can tell you that lofts were not only occupied by visual artists but many types of creative people had adopted this now world famous lifestyle. In the co-op next door to us, there was a painter, a musician, a dentist and an English professor. This was true all over SoHo, NoHo and Tribeca. It is the same today. These neighborhoods are vibrant mixes of ordinary New Yorkers who pay taxes and contribute to the vitality of this great city. When the loft law was enacted and provided a pathway to getting a C of O, it provided protection for visual artists, but completely ignored all the other long time loft dwellers. This is a circumstance you should correct at this time. However, imperfect as the law was, we spent a considerable amount of money to upgrade our building and in 1989 we got our JLWQ C of O. By that time, some of the original founding artist members had moved on and we now had an art dealer and the editor of New York Magazine, who was also a terrific jazz musician and his wife in our group. At no time during the 47 years we have occupied this building did the City of New York raise any issue whatsoever about the fact that we were not all certified artists. It seems the city recognized that the law had shortcomings, until now, that is. Council member Chen seems to think that our building and others like it, homes to literally thousands of people of all walks of New York life need to be evicted by the imposition of enormous fines and the requirement to scrap our existing C of O and spend hundreds of thousands of dollars we do not have, to go through the process all over again. Why? Does she think that artists can live in primitive conditions in JLWQ, while all other categories of humans need a completely different set of code standards? Ridiculous! This means in practical terms that we will have to sell our building to a developer for pennies on the dollar and let him turn it into luxury lofts for the very super rich, who just recently have been popping up in our neighborhood. Is this the city's idea of providing "affordable" housing? This plan will also cause long standing artist residents to lose their homes as well, by evicting the non-artists in their building who pay their share of the costs. This plan is irrational, vindictive and wrong. Vote No! No! No!

Bill Finneran, President  
40 Great Jones Corp.

**From:** [Bill Komoski](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [Ask1B](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Joseph Borelli](#); [joddo@statenislansusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] SoHo NoHo plan testimony please vote NO  
**Date:** Friday, November 12, 2021 3:31:42 PM

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There is no—repeat, ZERO—guarantee that any affordable housing will be created under this plan.

Adding insult to injury, that “suite of stronger tenant-protection laws” touted by DCP will not protect the EXISTING affordable rent-regulated housing in SoHo, NoHo, and Chinatown.

**As we’ve heard from Met Council’s Michael McKee, with a greater FAR, tenants living small, rent-regulated buildings (like mine) risk displacement unless demolition loopholes are closed. Living in a historic building in a historic district no longer offers protection.**

**Example 1:** Across the street from us on Bond St is a circa 1830 Federal rowhouse that houses so-called “protected” tenants. One might think its small size protects it from demolition, but directly next to this structure is a 40 to 50-foot wide non-contributing building the DCP has mapped as a **projected or potential development site**.

**Example 2:** Further down the block stand two more 4-story historic dwellings, one next to the other, again, both housing long-time artist tenants, now seniors. Demolishing both structures and rebuilding a 50-foot-wide condo on this—arguably NoHo’s marquee block—is doubtless a tasty proposition for a developer.

I am a 67-year-old artist and painting instructor (SVA, NYU, Cooper Union), who has lived and worked in my NoHo building since 1979. I wish to age in place. I am against the rezoning plan as presented. I am NOT against rezoning and I am in favor of building more affordable housing in SoHo, NoHo and Chinatown.

We need a better plan.

Thank you for your consideration.

Bill Komoski

52 Bond St.  
NYC. NY. 10012

**From:** [Bonnie Berman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Stop  
**Date:** Friday, November 12, 2021 2:11:45 PM

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Please, please no rezoning. Leave that lovely neighborhood as it is.

Bonnie Berman



Bonnlee29@aol.com

Sashainteriors@aol.com



**From:** [Brian Rothschild](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:42:16 AM

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As a long time resident I am very opposed to this absurd display of money grabbing under the guise of equity.

Brian Rothschild  
143 Prince Street  
NY, NY 10012  
Sent from my iPhone

**From:** [Brian Rothschild](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Anthony J Newman](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#); [Michael J. Schmutzer](#)  
**Subject:** [EXTERNAL] SoHo rezoning  
**Date:** Monday, December 6, 2021 4:35:18 PM  
**Attachments:** [NYC COUNCIL MEMBERS \(1\).xlsx](#)

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I am writing to you about the upcoming vote for the SoHo/NoHo/Chinatown Up-zoning scheme and the Punitive Legislation Proceeding which if enforced would drastically penalize any SoHo/NoHo resident who lacks artist certification. This law might have been a good idea about 50 years ago when SoHo and NoHo were very different. But today the neighborhoods have changed dramatically and the zoning law from the 70ies belies today's reality and is a disadvantage for most, if not all the, families who live in SoHo. This also includes the artists.

Last Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a certified artist. The presentation was a debacle and an abject embarrassment. This proposal literally makes no sense and would drastically reduce the tax revenue provided by the area.

Neither Margaret Chin nor the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The councilmember's representative could not answer basic questions:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime, but residents are penalized ad infinitum?

If this law passes it will be a tragedy for all the residents in your district. The artists will be hit the hardest as their properties which have appreciated over the years have become the retirement funding for many.

I urge you to Please vote NO on Councilmember Margaret Chin's proposed legislation that will penalize SoHo/NoHo residential units that are not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually. By doing this you will be destroying the life of thousands of families in SoHo and NoHo.

Sincerely,

Brian Rothschild

[REDACTED]

New York, NY 10012

[REDACTED]

I am also including an Excel with the e-mail and first names of our distinguished NYC council members.

## NYC COUNCIL MEMBERS

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<a href="mailto:JVanBramer@council.nyc.gov">JVanBramer@council.nyc.gov</a> ,	Jimmy
<a href="mailto:Adams@council.nyc.gov">Adams@council.nyc.gov</a> ,	Adienne

[Koslowitz@council.nyc.gov](mailto:Koslowitz@council.nyc.gov),  
[District30@council.nyc.gov](mailto:District30@council.nyc.gov),  
[eulrich@council.nyc.gov](mailto:eulrich@council.nyc.gov),  
[slevin@council.nyc.gov](mailto:slevin@council.nyc.gov),  
[areynoso@council.nyc.gov](mailto:areynoso@council.nyc.gov),  
[LCumbo@council.nyc.gov](mailto:LCumbo@council.nyc.gov),  
[RCornegy@council.nyc.gov](mailto:RCornegy@council.nyc.gov),  
[District37@council.nyc.gov](mailto:District37@council.nyc.gov),  
[info38@council.nyc.gov](mailto:info38@council.nyc.gov),  
[lander@council.nyc.gov](mailto:lander@council.nyc.gov),  
[mathieu.eugene@council.nyc.gov](mailto:mathieu.eugene@council.nyc.gov),  
[District41@council.nyc.gov](mailto:District41@council.nyc.gov),  
[ibarron@council.nyc.gov](mailto:ibarron@council.nyc.gov),  
[AskKalman@council.nyc.gov](mailto:AskKalman@council.nyc.gov),  
[district45@council.nyc.gov](mailto:district45@council.nyc.gov),  
[AMaisel@council.nyc.gov](mailto:AMaisel@council.nyc.gov),  
[MTreyger@council.nyc.gov](mailto:MTreyger@council.nyc.gov),  
[cdeutsch@council.nyc.gov](mailto:cdeutsch@council.nyc.gov),  
[DROSE@Council.nyc.gov](mailto:DROSE@Council.nyc.gov),  
[SMatteo@council.nyc.gov](mailto:SMatteo@council.nyc.gov),  
[borelli@council.nyc.gov](mailto:borelli@council.nyc.gov),  
[joddo@statenislndusa.com](mailto:joddo@statenislndusa.com),  
[BKallos@BenKallos.com](mailto:BKallos@BenKallos.com),  
[info@sohoalliance.org](mailto:info@sohoalliance.org)

Karen  
Robert Holden  
Eric  
Stephen  
Antonio  
Laurie  
Robert  
Darma Diaz  
Carlos Menchaca  
Brad  
Mathieu  
Alicka Ampy-Samuel  
Inez  
Kalman Yeger  
  
Alan  
Mark  
Chaim  
Debi  
Steven  
Joe  
  
Ben  
Sean

**From:** [c.chapin](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 12:05:26 PM

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- 1) there must be protection from demolition and eviction of current residents.
- 2) jlwq/artist certification must be strictly enforced (but with protection for family members of certified artists)
- 3) historic building must be protected from demolition ( NYC LPC cannot be relied on to guarantee protection)
- 4) stores & venues over 10,000 must be prohibited
- 5) nightclubs must be entirely prohibited
- 6) there must be limits that prevent untenable traffic & population density (for safety as well as quality of life)

**From:** [C S](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 1:49:44 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
c s  
218 W 104th St  
New York, NY 10025

**From:** [C. W. Ballantine](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown "Upzoning"  
**Date:** Friday, November 12, 2021 1:11:28 PM

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Keep old promises and current spirit alive: Say **NO** to shortsighted proposed  
SoHo/NoHo/Chinatown Upzoning.  
Appreciate this Jewel that is ours to guard and protect for future generations!

CWBallantine  
139GreeneSt.  
New York, NY 10012



**From:** [Campbell Munn](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [SUSPECTED SPAM] [EXTERNAL] [SUSPECTED SPAM] SoHo NoHo Testimony  
**Date:** Friday, November 12, 2021 5:23:34 PM

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Hello,

My name is Campbell Munn, I am 20 years old and a junior studying architecture and transportation planning at NYU Gallatin. I live at 103 second avenue on the border of the East Village and NoHo. I live just one block from rezoning's affected area and spend much of my free and classroom time in the neighborhood, often even in buildings potentially affected by the rezoning.

In short, I am testifying in strong support of the proposed rezoning, with one caveat. The rezoning *should not* proceed with the commercial FAR increases as proposed. We most principally have a housing crisis, not a shopping or office crisis. With that said, I will spend the rest of my time speaking to three reasons why I support the rezoning.

1. SoHo NoHo is one of the few neighborhoods of NYC to have *lost* housing in the last decade. That the neighborhood has seen endemic apartment combining by the wealthiest new Yorkers seeking to create urban palaces out of their neighbor's home is abhorrent. It is no secret that the city is experiencing an acute and not-soon-to end housing crisis. The rezoning would finally end the year-on-year decrease in the neighborhood's housing stock.
2. The affordable housing the rezoning is set to provide would be a crucial step to desegregating New York City. We are all familiar with the history of redlining and the racist federal housing policies enacted in the 1930's. However, this legacy is not behind us, and it is incumbent upon this generation to do all it can to bring about a more just and integrated New York. The hundreds of affordable units would bring racial and economic integration to a neighborhood known as a rich man's playground. This is a truly exceptional opportunity to take a bold step to a more equitable New York.
3. Finally, I want to address the historic nature of the district. Specifically, I want to talk about an example on the west side of Lafayette Street between 4<sup>th</sup> street and Astor Place. This is the former site of a full stack of "Colonnade Houses" built by John Jacob Astor in the 1830s. As this wealthy neighborhood turned in the "Warehouse District" in the 1850s, a number of the Colonnade Houses were replaced by store and loft buildings, and later full lofts. A number of these replacement buildings have since been landmarked or mentioned in the 1999 LPC NoHo designation report. This is to say that new construction can coexist with older construction, and that often, one landmarked building

can in fact be replaced by a modern building of equal quality.

I urge all parties to support the rezoning, vote for a more equitable New York, and welcome new neighbors to this beautiful city.

**From:** [Carol Eckman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 3:03:04 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Carol Eckman  
598 Broadway  
New York, NY 10012

**From:** [Carol Friedman](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] PLEASE. .... say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 3:55:28 PM

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November 12, 2021

To Whom it May Concern,

As a longstanding member of the Soho community and an original Artist In Residence tenant, I strongly opposed the proposed upzoning which would shamefully degrade and ultimately destroy one of the most vibrant, precious, and ORIGINAL communities in New York. So many mistruths have been set forth as far as how this upzoning will create more equitable housing and such. I will not discuss the chapter of verse on this debate here as so many residents in the community as well as those who have righteously defended it have articulated the details of the duplicitous and distorted paradigm that is in play.

For the first time in 66 years of city landmarking, this proposal would upzone historic low-rise landmark districts. And contrary to what has been discussed and promised, there is no guarantee that affordable housing will be built, but most assuredly, luxury housing will, placing unforeseen and badly timed displacement pressures on adjacent working-class and ethnic neighborhoods.

Furthermore, this proposal incentivizes the creation of office space over residential. If a developer wishes to convert current office space to residential use, an equal amount of office space must be constructed or converted.

New York is sadly more generic and less and less distinguishable from other cities. Please allow the Soho community to BE. The residents and shopkeepers alike are, post-pandemic, just now getting back on our feet. We built this one-of-a-kind neighborhood from nothing, from the ground up, literally with our bare hands, and with much love and spirit. Please allow us to continue to do so, so that it may flourish for generations to come.

Thank you for your kind consideration

Carol Friedman

CAROL FRIEDMAN STUDIO  
212-925-0611

**From:** [Carol Steen](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Please vote No  
**Date:** Friday, November 12, 2021 2:04:39 PM

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Please vote No.

Soho and Noho are historic areas created by the City to preserve the heritage of the areas.

Why would you go against your own rulings and put inappropriate buildings in an historic area?

Can you image how a high rise would look in the middle of Paris?

Please continue to support the historic districts you deemed to be so valuable years ago.

Thank you.

Carol Steen  
Noho resident for many years

**From:** [carole teller](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 2:56:11 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan.

Consider how this will be viewed 50 or more years from now. YOU will be responsible for ruining a vital, historic part of the city. Other countries know how to preserve what is valuable. There are other ways of creating affordable housing. Creating an overcrowded area is not desirable for anyone---it's why people flee the city. Giving in to developers is shortsighted and disastrous.

This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

Regards,  
carole teller  
60 1st Ave  
New York, NY 10009

**From:** [Carrie Golkin](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote NO  
**Date:** Monday, December 6, 2021 11:16:10 AM

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Carrie and Gary Golkin  
594Broadway [REDACTED]  
New York, NY 10012

To whom it may concern,

We are both certified artists living in SoHo against de Blasio's rezoning plan.

De Blasio's SoHo/NoHo/Chinatown Upzoning scheme is a dishonest, self-serving plan to give him sway with developers after he leaves public office and needs to find another job. It will diminish all three neighborhoods rather than improve them.

Please vote **NO** on this plan as well as Councilmember Margaret Chin's proposed punitive legislation to financially devastated SoHo residents who are not certified artists.

Where was Councilmember Chin when large illegal retail stores moved into SoHo/NoHo?

Vote **NO** on Margaret Chin's punitive legislation that will destroy these long thriving neighborhoods.

We are not against change. We are against changes that do not benefit the residents of these three neighborhoods.

Sincerely,

Carrie and Gary Golkin

--

Carrie Golkin  
594 Broadway, [REDACTED] New York, NY 10012 [REDACTED]

**From:** [Caspar Luard](#)  
**To:** [Chin](#); [District2](#); [Drummond, Anthony](#); [Fung, Cora](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#)  
**Subject:** [EXTERNAL] [SUSPECTED SPAM] SoHo/NoHo rezoning  
**Date:** Friday, November 12, 2021 6:11:05 PM

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I am a 20 year resident and owner of 27 Great Jones Street, apt [REDACTED]. My partner and I have raised 2 daughters in this neighborhood for this period. Our children have attended a local school. I am representative of many long time residents in SoHo/NoHo. Surveys suggest that 70% of residents in NoHo in fact fall into this same category. The present zoning is clearly antiquated and does not reflect the reality of the neighborhood or the population.

The proposed rezoning plan also inadequately deals with this situation that affects a huge and majority group of residents / owners. The building that I live in is subject to JWLQ for Artist requirements.

This remarkable challenge for the majority of residents living in buildings like mine that are subject to the JLWQA requirement in the area has been brought to the attention of the planning board and city officials numerous times during the public hearings. Promises were made that a proper path to legalization would be part of any plan. I myself have attended many events and spoken up on this issue and I have seen proposals that do reflect this reality.

I do hope that a realistic and adequate solution will be presented that reflects the current population.

Sincerely

Caspar Luard  
27 Great Jones Street



**From:** [Caterina roiatti](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Cc:** [rt@trastudio.com](#)  
**Subject:** [EXTERNAL] VOTE No to the SoHo- NoHo rezoning and to Intro 2443-2021  
**Date:** Monday, December 6, 2021 8:43:38 AM

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Council members,

My name is Caterina, a practicing architect and an active member of the AIA, I am also a thirty years resident of SoHo and the owner of a AIR loft that I own with my husband, a Certified Artist.

With this letter I am asking to the Council Members to vote NO to the SoHo-NoHo rezoning. The plan, which is being proposed, will not produce any affordable housing and will instead become a dangerous precedent for the future up-zoning of other low density historic districts.

The proposed up-zoning will also greatly diminish the power of the Landmarks Preservation Commission, it also does, in essence, turn historic districts into opportunity zones, thus serving the interest of the real estate industry, not the interest of the Community.

Increasing the density in neighborhoods whose infrastructure is already inadequate, will only put on additional pressure and diminish the quality of life for both visitors and inhabitants.

Say also NO the bill proposed by Mrs Margaret Chin, a punitive bill that will not benefit anybody. The bill will certainly not benefit the artists, since most live in "mixed" buildings owned both by certified and non-certified artists, Mrs Chin, at the public meeting, was not even able to respond to the pressing question of who pays the fines, if the coop or condominium or the non-certified owner.

Why was the law never enforced before? Should the SoHo residents sue the City for not enforcing the law in the past, thus allowing the sale of units to non-artists? The proposed bill hurts the values of all properties, penalizing all owners, including certified artists who had no say to whom the lofts were getting sold to within their buildings.

City Council has in the past promised to resolve the AIR issue by allowing residential status as of right, this is not a fair way and certainly not the way to resolve the issue.

The City has and is benefitting from the income that SoHo and NoHo produce for the City, who in turn should finally legalize both the residential and non-conforming retail, without unfair penalizations.

Vote NO to both.

Thank you,

Caterina Roiatti

November 9, 2021

**Statement to the New York City Council Requesting Reconsideration and Modification of the SoHo/ NoHo Neighborhood Plan**

Thank you to the City Council for holding this hearing and allowing public testimony with regard to the proposed rezoning of the SoHo/ Noho Neighborhood. My name is Catherine Paplin, and I am testifying as an individual who is a New York City native and resident, a registered architect in New York State with 30 years of architectural practice, a member of the American Institute of Architects New York (AIANY), and a co-chair of the AIANY Historic Buildings Committee.

I agree that promoting affordable residences and neighborhood diversity is a public good that ought to be supported everywhere in the city, but I am concerned that even with a lower FAR, encouraging new high rise construction within, between and at the edges of historic districts will in reality be reductive and destructive for historic districts, for city fabric and even for the stated goal of rebalancing toward an equitable city. A diverse economy and people cannot simply be injected into an area like gasoline into a car engine. A serious intent to restore a diverse and equitable neighborhood would require a holistic approach where multiple layers of infrastructure and services are woven into the existing and historic fabric of this storied and unique section of the city.

The SoHo, NoHo, Chinatown rezoning plan will have a crucial role as a precedent for future rezoning efforts in the historic centers of the City. Historic districts are currently steeply undervalued by both city government and the real estate industry – not only for their role in maintaining NYC’s individual character and sense of place, but also for tourist revenue, in fact all kinds of commercial revenue. In addition it is now becoming clear that our cities have an enormous sequestered embodied carbon value. Shifting from a building economy of destruction and new construction to an economy that prioritizes preservation, addition and adaptive reuse of all existing buildings may be our greatest immediate tool for forestalling and reversing climate change.

The City, and City Planning in particular, should establish a wider outreach to the community, local organizations and Landmarks Commission to evaluate the impact of rezoning on this and the other Landmarked Historic Districts throughout the City. The zoning block method that has been used in place of city planning for decades is a blunt instrument whose main intent is to maximize short term profit, and whose essential method is divisive, segregating parts of the city into zones. We should work toward a more nuanced and fine grained approach to zoning within and around historic districts, one that takes these districts’ full value and potential into account, as well as the human value behind them.

## SoHo/NoHo/Chinatown - NYC Council Hearing - Nov. 10, 2021 Reject CB #2 Rezoning as Proposed - Comments of Catherine Skopic

Thank you, members of the Subcommittee on Zoning and Franchises, as well as members of the NYC Council for holding this hearing. My name is Catherine Skopic, I'm Chair of Sierra Club NYC Group, a resident of Tribeca for 48 years, artist, activist and educator.

In the 60's when artists began illegally moving into the SoHo abandoned light manufacturing buildings with their desirable freight elevators and industrial-weight floors with their capability to accommodate large canvasses, heavy sculptures, etching and silk screen presses, it was Mayor Lindsay who "Saved the day" - and the Artists, by forming the AIR - Artist-in-Residence - program where an artist could apply having to show their seriousness about their work, need for space and professional exhibit participation. I know because I applied and received my AIR.

I vividly recall and miss the vibrant SoHo arts activity of the 70's and 80's, the crowded art openings and Saturday visitors to SoHo with art lovers, gallery owners, museum directors, art buyers and tourists swelling the streets. I miss the Leo Castelli, OK Harris and all the galleries. We lost this gift and SoHo became commercialized. It's still OK, but we don't want to lose any more of our SoHo, NoHo, Chinatown unique gifts of vibrant, successful communities and neighborhoods.


The Community Board #2 up-zoning proposal lacks the ability to preserve these qualities, lacks the ability for the people of these communities to holistically, comfortably live with their needs of effective schools and education for their children, parks and green spaces to recreate, proper water and sewage capability for daily living, cohesive neighborhoods and so much more. Traffic congestion has been a problem with some narrow streets and multiple bridge traffic, as is. This up-zoning plan would multiply problems exponentially.

In closing, we are skeptical about the promise of low-income housing, and here I'll quote a colleague, Alan Gerson: "My office generated the definitive study at the time that if the city failed to preserve existing affordable housing we would lose far more affordability than we could ever create. This plan does precisely that - destroys more existing truly affordable housing, especially in Chinatown, than it will ever create." Sierra Club stands for racial and social justice, This up-zoning plan would cause more loss and injustice than it would create. **Reject this up-zoning plan** - thank you.

**From:** [Chandra Varma](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Chin, Margaret](#)  
**Subject:** [EXTERNAL] Please say No to Soho/Noho/Chinatown rezoning  
**Date:** Friday, November 12, 2021 4:26:43 PM

---

Please vote against the proposal to upzone Noho/Soho, Chinatown.  
Such a rezoning would adversely impact not just the neighborhood but the entire City.

Thank you  
Chandra Varma  
150 Thompson Street, Apt 

**From:** [Charles Robinson](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Anna Marti Kiemann](#)  
**Subject:** [EXTERNAL] Say No - To Soho/Noho/Chinatown rezoning  
**Date:** Friday, November 12, 2021 11:58:51 AM

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Dear City Council

This proposed upcoming rezoning plan seems to have very little to do with affordable housing - and mostly to do with a big end of town real estate push to further commercialize and commoditize a unique area of New York City for big real estate's benefit.

We can't enter another period like the Penn Station demolition era, when unique areas of NYC disappear - which is exactly what will happen here eventually.

The biggest beneficiary of this plan are the super rich NY real estate families - using the poor and the middle class as their pawns to push proposals through naive if well meaning Democrats once again.

Best

Charlie

**From:** [Christina D. Nenov](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Maisel, Alan](#); [Adams](#); [AskJB](#); [AskKalman](#); [Grodenschik, Barry S.](#); [BKallos@benkallos.com](#); [Lander, Brad](#); [D09Perkins](#); [Ayala, Diana](#); [Rose, Deborah](#); [Dinowitz](#); [District16Bronx](#); [District2](#); [District30](#); [District37](#); [District41](#); [District7](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [Van Bramer, Jimmy](#); [Office of Council Member Powers](#); [Koslowitz, CM](#); [Cumbo, Laurie](#); [Gjonaj, Mark](#); [Treyger, Mark](#); [Corney, Robert](#); [Diaz, Ruben](#); [Salamanca, Rafael](#); [Matteo, Steven](#); [SoHo Alliance](#); [Speaker Corey Johnson](#); [Drummond, Anthony](#); [Reynoso, Antonio](#); [Joseph Borelli](#); [Deutsch, Chaim](#); [Fung, Cora](#); [Rivera, Carlina](#); [Costa Constantinides](#); [District19](#); [District45](#); [Dromm, CM](#); [Bottcher, Erik](#); [Ulrich, Eric](#); [Cabrera, Fernando](#); [glickd@assembly.state.ny.us](#); [Barron, Inez](#); [Cehonski, Irak](#); [info38](#); [joddo@statenislandusa.com](#); [Council Member Lander](#); [Eugene, Mathieu](#); [Levine, Mark](#); [Comerford, Patrice](#); [Koo, Peter](#); [Levin, Stephen](#); [Rodriguez, Ydanis](#)  
**Subject:** [EXTERNAL] DISABLED HISPANIC LOW-INCOME 'SOHO MOM' SAYS VOTE "NO" TO SoHo/NoHo/Chinatown UPZONING  
**Date:** Friday, November 12, 2021 4:04:00 PM

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Dear City Council Members of New York City:

Please vote "NO" to this land use rezoning of historic SoHo/NoHo/Chinatown.

I am a disabled Hispanic mother and low-income 17-year tenant who lives in the precise SoHo zone that is being considered for development and I am against this.

It will NOT bring affordable housing as a result of the loopholes (25,000 square ft) and the option of paying into a fund to build it elsewhere.

This entire premise is a farce. We, the disabled, the elderly, the minorities (we DO exist here in SoHo) and the low income children, are already facing dire circumstances with developers acting in bad faith to push out existing disadvantaged tenants.

Big box stores will ruin the small businesses that exist in this neighborhood and the planned increase in height is contrary to historic preservation and the world-famous character of the neighborhood.

PLEASE VOTE "NO."

Thank you very much for your consideration.

Regards,  
Christina D. Nenov  
SoHo Spring Street Resident

--

Christina D. Nenov  
[cdnenov@gmail.com](mailto:cdnenov@gmail.com)

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cell

**From:** [Chuck DeLaney](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [Sean Sweeney](#); [Martinez-Rubio, Angelina](#)  
**Subject:** [EXTERNAL] Reject the CPC SoHo/NoHo proposal and start over  
**Date:** Sunday, December 5, 2021 7:02:14 PM

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Dear Council Members and NYC Council Staff,

There are several things that are clear at this point:

- the zoning in SoHo and NoHo should be reviewed and revised, but with care
- the current CPC proposal is a jumble of ideas that have not been thought through; it's replete with unanswered questions and has a high potential for unintended consequences - collateral damage to Chinatown, demolition and partial demolition of buildings in SoHo and NoHo and the very real possibility little or no housing, affordable or otherwise, will be created
- CM Chin's last-minute proposed local law to impose stiff fines for using joint living work quarters contrary to the current zoning makes no sense and epitomizes the fact that there's no coherent scheme driving this rezoning.
- the only people in a rush are term-limited: the Mayor, CM Chin, and the current CPC staff

Slow down. Reject this proposal and start over. There are intelligent people who have come forward with sincere and smart proposals. Take time, evaluate, resist the temptation to try to cobble something decent out of this mess as the clock winds down. Otherwise, there's a real risk that you'll be part of a misguided effort that might ruin a neighborhood that's unique in the city, the state, and yes, the entire country. Sincerely, Chuck DeLaney

**From:** [Clarence Hahn](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gionai, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] No Upzoning!  
**Date:** Friday, November 12, 2021 1:03:58 PM

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To All,

Please vote DOWN the proposed rezoning of Soho. I am a resident here, and view this move by the Mayor and his supporters to:

- last-minute-attempt to salvage a terrible housing record;
- driving a cynical wedge between NY's black community and Chinatown's Asian community with never-to-be-realized low-income housing benefits;
- in actuality a massive give away to real estate development interests who know how to play this game of promised-but-never-to-be-realized 'social goods' by exploiting a thousand loopholes.

Are you all the inheritors of the Penn Station legacy? For those of us who call Soho home, we implore you to resist this political bum's rush!

Regards, Clarence

C: 



**From:** [Claudia Carr](#)  
**To:** [Fung, Cora](#)  
**Cc:** [adrummind@council.nyc.gov](#); [District2](#); [Rivera, Carlina](#); [icehonsky@council.nyc.gov](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [pomerford@council.nyc.gov](#); [KPowerss@council.nyc.gov](#); [Levine, Mark](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Upzoning Soho  
**Date:** Friday, November 12, 2021 1:46:49 PM

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Do Not allow the destruction of great and iconic neighborhoods. Do Not sell out the residents of these vitally important assets to the character and culture of New York City, It is imperative that our elected representatives consider alternatives to this horrific plan that would not provide low-income housing in any constructive way. It is clear that constructive and realistic alternatives are available. We expect you to reject this plan.

**From:** [Claudia Carr](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo  
**Date:** Monday, December 6, 2021 12:54:51 AM

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## Upzoning and Artists Certification

Please vote against these absurd, destructive, and ill-conceived bills.  
These are destructive to the community and to the artists they pretend to protect.  
Thank you.

Claudia Levy,( holding an artist's certification since 1979! )  
478 West Broadway ■■■  
NY, NY 10012

**From:** [Connie Murray](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Please Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Friday, November 12, 2021 12:15:11 PM

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Dear Members of the New York City Council,

This is an expansion of my spoken statement at the SoHo NoHo Rezoning Land Use Zoom

hearing on Tuesday, November 9, 2021; I have added sourced links and more detail for your perusal and consideration.

My name is Connie Murray[1]: as a former resident of SoHo[2] and a native New Yorker, I oppose the city's proposed rezoning for SoHo NoHo[3] because while the Department of City Planning cannot guarantee[4] that even one unit of affordable housing will be created[5], it can guarantee that almost 200 historic buildings[6] will be on the chopping block[7], displacing over 1000 low-income residents[8] and eliminating their already existing deeply affordable homes[9].

I ask you as our elected city officials to find any logic in killing truly affordable housing only to replace it with scammy MIH unaffordable homes[10]. As well, there is nothing "green" or "sustainable" about demolishing hundreds of buildings and turning SoHo into a massive construction site all in the name of fake social justice and alleged racial equity, which is obvious false narrative Yimby propaganda.

Because the only proponents of this unpopular[11] proposal, as demonstrated once again at Tuesday's 8-hour hearing[12], are the Yimby zealots[13] from real estate development lobbying group Open New York[14], the same group who had notoriously and deliberately slandered elderly area residents as being members of the Ku Klux Klan[15] for having simply shown up[16] to try and fight to be able to stay in their own homes[17]. Open New York incorporated as a "nonprofit" almost 2 years ago[18] but the organization has yet to file a 990 form. Its founder[19], real estate developer and steel heir Ben Carlos Thypin[20], who is currently the subject of a sexual harassment lawsuit[21], joked about turning SoHo into Dresden[22] and Open New York member Spencer Heckwolf[23] infamously physically threatened seniors at not just one[24] but two[25] Manhattan Community Board 2 meetings.

Like the Department of City Planning, real estate development opportunists Open New York knows all too well that no affordable housing will be created by this rezoning, only deep tax abatements for the greedy real estate developers[26] for whom they work.

Please, New York City Council, vote no on this gratuitous and harmful developer giveaway.

Thank you,

Connie Murray

<!--[if !supportFootnotes]-->

<!--[endif]-->

[1] <https://twitter.com/fuelgrannie>

- [2] <https://www.queensstomp.com/blog/2020/12/18/upzoning-soho-noho-is-just-plain-stupid>
- [3] <https://media.villagepreservation.org/wp-content/uploads/2021/11/09080719/City-Planning-Less-Reliable-Than-Flipping-A-Coin.pdf>
- [4] <https://twitter.com/fuelgrannie/status/1430228426498183168?s=20>
- [5] <https://twitter.com/fuelgrannie/status/1417934737004445696?s=20>
- [6] <https://twitter.com/kallos/status/1368949256460058634?s=20>
- [7] <https://twitter.com/GVSHP/status/1413167963692277768?s=20>
- [8] <https://twitter.com/GVSHP/status/1413168097591169031?s=20>
- [9] <https://twitter.com/Tom4CongressNY6/status/1370240298740297733?s=20>
- [10] <https://twitter.com/fuelgrannie/status/1419493236343812098?s=20>
- [11] <https://twitter.com/GVSHP/status/1458242887573987332?s=20>
- [12] <https://twitter.com/samgustin/status/1458220313318133764?s=20>
- [13] <https://www.queensstomp.com/blog/thelonelyvoiceofopenny>
- [14] <https://fuelgrannie.com/2020/10/24/open-your-eyes-to-opennewyork/>
- [15] [https://twitter.com/\\_blahblahblah/status/1407841126980128772?s=20](https://twitter.com/_blahblahblah/status/1407841126980128772?s=20)
- [16] <https://twitter.com/samdman95/status/1408422635634102274>
- [17] <https://twitter.com/fuelgrannie/status/1410713334316421122?s=20>
- [18] <https://twitter.com/meelar/status/1217868553120108549?s=20>
- [19] <https://fuelgrannie.com/2020/02/21/this-person-just-schlepped/>
- [20] <https://thegowanusisdirty.com/f/meeting-update-who-the-hell-is-this-guy>
- [21] <https://twitter.com/fuelgrannie/status/1394311920459653120?s=20>
- [22] <https://twitter.com/SoBendito/status/1430554198593114113?s=20>
- [23] <https://twitter.com/SpencerHeckwolf>
- [24] <https://twitter.com/fuelgrannie/status/1420810069168508931?s=20>
- [25] [https://twitter.com/\\_\\_\\_Chimaera/status/1420805984302379015?s=20](https://twitter.com/___Chimaera/status/1420805984302379015?s=20)
- [26] <https://twitter.com/fuelgrannie/status/1458149264027176974?s=20>

**From:** [Cornelia Kung](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] SoHo/NoHo/Chinatown Upzoning  
**Date:** Tuesday, December 7, 2021 9:31:26 AM

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Dear Councilmembers,

As a longtime resident of SoHo, I'm writing to urge you to PLEASE PLEASE VOTE NO on the mayor's SoHo/NoHo/Chinatown proposal as well as on Ms. Chin's proposed legislation! Both will penalize SoHo NoHo residential units, it will penalize a neighborhood who is largely responsible for today's spirit in SoHo NoHo! Residents who have preserved its special spirit which is so attractive to visitors. It will fracture the neighborhood and break a historic area of the great city of New York apart!

Thank you!

Cornelia Kung

**From:** [CUSHLA KELLY](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 2:14:09 PM

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To Whom it May Concern,

I vehemently oppose the Upzoning Plan for my neighborhood.

Yours sincerely,

Cushla Kelly

119 Spring Street ■■■  
NY, NY 10012

**From:** [c chapin](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Cc:** [Sean](#)  
**Subject:** [EXTERNAL] VOTE NO  
**Date:** Monday, December 6, 2021 8:35:12 AM

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Dear All:

I urge you to vote NO to SoHo/NoHo/Chinatown Upzoning and Legislation (Intro 2443-2021).

Special interests would expand & ruin every district & neighborhood in New York City if allowed. Please don't let them.

Keep this djinn in the bottle.

Cynthia Chapin  
(NY state RE broker)  
480 Broadway  
NYC NY

**From:** [Cynthia Corsiglia](#)  
**To:** [Chin](#); [District2](#)  
**Cc:** [info@sohoalliance.org](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Avala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] Please Reject the SoHo Land Giveaway  
**Date:** Wednesday, November 10, 2021 1:02:48 PM

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Dear Council Members Chin and Rivera,

We urge you and your colleagues to please vote against and reject the SoHo/NoHo/Chinatown upzoning proposal for the following reasons:

- It imposes a punitive flip tax on residents to convert from current "artist living-quarters" zoning to straight residential use, but imposes no tax on commercial owners converting from manufacturing to retail use
- Where this tax money goes has never been defined
- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- It is the first upzoning of an historic district since the Landmarks Preservation Commission was created in 1965
- It will encourage demolition of historic buildings
- Loopholes fail to guarantee that a single unit of affordable housing will ever be built, while encouraging luxury residential construction
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo
- It is a lame-duck giveaway to de Blasio's real-estate donors, like Edison Parking, which owns the two largest development sites in the proposal
- It will legalize the expansion of NYU into SoHo, something NYU agreed never to do
- The community has prepared a plan that will allow for affordable housing but not by permitting high-rise towers

Thank you, and please don't hesitate to contact us.

Cynthia Corsiglia  
AC Höcek Architecture LLC  
285 Lafayette Street-4B New York, NY 10012 T:  
212-965-9636 M:917-439-6344  
[cynthia@hocekarchitecture.com](mailto:cynthia@hocekarchitecture.com)



@hocekarchitecture

**From:** [D.James Dee](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:51:35 AM

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**From:** [Soho WestNYC](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Li, Gigi](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Please Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 4:45:58 PM

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I'm her/she, 40+ year resident of Soho (west) and a senior citizen.

This isn't a plan for social justice, it's a bailout to over-leveraged property investors.

Please vote no, it can't be fixed.

Thank you,

Darlene Lutz

[REDACTED]

New York, NY 10013

[REDACTED]

**From:** [DARREN KEITH](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).  
**Date:** Sunday, December 5, 2021 9:48:37 PM

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I urge you to vote against Council member Margaret Chin's proposed legislation that will penalize SoHo/NoHo residential units that are not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually.

Many, if not most, Soho artists have been out of Soho for decades. This Artist certification rule is antiquated and must be abolished from the books once and for all. Do you actually think artists have the ability to pay the current real estate taxes in Soho/NoHo loft buildings? This makes no sense at all, and I see this heading straight up to the highest courts if it is not stopped in it's tracks right now.

Sincerely,

Darren Keith  
Silvia Pintor

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**DARREN KEITH STUDIO, LLC**  
[www.darrenkeith.com](http://www.darrenkeith.com)

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**From:** [David Glassman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No to Soho/Noho/Chinatown Rezoning  
**Date:** Friday, November 12, 2021 5:51:24 PM

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Our area is already beyond congested. Please do not exacerbate the problem by adding high rise buildings and new commercial spaces. The neighborhood is a unique part of NYC - let's keep it that way.

Thank you for your consideration.

David Glassman

**From:** [David Jarrett](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:28:54 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
David Jarrett  
225 E 46th St  
New York, NY 10017

**From:** [david karlin](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Please Vote NO on Soho/Noho/Chinatown Up-Zoning and Intro 2443-2021  
**Date:** Sunday, December 5, 2021 8:35:37 PM

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Hello,

I am a long-time Soho resident reaching out to ask you to vote against the Soho/Noho/ Chinatown Up-Zoning Proposal.

It is a blatant give-away of benefits to Real Estate Developers for free with disastrous and destructive consequences for the community. The plan does not guarantee nor incentivise any units of affordable housing - it actually eradicates existing rent-regulated units.

It allows greatly increased scale for commercial and luxury-residential without improvement to the already over-taxed infrastructure.

The plan has abandoned any pretext of existing light-manufacturing in favor of supporting a shopping mall (like upper Madison and 5th Ave) at the expense of the pioneer resident community who made the neighborhood desirable.

I am asking you to vote NO on this "Up-Zoning" and also on the vindictive, punitive, inexplicable and cruel Intro 2443-2021.

Thank you. Have a good Holiday Season. david  
karlin

**From:** [David Marcus](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:15:50 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
David Marcus  
175 W 13th St  
New York, NY 10011



**From:** [David mulkins](#)  
**To:** [hankdombrowski@gmail.com](mailto:hankdombrowski@gmail.com); [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@helenrosenthal.com](mailto:Helen@helenrosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](mailto:joddo@statenilandusa.com); [BKallos@benkallos.com](mailto:BKallos@benkallos.com); [info@sohoalliance.org](mailto:info@sohoalliance.org); [Alex Lee](#); [CSC Board](#); [Jodie Leidecker](#); [Caitlin Kelmar](#); [Cea Weaver](#); [JoAnn Lum](#); [michele campo](#)  
**Subject:** [EXTERNAL] Re: Soho/Noho/Chinatown Supersizing  
**Date:** Monday, December 6, 2021 9:11:14 AM

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As usual, you bring new light and fresh essential points to the matter!

Thank you,  
dave

Sent from Yahoo Mail on Android

On Mon, Dec 6, 2021 at 7:41 AM, Hank Dombrowski  
[hankdombrowski@gmail.com](mailto:hankdombrowski@gmail.com)> wrote:

Dear, Clty Council members,

In the film Supersize Me, the main character becomes increasingly ill from consuming oversized portions of predictable, overpriced, decoatively packaged, nutrition-less food to a point when his health begins to fail.

The chronic displacement over the past 20 years witnessed in the downtown area and the symptoms of community ill-health can be seen everywhere in terms of diminished affordable housing, unstoppable, impossible to prove construction harassment, increased unhoused citizens on the streets and lost vital community connected businesses.

Now, in the final hours, mostly behind closed doors, the fate of two + vital communities will be decided between those who have been the residents and small business stewards vs. the predatory players rallying for yet another detrimental supersize.

I urge a vote of NO on the soho/noho/Chinatown “upzoning” until a democratic plan is negotiated in fairness and truth for the common good.

I urge you to vote to nullify Intro 2443-2021 which will act as a tool for further displacement.

Yours truly,

Henry Dombrowski

**From:** [drmarcus47@gmail.com](mailto:drmarcus47@gmail.com)  
**To:** [Land Use Testimony](#)  
**Subject:** [SUSPECTED SPAM] [EXTERNAL] [SUSPECTED SPAM] Vote NO on SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:53:12 AM

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It's a disastrous plan opposed by the vast majority of residents, preservationists and thoughtful politicians and only supported by self interested profiteers.

Do the right thing and protect our landmarks, value our architectural heritage and respect the businesses and residents who populate these areas that will surely be displaced if you support DeBlasio's giveaway to his donors.

Have a conscience. Listen to the people. Hear the hue and cry against it.

**VOTE NO ON THE UPZONING PLAN!!!!**

**DAVID R. MARCUS, CPA, MBA, JD**

**+1 917-864-1640**

**From:** [drmarcus47@gmail.com](mailto:drmarcus47@gmail.com)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@HelenRosenthal.com](mailto:Helen@HelenRosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](mailto:joddo@statenilandusa.com); [BKallos@BenKallos.com](mailto:BKallos@BenKallos.com); [info@sohoalliance.org](mailto:info@sohoalliance.org)  
**Subject:** [SUSPECTED SPAM] [EXTERNAL] Vote NO on SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:56:25 AM

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It's a disastrous plan opposed by the vast majority of residents, preservationists and thoughtful politicians and only supported by self interested profiteers.

Do the right thing and protect our landmarks, value our architectural heritage and respect the businesses and residents who populate these areas that will surely be displaced if you support DeBlasio's giveaway to his donors.

Have a conscience. Listen to the people. Hear the hue and cry against it.

**VOTE NO ON THE UPZONING PLAN!!!!**

**DAVID R. MARCUS, CPA, MBA, JD**

**+1 917-864-1640**

**From:** [drmarcus47@gmail.com](mailto:drmarcus47@gmail.com)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@helenrosenthal.com](mailto:Helen@helenrosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](mailto:joddo@statenislandusa.com); [BKallos@benkallos.com](mailto:BKallos@benkallos.com); [info@sohoalliance.org](mailto:info@sohoalliance.org)  
**Subject:** [EXTERNAL] Vote NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).  
**Date:** Sunday, December 5, 2021 6:28:14 PM

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Listen to the people and do your duty to the vast majority of your constituents.

Don't become the latter day Robert Moses.

**DAVID R. MARCUS, CPA, MBA, JD**

**From:** [David Rosenberg](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho/Noho/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 9:17:08 PM


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Sir's / Madam's,

Just about every resident of Soho/Noho/ and Chinatown knows that the up-zoning proposal is nothing more than a handout to the Real Estate Lobby. It makes me sick and makes me want to move out of the city forever. Why is everything such a battle for us residents? This is our home! And if we're not fighting the RE Barons, we're fighting the Restaurant Lobby who have taken over the streets. It's all for profit all the time. What happened to quality of life concerns. I thought the City Council was supposed to care about the residents. If this scam is approved I'll know that you don't and I will sell out and find a city that cares about it's stakeholders, not just big business and bigger money.

Best wishes,

**David Rosenberg**

210 Sixth Avenue   
New York, NY 10014

**From:** [David Schanoes](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say No to Soho Noho Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:42:21 PM

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I reside at 150 Thompson Street in Manhattan, an area familiarly known as Soho. I categorically oppose the proposed rezoning of the Soho Noho Chinatown areas. The last thing the residents of these neighborhoods need is to be "upzoned" anymore than they already are. Do not allow this proposal to go forward.

David Schanoes

**From:** [David Thall](#)  
**To:** [Speaker Corey Johnson](#)  
**Subject:** [EXTERNAL] VOTE NO to the SoHo/NoHo/Chinatown Upzoning Plan, And NO to Margaret Chin's Punitive tax Legislation (Intro 2443-2021)  
**Date:** Monday, December 6, 2021 10:01:30 PM

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To all New York City Council members:

**WHO I REPRESENT:**

I am writing in my capacity as the Condo board president of my building for 21 years in SoHo, where I have been a property owner and lived for 31 years. I am retired and make no income from my property. No one in my JLWQA building are "certified artists".

**Before you cast your vote please consider the facts.**

**FACTS:**

The CB2 almost unanimously voted against this UpZoning plan.

The vast majority of residential groups, homeowners, renters and residents who live in SoHo/NoHo and Chinatown are against it.

The SoHo BID is against the Plan's punitive new \$100/sq ft tax that punishes JLWQA homeowners. The BID's published position states:

*JLWQA units should be allowed to be converted to residential without requiring a certified artist to occupy the unit. The conversion process should be efficient and inexpensive, with flexibility around code compliance, and have a no-work approval process where appropriate to protect current residents who have occupied these buildings for decades.*

*The proposed conversion fee is overly burdensome on owners of JLWQA units and the proposed arts fund is insufficient, unsustainable, and lacks sufficient focus on SoHo and NoHo. The provisions for creating an arts fund should be removed with a separate process for arts and culture planning undertaken when there is community and political support for doing so.*

**WHY YOU SHOULD VOTE TO STOP MARGARET CHIN'S PROPOSED NEW TAX AGAINST JLWQA HOMEOWNERS - (Intro 2443-2021)**

Margaret Chin's proposed violations/tax increase grossly misinterprets the intention of the existing regulation:

**Original JLWQA regulations were enacted to legalize loft housing in SoHo for artists. Period. NOT punish anyone else living there.**

The 60 year old \$1250 violation was originally meant to address owners who REFUSED to rent to artists. The reality in 2021 is, this problem doesn't exist anymore. Artists are welcome. It's an antiquated violation that should be eliminated.

Everyone who lives here knows this. Including: realtors, mortgage bankers and even the Dept of Cultural Affairs in charge of issuing "Artist Certifications" and the DOB doesn't fine non-artists living in JLWQA condominiums or CoOps.

Because it doesn't benefit anyone to do that – including the artists.

**IT BEGS THE QUESTION:**

Why after 60 years, punish current and future JLWQA condo owner SoHo residents who are not artists by taxing them with a whopping \$25,000 per incident violation that they cannot possibly correct, plus burden them with an endless \$1000 per month new punitive tax?

It's a permanent Catch-22 violation that benefits no one and dramatically damages a lot of longstanding SoHo homeowners.

**REALITY CHECK**

How many "certified artists" are there out there who can afford to buy or rent a converted loft condominium in SoHo today? And how many future buyers, who are not artists, would want to invest in a property with such a draconian tax attached to it?

This proposed new punitive violation/tax will seriously undermine the JLWQA real estate market by **destroying the property value of JLWQA lofts**. It makes them far more costly to own – and no more available to artists than they are now.

**FACTS:**

Any artist has been welcome to buy or rent any unit in our JLWQA Condominium building since it was converted over 31 years ago. However, no "certified artist" has chosen to. Why is that?

The reality is, renovated JLWQA buildings that were converted to Condominiums – like ours at great expense, are no longer suitable as artist studios. Because they either don't have what artists are looking for in terms of floor space and light, or they are just too expensive as an artist studio.

In any case, lofts throughout SoHo that are suitable, will remain so. This new violations/tax changes nothing for artists. It only hurts owners.

**This new tax looks like it was invented as a political solution to a problem that doesn't exist.** Targeting a select group of SoHo residential homeowners, saddling them with a catastrophic financial albatross with no way out.

It is a permanent tax masquerading as a temporary violation. It doesn't get any more misguided or venal than this, folks.



Please, stop this attack on SoHo homeowners.

## **NEXT STEPS**

Please do NOT approve this misguided plan. Instead, let's revisit SoHo/NoHo Chinatown zoning to help, not hurt homeowners and residents. The current plan is misguided and only benefits outside special interest groups - real estate investors.

SoHo/NoHo/Chinatown residents are not anti-progressive. We are anti-corruption and pro-neighborhood.

## **AFFORDABLE HOUSING FACTS:**

Affordable housing is a national and citywide problem, not a SoHo problem. Using it as an excuse for special real estate interests to deregulate and degrade the character and quality of life of a very popular neighborhood – is disingenuous at best – and smacks of venality at its worst.

The Plan as proposed will threaten or destroy much existing rent-regulated affordable housing, displacing lower-income, senior, and Chinatown residents, and create little or no affordable housing due to multiple loopholes. Community leaders are willing to work with the incoming City Council and administration on a rezoning plan that would truly help create and preserve affordable housing, modernize regulations regarding retail uses, promote the arts, and allow for new development that is in character for the neighborhood. This plan doesn't do that.

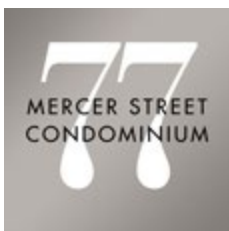
Local community groups have coalesced around a plan that would allow new residential development at 5 FAR, which is in character for the area, and require real affordable housing to be included as part of it. They support allowing as-of-right retail with reasonable size limits like 10,000 sq. ft. or 5,000 sq. ft. for eating and drinking establishments. They support a path to full legalization for current non-artist residents.

That's not what this plan does. It's actually a giant giveaway to the mayor's developer/donor friends and big real estate who lobbied for it. In spite of the well-funded PR pushed by its proponents, the plan has been shown to be unlikely to produce much if any affordable housing. It will however allow oversized chain stores and giant office buildings, hotels, NYU dorms and other private university faculties, and luxury condos and rentals to proliferate. It will encourage the displacement of longtime lower-income, older, artist, and Asian American residents as well as small businesses, by destroying current rent-regulated affordable housing and making it impossible for local businesses to compete for retail space with giant box retail chains. It will make these neighborhoods, and our city, more expensive and less diverse.

The local community board, city and statewide housing and tenant groups like TenantsPAC and the Met Council on Housing, environmental groups like the Sierra Club NYC, the National Trust for Historic Preservation, incoming Councilmember for District 1 Christopher Marte, and every local SoHo, NoHo, and Chinatown community group opposes this plan. You should too. Don't believe the lies being told in support of this misguided plan. VOTE NO!

**Remember, helping one group of citizens doesn't mean hurting another.**

David Thal  
Board President



NOTE: I have to use my iCloud address to SEND emails from my Mac for technical reasons only. There is no change at your end. Please continue to SEND email to my regular domain name email address [david@davidthal.net](mailto:david@davidthal.net) as usual.

**From:** [Davide Gentile](#)  
**To:** [Davide Gentile](#)  
**Cc:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] I actually support enforcing the Artist Certification in M1-5A and M1-5B districts.  
**Date:** Sunday, December 5, 2021 9:11:31 PM

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I actually support enforcing the Artist Certification in M1-5A and M1-5B districts!

Many years ago my wife and I purchased a condominium in SoHo (M1-5B) and my wife (an artist) went through the long process of getting her artist certification with the department of cultural affairs. She was the only person in the entire 27 unit building.

The majority (maybe all but two) of the residents of our building at the time were absolutely not in the arts. In fact they were mostly in finance. Thus, the building only had a temporary certificate of occupancy (TCO) for many, many years.

It is my opinion that the number one thing the city could do to promote \*actual\* affordability in the M1-5A and M1-5B districts is to not only enforce the existing artist certification requirement but also require that it be renewed periodically.

This bizarre "in-between" legalization of residential use should have never been allowed in the first place. Either properly rezone the area to residential, with all of the attendant environmental studies and protections or keep it a manufacturing district as it was through the 1960s.

This opinion will likely upset many people that I have respectfully and amicably interacted with over the years, but it is my honest and earnest opinion on the matter.

Sincerely, a lifelong resident of Manhattan, south of 14th street within the confines of Community Board 2.

Davide Gentile



[davide.gentile@gmail.com](mailto:davide.gentile@gmail.com)

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**From:** [Deborah Brown](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 9:54:30 PM

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To the City Council:

I strongly urge the City Council to vote NO on the awful SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. If this plan goes thru it will be another nail in the coffin to push out middle-income (AND low-income) NY-ers. The new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here. Granted, in SoHo & NoHo the days of artists and low rents are long gone, however, what affordable housing exists will go right out the window. It WILL push out affordable housing in Chinatown for many Asian-American & senior residents. It will destroy small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development at 2.5 the size of current buildings. It will encourage the destruction of historic buildings (Haven't we learned yet how precious these buildings are for future generations??) It will allow developers to add luxury condos & apartments with NO affordable housing so long as they don't exceed 25,000 sq ft per zoning lot.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, Chinatown residents & small business owners who will be most hurt. We must have an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores.  
VOTE NO.

Regards,  
Deborah Brown  
303 W 66th St  
New York, NY 10023

**From:** [Deborah Clearman](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Speaker Corey Johnson](#)  
**Subject:** [EXTERNAL] Please say NO to SoHo/NoHo/Chinatown upzoning  
**Date:** Friday, November 12, 2021 12:00:32 PM

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I live in SoHo and would be adversely affected by this upzoning.

Deborah  
118  
New York, NY 10012

Sullivan

Clearman  
Street

**From:** [Debra Zimmerman](#)  
**To:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#)  
**Subject:** [EXTERNAL] Resident of Soho/Noho since 1978  
**Date:** Friday, November 12, 2021 5:00:35 PM

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I am writing to express my deep concern about the very misguided and unfair plan to upzone Soho/Noho. As someone who has lived and worked in the area since 1978, I am deeply opposed to it. Please keep our neighborhood from changing even more!

Debra Zimmeman

49 Prince St 

NY NY 10012



**From:** [Debra Zimmerman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No from a 45 year Neighborhood resident  
**Date:** Tuesday, November 2, 2021 11:59:26 AM

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To the City Council:

I have been living in SOHO/NOLITA since 1978 and for 30 years the non-profit that I run was based in Soho. That is until the rents soared to an extent that we were pushed out of the neighborhood. I have a strong connection to this community and am devastated that the City is even considering this completely unfair proposal which will destroy our neighborhoods and at the same time accomplish none of the things that we all believe are important for good communities -- affordable housing, small businesses, and diversity. I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan.

This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Debra Zimmerman  
49 Prince St  
New York, NY 10012

**From:** [Diana Carulli](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say No to Soho/Noho/Chinatown upzoning  
**Date:** Friday, November 12, 2021 1:34:18 PM

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Say No to Soho/Noho/Chinatown Up zoning

Sent from my iPhone



**From:** [Diana Kurz](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:30:41 AM

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Hello -

Please say NO to SoHo/NoHo/Chinatown Upzoning

I have lived in Soho since 1970 and value the uniqueness of the neighborhood

Diana Kurz

[dianakurzart@gmail.com](mailto:dianakurzart@gmail.com)

[www.dianakurz.com](http://www.dianakurz.com)

**From:** [Diane Kolver](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] written testimony in opposition to Soho/Noho Rezoning  
**Date:** Friday, November 12, 2021 2:14:13 PM

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To the City Council in consideration of the Soho/Noho Rezoning Plan:

In general I am opposed to this plan as it is currently drafted. I am a resident of the neighborhood and have owned a loft in Noho since 1989.

I assume that the plan will be going forward despite the numerous well articulated concerns expressed by many community members during this process.

Revisions to the plan are sorely needed. I HOPE that revisions to the plan will include the following:

1.  
Please prioritize in your revisions to the Envision plan the character of our beautiful landmarked neighborhood and iconic buildings, which must NOT BE compromised by the development of new housing and must be protected from the incursion of Big Box stores. This is very important NOT ONLY not just for those who reside/work here currently but also for the long term economic health of this area. People want to visit/work/live in this part of NYC because of the unique historic features of Soho and Noho. Don't be on the wrong side of history here. You mess with that at our collective peril.
2.  
I am concerned that this plan will wind up displacing rent controlled and rent stabilized tenants. It would be awful if a rezoning plan to create affordable housing ends up having the opposite effect. Please make sure this plan is thoroughly vetted for the desired impact on housing equity before you approve it. Revise accordingly. The Village Preservation Society has a lot to say about this. Please make this a priority.
3.  
Please postpone the conversation about the arts fund until 2022. Seems appropriate to take this one step at a time and leave some of the finer points for immediate action in the next session.
4. What about the federally owned parking garage on Howard Street that I have heard discussed? Why is no one in the Dept of City Planning talking about that property as a housing opportunity? Please force this conversation with the Mayor's office and get the wheels turning.
5.  
I would refer you to Zella Jones of Noho Bowery Stakeholders for more granular feedback and specific recommendations as it pertains to thoughtful amendments that could be made to the current Envision plan.

Sincerely,

Diane Kolyer  
7 Great Jones St apt   
New York NY 10012

DIANE KOLYER  
646.734.4995 mobile  
[dkolyer@gmail.com](mailto:dkolyer@gmail.com)

**From:** [Diane Kolyer](#)  
**Subject:** [EXTERNAL] requesting NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021)  
**Date:** Sunday, December 5, 2021 5:51:46 PM

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On Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would impose upon any SoHo/NoHo residential unit not occupied by a certified artist fines of \$40,000 and \$12,000 annually.

Neither Margaret Chin, or the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation.

I would ask City Council to consider these questions:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime, but residents are penalized ad infinitum?

DIANE KOLYER  
[REDACTED] mobile  
[dkolyer@gmail.com](mailto:dkolyer@gmail.com)

**From:** [Dianne Mendez](#)  
**To:** [Dianne Mendez](#)  
**Subject:** [EXTERNAL] VOTE NO - SoHo/NoHo/Chinatown Rezoning and CM Chin's proposed penalties  
**Date:** Sunday, December 5, 2021 9:17:56 PM

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I am the 79-year old wife of a deceased certified artist. I have lived in a SoHo loft since 1994. Please explain to me (and the world that has come to love SoHo) why those of us who made SoHo into a cash cow for the city are now being forced from our homes and levied punitive fees or fines whether we decide to remain here or sell to make way for the RE investors/developers who seemingly want to destroy an iconic neighborhood, eliminate existing truly affordable housing, increase the number of homeless due to eviction of people living in rent stabilized buildings, and drive out the artists who still live/work here. The onerous \$100/psf tax levied on sales of artist's lofts regardless of selling price is outrageous, considering the amount of work, expense and sweat labor that residents endured to make SoHo a NYC treasure. To compound that with the penalties proposed by CM Chin only adds insult to injury. Am I, as the widow of a certified artist to be penalized because my husband sadly died?

I don't object to construction of **truly affordable supportive housing**, but it seems that the CPC's plan does not even require any "affordable" housing, as there are so many loopholes in the MIH protocol. Worse yet, the lottery system and % of median area income rules generally fail to address the needs of the increasing number of homeless people living in boxes under construction sheds or after hours in restaurant dining sheds. These people need help across a wide spectrum of needs that MIH is simply not designed to provide. When there is a glut of office space and a large inventory of luxury housing, the MIH protocol will only increase the imbalance in demand vs. supply.

**I urge you to vote NO on the SoHo/NoHo/Chinatown rezoning proposal as well as CM Chin's unconscionably punitive penalties on current residents of the SoHo/NoHo historic districts.**

Be & Stay Well ,  
Dianne Mendez

**From:** [Dee Smudge](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Fwd: Urgent alert: Tonight at 6:00 p.m. is the deadline...  
**Date:** Friday, November 12, 2021 5:27:36 PM

---

Dolores Cotten  
Smudge Studio  
212-561-5894  
[dolores@smudge-studio.com](mailto:dolores@smudge-studio.com)

Begin forwarded message:

**From:** Nextdoor Hudson Square <[reply@rs.email.nextdoor.com](mailto:reply@rs.email.nextdoor.com)>  
**Subject:** Urgent alert: Tonight at 6:00 p.m. is the deadline...  
**Date:** November 12, 2021 at 12:02:51 PM EST  
**To:** [dolores@smudge-studio.com](mailto:dolores@smudge-studio.com)  
**Reply-To:**  
[reply+GIYDQNZQHA2F64DSN5SHKY3UNFXW4X2QJ5JVIXZSGA3TMNRTGYZDQ===@reply.nextdoor.com](mailto:reply+GIYDQNZQHA2F64DSN5SHKY3UNFXW4X2QJ5JVIXZSGA3TMNRTGYZDQ===@reply.nextdoor.com)

 Patricia Sarnataro, Hudson Square

Tonight at 6:00 p.m. is the deadline to submit your testimony to the City Council to reject de Blasio's upzoning scheme.

If you have not already, please do so now to avoid big problems later.

Your email needn't be long.

One sentence – or even a subject line – requesting "Say NO to SoHo/NoHo/Chinatown Upzoing" is all it takes.

Send emails to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov) This goes to the Council's Zoning Subcommittee which is deciding this month what to do.

But also CC each individual member, listed below, who will vote on it next month.

Please forward this email to friends and neighbors.

[adrummond@council.nyc.gov](mailto:adrummond@council.nyc.gov),  
[cfung@council.nyc.gov](mailto:cfung@council.nyc.gov),  
[District2@council.nyc.gov](mailto:District2@council.nyc.gov),  
[CLRivera@council.nyc.gov](mailto:CLRivera@council.nyc.gov),  
[icehonski@council.nyc.gov](mailto:icehonski@council.nyc.gov),  
[SpeakerJohnson@council.nyc.gov](mailto:SpeakerJohnson@council.nyc.gov),

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KPowers@council.nyc.gov,  
mlevine@council.nyc.gov,  
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Rsalamanca@council.nyc.gov,  
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MGjonaj@council.nyc.gov,  
fcabrera@council.nyc.gov,  
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RCornegy@council.nyc.gov,  
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ibarron@council.nyc.gov,  
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district45@council.nyc.gov,  
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MTreyger@council.nyc.gov,  
cdeutsch@council.nyc.gov,  
DROSE@Council.nyc.gov,  
SMatteo@council.nyc.gov,  
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joddo@statenislndusa.com,

[BKallos@BenKallos.com](mailto:BKallos@BenKallos.com),  
[info@sohoalliance.org](mailto:info@sohoalliance.org)  
[dolores@smudge-studio.com](mailto:dolores@smudge-studio.com)

PLEASE FORWARD THIS EMAIL TO FRIENDS AND NEIGHBORS. Spread the word.

Sincerely yours,  
Sean Sweeney

Director  
SoHo Alliance  
PO Box 429  
New York, NY 10012  
212-353-8466  
[info@sohoalliance.org](mailto:info@sohoalliance.org)  
[sohoalliance.org](http://sohoalliance.org)

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This message is intended for [dolores@smudge-studio.com](mailto:dolores@smudge-studio.com).  
[Unsubscribe or adjust your email settings](#)

Nextdoor, 420 Taylor Street, San Francisco, CA 94102



**From:** [Dominic Martin](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] SoHo/NoHo/Chinatown up-zoning proposal  
**Date:** Friday, November 12, 2021 3:54:39 PM

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Dear Zoning subcommittee

I am a resident of SoHo, living at the Southern end of Wooster. I respectfully ask you to vote NO to the proposed upzoning.

SoHo is a historic district, with cobbled streets and beautiful old architecture. There are art galleries and smaller, independent stores. It is a significant draw for tourists. In any other 'world-class' city, the local government would focus on celebrating and preserving an area like SoHo.

Not so it would seem in NYC. It is readily apparent that there is plenty of vacant and more suitable space elsewhere in the City. There is no logical reason to allow this rezoning, as there will no benefit to the City and it will significantly harm the character and landscape of Soho.

The link to affordable housing looks tenuous, as it seems apparent that the proposal is largely driven by real estate and private developer interests who will financially benefit by the rezoning.

I appreciate your consideration in this matter.

Yours

Dominic Martin

19 Wooster [mailing address: 311 W Broadway, REDACTED]

**From:** [Donato Savoie](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO Re-Zoning in SoHo  
**Date:** Friday, November 12, 2021 3:53:34 PM  
**Attachments:** [Donato Savoie.vcf](#)

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Most Landlords hide behind LLC's. One cannot even find out who the next door neighbor is. Prices have skyrocketed because real estate investment companies have enough U\$A to skirt the existing laws and have bling eyes to illegal development. The City of New York has gotten rid of most of the persons who originally made SoHo what it is today by protecting the most invaluable collection of cast iron architecture which is unique to the world, not to mention the City. By allowing re-zoning to take place, it will further deepen the pockets and give more power to the real estate industry, who is already the most serious enemy of the neighborhood.

NO RE-ZONING IN MY NEIGHBORHOOD OF 47 YEARS!

Donato Savoie/Architect

Studio MORSA  
247 Centre Street  
New York, NY 10013

(212) 226-4324  
(212) 941-9445 F

T

[www.studiomorsa.com](http://www.studiomorsa.com)  
<https://www.instagram.com/studiomorsa/>

**From:** [Doug Smith](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:29:48 AM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Doug Smith  
260 E 10th St  
New York, NY 10009

**From:** [Douglas Kaden](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 1:18:40 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Douglas Kaden  
149 W 13th St  
New York, NY 10011

**From:** [Dov@dovhechtman.com](mailto:Dov@dovhechtman.com)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@helenrosenthal.com](mailto:Helen@helenrosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](mailto:joddo@statenilandusa.com); [BKallos@benkallos.com](mailto:BKallos@benkallos.com); [info@sohoalliance.org](mailto:info@sohoalliance.org)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 3:13:36 PM

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Vote no on the NO SoHo/NoHo/Chinatown Upzoning This is a travesty of a giveaway to developers that will destroy actual low rent / reasonable rent housing in the area and replace it with luxury investment properties.

The farce of claiming it will create low rent apartments under a law that has so many loopholes nothing will be built to Actually replace the apartments lost to this land grab

Dov

**From:** [fayeran@aol.com](mailto:fayeran@aol.com)  
**To:** [Land Use Testimony; Drummond, Anthony; Fung, Cora; District2; Rivera, Carlina; Cehonski, Irak; Speaker Corey Johnson; Bottcher, Erik; Comerford, Patrice; Office of Council Member Powers; Levine, Mark; Lander, Brad; AskJB; Salamanca, Rafael; Moya, Francisco; glickd@assembly.state.ny.us; Helen@HelenRosenthal.com; District7; Ayala, Diana; D09Perkins; Rodriguez, Ydanis; Dinowitz; Gionaj, Mark; Cabrera, Fernando; District16Bronx; Diaz, Ruben; District19; Koo, Peter; Costa Constantinides; Grodenchik, Barry S.; Dromm, CM; Van Bramer, Jimmy; Adams; Koslowitz, CM; District30; Ulrich, Eric; Levin, Stephen; Reynoso, Antonio; Cumbo, Laurie; Cornegy, Robert; District37; info38; Council Member Lander; Eugene, Mathieu; District41; Barron, Inez; AskKalman; District45; Maisel, Alan; Treyger, Mark; Deutsch, Chaim; Rose, Deborah; Matteo, Steven; Joseph Borelli; joddo@statenislандаusa.com; BKallos@BenKallos.com; info@sohoalliance.org; Land Use Testimony; Drummond, Anthony; Fung, Cora; District2; Rivera, Carlina; Cehonski, Irak; Speaker Corey Johnson; Bottcher, Erik; Comerford, Patrice; Office of Council Member Powers; Levine, Mark; Lander, Brad; AskJB; Salamanca, Rafael; Moya, Francisco; glickd@assembly.state.ny.us; Helen@HelenRosenthal.com; District7; Ayala, Diana; D09Perkins; Rodriguez, Ydanis; Dinowitz; Gionaj, Mark; Cabrera, Fernando; District16Bronx; Diaz, Ruben; District19; Koo, Peter; Costa Constantinides; Grodenchik, Barry S.; Dromm, CM; Van Bramer, Jimmy; Adams; Koslowitz, CM; District30; Ulrich, Eric; Levin, Stephen; Reynoso, Antonio; Cumbo, Laurie; Cornegy, Robert; District37; info38; Council Member Lander; Eugene, Mathieu; District41; Barron, Inez; AskKalman; District45; Maisel, Alan; Treyger, Mark; Deutsch, Chaim; Rose, Deborah; Matteo, Steven; Joseph Borelli; joddo@statenislандаusa.com; BKallos@BenKallos.com; info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] PLEASE VOTE NO ON de Blasio's Terrible SoHo/NoHo/Chinatown Upzoning scheme this Tuesday, December 7.  
**Date:** Monday, December 6, 2021 2:03:32 PM

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Dear Representatives.

I implore you to VOTE NO ON de Blasio's Terrible SoHo/NoHo/Chinatown Upzoning scheme this Tuesday, December 7. It will destroy this neighborhood even more than he has already done.

Dr Faye Ran

|

**From:** [David Shoemaker](#)  
**To:** [Land Use Testimony](#); [Richard Tobias](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislанда.com](#)  
**Subject:** [EXTERNAL] Please do not support the SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Legislation (Intro 2443-2021).  
**Date:** Tuesday, December 7, 2021 8:47:12 AM

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Greetings. As a frequent visitor to SoHo to visit family, I have a vision for that part of the City that is inconsistent with the legislation under consideration. Thus, I feel sufficiently informed and motivated to say:

Please do NOT support SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).

I thank you all for your public service, and hope you find your sentiment aligns with mine.

Dr. David Shoemaker  
Massachusetts Institute of Technology  
Cambridge, Massachusetts

**From:** [fayeran@aol.com](mailto:fayeran@aol.com)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@HelenRosenthal.com](mailto:Helen@HelenRosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](mailto:joddo@statenilandusa.com); [BKallos@BenKallos.com](mailto:BKallos@BenKallos.com); [info@sohoalliance.org](mailto:info@sohoalliance.org)  
**Subject:** [EXTERNAL] from life-long SoHo resident Dr Faye Ran  
**Date:** Friday, November 12, 2021 5:50:18 PM

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It is bad enough that allowing restaurants to set up in SoHo streets has brought health hazard here with 4-5 foot tall garbage strewn everywhere with rats running around the streets. I am now 73. I grew up in SoHo and have never seen anything as horrible as I see here now. Please hear me say in the loudest and most heartfelt way:

## **"NO to SoHo/NoHo/Chinatown Upzoning"**

Stop destroying this one lovely neighborhood. Fix the broken streets where dirty water piles up and creates another series of health hazards and where I see old people, children and women in high heels actually fall down and see men trip and stumble.

SoHo is not a shopping mall. People live here. People have their homes and families here. Stop corrupting this neighborhood and allowing people to destroy it for cruel profit.

Dr. Faye Ran



**From:** [Micki McGee](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] Testimony AGAINST the SoHo-NoHo-Chinatown Rezoning  
**Date:** Friday, November 12, 2021 1:29:52 PM

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Testimony of Micki McGee for South Village Neighbors  
Against the SoHo-NoHo-Chinatown Rezoning  
November 9, 2021

Thank you, Chair Moya, and members of the City Council.

My name is Micki McGee and I live in the South Village, a pocket neighborhood wedged between the SoHo Cast Iron District and Hudson Square's massive tech and entertainment industry development projects. The SoHo NoHo rezoning targets the southern part of our neighborhood for a massive up-zoning with increases of FAR to 12 and **no guarantee of affordable housing**.

Most of the housing in the South Village continues to be 19th-century tenement buildings with conventional affordable housing: rent stabilization. Our affordable housing is threatened by this rezoning. We already have small buildings in our neighborhood being snapped up by international entrepreneurs and emptied of rent-regulated residents. Anyone paying close attention — or simply reading the real estate blogs — can see what's happening here.

People who know this area know that South Village Neighbors, the group I speak for today, was on the ground in 2013 supporting affordable housing efforts. And we were here in 2015 opposing the Sullivan Street development that Moses Gates mentioned earlier, at a site that produced a 16-story luxury tower and four multi-million-dollar townhouses, all with no affordable housing.

Early today we heard a Department of City Planning staff member say that the SoHo-NoHo-Chinatown rezoning plan before you is "putting the thumb on the scale for housing." If that were the case, I would be here speaking in favor of this plan.

But let's be clear: if this plan were about tipping the scale for affordable housing, the commercial FAR proposed would have already been significantly reduced.

If this rezoning were about affordable housing, the proposal would already include provisions for 100% affordable housing at the 2 Howard Street site and elsewhere.

If this plan were about economic justice and racial equity, it would not be relying on MIH


housing, where the income requirements and rents are so HIGH that they will preclude the vast majority of low-income and immigrant New Yorkers from participating.

If this plan were about affordable housing, economic justice, and racial equity, South Village Neighbors would be here to support this plan. Instead, we strongly oppose this rezoning because we see it for what it is: an outgoing Mayor's giveaway of lucrative development rights and new building opportunities to his overleveraged campaign contributors as he bolts out the door to plan his run for the governor's seat.

We urge the City Council to vote against this ill-conceived plan that guarantees absolutely no affordable housing for anyone. A vote to upzone SoHo, NoHo, and Chinatown with this plan is a vote to be remembered as the City Council that destroyed a world-renowned historic district to line the campaign coffers of a failed mayor. Do the right thing: oppose this ruinous plan and take up the recommendations in the Community Alternative Rezoning Plan so we can work together to both preserve and build affordable housing.

Dr. Micki McGee  
For South Village Neighbors

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Micki McGee  
100 Sullivan Street,   
New York, NY 10012

**From:** [Dylan Kennedy](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo/NoHo rezoning  
**Date:** Saturday, November 13, 2021 12:54:32 AM

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Hello'

My name is Dylan Jeronimo Kennedy and I recently moved to Manhattan from the Bronx.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built. I am very nervous that I will be forced out of my apartment once my lease is up since I moved in and got pandemic rates. With more people returning to the city, I am worried a higher income renter would outbid me. I want there to be more housing to decrease pressure on me, or maybe even provide a path for me to live in SoHo or NoHo, a place I would love to live if I could afford it.

That being said, I do not think we need more commercial density. I work in an office and it is mostly empty due to Work From Home. If we allow these spaces to be given up as market rate commercial space, that will do little to help people afford housing.

I also would love to be given access to this housing and not just have it limited to those already living in the area. I understand that we want to stop displacement, but there are people across the city who need housing. If I am denied on the basis of income that is perfectly reasonable, however affordable housing is needed for all city residents, not only those living in these subsections of the city. To this point I do ask that for the affordable housing the restrictions be set as low as possible, even if that excludes people like me. I want housing but I understand my needs are less important than the needs of our city's most vulnerable.

Thank you for considering my written testimony.

Best,

Dylan Jeronimo Kennedy

**From:** [Elaine Arnold](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:25:08 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Elaine Arnold  
70 E 10th St  
New York, NY 10003

**From:** [Elisa Peimer](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:15:37 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Elisa Peimer  
22 W 15th St  
New York, NY 10011

**From:** [Liz Denys](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Testimony on SoHo/NoHo rezoning External  
**Date:** Friday, November 12, 2021 4:06:57 PM

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Hi City Council,

My name is Elizabeth Denys, and I'm writing to support the SoHo/NoHo rezoning. I strongly encourage you to enact this rezoning, and specifically, I urge you to create as much affordable housing as possible with as few new car parking spots as possible.

I live in Flatbush, Brooklyn, and I am in SoHo often to do everything from meet up with friends, eat at local restaurants, and attend meetups about professional development. SoHo is a wonderful, lively neighborhood, and adding additional residential density here will only enliven it further.

Given our city's high and rising prices for housing, I'd love to see residential upzoning and expansion of affordable housing across the city. The SoHo/NoHo area is particularly well suited for this, given its exceptional access to transit and its proximity to a wide variety of job centers in all directions.

I believe that upzoning wealthy neighborhoods like SoHo and NoHo is especially important for a variety of equity reasons. It's obvious that there's an incredible amount of demand for housing in this neighborhood, and allowing more housing to be built here will help limit displacement and rising rents in nearby neighborhoods and the other places people move when they can't find a place they can afford in this part of town. That's why I am asking to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for correcting racial and socioeconomic inequities in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would start to address these inequities.

In addition, I would ask the City Council for one important addition to the current plan: please limit the amount of car parking that developers are allowed to build in new buildings here. The worst things about this neighborhood today is the amount of car traffic, the air and noise pollution this unnecessary traffic brings, and the corresponding limited space for pedestrians. Limiting parking will prevent adding even more cars on the road and help move us towards pedestrianizing Broadway, hopefully someday soon.

Thank you,  
Elizabeth Denys

**From:** [Elizabeth Weatherford](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] PLEASE vote NO!!  
**Date:** Tuesday, December 7, 2021 8:12:37 AM

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Dear Speaker and Council Member

Today you are asked to vote for upzoning in SoHo and for a proposed legislation for a punitive penalty from Margaret Chin.

**PLEASE VOTE NO!** We have examined these two proposed changes and believe they will be destructive to a remarkable neighborhood threatening its appeal, viability and chance for recovery.

Thank you

Elizabeth Weatherford

Ezekiel Reich

NY, NY 10012

**From:** [Betsy Wollheim](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrerá, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] I STRONGLY OPPOSE FINES FOR RESIDENTS OF SOHO!  
**Date:** Sunday, December 5, 2021 5:26:32 PM

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TO WHOM IT MAY CONCERN:

I AM A 43-YEAR RESIDENT OF SOHO. MY NEIGHBORS AND I RENOVATED A DERELICT FACTORY BUILDING AND MADE IT INTO A LEGAL RESIDENCE. THIS TOOK MILLIONS OF DOLLARS OVER MORE THAN A DECADE OF WORK BY TEN FAMILIES. WE DID NOT DO THIS TO RE-SELL OUR LOFTS, BUT TO MAKE THEM LEGAL AND LIVABLE. I AM 70 WITH AN 83 YEAR OLD HUSBAND. I WAS CERTIFIED IN THE 1980s BUT AM NO LONGER A WORKING ARTIST.

I VOTE **NO** TO FINING RESIDENTS OF SOHO WHO ARE NOT CERTIFIED ARTISTS. HAVEN'T WE ALREADY PAID ENOUGH? I WAS GRANDFATHERED IN 1987.

ELIZABETH WOLLHEIM AND PETER STAMPFEL



**From:** [Betsy Wollheim](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Re: I STRONGLY OPPOSE FINES FOR RESIDENTS OF SOHO!  
**Date:** Sunday, December 5, 2021 10:52:15 PM

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Dear Public Representatives,

I fervently oppose suddenly instituting huge fines for residents in Soho lacking AIR certificates.

Regardless, there are many Soho residents who have been here for decades, including artists who have not bothered to get certificates because there has not been the slightest enforcement for at least 30 years.

This plan should be voted down entirely. Were this plan to go into effect, thousands of residents would suddenly be forced to pay these absurdly high fines, figure out how to game the system by locating someone with an AIR, or move out. Further, the residential real estate market in Soho would be badly damaged. No artist's lives would be improved, as the warehouse style units for which AIR was designed 50 years ago are no longer available at a reasonable price. The only thing this plan would achieve is the creation of countless lawsuits fighting it.

Please vote against this Chin plan to fine Soho residents without an AIR.

Sincerely,

Elizabeth Wollheim and Peter Stampfel, residents of 33 Greene Street since 1978

On Sun, Dec 5, 2021 at 5:26 PM Betsy Wollheim <[betsywollheim@gmail.com](mailto:betsywollheim@gmail.com)> wrote:

TO WHOM IT MAY CONCERN:

I AM A 43-YEAR RESIDENT OF SOHO. MY NEIGHBORS AND I RENOVATED A DERELICT FACTORY BUILDING AND MADE IT INTO A LEGAL RESIDENCE. THIS TOOK MILLIONS OF DOLLARS OVER MORE THAN A DECADE OF WORK BY TEN FAMILIES. WE DID NOT DO THIS TO RE-SELL OUR LOFTS, BUT TO MAKE THEM LEGAL AND LIVABLE. I AM 70 WITH AN 83 YEAR OLD HUSBAND. I WAS CERTIFIED IN THE 1980s BUT AM NO LONGER A WORKING ARTIST.

I VOTE **NO** TO FINING RESIDENTS OF SOHO WHO ARE NOT CERTIFIED ARTISTS. HAVEN'T WE ALREADY PAID ENOUGH? I WAS GRANDFATHERED IN 1987.

ELIZABETH WOLLHEIM AND PETER STAMPFEL



589 8th Avenue, 7th Fl, New York, NY 10018  
t 212.242.3735 | www.goshow.com

November 9, 2021

NYC Council Subcommittee on Zoning and Franchises

Re: NOHO/SOHO Rezoning Testimony in Favor

Dear Subcommittee Members:

I write not as an architect involved in housing, including affordable and supportive housing, but as a citizen of this greatest of American cities, one with flaws and opportunities, two of which I mention here.

The first is the obvious and desperate need for housing in New York City, housing of all types, for all people, in all boroughs and areas of our city. Our zoning laws, intended to create well being and safety for all, no longer serve that purpose. By limiting residential density our zoning resolution simply restricts the ability of many to live here by implicitly encouraging rising housing costs. This has to change!

The second is the segregated nature of our neighborhoods, supported (perhaps unintentionally) by the marketplace and its interpretation of zoning laws: the rich and mostly white here, the poor and mostly of color there. In this great city that I love one of the great pleasures is the knowledge that here we can all exist together, work together, eat food from all over the globe together, worship as we see fit together: a melting pot of comity and civility.

These two flaws suggest opportunities to make our city more open, more inclusive, more civil. The NOHO/SOHO rezoning accomplishes both goals of more housing and housing more integrated and more representative of our city's diversity.

This rezoning will act as a model to others.

Sincerely,

F Eric Goshow, FAIA

Partner

Doc #: FEG NOHO-SOHO Rezoning Testimony in Favor 11-9-2021

**From:** [E E](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] In Support of the SoHo Rezoning  
**Date:** Friday, November 12, 2021 5:51:32 PM

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Good Afternoon,

My name is Eric Ramos, and I've been a resident of the East Village for over 8 years. I'm writing to show my support for the proposed SoHo/NoHo rezoning. New York desperately needs more mixed income housing, and SoHo and NoHo are both high opportunity areas that would greatly benefit from this.

I would ask the City Council to consider a few changes to the current proposal. First, I would like to see the deepest possible level of affordability included for below market housing. This would be a powerful force of socioeconomic and racial integration in two of the most segregated neighborhoods in Manhattan. Ensuring that subsidized housing is affordable to those who need it most would go a long way towards this goal.

I would also ask that the City revise its community preference policy to allow residents of the Lower East Side and Chinatown to have equal access to affordable housing as would residents of CB2.

Last, I would ask the Council to reconsider the level of increase in commercial densities in this proposal. There is the risk that developers will choose to build only commercial office space at market rates, rather than residential buildings with affordable housing requirements.

Thank you for considering this testimony,

Eric

**From:** [Eric Rayman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 1:47:29 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Eric Rayman  
48 E 13th St  
New York, NY 10003

**From:** [Erica Baum](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Re: Soho Noho upzoning and new legislation from Councilmember Chin  
**Date:** Sunday, December 5, 2021 10:45:42 PM

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I am a long time resident of Soho, a certified artist born and raised in New York City. I grew up in Mitchell-Lama housing and I understand that the city needs more deeply affordable housing.

I am writing to urge you to reject the Soho Noho plan and the last minute, poorly thought out legislation (Intro 2443-2021) introduced by Councilmember Chin.

In the most recent Community Board 2 Land Use meeting Councilmember Chin disappointingly did not attend to explain her legislation to us and her representatives could not answer any of our questions. The legislation focuses on penalties and not on pathways to compliance.

This entire upzoning process seems to reject the interests of the people who actually live here. The people who are concerned, and hours of heartfelt testimony confirms, that they may be displaced by large commercial developers who will be incentivized to demolish dwellings to create large luxury towers and big box retail. Even if there were a guarantee of some affordable housing in MIH (something which we do not see as guaranteed in the plan as currently described) that affordable housing would likely come at the expense of the displacement of people living in more deeply affordable housing in the so-called opportunity zones. Opportunity for who? Everything about the plan, including this last minute legislation, Intro 2443-2021, seems to penalize residents in numerous ways while incentivizing commercial developers.

Artists who built this neighborhood, repurposing industrial buildings and showing the world a new way to live will now be faced with fines, effective immediately according to the wording, if they are not officially certified. This is on top of the new \$100 per square foot requirement included in the Soho Noho upzoning for co-op and condo owners if they want to sell their unit to someone who is not a certified artist in order to request a change to conventional residential living. Something that has been happening for years. The money will go into a vaguely described 'arts fund', which seems to prioritize institutions over practitioners. As an artist and resident of a walk-up only co-op I know that we are paying a very high amount of taxes assessed based on nearby luxury housing with amenities that we don't have. This \$100 per square foot fee will devalue our homes. And that's just the beginning. It seems that beyond that buildings would need to make modifications to be in compliance and the cost of that will be beyond many current residents. Many of us may end up displaced as well. This plan will wreak havoc on residents in many different ways.

This is nonsense. People are already living in these spaces and it has been deemed legal to live in them. Some of them are artists, like myself, and some of them are not by the strict definition that even in 1987 the city agreed was too narrow and outdated. If we're going to make changes why not recognize the reality that many people have been living here raising families. Why penalize them all of a sudden? And why are there no fees whatsoever for the commercial developers that will reap all the benefits of this change in zoning? There is literally nothing in this new city zoning plan that works for the people who currently live here.

It really feels genuinely hostile to the people who actually live here, those who fear displacement by a landlord who will demolish their building to build something much larger

once the FAR is increased. Those who are suddenly slapped with what amounts to a new tax. The historical character of our city's many different neighborhoods is what makes New York such a wonderful place. It's there for all of us to enjoy. Walk around Soho on the weekend and you will see visitors from all over. We are not an exclusive gated community. We want affordable housing and we have proposed sites right here. A plan that would introduce affordable housing without introducing big box retail, nightclubs, NYU dorms, and luxury towers, a plan that respected our skyline here and the unique character of Soho's cast iron architecture, a plan that looked into repurposing empty or underutilized buildings for affordable housing, that we could support. A plan that doesn't slap penalties on top of new taxes.

Please take these things into account and please vote no.

Thank you,

Erica Baum

[REDACTED]

New York, NY 10013

[REDACTED]

**From:** [Erich Winkler](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:51:36 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Erich Winkler  
296 W 10th St  
New York, NY 10014

**From:** [Esme White](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 8:33:30 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Esme White  
425 Park Ave S  
New York, NY 10016



**From:** [ethel sussman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:25:48 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
ethel sussman  
111 E 10th St  
New York, NY 10003

**From:** [Aidan Fitzgerald](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Thoughts on the SoHo/NoHo rezoning  
**Date:** Friday, November 12, 2021 11:09:25 AM

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Hello,

My name is Evelyn and I am a Manhattan resident. As a Chinese American who frequents and loves Chinatown, I am concerned about the rising real estate prices making the neighborhood more expensive for residents and businesses. So I am writing to express my **strong support** of the SoHo/NoHo rezoning. Permitting more construction in SoHo and NoHo as of right will take pressure off real estate costs and thus help keep Chinatown affordable for residents and businesses. Also, by bringing more residents into the surrounding area, it will drive demand for Chinatown businesses. More broadly, I believe New York desperately needs more mixed-income housing, and SoHo and NoHo are precisely the kind of high-opportunity, transit-rich neighborhoods where it ought to be built.

While I believe the rezoning plan would be a net positive in its current form, I would like to ask the City Council to make three changes:

First, the City should change its community preference policy for this rezoning to allow residents of Chinatown and the Lower East Side, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2. This would increase the number and affordability of housing options available to Chinatown and Lower East Side residents.

Second, while I support the added density for housing, the proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.

Finally, I would like to ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

Thank you for considering my written testimony.

Warm regards,  
Evelyn

Evelyn (née Aidan) Fitzgerald | she/her  
Cornell Engineering Class of 2020 | MEng 2021  
[LinkedIn](#) · [GitHub](#) · [aidan-fitz.com](#) · [ACM](#)

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**From:** [Frank Green](#)  
**To:** [Chin](#); [District2](#)  
**Cc:** [Sean Sweeney](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [Diane Villani](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] Please Reject the SoHo Land Rezoning  
**Date:** Wednesday, November 10, 2021 2:00:32 PM

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Dear Council Members Chin and Rivera,

We urge you and your colleagues to please vote against and reject the SoHo/NoHo/Chinatown upzoning proposal for the following reasons:

- It imposes a punitive flip tax on residents to convert from current "artist living-quarters" zoning to straight residential use, but imposes no tax on commercial owners converting from manufacturing to retail use
- Where this tax money goes has never been defined
- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- It is the first upzoning of an historic district since the Landmarks Preservation Commission was created in 1965
- It will encourage demolition of historic buildings
- Loopholes fail to guarantee that a single unit of affordable housing will ever be built, while encouraging luxury residential construction
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo
- It is a lame-duck giveaway to de Blasio's real-estate donors, like Edison Parking, which owns the two largest development sites in the proposal
- It will legalize the expansion of NYU into SoHo, something NYU agreed never to do

Thank you, and please don't hesitate to contact us.

F.W.Green

*Diane Villani Editions LLC*  
*285 Lafayette Street*  
*New York, N.Y. 10012*

[frank@villanieditions.com](mailto:frank@villanieditions.com)  
[diane@villanieditions.com](mailto:diane@villanieditions.com)

646-427-1732  
212-925-1075

**From:** [Fran Smyth](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:24:58 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Fran Smyth  
40 W 15th St  
New York, NY 10011

**From:** [Frank](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] STOP CHIN'S PUNITIVE LEGISLATION and the SONO/NOHO/CHINATOWN REZONING  
**Date:** Sunday, December 5, 2021 4:42:14 PM

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Dear Council Members and Other Representatives:

On Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually.

The presentation was a debacle and an abject embarrassment.

Neither Margaret Chin, or the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The council member's representative could not answer basic question:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime, but residents are penalized ad infinitum?

**Please stop the entire rezoning initiative when it comes to a vote. Such policies, if put in place, will jeopardize ALL districts in the City and leave them all subject to abuse and coercion and the hands of developers.**

Thank you!

Frank Green  
285 Lafayette Street  
NYC 10012



**From:** [Fredericka Foster](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [Sean Sweeney](#)  
**Subject:** [EXTERNAL] Please Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:30:54 PM

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We are at 121 Greene St. 10012. We are in favor increasing diversity in our neighborhood and having affordable housing. But this plan appears to be a give away to real estate developers without any guarantee that this will happen. Please follow the recommendations of everyone but the developers and vote it down. We can do much better. We certainly don't need new commercial space - we are filled with vacancies. It would be very helpful to take away the tax benefit that pays owners to keep their places empty. Thank you for your consideration.  
Fredericka Foster Shapiro and Bennett Shapiro

**From:** [Gabrielle Giattino](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 6:49:50 PM

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To the City Council:

I am a small business owner on the Lower East side and a life-long New Yorker. I live in district 33 and am a business tenant in district 2.

I strongly urge the City Council to vote NO on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Gabrielle Giattino  
209 Bedford Ave  
Brooklyn, NY 11211



**From:** [Gael Zafrany](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 2:44:29 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Gael Zafrany  
131 Thompson St  
New York, NY 10012

**From:** [Gary McCraw](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 12:01:35 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Gary McCraw  
33 Stuyvesant St  
New York, NY 10003

**From:** [Georgia Kung](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo noho Chinatown upcoming!!!!  
**Date:** Friday, November 12, 2021 3:05:21 PM

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Reject the mayor's plan to upzone these treasured neighbourhoods! NO to large scale retail! NO to displacement!  
Listen to residents!  
VOTE NO  
thank you,  
Georgia

**From:** [Georgia Kung](#)  
**To:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO soho/noho/chinatown rezoning, NO Margaret Chin's legislation against non artist tenants  
**Date:** Sunday, December 5, 2021 4:49:39 PM

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Councilmembers:

I am a resident of SoHo, and I request that you vote

*NO*

**NO to de Blasio's SoHo/NoHo/Chinatown Upzoning**

and

*NO*

**NO to Margaret Chin's Punitive Legislation for non certified artists (Intro 2443-2021)**

I live here, I grew up here, I care about this place! Do not break down a strong community and ruin a wonderful neighborhood for a politics motivated by greed!!!

Thank you,  
Georgia Kung  
491 Broadway

**From:** [GS](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#); [Pamela Lee](#); [Ray Adams](#)  
**Subject:** [EXTERNAL] "Say NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Saturday, November 13, 2021 2:18:25 AM

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As a constituent and a concerned citizen and resident, I say NO to SoHo/NoHo/Chinatown Upzoning!

Please do not support over construction in our lovely neighborhood and surrounding communities. This is an area of low-rise buildings, small businesses, gardens, shops, stoops, restaurants, galleries, little parks. Please do not support the construction of super high rise buildings that Mayor De Blasio is trying to force. We do NOT want shopping malls, megastructures nor obstruction of traffic flow (more than it is). We object to traffic being rerouted through very narrow crowded streets as are in Chinatown and Little Italy.

This would not be a feather in anyone's hat. Building in this manner is "over building". We want to maintain the unique character of the communities in lower Manhattan, where I and many of my friends live and have lived for decades.

Tourists and shoppers come here because of the unique character of the neighborhood(s) and what it/they have to offer.

It would be a contradiction in good design, quality of life, traffic flow, rational thinking, quality of life, ethnic cultural characteristics and humanism to encourage upzoning in SoHo/NoHo/Chinatown.

Please do the RIGHT thing.

Sincerely,  
Geraldine Scalia

**From:** [Gideon Mann](#)  
**To:** [Gideon Mann](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).  
**Date:** Monday, December 6, 2021 9:52:50 PM

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## **Chin's Regressive Legislation Proceeding**

On Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a "certified artist" with outrageous fines of \$40,000 and \$12,000 annually.

The council member's representative explained that these fines will be enforced selectively when "certified artist" neighbors rat out their "non-certified artist" neighbors by calling 311. Who's a certified artist? Jon Bon Jovi. Who's not a certified artist? Any "commercial artist" --a working-class artist (e.g. fashion stylist, graphic designer).

Read about Jill Platner in the story below, a "commercial artist" denied certification.

<https://www.nytimes.com/2014/01/21/nyregion/when-a-loft-is-artists-only-deciding-who->

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[officially-is-an-artist.html](#)

Who is this corrupt legislation helping?

This legislation emboldens wealthy, upper-class artists who make art for the rich and powerful. It works against working class artists who make art for everyone.

**From:** [Gilda F. Pervin](#)  
**To:** [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Avala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@BenKallos.com](#)  
**Subject:** [EXTERNAL] Vote NO to Soho/Noho Rezoning "plan"  
**Date:** Thursday, November 11, 2021 4:21:50 PM

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The SoHo/NoHo/Chinatown Upzoning and Displacement Plan will threaten and destroy much existing rent-regulated affordable housing, displacing lower-income, senior, artist, and Chinatown residents, and create little or no affordable housing due to multiple loopholes.

DeBlasio's Upzoning Plan will make New York City more expensive to live in, and less diverse and equitable. This plan would displace long time residents. It is a givaway to developers and a huge incentive to displace vulnerable tenants.

VOTE NO!

Thank you,  
Gilda Pervin

Member: Bowery Neighborhood Association



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Gunnar Theel](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [SoHo Alliance](#); [Gunnar Theel](#)  
**Subject:** [EXTERNAL] Soho/Noho/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:38:04 AM

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Dear Ladies and Gentlemen.

Please, say NO to Soho/Noho/Chinatown Upzoning.

The Upzoning will rob for all times NYC of historically unique areas much appreciated and visited by revenue creating American citizen, and foreign tourists.

Thank you for your consideration.  
G.T.



**From:** [Gunnar Theel](#)  
**To:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Upzoning NYC  
**Date:** Friday, November 12, 2021 11:27:42 AM

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Honorable Members of NYC and NY Council and Assembly.

Please, say NO to Soho/Noho/Chinatown Upzoning.

The Upzoning will rob for all times NYC of historically unique areas much appreciated and visited by revenue creating American citizen, and foreign tourists.

Thank you.  
G.T.

**From:** [Guy Story](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning!!!  
**Date:** Friday, November 12, 2021 11:35:34 AM

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I'm a long time resident of SoHo, and I support affordable housing, not the dismantling of our neighborhood.

Say NO to SoHo/NoHo/Chinatown Upzoning!!!

Guy

**From:** [Hans Kung](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Upzoning  
**Date:** Friday, November 12, 2021 12:54:55 PM

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Say no to upzoning Soho, Noho and Chinatown! Your children, children's children will be thankful that the council did the right thing to preserve a historic area of the City of New York!

Hans Kung and family

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**From:** [Hans Kung](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Chin's Punitive Legislation Proceeding  
**Date:** Sunday, December 5, 2021 8:52:10 PM

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The second death knell for Soho after the disastrous plans by Robert Moses to raze Soho to accommodate access ramps for a new West Side highway. City Planners and City Council Members should have the foresight to save this historic part of New York City.

Ms. Chin's proposal to resurrect an artist community in Soho, Ms. Chin the train has left the station. Even a well-positioned and "successful" artist (visual only?) could afford to live here anymore. With real estate taxes exploding, heating costs, brick and mortar stores shuttered, who can pick up the tab? Wealthy people? But do they really want to live in lofts, walk ups, heating systems banging all night, building infra structure neglected, very few windows, hence not much light in most these loft buildings? I think this is a no-brainer, just to help the city with some much needed additional income! Future generations will be grateful, that these few blocks had a chance to survive this onslaught, supported by the real estate lobby of NYC. Remember the old Penn Station, remember Grand Central Station, if it wasn't for Jackie Kennedy Onassis' talent and foresight that jewel would have been destroyed.

Please vote NO. I thank you in the name of my 3 adult daughters who grew up in this neighborhood in the 80's and 90's.

Hans Kung

**From:** [Harriet Bachmann](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:19:26 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Harriet Bachmann  
11 5th Ave  
New York, NY 10003

**From:** [Harry Pincus](#)  
**To:** [Rivera, Chloe](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [glickd@council.nyc.gov](mailto:glickd@council.nyc.gov); [mlevine@nyc.gov](mailto:mlevine@nyc.gov); [BKallos@councilnyc.gov](mailto:BKallos@councilnyc.gov); [Downtown Independent Democrats](#)  
**Subject:** [EXTERNAL] Please Oppose Soho Rezoning and the flip tax for certified Artists in JLWQA buildings  
**Date:** Friday, November 12, 2021 3:47:49 PM

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Dear Council Members,

I am the last certified Artist still residing in my JLWQA building in the corner of Spring Street and Avenue of the Americas, and my family and I are under fierce attack from wealthy, non-artist absentee owners who are holding a Notice to Cure over our heads (demanding that I cure violations in someone else's apartment!) and a Federal lawsuit in the Southern District of New York.

It is particularly disturbing to find myself, and the other now elderly artists and residents, described as wealthy white NIMBY's. When I came here, in February 1975, I was a 22 year old son of a Brooklyn subway conductor, living in a 1958 Chevy purchased in Brighton Beach from a bereft horseplayer, for \$100. I had loaded 18 wheel trucks all night at the FDR Post Office, and driven a Checker cab, also all night, in the south Bronx, where I was held up at gunpoint, as well as working at numerous other jobs to save a few thousand dollars in order to buy an apartment in a deserted harpsichord factory.

There is not a square inch of our apartment, that I did not paint, scrape and sand. We built apartments out of dank and dirty factories with our sweat labor, and in return for the value we provided for the City that we love, we were offered protections, with the loft laws and JLWQA. These promises must still be kept, and we must not be driven out in our old age, by wealthy developers who will destroy the unique architectural fabric of what came to be known as "Soho."

Now I am being sued by a Westchester attorney, who is basing a Partition case on a defective, or I would say fraudulent

Certificate of Occupancy that his mother filed in 1976. The DOB has already determined that the C of O must be "amended" but my opponent has two Ivy degrees, and I am being dragged through the courts in an effort to drain me of my life's savings.

Another current non-artist, a multi-millionaire who lives in a nearby townhouse, informed me that I will "soon be out on the street." He announced that he will "buy out the poorer ones and take over the building." This gentleman, and the co op's lawyer, his boyhood friend, have served me with a Notice to Cure, demanding that I resolve the violations in the illegally sublet apartment next door!

If I am forced to sell, I would be penalized, as a legitimately certified Artist, and have to pay a flip tax!

Our neighborhood is full of elderly people who are not wealthy, and are under attack from what I have called a Stampede of Greed. If the Soho rezoning passes in anything resembling its current form, we will be further pressured, until we are driven out. Furthermore, the Golden Goose that created this situation, will be destroyed as well, when the unique, hand made buildings bequeathed to us by our grandparents are bulldozed to allow the construction of ungainly condos for uber-wealthy investors.

Soho only exists because a previous attempt to destroy it was defeated. I urge you to act on behalf of your constituents, and on behalf of reason and decency. Please oppose the Soho rezoning, and the flip tax on Artists.

Harry Puncus

**From:** [Helene Volat](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 8:56:12 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Helene Volat  
39 E 12th St  
New York, NY 10003



**From:** [Hank Dombrowski](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#); [Alex Lee](#); [CSC Board](#); [Jodie Leidecker](#); [Caitlin Kelmar](#); [Cea Weaver](#); [JoAnn Lum](#); [michele campo](#); [David mulkins](#)  
**Subject:** [EXTERNAL] Soho/Noho/Chinatown Supersizing  
**Date:** Monday, December 6, 2021 7:41:19 AM

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Dear, CItY Council members,

In the film *Supersize Me*, the main character becomes increasingly ill from consuming oversized portions of predictable, overpriced, decoatively packaged, nutrition-less food to a point when his health begins to fail.

The chronic displacement over the past 20 years witnessed in the downtown area and the symptoms of community ill-health can be seen everywhere in terms of diminished affordable housing, unstoppable, impossible to prove construction harassment, increased unhoused citizens on the streets and lost vital community connected businesses.

Now, in the final hours, mostly behind closed doors, the fate of two + vital communities will be decided between those who have been the residents and small business stewards vs. the predatory players rallying for yet another detrimental supersize.

I urge a vote of NO on the soho/noho/Chinatown “upzoning” until a democratic plan is negotiated in fairness and truth for the common good.

I urge you to vote to nullify Intro 2443-2021 which will act as a tool for further displacement.

Yours truly,

Henry Dombrowski

**From:** [Holly Rothkopf](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 8:27:41 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Holly Rothkopf  
12575 Crystal Pointe Dr  
Boynton Beach, FL 33437

**From:** [ingridnow@gmail.com](mailto:ingridnow@gmail.com)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#)  
**Cc:** [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#)  
**Subject:** [EXTERNAL] Please vote YES for Affordable Housing but NO to fines and big retail  
**Date:** Monday, December 6, 2021 10:48:13 AM

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## SOHO/NOHO REZONING & FINES AND BIG RETAIL

Please vote for the **affordable housing section of this law** but **DON'T VOTE FOR THE FINES THAT COUNCILMEMBER CHIN HAS PROPOSED FOR UNCERTIFIED PEOPLE IN JLWQA LOFTS. YOU WILL BE THROWING INTO THE STREET MANY OF US WHO ARE IN THEIR 70'S & 80'S, WHO HAVE LIVED IN THESE LOFTS 30-40-50 YEARS AND PAID LESS THAN \$100,000 FOR THEIR LOFTS BACK IN THE DAY.**

And please don't vote for the gigantic increases in retail and restaurant zoning that the Soho/Noho Rezoning proposes. Soho's streets and stores and restaurants are already crowded with people and delivery trucks and carts. Turning the area into another Herald Square will be a bonanza for developers, but not for the people who live there and those who come to shop and dine.

I've lived in Soho for 50 years, brought up my kids here, am aging-in-place here. I qualified for one of the first artist's certifications but would not do so now. PLEASE make the neighborhood more diverse, but don't evict me and don't spoil the neighborhood with big box stores and huge clubs.

Ingrid Wiegand  
[ingridnow@gmail.com](mailto:ingridnow@gmail.com)  
Grand Street

**From:** [VASILY STRELA](#)  
**To:** [Land Use Testimony](#); [Chin](#); [District2](#)  
**Cc:** [glickd@assembly.state.ny.us](#); [Drummond, Anthony](#); [Fung, Cora](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [Ira](#)  
**Subject:** [EXTERNAL] Noho/SoHo Plan - Please Vote NO  
**Date:** Sunday, December 5, 2021 11:28:32 AM  
**Importance:** High

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To the Land Use Committee, Council members Chin and Rivera, et. al.:

We are long-time residents of at 40 Great Jones Corp, a JLWQA building in NoHo. We write in opposition to the proposed up-zoning of SoHo/NoHo. In its current state, this plan does nothing to address the inequities of our affordable housing crisis, nor does it adequately address the complex issues of what this would mean for our unique historic neighborhood. Please vote NO until the city has provided us with a clear pathway to how to convert our units to be compliant with this new zoning. In the plan itself presented for approval under the heading "JLWQA Pathways" on page 44, it is written in bold red letters "MECHANISM TBD". How, at this late date, with no realistic mechanism on the table – or time to properly study anything that might be proposed - can you possibly vote to approve this plan? We all agree that affordable housing is paramount. But this plan does nothing to fix that. **Please vote NO.**

Thank you.

Regards,

Irina Vainberg [REDACTED] and Vasily Strela [REDACTED]

40 Great Jones St,



New York, NY 10012

**From:** [jackie ferrara](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] PLEASE  
**Date:** Friday, November 12, 2021 12:03:50 PM

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Please say NO to Soho/Noho/Chinatown up zoning.

Jackie Ferrara

Jackie Ferrara  
121 Prince Street,   
New York, NY 10012  
212 673-0625  
[jacfer@mac.com](mailto:jacfer@mac.com)  
<https://www.jackieferrara.com>

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**From:** [jackie.ferrara](mailto:jackie.ferrara@mac.com)  
**To:** [jacfer@mac.com](mailto:jacfer@mac.com)  
**Subject:** [EXTERNAL] PLEASE VOTE NO  
**Date:** Sunday, December 5, 2021 4:46:39 PM

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Reject the SoHo/NoHo/Chinatown Upzoning and Displacement Plan. It will threaten and destroy much existing rent-regulated affordable housing, displacing lower-income, senior, and Chinatown residents, and create little or no affordable housing due to multiple loopholes. Community leaders are willing to work with the incoming City Council and administration on a rezoning plan that would truly help create and preserve affordable housing, modernize regulations regarding retail uses, promote the arts, and allow for new development that is in character for the neighborhood. This plan is not it.

Local community groups have coalesced around a plan that would allow new residential development at 5 FAR, which is in character for the area, and require real affordable housing to be included as part of it. They support allowing as-of-right retail with reasonable size limits like 10,000 sq. ft. or 5,000 sq. ft. for eating and drinking establishments. They support a path to full legalization for current non-artist residents.

That's not what this plan is. It's actually a giant giveaway to the mayor's developer/donor friends and big real estate who lobbied for it. In spite of the lies promulgated about it by proponents, the plan has been shown to be unlikely to produce much if any affordable housing. It will however allow oversized chain stores and giant office buildings, hotels, NYU dorms and other private university faculties, and luxury condos and rentals to proliferate. It will encourage the displacement of longtime lower-income, older, artist, and Asian American residents as well as small businesses, by destroying rent-regulated affordable housing and making it impossible for local businesses to compete for retail space with huge international chains. It will make these neighborhoods, and our city, wealthier, more expensive, and less diverse.

The local community board, city and statewide housing and tenant groups like TenantsPAC and the Met Council on Housing, environmental groups like the Sierra Club NYC, the National Trust for Historic Preservation, incoming Councilmember for District 1 Christopher Marte, and every local SoHo, NoHo, and Chinatown community group opposes this plan. You should too. Don't believe the shameful lies about this being told in support of this plan. PLEASE VOTE NO!

Jackie Ferrara  
Artist Certified Soho resident since 1971

<https://www.jackieferrara.com>

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**From:** [Jai M](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo Rezoning  
**Date:** Friday, November 12, 2021 11:12:20 AM

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Hello,

My name is Jai Malhotra and I am a resident of SoHo who is deeply concerned about the future of our neighborhood.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built. Housing inequality is one of New York’s greatest challenges, and I believe this rezoning initiative is an excellent chance to begin easing the discriminatory effects of housing segregation, an affliction that has long plagued SoHo.

I would also ask the City Council to make two changes to the plan—while I support the added density for housing, its proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.

I also believe the City should change its community preference policy for this rezoning, to allow residents of the Lower East Side and Chinatown, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2.

Lastly, I would ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan’s most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

Thank you for considering my written testimony.

Best,  
Jai

**From:** [Jake Schmidt](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Support the SoHo/NoHo rezoning  
**Date:** Friday, November 12, 2021 4:25:32 PM

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Hello City Councilmembers,

My name is Jake Schmidt, and I'm a resident of Manhattan. I'm writing today in **strong support of the Department of City Planning's SoHo/NoHo Neighborhood Plan.**

New scholarship over the last several years has been a steady drumbeat of new findings on the harmful effects of outlawing new housing in centrally-located, high-opportunity neighborhoods like SoHo and NoHo, which haven't seen material physical changes in a half century. Far from being a local neighborhood question, or even a city issue, the choice to outlaw new housing in SoHo harms everyone in the region, and thereby the nation - it causes anemic economic growth

([https://www.nber.org/system/files/working\\_papers/w21154/w21154.pdf](https://www.nber.org/system/files/working_papers/w21154/w21154.pdf)), blocks racial integration ([https://drive.google.com/file/d/1dl7HIYnp2IoKl1Ynkmt4g-QaX5Pioj\\_c/view](https://drive.google.com/file/d/1dl7HIYnp2IoKl1Ynkmt4g-QaX5Pioj_c/view)), and significantly increases carbon emissions (<https://www.nature.com/articles/s41467-019-11184-y>, figure 1b).

In particular, racial justice *demands* that SoHo and NoHo be opened to new housing again. SoHo's current non-residential zoning designations were put in place in 1971, when New York City was 76% white. Today, **the city is 34% white, but SoHo is still 77% white!** *This is not a coincidence.* Blocking housing construction inhibits integration by blocking newcomers, freezing the neighborhood's demographics in the past. This is an injustice that needs to be addressed, urgently.

I would be remiss not to mention here that the entire public input process for this rezoning has been irreparably tilted against the rezoning, and it's critical that you keep that in mind as you vote. If you're reading this testimony and remembering what seemed like a flood of people opposed to the rezoning, making what sounded like some good points, I'd encourage you to remember who exactly it is that can come to daytime hearings, and who has the incentives to. The 800 families that will live in the affordable homes legalized by this plan weren't there; they were probably at work, and they can't exactly go around testifying in favor of every apartment building they might potentially live in 5 or 10 years from now. But seven-figure homeowners who are (for some reason) worried about large retail stores or too many tourists in SoHo showed up en masse. I'm not saying those are bad people, but is that who we're making our public policy for? Is that why you joined the city council of the greatest city in America? I bet not!

Please vote for this plan, and open up one of the highest-potential neighborhoods in New York to new people again. SoHo can reach new heights of greatness, if we choose to let it!

Thank you,  
Jake Schmidt



Like the borough-based jail scheme which plans to put skyscraper jails into communities as “assets”, this SoHo/NoHo/Chinatown rezoning is yet another Trojan horse that disguises **developer take-over** as a “moral imperative”.

The rezoning has the potential to increase the area by 11M square feet of combined commercial / office and residential units, with a fleeting commitment to “affordable housing” .

The plan is heralded by real estate bros fronting as social justice warriors who, strangely, are suddenly woke, and just as suddenly give a damn about where Black and Brown people should have the right to live.

Don’t be fooled, they just jumped out of their Dad’s Trojan horse with catchy slogans and platitudes sloppily pasted all over it, but the actual truth is that these same individuals have never been there for any of us, and they won’t be there in the future either.

They’re just figuring out new ways to market zoning changes to benefit themselves.

this new vision of theirs is not as *inclusive* as they will have you think.

The plan, for example, doesn’t account for how massively increasing the population of this area will impact Chinatown just to the South:

School seats, hospital beds, traffic, ambulance, fire and police responses are already strained as we try to emerge from Covid 19 and its Delta Variant which is still on-going.

We’re seeing a massive shortage of personnel in many sectors of the workforce including:

trucking,

shipping,

food service,

department of Corrections,

and of course, teachers,

social workers & support staff for community-based organizations to name a few.

You must ask yourselves is bloating our communities with more vacant office space, luxury condos, and more luxury retail the answer? Is clogging our streets with construction of a skyscraper jail and luxury condos spitting distance from each other the answer? I implore you to take many steps away from this plan and consider what social and infrastructure needs we have to build now, before any of this is considered.

Jan Lee

Chinatown resident

██████████

[jancrc@gmail.com](mailto:jancrc@gmail.com)

**From:** [jana leo](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] " I Say NO absolutely NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 12:39:33 PM

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**" I Say NO absolutely NO to SoHo/NoHo/Chinatown Upzoning"**

The justification of developing: "Development is necessary to provide housing for New Yorkers.". However houses has not being created . [RE-APPROPRIATION OF HOUSING IN NEW YORK CITY](#)

Rezoning offers the opportunity for money to move and for some agents (developers, not for profits serving the City, Policy advisors, and Think tanks) to grab some money. Rezoning made the money move, made the housing units move but it doesn't create new housing. De Blasio (2013-2021) ways to create affordable housing = Luxury buildings that include affordable units. It is wrong. The rezoning is part of a large project run by Carl Weisbrod, that works at HR&A

(solo firm advising the Blasio administration) and before Chairman of NewY department of city planing. Weisbrod was in charge of the cleanse in Times Square and now is cleaning Chinatown. Please read [THE FAMILY](#) at my blog Civic Gaps.

Jana Leo de Blas

70 Forsyth Street

**From:** [Jane Fisher](#)  
**To:** [Gale Brewer](#); [LChaparro@manhattanbp.nyc.gov](mailto:LChaparro@manhattanbp.nyc.gov); [ACHang@manhattanbp.nyc.gov](mailto:ACHang@manhattanbp.nyc.gov); [Land Use Testimony](#); [Chin, Margaret](#); [Li, Gigi](#); [Drummond, Anthony](#); [Speaker Corey Johnson](#); [pcornerford@council.nyc.gov](mailto:pcornerford@council.nyc.gov)  
**Subject:** [EXTERNAL] Opposition to SoHo, NoHo, Chinatown Plan  
**Date:** Friday, November 12, 2021 11:41:46 PM

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I am a senior citizen and resident of SoHo for just under 40 years. My husband is a certified artist in our small JLWQA coop—a building that was raw and rodent-infested in 1979 and which he and others made habitable. We have lived there ever since, raising a family, contributing to our community, and increasingly paying sky-high real estate taxes.

I am appalled by what the debt-ridden mayor is trying to pull off as he heads out the door, eyeing a run for governor. This so-called plan is a parting gift to his developer-funders.

**Number 1:** This ill-conceived, deeply flawed plan does NOT guarantee affordable housing, its purported purpose. It does not guarantee a single affordable unit. On these grounds alone it should be rejected.

**Number 2:** It will, without doubt, encourage demolition of historic buildings. Right now, 29 buildings within the world-recognized SoHo cast-iron historic district are targeted. And this irreversible destruction will come for what purpose? Not for affordable housing, but for extreme development, big box chain retail, and the encroachment of NYU.

**Number 3:** There has been zero resolution of the incompatibility of JLWQA and residential building codes, meaning this plan will throw thousands of loft dwellers into a twilight zone of punitive taxes based on requirements that cannot be put into effect. It is critical that you stop and figure this out!

**Number 4:** The city aims to hit early SoHo settlers, who built this neighborhood, with a penalty tax on the fruits of their labor—bleeding the elderly artist to subsidize an undefined “arts fund.” \$100/square foot? How could anyone see this as fair, or even legal? Is this new ‘transaction tax’ planned throughout the city? How about the state—should Hudson Valley farmers be penalized when they sell now to lay people at an appreciated value? Will commercial interests pay a fee? This forced payment to a hypothetical arts group is punitive, unreasonable, and has not been thought through.

**Number 5:** The eleventh-hour declaration of war on non-conforming residents of JLWQA units—a ‘violation’ that hasn’t been enforced by the DOB in decades—is also an act of vengeance against the artists who made SoHo what it is. This proposed penalty scheme would negate the nest egg of every artist living legitimately in JLWQA housing in SoHo. We have for years cared for our buildings—roofs, facades—and the sidewalks in front of them. It has cost a fortune by our standards, and we have been taxed to the hilt as well, despite the fact that we receive no income from the store on our ground floor. The ability to recoup a lifetime of those costs in an ultimate sale would be wiped out

with this cruel proposal. (And where have these extreme numbers come from? The last violation I am aware of is a 2011 one-time charge of \$400 for illegal non-conforming retail in M1-5B at 577 Broadway. Yet the current proposal skyrockets to \$15k with a meter running at \$1k/month until you are able to leave!) No one will ever be able to sell. This is harsh and vengeful.

**Number 6:** Why won't elected officials consider the Community Alternative Plan as a viable path to affordable housing in SoHo and NoHo? The SoHo community welcomes affordable housing and there is a way to secure it without overdevelopment, big box retail, or NYU dorms. Can't you work for the greater good, not for the wealth of big developers, as DeBlasio's scheme does?

**Number 7:** The Open New York YIMBY offense fueling the build-big/build-dense developer-allied movement in our city is filled with hate. Their MO is to reduce decent people who love their homes and neighborhood to cut-out stereotypes and to demonize, slander, and vilify them. None of these ONY agents is a resident of our community--how can their hate-filled voices ring louder than ours? Why shouldn't communities matter in questions of zoning and development?

Please stop the madness. Kill this sweepingly defective proposal that will not bring a single mitigating community benefit, and go back to the table. The opportunity for change is not going to vanish on December 31st. SoHo welcomes affordable housing. Begin to plan for changes that can work for all, while preserving the world-renowned uniqueness that is SoHo/NoHo. And do right by SoHo's citizens--we deserve that.

Sincerely,  
Jane Fisher



SoHo, NYC

**From:** [jane.riccobono@gmail.com](mailto:jane.riccobono@gmail.com)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Helen@helenrosenthal.com](mailto:Helen@helenrosenthal.com); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](mailto:joddo@statenilandusa.com); [BKallos@benkallos.com](mailto:BKallos@benkallos.com); [info@sohoalliance.org](mailto:info@sohoalliance.org)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 12:15:51 PM

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Thank you!

**From:** [Janet Froelich](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No to upzoning  
**Date:** Saturday, November 13, 2021 7:45:23 AM

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"Say NO to SoHo/NoHo/Chinatown Upzoning"


Sent from my iPhone

**From:** [JANIE EISENBERG](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say no to Soho/Noho/ Chinatown Rezoning!!  
**Date:** Friday, November 12, 2021 12:48:07 PM

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This is very important to save what makes each of these neighborhood unique- high rise buildings & big box stores change the character of existing neighborhoods. It's Landmark's job to protect our neighborhoods not destroy them.

Janie Eisenberg  
24 Charlton Street  
New York, NY 10014

  
jjrj2@aol.com

**From:** [Jashin Friedrich](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 2:29:35 PM

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Please say no to soho / noho / chinatown upzoning.



**From:** [Jason Menkes](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 5:45:08 PM

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I do not support this measure. While I agree for the need to develop affordable housing, there are too many loopholes and conflicts of interest tied to this proposal.

Thank you

Jason Menkes

**From:** [Jeanne Krier](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 2:46:39 PM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Jeanne Krier  
111 4th Ave  
New York, NY 10003

# NoHo Neighborhood Association

## NoHoNabe.org

November 07, 2021

Council Speaker Corey Johnson, Council Member Margaret Chin, Council Member Carlina Rivera  
Subcommittee on Zoning and Franchises, Chair Francisco Moya & Attached list of Council Members

RE: SoHo/NoHo/Chinatown Rezoning C 210422 ZMM & N 210423 ZRM

Dear City Council Members,

### **DO NOT LET THE GHOST OF ROBERT MOSES REAPPEAR TO SHAME US ALL**

What originally started out as a plan to:

1. Legalize ground floor retail use without need for a Special Permit;
2. Find a path to legalize non-certified artists & residents living in Joint Living Work Quarters for Artists and Lofts;

### **HAS NOW MORPHED INTO A MONSTER.**

Right now this plan has:

- Insurmountable flaws;
- In no way achieves its stated goals on housing & diversity;
- Creates a mess of future problems & legal actions;
- Numerous SENIORS, whether renters or old-time coop owners, are at risk.

**We need a BETTER plan! The City must go back to the drawing board.**

1. **747-AIRPLANE-HANGAR WIDE OF LOOPHOLES WILL NOT ADD AFFORDABLE UNITS  
- BUT IT WILL ADD A LOT OF \$25+ MILLION PENTHOUSES**

#### **There is NO GUARANTEE ANY affordable housing will be built.**

The up to 25,000 sf exception to NOT have to build affordable units is one of the biggest loopholes.

If developers do not add affordable units - the cost to pay into the City's fund is de minimis vs selling/renting luxury penthouses units on rooftops with a view.

Developers will be enticed to keep commercial, retail, etc. below and add luxury penthouses above - but 'only' adding 25,000 sf.

2. **MANUFACTURING LOFT BUILDINGS  
MOST CANNOT COMPLY WITH RESIDENTIAL BUILDING CODES !!  
THUS NO AFFORDABLE HOUSING ADDED**

SoHo/NoHo are known for cast-iron loft buildings used for manufacturing & were perfectly adaptable to arts manufacturing.

It is nearly impossible to convert these buildings to strict residential.

Building Code requirements are different and incompatible.

The affordable housing requirement can also be modified with a Special Permit using a million reasons to NOT include Affordable Housing or reduce the amount way below what is required. Including that the structure cannot comply with Building Codes for residential affordable housing. **AGAIN: NO AFFORDABLE HOUSING**

**3. AREA IS 'RED ZONE' FOR AIR QUALITY BY CITY'S OWN DATA  
MAIN THOROUGHFARES BETWEEN 3 BRIDGES & THE HOLLAND TUNNEL**

SoHo/Chinatown/NoHo have the WORST air quality measurements PER THE CITY'S OWN DATA.

Highest in the 'RED' zone for 4 out of 5 readings, similar to worst areas in the Bronx.  
(PM 2.5 Fine Particles, Elemental Carbon, Nitric Oxide, Nitrogen Dioxide)

The intensely trafficked & gridlocked thoroughfares to 3 bridges & the Holland Tunnel are either in or surround SoHo, Chinatown & NoHo.  
ALL ARE EMERGENCY STREETS (Bowery, Varick, Broome, Grand, Canal, Broadway, Kenmare).

**4. ONE OF THE LOWEST PER PERSON OF GREEN & OPEN SPACES IN ALL OF NYC**

Up-zoning will only increase the disparity. Being in a 'RED' pollution zone this is not sustainable for human health, moreover not appropriate for a massive up-zoning.

**5. PRECEDENT: FIRST-EVER UP-ZONING OF A NYC & WORLD KNOWN HISTORIC DISTRICT**

Will this be the City Council's legacy????

World-renowned Historic District known for adaptive reuse of manufacturing buildings.

Known for creativity & arts, attracting those from near & far.

Estimated at #2 in sales tax revenue for NYC.

Yet historic character about to be changed forever ...

Kill the Golden Goose concept - with no guarantee of affordable eggs, i.e. housing.

**6. BULLSEYE ON BACK OF TENANTS NO MATTER WHAT CITY SAYS**

City argues risk to tenants will unlikely cause displacement.

History shows & those of us on the ground know otherwise.

'Harassment' legislation doesn't prevent harassment in the many forms it comes in.

Demolition leaving only reconstructed facades is a major issue.

**7. LANDMARKS: MERE FACADES REMAINING SHOULD NOT BE THE REMNANTS LEFT OF OUR DISTRICTS**

Landmarks Commission has no oversight on affordable units.

Landmarks can allow (as recently done in the Meatpacking District) to only allow the facade to be saved & incorporated into a much larger building.

Our neighborhoods should not be dissolved into mere facades.

**8. UNFAIR & UNEQUAL TAXATION TO NON-RICH, LONG TERM EXISTING RESIDENTS  
- WHILE COMMERCIAL BUILDINGS GET A FREE RIDE FOR EXTRA FAR !**

High tax to residents to convert to strict residential zoning (\$100 per sf).

Plus recent proposal to enact large fine on residents who are not certified artists.

Forces high-tax conversion on residents, including many seniors.

**PRESENTS A CONUNDRUM FOR COOPS WHICH THE CITY DOES NOT ADDRESS.  
YET FREE FAR at NO CHARGE to commercial buildings, etc. ??**

**9. A BUREAUCRATIC ARTS FUND REPLACES THE ACTUAL CREATION OF ART IN SOHO & NOHO**

Converting to residential zoning by residents requires paying a big tax fee to a City "Art Fund". The DIRECT CREATION OF ARTS within SoHo/NoHo instead gets transferred to a City-directed amorphous & bureaucratic 'general arts funding'.

**Why don't buildings who get free FAR increases, yet supply no affordable units, pay too?**

**10. DIVERSITY - MOST IMPORTANT - PLAN CREATES EVEN LESS DIVERSITY  
NO GUARANTEED AFFORDABLE HOUSING IS BUILT INTO THIS PLAN  
EVEN IF IT WAS, THE AMI THRESHOLD IS RIDICULOUSLY HIGH**

The MIH model will create even less diversity by the model of ~ 25% affordable / 75% luxury. Or the loopholes to build housing 25,000 sf & under with NO AFFORDABLE HOUSING. Yet can add luxury rooftop penthouses.

**11. "SOUTH EAST SOHO" IS CHINATOWN - CITY'S P.R. CAMPAIGN SHOULD NOT DENY THIS.**

This mislabeling & lack of outreach by the City into Chinatown is part of a bigger problem. No sophisticated P.R. campaign by the City can erase the reality that SoHo East is basically Chinatown.

**12. THE CITY KEPT SAYING THERE ARE FEW OR NO MORE ARTISTS  
BUT HUNDREDS SHOWED UP - AGAIN & AGAIN  
- SIGNIFICANTLY MOST OF THEM WERE SENIORS**

The City did not appoint artist representatives to their SoHo/NoHo Advisory Committee. Due to pressure from community reps, City late in the game organized a few artist talk sessions on the side.

It is not defensible that resident CERTIFIED ARTISTS, who showed up in the hundreds at the public meetings, are treated with such dismissiveness by the City.

The City has refused to collect accurate data on certified & uncertified artists.

**MAJORITY ARE SENIORS**

The City has for years ignored & not supported artists. In 2019 it was pointed out the City's own web page for the Artist Certification Application stated:

'WE'RE SORRY. YOU HAVE REACHED AN OUTDATED OR NON-EXISTING PAGE.'

**13. WE WANT REAL AFFORDABLE HOUSING & DIVERSITY IN OUR COMMUNITY!!!**

Not this fake plan which gives little to no guarantee of affordable housing or diversity.

The community wants low-to-moderate income housing.

Not the 'unaffordable-affordable' housing the City proposes.

**Help us achieve this. We need to go back to the drawing board together for a better plan.**

Respectfully,

Jeanne Wilcke  
Co-Chair NoHo Neighborhood Association  
Former Member of the City's SoHo/NoHo Advisory Committee

CC:

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**From:** [Jed Root](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021)  
**Date:** Sunday, December 5, 2021 5:32:53 PM

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I urge you all to vote NO to the absurd Soho/NoHo/Chinatown Upzoning. This plan will be a disaster for these neighborhoods, achieves none of it's stated goals & is clearly a giveaway to big real estate interests.

Likewise, vote NO to Margaret Chin's Punitive Legislation (Intro 2443-2021)! This is the most poorly thought out piece of legislation in years. It's not even clear what the goal of this legislation is, beyond Ms. Chin trying to penalize people that she doesn't like. Additionally, this legislation is unlikely to stand up to court challenges and will cost the city millions in court.

Sincerely,  
Jed Root  
Soho Resident of nearly 25 years

Jed Root  
Crosby Street Films LLC  
452 Broadway  
Suite 5  
New York, NY 10013

**From:** [Jeffrey Maron](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho upzonig  
**Date:** Friday, November 12, 2021 12:08:35 PM

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I have been a resident of soho since 1973. The proposed up Zoning will reduce the quality of life for residents and only benefit large business owners who do not live here. Say NO to SoHo/NoHo/Chinatown Upzoing, please.

Jeffrey Maron & Willa Barth



**From:** [Jenna Osiason](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrerá, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Cc:** [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] NO on SoHo/NoHo/Chinatown Upzoning and on Margaret Chin's Punitive Legislation  
**Date:** Sunday, December 5, 2021 5:56:08 PM

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To the Zoning Subcommittee of the City Council:

I am asking you to vote NO on SoHo/NoHo/Chinatown Upzoning and on Margaret Chin's Punitive Legislation (Intro 2443-2021).

Sincerely

Jenna Osiason, Ph.D  
123 Prince St.  
New York, NY 10012

**From:** [Jennifer Caban](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:17:45 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Jennifer Caban  
14 Maiden Ln  
New York, NY 10038

**From:** [Jen Osborne](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:47:56 AM

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Good morning,

Please know my husband and I support saying NO to SoHo/NoHo/Chinatown Upzoning.

Thank you,  
Jennifer Osborne

**From:** [Jeremy Levine](#)  
**To:** [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegny, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Please vote NO on Tuesday re: soho upzoning  
**Date:** Sunday, December 5, 2021 5:03:01 PM

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I am emailing to urge you to vote NO on Tuesday to Blasio's SoHo/NoHo/Chinatown Upzoning scheme. It would be bad for soho and unfair to long-time residents.

Last Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would impose outrageous fines on any SoHo/NoHo residential unit not occupied by a certified artist. This bill is not only unfair but would cause the value of the estate owned by artists in soho to plummet — yet they are the ones who revitalized soho over the last several decades. To punish them this way is unconscionable.

The presentation last week was a debacle and an abject embarrassment.

Neither Margaret Chin, or the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The councilmember's representative could not answer basic questions such as:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime? Why should they be legal without fines while residents who aren't artists must pay dearly? It's illogical and blatantly unfair/discriminatory.

This bill must be stopped! Please vote no.

Thanks you,  
Jeremy Levine

**From:** [Wolff, Jessica](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Deborah Glick](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 12:58:47 PM

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Dear Committee Members:

You must vote NO on the upzoning plan for Soho and Noho. It's a handout to developers at the expense of low and middle income residents, small businesses, basic neighborhood amenities, and beautiful, historic neighborhoods and cultures. It will create more luxury housing and chain stores -- it will not produce affordable housing but will displace what already exists.

NYC is counting on you to vote NO.

Jessica

We're counting on you not to run

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Jessica R. Wolff

Director of Policy and Research  
Center for Educational Equity  
Teachers College, Columbia University

**From:** [JM Salaun](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Please Say no to SoHo-NoHo-Chinatown rezone  
**Date:** Friday, November 12, 2021 4:33:34 PM

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Respectfully, this is a terrible way to do whatever good might be in the plans.

An unpopular outgoing Mayor rushes in small groups of liquidators pausing as developers in order to to cash in and wreck a neighborhood which became a world destination without a penny from the city. You might retouch the picture whichever way you want - this is just how it looks.

No nee to rush. Let the new mayor take office and let's consider things under new light.

On another note: We terribly need developers to reinvent our downtown river fronts, both for Hurricane protection and for recreation. There, they can make money and create value. Please don't sell us cheap.

JM Salaun



NYC 10012

**From:** [Joan Reilly](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:16:04 AM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Joan Reilly  
51 5th Ave  
New York, NY 10003

**From:** [Joanna Sherman](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Vote NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).  
**Date:** Monday, December 6, 2021 1:37:16 PM

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Vote NO to SoHo/NoHo/Chinatown Upzoning -- a sell-out to big real estate that will ruin our historic neighborhoods!

Vote NO to Margaret Chin's Punitive Legislation (Intro 2443-2021) that punishes tenants while retail stores w/o permits aren't fined.

Long time resident of Noho-Soho, with artist certification.

Joanna Sherman

10012



**From:** [Jocelyn Anker](#)  
**To:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Avala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Fw: Soho Up/Rezoning  
**Date:** Friday, November 12, 2021 6:23:53 PM

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Please see my note to BP Brewer and CCR Chin

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Jocelyn  


Anker

----- Forwarded Message -----

**From:** Jocelyn Anker <jocelynanker@yahoo.com>  
**To:** [mchin@council.nyc.gov](#) <mchin@council.nyc.gov>; [gli@council.nyc.gov](#) <gli@council.nyc.gov>; [ADrummond@council.nyc.gov](#) <adrummond@council.nyc.gov>; [gbrewer@manhattanbp.nyc.gov](#) <gbrewer@manhattanbp.nyc.gov>; [LChaparro@manhattanbp.nyc.gov](#) <lchaparro@manhattanbp.nyc.gov>; [AChang@manhattanbp.nyc.gov](#) <achang@manhattanbp.nyc.gov>; [landusetestimony@council.nyc.gov](#) <landusetestimony@council.nyc.gov>  
**Cc:** Jean Hale <jean.hale@gmail.com>; Alan Tung <atung@rcn.com>; [mdicus@sohobroadway.org](#) <mdicus@sohobroadway.org>; Emily Hellstrom <emilyhellstrom@mac.com>  
**Sent:** Friday, November 12, 2021, 05:59:25 PM EST  
**Subject:** Soho Up/Rezoning

Hello Gale and Margaret,

As someone who has worked with you directly in my capacity as the PTA president at PS3, and as an otherwise engaged citizen in CB2, I implore you to reject the current up/re-zoning proposal. My family has been living on Wooster St since 1978, and as one of the neighborhood's founding families (who still has a JLWQA), I continue to be disappointed by the gentrification and commodification of Soho with little to no regard of its history. While I understand that neighborhoods change over time, I believe the re-zoning proposal as it currently stands will turn Soho into a larger commercial destination that will primarily benefit big businesses, real estate developers and the wealthy. Please understand that I am very much in favor of re-zoning Soho and Noho to more accurately reflect its population, but rezoning should not be at the expense of its long-term or current residents and small businesses.

I implore you to reject the proposal as is and consider the following amendments:

- Do not allow larger square-footage footprints for big-box retail on Broadway
- GUARANTEE that developers build affordable housing at the locations earmarked for this purpose. Do not let them use loopholes to build any commercial properties. Also ensure that corresponding amenities and infrastructure is build to accommodate more residents
- Remove the conversion tax for anyone with a JLWQA (even when selling), and ensure that the tax would not need to be paid

Lastly, almost the entire city council will be turning over, so I implore you to let those officials vote on the proposal as they will be overseeing any such project. Inheriting this large of a project will only fuel and encourage failure.

Thanks for your consideration,

[REDACTED]

101 Wooster St, 10012

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Jocelyn Anker

[REDACTED]

**From:** [Joe Morreale](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Comments for 12/2 Subcommittee Meeting  
**Date:** Sunday, December 5, 2021 1:45:21 PM  
**Attachments:** [20211202 CC Concerns.pdf](#)  
[20211202 Oral Comments Joe Morreale.pdf](#)

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To whom it may concern,

Please accept the following written comments and oral summary in opposition to the 31st. St. and Hoyt Ave. zoning items considered during Thursday's Subcommittee meeting. I wish I could have engaged in person and am happy that this option is available.

Please let me know if you require any additional detail. Thank you for your time!

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Thank you,  
Joe Morreale



# 31st St. Zoning Map and Text Amendment

## Comments Against Adoption

### City Planning Commission Discussion Guide

Comments and salient discussion topics from the community pertaining to rezoning Astoria for consideration at the December 2 Public Hearing.

Submitted to the New York City Council Land Use and Zoning Committee on December 5, 2021.

Joe Morreale

Constituent, Queens Community Board 1

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# Preface

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## Purpose

This document was originally submitted to the members of Queens Community Board 1 (CB1) Land Use and Zoning Subcommittee prior to the Committee's recommendation against adopting the zoning map and text amendment specified. It was modified to suit the audience of the Queens Borough President (QBP), City Planning Commission (CPC), and now the New York City Council (NYCC).

The purpose of this document is to provide NYCC with specific, fact-based concerns that CB1 constituents share regarding the proposed actions. Ideally, it will act as a guide for discussion during the public Community Board hearing and help shed insight into the total impact of this project on the community at large.

This document is broken up by sections that track selected categories found in the relevant Environmental Assessment Statement (EAS). To aid comprehension, these sections appear in the same order they do in the EAS amendments. Each section will have three subsections: a fact-based analysis of the total impact of the proposed actions, a carefully considered response to the arguments put forth by the applicants (either in the EAS or in documented CB1 hearings, and finally, suggested questions NYCC should ask of itself prior to discussing the zoning text and map amendments. Some sections may be further subdivided based on subject matter.

In support of constructive discussion, the applicants' proposals as stated in the EAS and in cited public settings are taken in good faith. No aspect of this document is meant to disparage, disrespect, or otherwise disregard the hours of effort required on behalf of the applicants and their associates to prepare the EAS for public submission. Where discrepancies in data appear to exist, they are called out for purposes of holistic public discourse.

## On Data

Specific facts and figures in this document pertaining to the development scheduled under CEQR# 21DCP117Q (henceforth "the proposed actions") come from the most recent EAS filed in support of this project, currently dated June 18, 2021, available from the NYC Office of Environmental Coordination under a blanket citation from the applicants (MDM Development Group LLC, 2441 Astoria Associates, 31 Neptune LLC, 2021). Citations to this document will reference the page or table with the supporting datum in parentheses.

Any figures not from this EAS will be cited appropriately.

## Executive Summary

As NYCC considers a recommendation for the proposed action pursuant to the authority granted to it under New York City's ("the City") Uniform Land Use and Review Procedure (ULURP), there exist several worrying concerns documented in the EAS that have grave implications for Astoria and CB1 residents. These impacts and associated rebuttals to the applicants' proposal are substantiated with facts and observations that should be immediately recognizable as experiences shared by the thousands of residents who work, live, and relax in and around the bounds of CB1. In light of concerns stemming from areas of public policy, socioeconomic conditions, community facilities, transportation, and construction, Astoria and her constituents are best served by NYCC voting against the proposed zoning text and map amendment.

# EAS Analysis

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## Land Use, Zoning, and Public Policy

### Analysis

This proposal asks NYCC to approve zoning map and text amendment to change a thin stretch of lots running north along 31st St. from Hoyt Ave. (“the project area”) from designation C4-3 to either C4-5X or C4-4 (Figure A-3).

The project area was last rezoned in May 2010 as part of a larger Department of Community Planning rezoning that spanned all or portions of 238 blocks (A-1).

The proposed action will bring in a series of developments between 11 and 13 stories (115’-145’) spread across 4 sites (A-9). If the action does not pass, development can still occur at these lots under the existing C4-3 zoning regulation.

The proposed action would bring either 97 (25%) or 116 (30%) affordable dwelling units to the project area (A-4).

### Response

The need for additional mixed-use density in Astoria, especially when co-located with transit nodes such as the 31st St./Hoyt Ave. N intersection, is undisputed in these comments. Adding additional housing units to a neighborhood is also an excellent way to offset rising rents, although it should not be considered a panacea by any means. The applicants’ proposal to include mandatory inclusionary housing (MIH) units and community facilities under the appropriate provisions also deserve plaudits.

The primary concerns in this arena stem from the apparent piecemealing of 31<sup>st</sup> St. development. If the Community Board intends to permit a canyon of high-density mixed-use properties along the 31<sup>st</sup> St. corridor, this should be part of a larger debate about the future of Astoria and what all residents- renters and homeowners want it to appear, in a manner similar to the 2010 effort. As the EAS itself states: the 2010 rezoning was undertaken in part “...to protect neighborhood character from out-of-scale development.” (A-1) This therefore implies that the proposal on the table is inherently out-of-scale. To date, the best argument the applicants have given for the proposed actions is that “...the project area is immediately adjacent to transit and located on wide streets.” (Queens Community Board 1, 2021) Even the no-action proposal brings a level of density inconsistent with the surrounding area- the tallest buildings currently existing along the project area are approximately seven stories tall with additional bulk permitted for mechanical purposes. These developments will dwarf their neighbors and in the case of site 3, encroach on P.S. 085, directly across the street. The development will block open-sky views for students and enable residents to casually observe students at will during times when school is in session. The impacts of this behavior on the children of Astoria cannot be positive. This was clear to CB1, and one member of CPC, drawing the only “No” vote of the one dozen reports considered that day (NYC Department of City Planning, 2021).

The September 1, 2021 CB1 Land Use & Zoning Committee meeting applicants presentation also identified HANAC as the administrator of the proposed MIH units (Queens Community Board 1, 2021). During the 2010 rezoning process, HANAC filed comments that were subsequently endorsed and adopted supporting higher density for a property at 31-30/40 32<sup>nd</sup> St. (NYC City Planning Commission, 2010). It can therefore be reasonably asserted that MIH concerns were considered as part of the prior rezoning action and that the subsequent inclusion of MIH in this proposal alone should not be used to justify upzoning in this context.

Furthermore, this rezoning effectively represents a wealth transfer, with homeowners within the half-mile impact area (and beyond) facing reduced property values and in service of literal rent-seeking applicants with few long-term shared interests in the neighborhood. Reductions in property values will stem from new shadow, noise, traffic (pedestrian and vehicular), and the loss of views. It should be noted that the no-action consideration from the applicants is to retain the existing conditions within the project area (A-8), weakening the argument that they are rezoning for any altruistic reason related to wanting to increase the housing supply. Having purchased the land, the applicants are more than welcome to develop mixed-use housing as-of-right under the existing C4-3 zoning designation.

This proposal also only includes the bare minimum required affordable units under the MIH process. Several members of CB1 voted against the proposal on the basis that the proposed action did not go far enough to alleviate housing concerns and wanted to see more affordable housing accompanying the proposed action in order to make greater progress in the push for affordable housing (Community Board 1, Queens, 2021). NYCC is encouraged to ask property managers to do more in service of housing equity and not settle for the minimum as the standard for rezoning.

Finally, the applicants fail to demonstrate a need for this rezoning. Appendix A, §IV- literally titled “Purpose and Need for Proposed Actions” spends three paragraphs discussing what approval will do without talking to why the development is required (A-4). At no point is an actual need identified.

## Considerations

- Is NYCC comfortable with why this zoning change is needed, especially since these lots were rezoned as recently as 2010?
- Has NYCC considered this rezoning in context of a larger plan to rezone or is this simply opportunistic development?
  - What does NYCC feel an appropriate level of zoning is for this corridor?
  - Should the entirety of these blocks be rezoned to fit the above instead of just these lots?
- Has NYCC considered the impact of extreme vertical development on the students of P.S. 085 across the street from site 3?
- Will any of the market rate units be set aside for current residents of Astoria prior to open solicitation?
- Will any of the MIH units be set aside for current residents of Astoria?
- Is the loss of neighborhood property value worth the increased density?
- Why does the proposed action need to be so vertical?
  - Can Astoria’s densification be spread out to evenly allocate costs to residents?

## Socioeconomic Conditions

### Analysis

### Employment

The project proposed is estimated to immediately displace 120 jobs and four commercial businesses (D-1). This contrasts with the expected 2028 no-action employment condition of 99 jobs (Table A-4). The estimated with-action employment figure is 233 jobs, for a net gain of 113 jobs over six years (Table A-4).

Specific identified uses for some of the commercial space under the proposed actions include daycare, senior center, and a community center (A-5).



## Affordability

The proposed actions are expected to bring in 389 DUs, a net increase of 367 DUs for the lots improved (D-13). Of these, between 97 (25%) and 116 (30%) are expected to be affordable (A-4). The not-yet-final working assumption is MIH Option 2 and implies 116 MIH units, leaving 273 market-rate units (D-11).

The EAS uses the US HUD definition of more than 30% of income as the threshold for “rent burdened.”

Table D-7 lists the average asking rents for Astoria in July 2020. For comparison, comparable rents from 2019 are provided below, along with their percentage shift from a year before:

Table 1: Average Asking Rents in Astoria Comparison- 2019/2020

DU Size	Average Rent (July 2020)	Average Rent (July 2019)	Shift (%)
Studio	\$1,882	\$1,940	(2.99)
One-bedroom	\$2,086	\$2,236	(6.71)
Two-bedroom	\$2,399	\$2,443	(4.26)
Three-bedroom	\$3,029	N/A	N/A

Note: July 2020 figures taken from EAS (D-10). July 2019 figures (MNS, 2019) did not include average rents for three-bedroom apartments and extend beyond the half-mile study area used in the EAS.

## Response

### Employment

On the topic of retail, the applicants’ characterization that the project area “needs activation” should strike NYCC as inappropriate (Queens Community Board 1, 2021). Both Neptune Diner (prior to COVID-related restaurant restrictions) and Staples enjoy healthy consumer throughput, and while the applicants are not to be faulted for wanting to increase rents on their land, characterizing the existing commercial businesses as devoid of pedestrian activity is to imply that the purpose of Astorians is simply to exist and spend money. Staples provides an important venue for many renters to take care of tasks that they may not have the equipment for at home (such as printing) and for all residents to send packages in a comfortable radius from their home. The applicants have not committed to replacing the services that the proposed actions will eliminate, nor have they identified specific replacements for the services currently provided. One could argue that it is not their responsibility, but their lack of effort indicates a general disdain for the impacts the proposed actions will have.

Childcare in New York City is relatively expensive, so while additional supply of this service may help lower the long-term costs of this service, it is unclear how many families will see the impacts of this benefit. There is also currently a daycare facility across the street from development site 3, so if there is data supporting the proposal for additional daycare services, the applicants have yet to use it in making their case. If the sole justification for additional bulk comes from offering daycare, NYCC should ask itself what benefit saturating 31<sup>st</sup> St. with large-window retail and daycare provides the residents of the neighborhood.

## Affordability

On the issue of market-rate affordability, the project proposers appear to have inappropriately characterized where their units will fall with respect to the neighborhood incomes and rents. The applicants have used 2020 data to support their expected market-rate rents; note how table D-7 aligns exactly with the “Average Rent” column in table D-9 in the EAS. It should be self-evident that 2020 data is skewed by outlier rents in a neighborhood that was trending significantly upward prior to COVID pressures in 2020. When the City and neighborhood recover, rents will likely rise back to levels in line or even higher than 2019 figures,

putting these units out of reach of neighborhood renters. NYCC should consider this rebound in the context of the incomes that prospective renters are likely to have, especially in six years' time.

Furthermore, regardless of what happens with rent, the metrics used for affordability more broadly, namely the 30% of gross income threshold for "rent-burdened" should strike NYCC as artificially inflated. The applicants' use of a national threshold masks the relatively higher cost of living for a prosperous coastal metropolis such as New York City. A better metric for affordability might be rents based on 30% of take-home pay as opposed to gross income, which the NYCC can and should request the City apply to the proposed actions.

## Considerations

- Is NYCC comfortable with the replacement of Staples and Neptune Diner in favor of childcare and as-yet unspecified retail?
- Where can affected residents find replacement services for Staples' offerings?
- Does NYCC know if the incremental childcare services resulting from the proposed action is sufficient to offset the corresponding demand increase the action creates?
- Is NYCC clear on why Table D-9 in the EAS sum to a total of 138 market-rate DUs when the applicants expect 273 market-rate units on page D-11?
  - How large will the missing units be?
  - What is their expected rental rate?
  - How does this impact the figures shown in Table D-9?
  - Is NYCC comfortable approving these zoning amendments in the absence of this information?
- Of the DUs listed in Table D-9, a plurality of units are one-bedroom. Does NYCC feel this adequately serves the needs of Astoria's families?
- When Astoria recovers from COVID, rents are likely to rise. Has NYCC considered the impact of market-rate apartments at these higher levels on the neighborhood?
- Is NYCC comfortable with the applicants' definition of affordable?

## Community Facilities

### Analysis

There are four elementary schools and two intermediate schools within the Community School District (CSD) 30 subdistrict where the project is located (Figure E-1). The elementary schools are oversubscribed to the tune of 192 seats, an 8% exceedance. The intermediate schools have a net of 113 available seats total, although the closest intermediate school, P.S. 122, is oversubscribed by 30 students (11% exceedance) (Table E-1).

The proposed action is expected to impute 40 additional elementary school students and 50 additional intermediate school students by 2028 (Table E-3).

### Response

NYCC should have grave concerns about the immediate and long-term impacts this development will have on Astoria's educational infrastructure. Even without this specific development, Astoria's schools are expected to be significantly oversubscribed by 129-145% by 2028 (Table E-2). While this is not the fault of the applicants, NYCC should be evaluating neighborhood growth options that pair new development with appropriate educational capacity.

## Considerations

- Why is new housing needed when local schools are already oversubscribed?
- What resources will NYCC leverage to ensure appropriate educational facilities are available when construction is complete?

## Transportation

### Analysis

#### Traffic

The EAS estimates a net vehicular parking requirement of 147 parking spaces during the overnight period and are only offering 123 on-site parking spaces. This yields a net impact of 24 new parking-space requirements in the surrounding neighborhood (J-4).

The EAS estimates an additional 108 weekday AM and 116 weekday PM peak hours (J-9).

#### Subway

The burden of the proposed actions is expected to fall overwhelmingly on the Astoria Blvd. N/W subway stop (J-2). An estimated 240 incremental subway trips (of which 177 are outbound) are expected during AM peak commute hours (assumed 9-10 AM, but not specified in EAS), and 263 trips (159 inbound) are expected during PM commute hours (assumed 4-5 PM, but not specified in EAS).

As a result of this development, the southeast staircase leading from the Astoria Blvd. platform to overpass level (P3/P4) will exceed its capacity at peak times (J-28).

### Response

#### Traffic

24 additional vehicles looking for overnight parking during evening commute hours is a troubling statistic. The primary concern is environmental: cars circling blocks for parking produce unnecessary carbon, pollutant, and noise emissions. Circling cars also pose a hazard to pedestrians walking in the vicinity of these additional vehicles. A secondary concern is the implied deference to vehicle traffic- these cars will be looking to use space that could instead be repurposed as bike lanes, which have a larger societal impact than permitting public space to be used for temporary storage of private assets.

No detailed comments on the traffic impacts of the proposed action are necessary- it is assumed that the 31st St./Hoyt Ave. intersection appears to already be beyond management at peak times. Casual observation shows that rush hour generally involves extended idling, excessive honking, and leads to congestion up and down 31st St. and immediate side streets. An additional hundred trips during these times cannot be beneficial to this situation.

#### Subway

The claim by the applicants that the N and the W operating lines are two distinct subway routes as the justification for not having to perform a detailed analysis of subway line haul conditions (J-2) may be technically legal but is practically ignorant. Under CEQR guidelines, the threshold for additional analysis is 200 trips on a single line, a threshold which the EAS plainly concludes is met in both the morning and evening peak commute hours. While the lines are signed differently, NYCC should recognize that the N/W lines operate as a de facto single line for purposes of commuting into Manhattan. They share tracks and stations, riders overwhelmingly do not discriminate between trains, and the lines do not diverge meaningfully prior to the Canal St. station in lower Manhattan. Reasonable members of the Community Board should understand

that for purposes of workday commuting, the addition of so many additional riders will place additional strain on a mass transit system that was overloaded and underfunded prior to 2020. One only needs to look at how crowded the 30th Ave. and Broadway platforms have become during morning commutes or try boarding a 5:45 PM train at Lexington Avenue headed towards Ditmars Blvd. to understand the need for further analysis and study. NYCC can and should request this study as part of its comments.

As an immediately applicable example of the above, the EAS requires a Level 2 Screening Assessment for the Astoria Blvd. station, which is effectively served by only a single set of tracks in either direction. The station analysis demonstrates that the southeast staircase leading from the platform will be over capacity at peak times, leading to a potentially hazardous condition where riders must wait on the platform for the stairs to clear. This behavior can currently be observed during evening peak times at the Ditmars Blvd. station. In cases where the MTA is running trains express from Queensboro Plaza to make up for delays, freshly arriving trains may pull into the station before the prior train's riders have had time to clear the platform (to say nothing of new riders hoping to board a train). With open tracks on both sides of the platform, NYCC is encouraged to view the proposed action as a risk that puts the lives of Astorians on the line for the sake of concentrated growth.

It appears that for purposes of the subway station Level 2 Screening Assessment, ridership figures were adjusted for pre-COVID figures, whereas this was not the case for determining affordable rent levels. Inconsistency in treatment methods should lead NYCC to apply a high level of scrutiny when considering all claims made by the applicants.

## Considerations

### Traffic

- Is NYCC okay with adding additional vehicles to the existing population of street parking vehicles in the absence of new curbside supply?
- Is NYCC comfortable with the implications of additional vehicles circling the block looking for parking, especially in the immediate vicinity of an elementary school and existing daycare?
- How does the addition of over one hundred peak-hour trips through the 31st St./Hoyt Ave. intersection benefit Astoria and her residents?

### Subway

- Does NYCC agree with the applicants' claim that the N/W lines are sufficiently different to not warrant more detailed analysis for the subway haul (Level 2 Screening Assessment)?
- Is NYCC comfortable adding more peak riders at the Astoria Blvd. subway stop in the absence of any commitments for increased service by MTA?
- Is NYCC comfortable overloading the southeast Astoria Blvd. platform stairway at peak times and creating potentially unsafe loading conditions as riders wait for stairway capacity to materialize?

## Construction

### Analysis

The EAS notes that construction of the proposed developments "...would be expected to have the potential to result in elevated noise levels at nearby receptors, and noise due to construction would at times be noticeable." (M-3)

The construction schedule calls for a total of 60 months (5 years) of total construction time. The total project scope runs from late 2021 through to early 2028, with a yearlong gap from 2024 to 2025 (M-6).

Site 4 is not currently under the control of the applicants (M-6).

Some work may extend beyond the 3:30 PM normal end time to finish “certain critical tasks.” (M-7) Resources required on average are 54 workers and 10 trucks (Table M-2). This average can be further broken down into 108 workers and 18 trucks for active work during the ‘21-’24 time period and 24 workers and 5 trucks for active work during the ‘25-’28 time period. Peak values are 153 workers and 22 trucks. Maximum daily parking demand from construction workers is estimated at 83 spaces (M-13).

## Response

Reasonable residents of CB1 cannot say they didn’t know what they were getting into when they chose to either purchase or rent property in New York City. Construction is a vital component of the City’s economy and a sure sign of economic health. With that said NYCC should make sure it is well-versed about the length and duration of construction, especially when many neighborhood residents continue to work from home. Construction brings dust, noise, and vibrations to the areas it impacts, to the detriment of residents’ physical and mental health. The construction plan calls for two extended bouts of construction—each 11 quarters in duration to support the proposed action. Residents and homeowners cannot be expected to reasonably endure this resumed disruption, especially in the aftermath of two recent developments not requiring upzoning along the same stretch of 31<sup>st</sup> St. from Hoyt Ave. N to 23<sup>rd</sup> Ave. that ran through the 2020 pandemic.

This work is also expected to be punishing to the existing housing stock, much of which was constructed in the 1920s and has largely been incrementally maintained instead of rebuilt in the interim. This issue was briefly brought up during the September 1, 2021 CB1 Land Use and Zoning Subcommittee meeting, and while the applicants has expressed a desire to help homeowners track any construction impacts, it is unlikely that these issues will be resolved satisfactorily by the time NYCC votes on this proposal and unclear if their services will be at all beneficial to existing homeowners if they do materialize (Community Board 1, Queens, 2021). As of the submission of this letter, an offer to sit down and talk through community concerns has been proposed, but no date has been set.

Additionally, a high number of private vehicles are expected to enter the neighborhood as a result of this work. Many of the same questions pertaining to traffic and parking that will apply long-term when the proposed actions are completed will be replicated immediately on an ongoing basis if this rezoning is allowed to proceed. Some of this could be alleviated by refusing to grant the exception and instead asking the applicants to present more modest plans instead.

## Considerations

- Can construction disruptions be reduced by asking for a reduced scope of work?
- Does NYCC have a clear expectation for what will happen to site 4 if the proposed action is taken and then the applicants are unable to acquire ownership of all parcels of land?
- Is NYCC comfortable advancing this resolution if affected homeowners have yet to reach agreement with the applicants on mitigating impacts to property?
- Like the traffic questions above, is NYCC comfortable inviting significant incremental vehicle traffic to the impact area for a combined total of five years?

## Conclusion

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Growth is not easy under any circumstances. In Astoria, growth now presents itself in the form of vertical bulk, and now NYCC is charged with determining the type of future it wishes to bestow upon the neighborhood. As this document contends, too much growth in Astoria at once has the potential to stymie the forces that make Astoria attractive: affordable housing prices and rents, quality schools, unique businesses, and safe and reliable transit when system conditions permit. Considering the proposed action in the narrow context of the two project area blocks risks sacrificing future development opportunities where NYCC can leverage the needs of the entire neighborhood to request increased educational and transit resources from the City and State.

The strategic objectives of NYCC are, by nature, subjective to the composition of its members, as well as prevailing public sentiment. Existing zoning regulations, however, are clearly working as intended up and down 31<sup>st</sup> St.; there is no reason to think they are inadequate in this case. NYCC is strongly encouraged to ask itself whether the applicants have met their standards for approving additional bulk in a neighborhood that is already demonstrably at or above infrastructure capacity.

As part of the hearings so far, we have heard from CB1 residents: 162 of 225 signatures on a petition opposing this effort were recognized as being from "...within the impact area" at the 9/21 full board meeting of CB1. In contrast, the same meeting recognized that only 8 of 450 signatures in favor were located within the project impact zone. (Queens Community Board 1, 2021). NYCC is encouraged to take this disparity into consideration before it votes.

In this case, NYCC is encouraged to fulfill its duty by rejecting the proposed zoning and text amendments. In its ULURP comments, NYCC should urge the mayor to push back as well and request the applicants to come back to the table with proposals that are more in line with the character of the neighborhood where they feel rezoning is warranted. Alternatively, NYCC can reject and request another Department of Community Planning assessment to consider the entire neighborhood at large and request additional City and State resources as appropriate. Given the time allotted to presenting their proposals, the applicants bear the onus of explaining why the neighborhood needs development beyond its existing character. By a vote of 25-4, this was clear to the members of CB1 that the applicants failed to clear this threshold. It should also be clear to the members if the Land Use Committee and the larger City Council.

## Special Thanks

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Thank you to Community Liaison Frank Perez of the City Council, as well as the staff of Councilmember Tiffany Cabán.

From the office of the Borough President, the author thanks Borough President Donovan Richards and his staff for their time and consideration in reviewing this document. Additionally, the author also wishes to thank Vicky Garvey of the executive staff for her patience and assistance answering questions during the preparation of this response.

Special thanks as well to Florence Kourlouris and the members of Queens Community Board 1 for their help and support.

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Good morning, Council Members.

My name is Joe Morreale. I am here as a constituent to recommend against adopting ULURP items #210200 ZMQ and #N210201 ZRQ. I am a ten-year resident of Community Board 1, first as a renter, and now alongside my wife, a homeowner.

While my written comments provided alongside this testimony go into much more detail, here are some key takeaways I urge you to consider before voting:

Even if this action does not pass, the applicants are free to develop mixed-use commercial and residential properties without rezoning. They are also welcome to offer MIH units without rezoning. Having additional housing stock and MIH units in a neighborhood is a laudable goal. Rezoning is not a prerequisite for this outcome. The EAS and the applicants' presentation are free of any identified need for this change, and I subsequently propose the applicants have failed to meet this basic threshold for approval, even after submitting a revised EAS this summer.

As the EAS plainly lays out, and my comments explore in detail, approving this request will raise throughput at the Astoria Blvd. subway station beyond its design criteria. This will result in a condition where the platform is unable to disgorge the passengers disembarking during peak times, potentially resulting in unsafe conditions for our neighbors. The EAS downplays this by saying that the impact does not rise to the level of "significantly adversely impacted," but this is akin to saying the house is okay because only the kitchen is on fire.

The incremental traffic this proposal states it will bring in the EAS will come at the cost of roads more hostile to pedestrians and bikers alike. It will add dozens of vehicles to the nightly queue of drivers searching for on-street parking, even as we keep supply constant. More cruising means more emissions and greater potential for accidents.

The situation for our public schools is like that of the subways, except the schools are already beyond capacity, even in the case of no action.

If you are interested in rezoning along 31st St., should it not be part of a concerted effort that draws City and State partners into the conversation? Should we not lever these partners first to acquire educational and transit resources that can scale with the growth of the neighborhood? Why do these properties need to be rezoned when the applicants are already able to accomplish their goals of mixed-use development under the current zoning text?

At its core, this is a question of consent. The applicants are asking for you to consent to much more than a simple rezoning. They want your consent to build out of character with the zoning DCP laid down with extensive community input in 2010. They want your consent to only provide the bare minimum of MIH units as required by law. They want your consent to busy our streets with new cars looking for parking. They want your consent to create unsafe conditions at the Astoria Blvd. train station. They want your consent to overcrowd local schools. They don't need it.

I encourage you to vote against this proposal and share these, and any other concerns you have with the City Council.

Thank you for your time and consideration.



**From:** [Joel Lobenthal](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Friday, November 12, 2021 7:49:30 PM

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To the City Council:

I have been disheartened and disgusted to see one neighborhood after another targeted by upzoning, resulting in overbuilt, financially inaccessible communities robbed of their unique character.

I have watched the Soho/Noho/Chinatown upzoning gambit play out for the last two years, watched as residents were lied to, watched as the City attempts to impose a top-down agenda that primarily benefits NYC developers and the international investment community. It is clear that what this upzoning means for Soho/Noho/Chinatown is an end game. It will actually disincentivize affordable housing through exemptions and loopholes. It will radically advance the mayor's long-standing attempt to curtail landmark preservation.

This is an inflection point for NYC; if approved, the Mayor's plan will be used as template for more and more district upzoning. I have lived in the West Village almost my entire adult life. I am horrified at the prospect of the West Village becoming the next victim of upzoning. I urge the Council to reject this upzoning proposal. Thank you.

Regards,  
Joel Lobenthal

  
New York, NY 10014

**From:** [joel.rutten](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:32:14 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
joel.rutten  
55 E 9th St  
New York, NY 10003

**From:** [Johan Sellenraad](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 1:23:50 PM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Johan Sellenraad  
69 Greene St  
New York, NY 10012

**From:** [Jonathan Flothow](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [SUSPECTED SPAM] [EXTERNAL] I support the Soho-NoHo Upzoning  
**Date:** Friday, November 12, 2021 5:41:52 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to [phish@cyber.nyc.gov](mailto:phish@cyber.nyc.gov) as an attachment (Click the More button, then forward as attachment).

As an energy conservation professional, I strongly support the Soho-NoHo rezoning. A New Yorker's carbon footprint is less than half the average American's. While I am able to greatly improve a building's energy performance, all such efforts are dwarfed by the energy efficiency of urban infill. The fastest way to drastically cut people's carbon footprint is to allow more housing to be built in New York.


Not only do our restrictive zoning laws increase this country's carbon footprint, they are driving gentrification. I've witnessed this firsthand, having lived along the L-train for more than thirty years. My current neighborhood of Ridgewood is now seeing an influx of people forced out of Manhattan. All along the L-train these influxes have preceded new development by several years. The refusal of rich neighborhoods like SoHo to allow more housing is driving gentrification in my own neighborhood.

As a baby-boomer myself, it is frankly appalling to see so many of my cohort pulling up the ladder behind them after having benefited handsomely from having moved to New York when it was still affordable. It is equally appalling to see the language of social justice co-opted for the purpose of guarding the privileges of one of the wealthiest neighborhoods in the world.

Fortunately we are finally seeing pushback from renters against the well-situated incumbents who block housing in rich neighborhoods. The rapid progress of this upzoning proposal shows just how few in number (if loud in voice) are the opponents of sane housing policy.

The battle lines are now clear, and members of council must align themselves either with the mass of New Yorkers pressured by housing scarcity, or with a handful of well-off incumbents determined to protect their views and property values. Maintaining the existing restrictive zoning is not only climate arson and bad housing policy, it's become bad politics.

Sincerely,


Jonathan Flothow  
1729 Grove Street   
Ridgewood, New York

**From:** [JS Gallery](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Please Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 3:14:10 PM

---

Dear Council's Zoning Subcommittee,

Please say NO to SoHo/NoHo/Chinatown Upzoning.

Thank you  
Jonathan Shorr  
38 Grand Street   
NY, NY 10013


**From:** [JS Gallery](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] PLEASE VOTE NO on SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation  
**Date:** Sunday, December 5, 2021 5:29:58 PM

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Dear Councilmen and Councilwomen,

PLEASE VOTE NO on SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).

Chin's Punitive Legislation is absurd and a social and political disgrace. Are you going to put your name on this disaster? Please do not.

Thsnk you,  
Jonathan Shorr  
38 Grand Street   
NY,NY 10013

**From:** [Jordana Gluckow](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 4:06:15 PM

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I am writing as a Lower Manhattan resident who is staunchly opposed to the SoHo, NoHo, Chinatown Upzoning proposal. This scheme will have irreversible deleterious social and economic effects on Lower Manhattan neighborhoods and residents. It will force artists and long-time residents out of their homes, create congestion problems, and turn a storied historic district into glass-tower playground for real estate developers. Make no mistake, this proposal will not create affordable housing. If anything, it encourages the demolition of existing rent-stabilized housing. And, it will make our neighborhood and surrounding neighborhoods less diverse and less affordable. This is not an affordable housing plan; it is a free handout to real estate developers. Please reject this feckless proposal.

--

Jordana Gluckow  
[jordanagluckow@gmail.com](mailto:jordanagluckow@gmail.com)

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Judd Foundation

101 Spring Street, New York NY 10012  
Telephone 212 219 2747 Fax 212 219 3125

104 South Highland Avenue, Marfa TX 79843  
Telephone 432 729 4406 Fax 432 729 4614  
juddfoundation.org

November 12, 2021

Dear City Council,

As a long-established arts organization in SoHo, we at Judd Foundation write to express our opposition to the City's proposed SoHo/NoHo Upzoning. While we believe in the necessity for affordable housing and the appropriateness of updating zoning regulations, this proposal fails to provide equitable solutions.

If implemented, the plan will enable overdevelopment of Chinatown, Little Italy, NoHo, and SoHo to provide only symbolic solutions to address affordable housing. The plan will enable the propagation of excess luxury and market-rate housing and boutique office buildings due to its many loopholes that will encourage such development, with no guarantee that significant affordable housing will be constructed. It will result in the displacement of residents and businesses, including seniors aging in place, artists, and current rent control apartments.

The City must recognize the impact of the allowable size and scale of new development in the current plan—up to 2.4 times greater than current regulations allow. This will encourage and incentivize the demolition of historic buildings and buildings that house long-time tenant residents and businesses which are largely in Chinatown and Little Italy and that the plan's name purposefully mislabels as SoHo and NoHo.

101 Spring Street, Donald Judd's former home and studio, is a building that Judd Foundation maintains and is a contributing building to the Soho Cast Iron Historic District. Under the current plan its location at the corner of Spring Street and Mercer Street lies in the "commercial corridor" which will allow for big box retail and eating and drinking establishments of unlimited size, structures which will monopolize space and light. Further, the Environmental Impact Statement, issued by the New York City Department of City Planning, indicates that the proposed plan would result in significant adverse impacts to historic and cultural resources, including archaeological and architectural assets.

We have participated in all public hearings and public sessions for the Envision SoHo/NoHo study. We urge the City Council to listen to our testimonies and the leadership of Community Board 2, Village Preservation, and the National Trust for Historic Preservation, among many other organizations and residents in their opposition to the plan.

We understand that many community groups have offered alternative approaches that would make these neighborhoods more equitable and accessible without destroying their architectural and cultural characteristics—the same characteristics from which the real estate developers seek to profit.

Sincerely,



Rainer Judd  
President



Flavin Judd  
Artistic Director

JUDD



**From:** [Katherine O'Sullivan](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 7:52:12 PM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Katherine O'Sullivan  
1825 Riverside Dr  
New York, NY 10034

**From:** [Powell, Kay](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] "Say NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 1:34:56 PM

---

Please say NO to this terrible upzoning project. I have no idea why this is being so aggressively pushed through before DeBlasio and Margaret Chin leave office in just a few weeks. Could it all be about money. [There are I'm sure many developers involved in this project.](#)

This upzoning would destroy a unique neighborhood known the world over. Why Here and Why Now???

Kay Powell  
66 Grand St.

Kay Powell  
Program Manager  
Advanced Research Collaborative (ARC)  
<https://www.gc.cuny.edu/ARC>

---

[kpowell@gc.cuny.edu](mailto:kpowell@gc.cuny.edu)  
Room 5318  
212.817.7548

**From:** [Powell, Kay](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] "Say NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 12:09:40 PM

---

Please say NO to this terrible upzoning project. I have no idea why this is being so aggressively pushed through before DeBlasio and Margaret Chin leave office in just a few weeks. Could it all be about money.

This upzoning would destroy a unique neighborhood know the world over. Why Here and Why Now???

Kay Powell  
66 Grand St.

Kay Powell  
Program Manager  
Advanced Research Collaborative (ARC)  
<https://www.gc.cuny.edu/ARC>  
[kpowell@gc.cuny.edu](mailto:kpowell@gc.cuny.edu)  
Room 5318  
212.817.7548

**From:** [Keith Berger](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Written Testimony on River Ring  
**Date:** Monday, November 15, 2021 5:20:25 PM

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Dear Members of the Land Use Committee,

Although I hope to speak to you live Thursday I suspect I will be stuck on conference calls and not be able to testify so I wanted to submit my written testimony. Thank you for your service, time and consideration in advance.

I want to start off by saying that I am fully supportive and appreciative of the need for affordable housing. I have done my best to donate my time to this community wherever I can – I have served on a NYC based homeless services board for over 14 years and deeply care about REAL affordable housing solutions. I was on the board of North Brooklyn Parks Alliance for over 10, have been my condo board president (a thankless task) until I recently sold my apartment and have spent countless hours dedicating my time to raising community issues to local electeds while also participating on the Land Use and Parks Committees of CB1 which has given me new insights into our community's needs. However, Two Tree's River Ring proposal is in my view not helping move the needle and if anything will continue Williamsburg down the path of being a community left largely to those more fortunate. Even with the minor increase in affordable units they are offering it will not make up for the displacement that continued luxury development in this area has caused. I bought an apartment (agreed to sell in August and maintain my opposition despite no longer owning) in one of the shiny new buildings from the 2005 rezoning that had an affordable unit component as part of that rezoning under 421-a. Can anyone say that effort succeeded? Instead of helping this neighborhood we have seen significant displacement of the community that was here before us with article after article showing gentrification data, rising commercial and residential rents and the socioeconomic push of many out of the area. It transformed this specific area into what is generally a less diverse, wealthier community so the answer is to throw in the towel and keep that going bigger and even more luxurious luxury buildings adding with a smattering of affordability? This will result in more of the same. Two Trees will continue to charge significant market rents to those willing to pay to be on the water and the impact will continue to radiate out and will impact market rents within the broader surrounding community. How many hundreds will be displaced to get the smattering of affordable they are offering? Affordable housing cannot be developer driven - it has to be policy driven and planned by City Planning and our local electeds and all we have done under 421-a is turn it over to rich developers to make policy decisions for us.

I heard at Brooklyn Borough President Adams' hearing that Two Trees is taking the CB1 conditions seriously yet they refuse to consider on of the most significant ones -reducing the size of the development/project to something more in line with the surrounding area. They claim that it will not work economically with no evidence/proof or financial model for those who know the area to review and contest. We hear this all the time from developers yet Mr. Walentas publicly stated at the first Land Use Committee hearing on this topic that "he does not need more money" and "just wants to build a park." But that is not what he is seeking to do here. He is seeking to build two of the tallest buildings in Brooklyn in an area already saturated by towers. I have no issues with taller buildings but again these need to be planned and spread out to ensure balance to local communities. This Committee needs to push DCP to actually plan, not respond to rubber stamp developers' economic interests without any effort to address the impact of development and consider the surrounding area and infrastructure in an intelligent and cohesive way. Rather they prioritize developer profits and tax breaks for rich developers in exchange for minimal benefits – breadcrumbs of affordable housing that at least in this neighborhood have not proven to work and it does so at the expense of those who are able to remain.

In addition to the affordability component that seems to have fooled people into thinking their astronomical market rate rents will not impact the rents around them Two Trees promises a revolutionary waterfront park. But let's look at that closer. As a former environmental studies major I applaud the design and if this entire lot was to be a park I would not hesitate to support it. But it is not - rather, it is a measly 3 acres of land with an estimated 3000 new

tenants sitting on top of it along with thousands of others who will come to use it. That would be great except that North Brooklyn already has one of the lowest amounts of open space per capita of any neighborhood and the City's own guidelines recommend 2.5 acres per thousand people. So to add only 3 acres, some of which is including the walkways around their own apartment buildings, for over 3000 people actually REDUCES the per capita open space of the area. Two Trees touts water access as part of their plan but so does the Bushwick Inlet Park plan that still after 15+ years remains unfinished and underfunded - the Motive site has a boat launch and other areas could provide water access too - the City should be focusing on delivering on that promise rather than hiding behind developers looking to make millions to provide a lesser version of it with little space. Two Trees' own staff note that the lawn capacity of their proposed park is 216 people - that is a fraction of the people that will be living there let alone the rest of the community. People point to Domino - I love Domino too but keep in mind that Domino is already at capacity on any nice day and Two Trees has three more buildings to build at that site some bigger than anything there already. What will Domino look like and how enjoyable will it be in 10 years when that entire complex is done and full if it's already overcrowded NOW? What we need is the 23+acre park we were promised up the street - our version of LIC and Brooklyn Bridge Park - not scraps of green here and there. And how much of that 3 acres will be there if sea levels rise as predicted and as modeled by Two Trees (up to 5 feet)? Their towers will be protected but where does the park go?

This project cannot be approved without addressing infrastructure like transportation and sanitation. Two Trees claims, and somehow the MTA has bought, that there will be no significant impact to transportation infrastructure which makes me wonder if any of them spend time here. Pre-pandemic I could imagine no worse transportation fate than having to take the L train at rush hour. Two Trees points to declining ridership but that was in part due to people finding other methods while the Sandy repairs were happening. As soon as everyone is back to work the L will be packed again and as someone who takes it regularly it is already there. Even the ferries are crowded with long lines at the North Brooklyn stop daily - I have been turned away on weekends (and once Greenpoint reopens will be full). As for vehicular traffic have you ever had to drive up Kent Ave during rush hour when a truck tried to make a right turn? 20 minutes of not moving. As for sanitation every garbage can along the waterfront is full every day with garbage overflowing out of it onto the streets, sidewalks and bike lane. Every Day! It is so bad people illegally dump garbage into the NYC Parks garbage cans at North 5th. Adding 3000 more people and a tourist attraction park will only add to this problem without City help.

Two Trees has claimed numerous times that last mile distribution companies are interested and like to paint the picture that this will be an Amazon distribution center if their vision is not approved. That is false fearmongering. I have sat down with Dave Lombino to discuss this project - they bought this first and foremost to protect their Domino investment next door, worried someone else would build something awful here. They are not going to just let this become an eyesore to Jed's crown jewel project. Nevermind that River Street is too narrow for large scale truck/van traffic. While I am perfectly comfortable with reasonable residential development here the current zoning also allows for a mini-industry city style complex. We recently saw a proposal on Kent Ave to rezone for mixed use/light industrial that while may not be universally loved offers a vision of a community where there are more local permanent job spaces - people can live and work in the same place and not tax public transit. There are good and reasonable alternatives here and the Council should not be afraid to stand up and say no.

Two Trees likes to claim that the only opposition are owners around the site who are concerned about property values. That is simply not true. Numerous people have showed up across all of North Brooklyn to oppose this development. I opposed and continue to do so knowing I would sell well before anything was decided here. Meanwhile, Two Trees has gone out and solicited positive comments from those who gain from this development happening and by not fully discussing with people the full impact of their project.

Please push to say no to this or, at a minimum, require that all of CBI's conditions, which were carefully considered, be met. Put it on the developer to that and make it economical. If it is not then this is not the best use of the space.

Thank you again for your consideration,

Keith Berger

**From:** [Ken Ecker](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 5:47:23 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Ken Ecker  
E 7th St  
New York, NY 10009

**From:** [Ke-Wei Ma](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 5:14:31 PM

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I live in Soho on Crosby St. I am 100% against the upzoning. The proposals would destroy my neighborhood!

Ke-Wei

**From:** [leigh behnke](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Alper](#); [Burt Barr Barr](#); [Pier Consagara](#); [RJ Cornwell](#); [Peter Davis](#); [Sarah Davis](#); [Jane Fisher](#); [Yael Gluska](#); [R Gurstein](#); [Patricia Lee Stotter](#); [R Monroe](#); [Neandertha](#); [Olaughlin](#); [Rob](#); [John Rockwell](#); [Mail Soho Neighbors](#); [David True](#); [Ingrid Weigand](#); [Zimwim](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Avala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Donald Dermody](#); [Nicolaos Iordanou](#); [Brian Nelsen](#); [Thomas Scaturro](#); [Anthony Sclafani](#); [Daniel Spaeth](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barrera, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@BenKallos.com](#)  
**Subject:** [SUSPECTED SPAM] [EXTERNAL] [SUSPECTED SPAM] REJECT SoHo/ NoHo/Chinatown Upzoning  
**Date:** Monday, December 6, 2021 4:03:47 PM

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Dear Council Persons

I echo the eloquent letter written by my neighbor which delineates all the problems hundred of families will be facing if this plan goes through. Please reject this plan and stat over. There is no mechanism to convert , leaving us in housing uncertainty.

**Subject:** SoHo/ NoHo/Chinatown Upzoning

Dear Council Members:

I am writing to ask you to please vote NO on the upzoning and vote NO on Council Member Margaret Chin's proposed legislation that will penalize SoHo and NoHo residential units that are not occupied by a certified artist with an outrageous fine of \$40,000.00 and \$12,000 annually.

I have written to council members and others endless times to talk about the problems that would result from the upzoning-the loss of rent regulated units, the displacement of low-income tenants in Chinatown, the pressure on small businesses to compete with big box stores, the demolition of historical buildings, the increase in FAR and the destruction of one the most significant neighborhoods in the city. The legacy of art and culture that has proved to be an economic engine for the city. But there is more:

This is a Sophie's Choice. There is no pathway to legalization and no pathway to conversion.

A resident in a coop or condo who is not an artist can't get artist certification. A certified artist in a coop or condo will be forced to convert because conversion can't happen unit by unit. The entire building must go through the process as the



Certificate of Occupancy is for the building not the unit.


I am very worried. There are hundreds of people like me, artists, early settlers of Soho who formed coops in the area. I am 74, a certified artist who lived, worked, and raised a family here for 50 years. I am living on Social Security and a small pension from years in academia. I am afraid that if this upzoning passes and coops are forced to change status from JLWQA to Residential, I will be put in an untenable position. I can't afford a flip tax as proposed ( \$100.00 a sq.ft.) which is punitive and should be immediately removed from consideration and I can't afford the hundreds of thousands of dollars it might take to change the Certificate of Occupancy and make any necessary structural changes that the UG2 building code demands. I will also not be able to sell. I will be stuck in this twilight zone at this late point in my life. As I stated there are hundreds of people like me, ordinary working families who will be placed in this unsolvable position. This will impact the low income and middle income not the rich.

What is creating enormous anxiety is that we do not know what will happen. We have not heard from DOB as to what they will do, what will be required. We were promised a pathway, a mechanism for conversion that has not materialized. I understand that JLWQA was created specifically for a manufacturing floor plate and the building codes for UG17D are different and incompatible with UG2 (residential). This is an enormous process, lengthy and expensive and UNNECESSARY.

I do not know why this can't be a text change amendment with residential and retail "as of right" and the residential units as JLWQ without the A. This was talked about in the Envision meetings as a way to make all residents legal. Can you please think about this as an option?

Please look carefully at all the problems and issues that make this upzoning a potential disaster for SoHo, NoHo, Chinatown and the New York City. Please vote NO!

Thank you  
Margo Margolis

Leigh Behnke  
543 Broadway   
NYC NY 10012

**From:** [Leonard Quart](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 4:06:54 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Leonard Quart  
14 Washington Pl  
New York, NY 10003

**From:** [Lesley Koegel](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No! to de Blasio's SoHo upzoning scheme  
**Date:** Friday, November 12, 2021 2:01:54 PM

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Don't ruin the character of another neighborhood, please!  
Sent from my iPad

**From:** [LiLi Jackson](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:37:27 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
LiLi Jackson  
181 India St  
Brooklyn, NY 11222

**From:** [Linda Miller](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislанда.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] SAY NO to SOHO/NOHO/CHINATOWN UPZONING  
**Date:** Friday, November 12, 2021 1:45:33 PM

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PLEASE

SAY NO to SOHO/NOHO/CHINATOWN UPZONING

**From:** [Linda Schrank](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Thursday, December 2, 2021 4:15:05 PM

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Dear Speaker Johnson and Council Members:

As a resident of SoHo for the last thirty two years I shutter to think about the total demolition of a vital residential and artistic community if the zoning is altered in SoHo, NoHo and Chinatown.

Before the pandemic began I attended almost monthly meetings of Real Estate moguls and artists. Only the Real Estate attendees were permitted to have microphones and speak from the podium and the artists, usually about 300 in attendance, were forced to yell from the floor. Clearly these meetings were not meant to allow the artists to have any impact on their business plans despite the fact that the majority of artists present have lived in this area for up to fifty years. And it is the artists who have enhanced the character and architectural beauty of our neighborhoods. Absurdly, these many meetings gave us no voice whatsoever.

Given the number of the current empty storefronts in our communities it seems like pure folly to plan construction of new and far higher buildings and create oversized box stores in our area.

Why not make use of the currently dark and empty ground floor spaces to create new, small businesses and also fill some of the upper floors with much needed affordable apartments?

Plus there is talk of making Broadway a pedestrian shopping mall like Times Square. Have any of these real estate people come to Soho during the heavy traffic hours of the day or on the weekends? During these times it becomes impossible to drive down any of our streets. There are also sizable numbers of children who have asthma on Broome Street because of the traffic fumes and pollution. Eliminating Broadway as one of our roadways would be folly.

Absurdly there are no art centers or museums in our neighborhood. Why not make use of these empty spaces to create such spaces and help SoHo maintain its character. People would come from all over the world to visit such spaces. Sneaker and clothing stores will make our neighborhoods no different than any of the more commercial areas of our city.

Apparently, after the endless talk of affordable housing, there is nothing in these proposed documents that detail plans or any commitment to any affordable housing whatsoever.

We residents can think of many ways that are more creative and vital to keep SoHo, NoHo and Chinatown alive and help them maintain their historic character as well.

Thank you,

Linda Schrank  
458 Broadway, ■  
New York, N.Y. 10013

**From:** [linn broessel](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 7:11:58 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
linn broessel  
118 Wooster St  
New York, NY 10012

**From:** [Lisa Hoke](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Vote NO on Upzoning Soho/ Chin's Legislation  
**Date:** Sunday, December 5, 2021 7:20:10 PM


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This is outrageous!!!!!! and Chin's ideas are a disgrace.

NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).

NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).

NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).

Lisa Hoke  
285 Lafayette Street  
  
NY, NY 10012



**From:** [Lori Kurlan](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:47:19 PM

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Say NO to SoHo/NoHo/Chinatown Upzoning

**From:** [Louis K. Meisel](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Anthony J Newman](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#); [Michael J. Schmutzer](#)  
**Subject:** [EXTERNAL] [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE]SoHo rezoning  
**Date:** Monday, December 6, 2021 4:28:55 PM  
**Attachments:** [NYC COUNCIL MEMBERS \(1\).xlsx](#)

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With all due respect, Have the following to say:

I have been a resident of SoHo for 50 years. Being in the printing and paper business in the 50's and 60's as well as involved in the ABEX and POP art worlds then, I have been "hangin' out here for over 60 years. My gallery along with OK Harris, Paula Cooper and several others began the gallery influx to SoHo, which changed not only the 16 square blocks, but the surrounding area and most of the area downtown below the Village.

SoHo as it is NOW is as important to New York City as ANY other shopping, eating and touring place. **AND TAX producing** as a result of sales taxes, Hotels, **AND REAL ESTATE** taxes.

Should SoHo revert to artists only, the real estate values and therefore TAX income to the city, will decrease by at LEAST 75% or more. (Untold MILLIONS).

I am sure you will hear from numerous interested parties with dozens and maybe hundreds of reasons why this is one of the most incredibly, as said in heading, absurd proposals. SO, I will just add ONE very interesting and probably important additional comment maybe not mentioned by others.

**THERE IS, AND CAN NOT BE, NOR SHOULD BE, ANY PLACE IN OUR GREAT COUNTRY WHERE ONE HAS TO QUALIFY BY PROFESSION TO LIVE!!!**

And particularly in our age of "diversity". Everyone has a right to live anywhere it is legal to live.

When my wife Susan Pear Meisel was certified 50 years ago, it was amusingly mentioned to us back then that as I have stated above, if this rule were ever attempted to be enforced, would have had powerful legal challenges, and would preclude this rule from ever being enforced. To my knowledge it has not been, and IF I missed one, it could not have been successful or there would have been a precedent for more "evictions"

By the way, I have no idea how we or any of us could find the paperwork, personally, nor in city records showing who was, is or can be certified, and by WHO!

AND anyone certified 50 years ago will be in their 80's or passed. And either not making art anymore or having relatives or descendants living in their lofts, uncertifiable.

And what about the "certified" artists who after 2 to 5 years found they could not make a

living on their art and turned to teaching or ANY other occupations.

HOW could this “idea” have EVER occurred to any sane and intelligent person.

Sincerely  
Louis K. Meisel  
[MeiselGallery.com](http://MeiselGallery.com)

I am writing to you about the upcoming vote for the SoHo/NoHo/Chinatown Up-zoning scheme and the Punitive Legislation Proceeding which if enforced would drastically penalize any SoHo/NoHo resident who lacks artist certification. This law might have been a good idea about 50 years ago when SoHo and NoHo were very different. But today the neighborhoods have changed dramatically and the zoning law from the 70ies belies today's reality and is a disadvantage for most, if not all the, families who live in SoHo. This also includes the artists.

Last Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a certified artist. The presentation was a debacle and an abject embarrassment.

Neither Margaret Chin nor the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The councilmember's representative could not answer basic questions:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime, but residents are penalized ad infinitum?

If this law passes it will be a tragedy for all the residents in your district. The artists will be hit the hardest as their properties which have appreciated over the years have become the retirement funding for many.

I urge you to **Please vote NO** on Councilmember Margaret Chin's proposed legislation that will penalize SoHo/NoHo residential units that are not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually. By doing this you will be destroying the life of thousands of families in SoHo and NoHo.

Sincerely,

I am also including an Excel with the e-mail and first names of our distinguished NYC council members.

## NYC COUNCIL MEMBERS

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<a href="mailto:adrummond@council.nyc.gov">adrummond@council.nyc.gov</a> ,	Anthony
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Karen  
Robert Holden  
Eric  
Stephen  
Antonio  
Laurie  
Robert  
Darma Diaz  
Carlos Menchaca  
Brad  
Mathieu  
Alicka Ampy-Samuel  
Inez  
Kalman Yeger  
  
Alan  
Mark  
Chaim  
Debi  
Steven  
Joe  
  
Ben  
Sean

**From:** [Luka J](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo / NoHo rezoning  
**Date:** Friday, November 12, 2021 5:15:58 PM

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Hi there, my name is Luka Jacobowitz and I am an LES resident.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built.

I understand these neighborhoods have a great existing character with unique architecture and preservation of its unique look should be an important part of consideration when new construction goes up in the area, however, it is much more important to me that we start building new housing now, rents in NYC are deeply unaffordable and we absolutely need to do more to allow for people of all classes to live in this great city.

I would also ask the City Council to make two changes to the plan—while I support the added density for housing, its proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.

I also believe the City should change its community preference policy for this rezoning, to allow residents of the Lower East Side and Chinatown, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2.

Lastly, I would ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

Thank you for considering my written testimony.

Best, Luka Jacobowitz

**From:** [Madeleine M](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [drummond@council.nyc.gov](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] PLEASE vote NO to Soho/Noho/Chinatown upzoning!!!  
**Date:** Friday, November 12, 2021 11:48:07 AM

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These plans benefit a few developers and will make life harder for everyone else in these neighborhoods. These cultural districts are important to NYC and the city should carefully preserve them.

Maddy Marx  
Greene St  
NYC



**From:** [Madeleine M](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrerá, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Please vvote NO!  
**Date:** Sunday, December 5, 2021 4:44:48 PM

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The upcoming zoning change proposals for Soho/Noho?Chinatown will benefit a few big real estate developers at the expense of all the pioneers, residents and small businesses that make these districts what they are today. In addition, the proposed new taxes and fines for residents are disgusting.

Vote no.

Thank you.

Madeleine Segall-Marx  
[www.listeningtotheenemy.com](http://www.listeningtotheenemy.com)

Long time Soho resident who works in her studio/loft.

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**From:** [Maja DuBrul](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:28:13 AM

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Dear representatives,

As a 23 year resident of soho please reject the developers plans to destroy what makes soho special without delivering any benefits to the people who live here.

Maja dubrul  
96 grand street apt [REDACTED]

Sent from my iPhone

**From:** [Margaret Maugenest](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:30:13 PM

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**From:** [Margherita Auletta](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] resining  
**Date:** Friday, November 12, 2021 7:44:46 PM

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say no to soho noho chinatown  
rezoning

thank you

Sent from my iPhone

**From:** [Margit Wennmachers](#)  
**To:** [Margit Wennmachers](#)  
**Subject:** [EXTERNAL]  
**Date:** Sunday, December 5, 2021 5:35:32 PM

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Dear Council Members and other interested parties,

I'm writing to respectfully express my displeasure with the proposed SOHO fines. I dialed into the meeting last week, listened carefully, and I cannot come up with a reason you're doing this other than to add to the City coffers by picking on a single target group.

Please know that I am a proud tax payer, immigrant, and pro business.

However, these fines are outrageously high and only target residents. Are you trying to get rid of us to make more room for commerce? I do not know. But this is a brutal system. And you realize that only the wealthiest will survive this. Also not what you might want. But I wonder if you do.

FYI, I also spend time in California, so I am well aware of byzantine rules and regulations that all extract money from its citizens. And I have N.E.V.E.R come across something this nuts, offensive and targeted at a small group of people who support and love the neighborhood. I was under the somewhat naive impression that you represent us. In other words, you would have our best interest at heart. I can't see how this system accomplishes anything to get you re-elected. So I naturally wonder which lobby "bought" the politicians to come up with this insanity.

Again, I have no issue paying taxes, I have no issue supporting my city. I have no issue with businesses flourishing (I used to run my own business so I get it). But this fine system is simply over the line.

If this stays on the books, you will have many disappointed voters in SOHO. Is this what you want?

If you'd like to talk to me in person and not write anything down, that's fine. I'm at 415-699-9009. If you do not respond in any way, I'll assume that my assumptions are in the right direction. In which case you do not deserve to stay in your jobs.

With respect and disappointment,  
Margit Wennmachers

margit wennmachers  
new york / san francisco

Sent via [Superhuman](#)

**From:** [Margo S. Margolis](#)  
**To:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#)  
**Subject:** [EXTERNAL] Opposition to Upzoning of SoHo, NoHo and Chinatown  
**Date:** Wednesday, November 10, 2021 2:57:27 PM

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I am speaking today in opposition to this disastrous plan to upzone SoHo, NoHo and Chinatown. My name is Margo Margolis and I am a certified artist. I have lived, worked and raised a family here. When I moved here in 1972 SoHo was an abandoned area. At that time NYC was in a recession and people were fleeing the city. It was artists that created a grass-roots, evolving community here and it was SoHo that firmly established New York as the preeminent cultural capital of the world. SoHo is studied, emulated and known world-wide for its successful adaptive re-use of industrial space, its densely layered history, its iconic architecture and its cultural presence then and now. All these factors have made SoHo a global destination and a huge economic engine for the city. This could all be destroyed by the city's plan.

Here are some of the problems.

- 1.The city claims this will create affordable housing yet there is no guarantee that one unit of affordable housing will be built. There are so many loopholes that will prevent this and favor instead the construction of commercial space, offices, NYU dorms and large big box stores and restaurants.
- 2.The proposed increase in the size of buildings will incentivize developers to demolish buildings and displace small local businesses, artists, low-income tenants and Asian Americans. Presently there are 635 units of rent regulated and loft law affordable housing that could be lost.
- 3.I am afraid I and other seniors who are aging in place could be forced to leave. I wonder if the Department of Aging has been consulted. Surprisingly, the Mayor has created "Age-Friendly NYC: New Commitments For a City For All Ages" but this plan would do the opposite-displace people from their homes and neighborhoods.
- 4.Furthermore, the city has not addressed the mechanism for conversion. It is near impossible to convert JLWQA to residential as the building codes are different and incompatible. Even where possible, conversions would take an

exorbitant outlay of money per unit plus a total evacuation of the building. JLWQA was created specifically for the manufacturing floor plate and its joint live work design.

5. The city lists as potential sites for development 29 landmarked buildings in the SoHo National Historic District. to be demolished and replaced with out of scale towers. This is demolition of historic buildings recognized at the city, state and federal level. There are buildings dating back to the early 1800s. SoHo has the largest concentration of cast-iron buildings in the world. It is heartbreaking to imagine the potential destruction and for what; this plan is for Erasing history and culture, displacing hundreds of long-time residents to create a big, expensive mall with luxury housing.

If New York is to fully recover from the pandemic, it is necessary to preserve what is unique and authentic here and not turn this into just another “placeless place.” Please see this article about supporting small local businesses:

<https://www.nytimes.com/2021/04/02/nyregion/pearl-river-new-york-landlords.html>

I ask you to please vote NO!

Sincerely

Margo Margolis

[REDACTED]

New York, New York 10013

**From:** [Margo S. Margolis](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] SoHo/ NoHo/Chinatown Upzoning  
**Date:** Sunday, December 5, 2021 10:14:33 PM

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Dear Council Members:

I am writing to ask you to please vote NO on the upzoning and vote NO on Council Member Margaret Chin's proposed legislation that will penalize SoHo and NoHo residential units that are not occupied by a certified artist with an outrageous fine of \$40,000.00 and \$12,000 annually.

I have written to council members and others endless times to talk about the problems that would result from the upzoning-the loss of rent regulated units, the displacement of low-income tenants in Chinatown, the pressure on small businesses to compete with big box stores, the demolition of historical buildings, the increase in FAR and the destruction of one the most significant neighborhoods in the city. The legacy of art and culture that has proved to be an economic engine for the city. But there is more:

This is a Sophie's Choice. There is no pathway to legalization and no pathway to conversion.

A resident in a coop or condo who is not an artist can't get artist certification. A certified artist in a coop or condo will be forced to convert because conversion can't happen unit by unit. The entire building must go through the process as the Certificate of Occupancy is for the building not the unit.

I am very worried. There are hundreds of people like me, artists, early settlers of Soho who formed coops in the area. I am 74, a certified artist who lived, worked, and raised a family here for 50 years. I am living on Social Security and a small pension from years in academia. I am afraid that if this upzoning passes and coops are forced to change status from JLWQA to Residential, I will be put in an untenable position. I can't afford a flip tax as proposed ( \$100.00 a sq.ft.) which is punitive and should be immediately removed from consideration and I can't afford the hundreds of thousands of dollars it might take to change the Certificate of Occupancy and make any necessary structural changes that the UG2 building code demands. I will also not be able to sell. I will be stuck in this twilight zone at this late point in my life. As I



stated there are hundreds of people like me, ordinary working families who will be placed in this unsolvable position. This will impact the low income and middle income not the rich.

What is creating enormous anxiety is that we do not know what will happen. We have not heard from DOB as to what they will do, what will be required. We were promised a pathway, a mechanism for conversion that has not materialized. I understand that JLWQA was created specifically for a manufacturing floor plate and the building codes for UG17D are different and incompatible with UG2 (residential). This is an enormous process, lengthy and expensive and UNNECESSARY.

I do not know why this can't be a text change amendment with residential and retail "as of right" and the residential units as JLWQ without the A. This was talked about in the Envision meetings as a way to make all residents legal. Can you please think about this as an option?

Please look carefully at all the problems and issues that make this upzoning a potential disaster for SoHo, NoHo, Chinatown and the New York City. Please vote NO!

Thank you  
Margo Margolis

**From:** [Marie Taylor](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:49:05 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Marie Taylor  
276 Riverside Dr  
New York, NY 10025

**From:** [Marieke Thomas](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Support for SoHo/NoHo Rezoning  
**Date:** Friday, November 12, 2021 3:35:29 PM

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Hello,

I'm a Manhattan resident as well as an NYC DOE teacher in my 10th year, and I am writing in support of the SoHo/NoHo rezoning proposal. After teaching remotely for much of the past school year, I've seen firsthand how cramped and unaffordable housing hurts my students. I am strongly in favor of building more housing, particularly affordable housing in high-income, transit-rich neighborhoods. I believe that this rezoning will allow more New Yorkers, including some of my students' families, access to excellent housing which they desperately need.

One change that I would make is that while I support the added density for housing, its proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing. I believe that we should be encouraging new, mixed-income housing to the maximum extent possible in order to make this neighborhood available to more New Yorkers. I would also recommend that the council requires the deepest level of affordability with the below-market apartments, in order to ensure that this housing is accessible to the people and families who most need it.

Thanks for reading my written testimony.

Best,  
Marieke Thomas

**From:** [Mark Newman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 16, 2021 10:16:58 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Mark Newman



New York, NY 10011

**From:** [Martha Cataldo](#)  
**To:** [Chin](#)  
**Cc:** [drummond@council.nyc.gov](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] upzone/rezone proposal  
**Date:** Friday, November 12, 2021 2:32:04 PM

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Dear Councilwoman Chin,

As a born and bred New Yorker, a 45 year resident of Sullivan St, a 20-year theater professional and a 20-year NYC Dept of Ed retired Arts Teacher, I am writing to request that you reject the proposed bill to upzone and rezone Soho/Noho/Chinatown by voting NO for the following reasons:

- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- It is the first upzoning of an historic district since the Landmarks Preservation Commission was created in 1965
- It will encourage demolition of historic buildings
- Loopholes fail to guarantee that a single unit of affordable housing will ever be built, while encouraging luxury residential construction
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo
- It is a lame-duck giveaway to de Blasio's real-estate donors, like Edison Parking, which owns the two largest development sites in the proposal
- It will legalize the expansion of NYU into SoHo, something NYU agreed never to do
- The community has prepared a plan that will allow for affordable housing but not by permitting high-rise towers.

In other words, it is a terrible land grab by oversized, greedy developers who have no concept of the creativity of people who actually built this City, forging a City of beauty and diversity like no other on the planet.

NYC was not built by business people in tall glass towers, it was built by creative, small business people who lived in small low-rise neighborhoods like the ones now

under threat, the neighborhoods of Soho, South Village, Noho and Chinatown. These places have been and, so far, are still the heart and soul of NYC. Their people should be rewarded and applauded for their hard work, not overtaken and possibly forced out by Godzilla-size towers filled with people who are planted there only to make money.

To lose the creativity that these neighborhoods have generated over the centuries is to unleash the dragon that eats its own tail, creating a sink-hole filled, not with living organisms, but with money only. Nothing can survive or grow in a money sink-hole. No one will be the winner, certainly not New York City.

If only to preserve as much as possible the segment of the beauty that still remains in our great New York City, I request that you vote NO on this proposal.

Sincerely,  
Martha Cataldo

**From:** [martina.andorfer](#)  
**To:** [Land Use Testimony](#); [Chin](#); [District2](#)  
**Subject:** [EXTERNAL] Say NO to SoHO/NoHO/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 5:51:27 PM

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Dear Ms Chin,  
Dear Ms Rivera,

Please say NO to the proposed-Up zoning in our neighborhoods.

Our Neighborhoods have a rich history which is reflected in the historic cast iron buildings and plopping a modern giant building on top of or next to them would destroy these buildings and their neighborhoods. While we agree, we need affordable housing in these neighborhoods we do wonder what the city was doing the last decade when every building coming up in

SoHo was a luxury building. Now there is no place but Up ....

UP with demolition of historic  
buildings

UP with traffic  
UP with waste  
UP with greed

UP will push out residents, independent shops and retail  
UP will increase luxury homes not affordable  
UP will not make these neighborhoods more equal  
UP will block out light for homes, pedestrians, trees and turn our streets dark

I urge you to value the history and the community, and not destroy it

build within the existing height  
build environmentally friendly  
build for the community  
build a community

Please vote NO to the Up zoning and keep the sun on in SoHo, NoHo and Chinatown so people can live, work and shop in.

Many Thanks

Best,

Martina Andorfer  
Peter Pih

**From:** [Mary Ann Belliveau](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).  
**Date:** Tuesday, December 7, 2021 7:16:44 AM

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NO to SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).



**From:** [Mary Clarke](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Vote NO re SoHo NoHo Chinatown plan  
**Date:** Friday, November 12, 2021 3:36:31 PM

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There is no—repeat, ZERO—guarantee that any affordable housing will be created under this plan.

Adding insult to injury, that “suite of stronger tenant-protection laws” touted by DCP will not protect the EXISTING affordable rent-regulated housing in SoHo, NoHo, and Chinatown.

**As we’ve heard from Met Council’s Michael McKee, with a greater FAR, tenants living in small, rent-regulated buildings (like ours) risk displacement unless demolition loopholes are closed. Living in a historic building in a historic district no longer offers protection.**

**Example 1:** Across the street from me on Bond St is a circa 1830 Federal rowhouse that houses so-called “protected” tenants. One might think its small size protects it from demolition, but directly next to this structure is a 40 to 50-foot wide non-contributing building the DCP has mapped as a projected or potential development site.

**Example 2:** Further down the block stand two more 4-story historic dwellings, one next to the other, again, both housing long-time artist tenants, now seniors. Demolishing both structures and rebuilding a 50-foot-wide condo on this—arguably NoHo’s marquee block—is doubtless a tasty proposition for a developer.

I am a 71-year-old certified artist, who has lived in my NoHo building since 1979. I wish to age in place. I am against the rezoning plan as presented. I am NOT against rezoning and I am in favor of building more affordable housing in SoHo, NoHo and Chinatown.

We need a better plan.

Thank you for your consideration.

Mary Clarke  
52 Bond St.  
NYC 10012

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Mary Clarke



**From:** [Mary Steinbauer](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:34:45 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Mary Steinbauer  
44 W 10th St  
New York, NY 10011

**From:** [Matthew Denys](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Testimony on SoHo/NoHo rezoning  
**Date:** Friday, November 12, 2021 3:10:42 PM

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Hi City Council,

I'm writing to support the SoHo/NoHo rezoning, which I strongly encourage you to enact, with as much affordable housing as possible.

I live in Brooklyn, and I find myself in SoHo often, visiting friends, shopping, and it's even where I get my hair cut. This is a wonderful, lively neighborhood, and adding additional residential density here would only make it better.

Given our city's high and rising prices for housing, I'd love to see residential upzoning and expansion of affordable housing across the city. The SoHo/NoHo area is particularly well suited for this, given its exceptional access to transit and its proximity to a wide variety of job centers in all directions.

I believe that upzoning wealthy neighborhoods like SoHo and NoHo is especially important for a variety of equity reasons. It's obvious that there's an incredible amount of demand for housing in this neighborhood, and allowing more housing to be built here will help limit displacement and rising rents in nearby neighborhoods and the other places people move when they can't find a place they can afford in this part of town.

In addition, I would ask the City Council for one addition to the current plan: please limit the amount of car parking that developers are allowed to build in new buildings here. The worst thing about this neighborhood today is the amount of car traffic and the corresponding limited space for pedestrians. Limiting parking will prevent adding even more cars on the road and help move us towards pedestrianizing Broadway, hopefully someday soon.

Thank you,  
Matthew Denys

**From:** [Maxi Cohen](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Up-zoning Soho  
**Date:** Friday, November 12, 2021 4:58:33 PM

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My response to Changing the Zoning of Soho,

I am a filmmaker and artist living in Soho\*. My loft cradled the genesis of video and filmmaking organizations that grew to be forces of influence, fertilizing independent filmmaking, video art, guerrilla television and the evolution of TV journalism. The same kind of renaissance in painting, conceptual art, dance, theater, and music erupted in the 1970s and 80s in this neighborhood - the birthplace of American contemporary art.

We artists planted ourselves in a dying industrial area and revitalized it and thus the city, so much that the **"Soho Effect"** has been replicated in the US and abroad. Artists did not displace people or businesses in Soho. Rather, artists were grateful for the industrial businesses that often sourced materials used. We who moved in decades ago did not have wealth. The spaces were our affordable housing and work spaces.

The city acknowledged this by creating zoning for artists-in-residence, permitting work/live spaces that due to our efforts went from not being legal to receiving certificates of occupancy. The city benefitted from these efforts, evidenced by the influx of galleries, then restaurants, stores, furniture showrooms and high-end luxury shops, all attracting people from other boroughs and beyond, including being an attraction for tourists.

When the looting occurred in Soho on June 1 and the area was boarded up, I had the thought if there ever was a time for artists to express themselves it is now. With fellow artists we began to paint, resulting by summer's end in over 700 paintings by more than 300 artists of every race, age, gender, world renown artists and first timers from Soho and beyond. The neighborhood, still thriving with artists, appreciated that art had once again sparked some soul into Soho. Out of that venture a number of artists are continuing as Soho Renaissance Factory, intending to foster art activity in many ways, paying homage to its past, revisioning its future.

**Let's maintain the ethos of Soho and let's help it grow to once again be at the vanguard of what it means to revitalize a city. Why are you not asking the residents what is needed?**

**Let's build what is needed:** high rise parking lots to get cars off the street with outdoor green spaces on top for the community, vertical urban farming to grow organic, healthy food. New spaces for creatives to live/work, by encouraging the artist-in-residency zoning (AIR) of Soho, by expanding its nature, not killing it. Give emerging artists encouragement to affordably live here in the spaces that are empty. Let's have think tanks and brainstorming sessions with landlords who own big box stores that are empty and residents to conceive of how they can become innovative, creative enterprises that serve the neighborhood. I have many ideas as I am sure others do.

I have witnessed greed taking precedent. Even this summer, landlords raised their ground floor by 300%, evicting monthly tenants and now the floors are empty. **What are the incentives for so much empty space? Let's address real issues.**

This plan from what I understand displaces people in rent control apartments so that "rent controlled" apartments can be built that are more expensive, unaffordable. **To me I see greed in action, not**

**innovative city planning. Soho became what it is through innovation.**

Let's create a stellar community that NYC can be proud of, not just another bunch of big buildings in a neighborhood that has no green space and is already too crowded. No one is talking about the homeless shelter considered for Wooster Street that is a travesty and will take the neighborhood down, by crime going up, people moving out, while giving men a horrible way to live. (I would like to meet with the developer as I have some ideas.) Who is making money while abusing residents and the homeless?

**The homeless shelter and the upzoning are ill conceived. Your plan ruins the culture, architecture, scale, feel, ethos that is bringing new galleries, stores and restaurants. End it and.....**

**Let's collaborate to have Soho evolve into a newly distinctive neighborhood built on the wonder of its architecture, the creativity of its forward thinking artists, the innovation of its tech companies, the new and old galleries coming to Soho (thank god) and thought leaders. By listening and communicating the neighborhood can insure that Soho will continue to be a destination for tourists, shoppers, and culture seekers who come and keep it alive and those who live and work here to thrive.**

The pandemic has taught us that life will never be the same. If there was really any interest in creating affordable housing in Manhattan, the answer lies in midtown where the amount of empty office space is astronomical. Why invest in more building when you have landlords already suffering with vacant space. Too many people have learned how to work from anywhere in the world to refill those spaces to the same capacity.

Let's insure Soho doesn't become more of the same.

In Gratitude,

Maxi Cohen

[maxicohenstudio@gmail.com](mailto:maxicohenstudio@gmail.com)

**Maxi Cohen** is an award-winning film and video maker and artist. Her films have played in movie theaters, film festivals and television around the world, and have influenced two generations of filmmakers. As a media activist, her film and television work has had significant influence in creating visible social change. Her works have been exhibited internationally and are in the permanent collections of numerous museums, including the Museum of Modern Art, New York, The Metropolitan Museum of Art, New York, the Museum of Fine Arts, Houston, the Israel Museum, Jerusalem, and the National Gallery of Canada, Ottawa. Maxi has been supported by grants from the National Endowment for the Arts, the Rockefeller Foundation, Annenberg Foundation, New York State Council on the Arts, Karan-Weiss Foundation, and other family and government funds.

[Art2 Soho June 2020](#)

[The New Yorker](#)

[The New Yorker](#)

[Podcast Interview with Maxi Cohen, Anders Holst, host of Art Insiders New York](#)

\*I have been a resident of Soho since 1972. My current loft, which was a warehouse before I purchased, was the birthplace of First Run Features, the first company to distribute American Independent Feature Films, an early gathering site for the Independent Film Project which now hosts the Gotham Awards and is now the Gotham Film and Media Institute, and a welcoming home for the early days of Women in Film and the Association of Independent Video and Filmmakers. As I was of the first wave of guerrilla television makers, I showed at notable Soho venues including The Kitchen, Global Village, Anthology Film Archives and had a solo show at OK Harris. I was part of the burgeoning independent film movement and the first wave of video artists and guerrilla television makers, even directing the first public access facility in New York and the country.

Find Maxi:

[Facebook](#)

[Twitter](#)


[Instagram](#)

**From:** [Maxine Henryson](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No to Soho/Noho/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 12:05:08 PM

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I have lived in Soho since 1984 and the congestion and increase in tourist traffic has been overwhelming. Upzoning will make the neighborhood unlivable.

Sent from my iPhone

Maxine Henryson  
478 West Broadway  
New York 10012  


**From:** [Meredith Bagerski](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 8:58:49 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Meredith Bagerski  
94 Prince St  
New York, NY 10012



**From:** [Micaela Grimm](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Saturday, November 13, 2021 2:51:42 PM

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**From:** [Michael J. Schmutzer](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Chin's Punitive Fines (Intro 2443-2021).  
**Date:** Monday, December 6, 2021 12:05:26 PM

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Hi,

I am writing to you about the upcoming vote for the SoHo/NoHo/Chinatown Up-zoning scheme and the Punitive Legislation Proceeding which if enforced would drastically penalize any SoHo/NoHo resident who lacks artist certification. This law might have been a good idea about 50 years ago when SoHo and NoHo were very different. But today the neighborhoods have changed dramatically and the zoning law from the 70ies belies today's reality and is a disadvantage for most, if not all the, families who live in SoHo. This also includes the artists.

Last Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a certified artist. The presentation was a debacle and an abject embarrassment.

Neither Margaret Chin nor the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The councilmember's representative could not answer basic questions:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime, but residents are penalized ad infinitum?

If this law passes it will be a tragedy for all the residents in your district. The artists will be hit the hardest as their properties which have appreciated over the years have become the retirement funding for many.

I urge you to **Please vote NO** on Councilmember Margaret Chin's proposed legislation that will penalize SoHo/NoHo residential units that are not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually. By doing this you will be destroying the life of thousands of families in SoHo and NoHo.

Sincerely,

## Michael

---

Michael J. Schmutzer (President)  
131 PRINCE COOPERATIVE, INC.  
131 Prince Street, [REDACTED]  
New York, NY 10012  
Tel.: (212)533-1626 Fax: (212)202-4526  
Cell Phone: [REDACTED]

**From:** [Michael Lerner](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Soho rezoning plan & Chin's punitive fines  
**Date:** Sunday, December 5, 2021 4:37:04 PM

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Dear Council Members and distinguished officials,

As a Soho resident for over two decades and president of the Board of one of the largest co-ops in Soho, I implore you to vote against the DeBlasio upzoning plan that would destroy the character and unique historical identity of our community. While I support more affordable housing, there are certainly more reasonable paths to achieving this.

In addition, I urge you to reject Margaret Chin's punitive and inexplicable legislation to institute huge fines against those residents who are not certified artists. This is mindboggling if only for its lack of clarity and purpose.

Thank you for your consideration,

Michael Lerner

**From:** [Michael L](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho Rezoning Information  
**Date:** Sunday, November 14, 2021 6:54:41 AM

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To whom it may concern,

My name is Michael Lewis and I recently purchase a loft in Soho. I have been following the various public hearings on rezoning in Soho and while I support the idea that many of the rules in Soho are outdated and needs revision, I have concerns about some of the changes being proposed.

I love this neighborhood and what makes it unique. The low rise buildings, cobble stone streets, boutique stores, restaurants and the artist community.

As a black male, I have strong reservations that any of the proposed reservations will actually result in more diverse or affordable housing in Soho. After attending many of the public hearings via zoom it seems the only benefit from this proposal will be developers who can now build taller buildings and turn this incredible area into another me-too soulless community.

However my largest objection is the “tax“ essentially on residents of Soho who own lofts and are not “certified” artists ( probably 99% of loft owners). The proposed action immediately will devalue all our property and “punish” residents unfairly for living in this neighborhood. As I am sure you already know the taxes in Soho are already outrageous and this additional tax would become an undue burden and make it even more expensive for anyone without significant means to live in Soho.

I hope you will strongly consider my feedback and on the end we the residents end up bearing the consequences of these decisions.

Kind regards,

Michael Lewis

**From:** [genrchoi16](#)  
**To:** [Land Use Testimony](#); [Chin](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#)  
**Subject:** [EXTERNAL] Written testimony against Soho-Noho Upzoning from Michelle Choi  
**Date:** Friday, November 12, 2021 5:55:11 PM

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Dear Council Members -

I registered to provide testimony at the council meeting on Tuesday but after 5 hours, I needed to leave the meeting to attend a school function for my son. While I did provide written testimony earlier, I have different points I wanted to make on Zoom.

I am the board president for my coop at 16 Crosby Street and represent 11 other families. In particular, quality of life is very important for all of us and oversized eating and drinking establishments will ruin that for anyone raising their families here, as many of us are. Balthazar is under the 5000 sq ft limit and is one of the most successful restaurants in NYC. I see no need for eating and drinking establishments or retail for that matter to be larger than that. Upzoning those establishments would require them to take up multiple floors in Soho and they would only displace people and potential homes.

Lastly, my building is one that would need to be converted to residential use. I've seen estimates that this would cost at least \$500K+ per apt. We are not as rich as Jon Bon Jovi. Almost all of us would be forced to sell our lofts and now with the punitive legislation Chin sponsored to fine those living in JLWQA who are non-artists, it would be an inconceivable predicament.

I ask that all of you re-think this very seriously.

Thank you.  
Michelle Choi

**From:** [michelle rosenberg](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] I urge you to vote NO on the Soho/Noho rezoning plan.  
**Date:** Friday, November 12, 2021 10:59:22 AM

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Dear council members,

As an artist, mother of two and longtime resident of lower Manhattan, I urge you to vote no on this giveaway to developers.

This plan has been fast-tracked through the Department of City Planning during the chaos and confusion of the Covid-19 pandemic, when uncertainty abounds and accurate community studies are nearly impossible. The SoHo/NoHo Neighborhood Plan cannot be fixed with any series of modifications. Any effort to make it “less bad” than what the Mayor’s team has presented will still result in a reckless and irresponsible transformation of these two unique neighborhoods.

The stated goals will not be achieved. The goal of economic diversity is based on untested and faulty assumptions about development in Lower Manhattan. Actual “affordable” housing for our neighborhoods is not guaranteed. Instead there will be a massive increase in what we already have enough of: luxury dwellings.

The City’s Plan fails to provide actual benefits. The plan proposes nearly a 50% increase in population for the neighborhoods, but with no accompanying infrastructure or improvements. We will get No Parks, No Schools, No Hospitals. Why? Because there is no City-owned land here on which to build. The Mayor’s Plan is dependent upon the whims of private property owners, the dismantling of reasonable regulations and an unfettered real estate market. The “end benefits” to the community don’t exist, and what are labeled as such are an illusion.

The Mayor’s Plan DOES NOT WORK. Approving this sweeping proposal, especially in the final days of the administration of Mayor de Blasio (who will soon be gone, and cannot be held responsible for its efficacy), would further impair our quality of life all across the community, and destroy these unique neighborhoods.

Thank you for reading.

Best,  
Michelle Rosenberg

Michelle Rosenberg (she/her)  
917.447.0577  
[michelle.rosenberg@gmail.com](mailto:michelle.rosenberg@gmail.com)

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[www.michellerosenberg.com](http://www.michellerosenberg.com)

**From:** [mike derham](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Yes on SoHo/NoHo rezoning  
**Date:** Friday, November 12, 2021 5:28:02 PM

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Hello:

My name is Mike Derham, and I am a resident of Washington Square Village, and of City Council District 1 originally since 2007.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built.

I would also ask the City Council to make a change to the plan—the City should change its community preference policy for this rezoning, to allow residents of the Lower East Side and Chinatown, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2.

I would also ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

Thank you for considering my written testimony.

Kind regards  
~mike derham



**From:** [Mireille Miller](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown upzoning  
**Date:** Friday, November 12, 2021 5:36:52 PM

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Please say NO to SoHo/NoHo/Chinatown upzoning.

Thank you  
Mireille Miller  
Nolita resident

Sent from my iPhone

**From:** [mitchell levine](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say no to soho rezoning  
**Date:** Friday, November 12, 2021 1:08:16 PM

---

I want to express my objection to the soho redevelopment plan now under consideration

Thank you

Mitchell Levine

100 Grand Street

SOHO

NYC

Sent from my iPhone

**From:** [Nansi Schneider](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO. To UPZONING IN Soho, Noho, Chinatown  
**Date:** Friday, November 12, 2021 2:02:20 PM

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No No No

Nansi Schneider

**From:** [Naomi Peachy](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to Soho/NoHo/Chinatown Upzoning!  
**Date:** Friday, November 12, 2021 10:22:56 PM

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Please don't destroy our special neighborhood with more traffic/noise, closed streets/pedestrian malls and other insensitive and destructive development.

Sent from my iPhone

**From:** [Obie Benz](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [Sean Sweeney](#)  
**Subject:** [EXTERNAL] Oppose Chin proposal re Soho Artist Certifications  
**Date:** Sunday, December 5, 2021 5:29:55 PM

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Dear Public Representatives,

I fervently oppose suddenly instituting huge fines for residents in Soho lacking AIR certificates. I happen to have one, having lived here since 1981. I secured one when I moved in and received a second after the first expired. So I'm fine.

Regardless, there are many Soho residents who have been here for decades, including artists who have not bothered to get certificates because there has not been the slightest enforcement for at least 30 years.

This plan should be voted down entirely. Were this plan to go into effect, thousands of residents would suddenly be forced to pay these absurdly high fines, figure out how to game the system by locating someone with an AIR, or move out. Further, the residential real estate market in Soho would be badly damaged. No artist's lives would be improved, as the warehouse style units for which AIR was designed 50 years ago are no longer available at a reasonable price. The only thing this plan would achieve is the creation of countless lawsuits opposing it.

Please vote against this Chin plan to fine Soho residents without an AIR.

Sincerely,

Obie Benz, President  
33 Greene Street Corp

**From:** [Olivia Bernard](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No to Deblasio plan  
**Date:** Friday, November 12, 2021 1:33:42 PM

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"Say NO to SoHo/NoHo/Chinatown Upzoning" i

Sent from my iPhone

**From:** [paddington matz](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:23:40 PM

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NG idea!!

**Paddington Matz**  
Licensed Associate Broker  
32 Avenue of the Americas  
New York NY 10013  
m: [212.227.2252](tel:212.227.2252)(textable)  
[paddington@compass.com](mailto:paddington@compass.com)

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**From:** [Paola Spina](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 2:05:59 PM

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Say NO to SoHo/NoHo/Chinatown Upzoning

Best,  
Paola Spina



**From:** [Pat Portela](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] VOTE NO on Councilmember Margaret Chin's proposed legislation  
**Date:** Tuesday, December 7, 2021 10:15:59 AM

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As an artist - who is certified and legally living in Soho - I ask that you DO NOT SUPPORT the absurd legislation proposed by Councilmember Margaret Chin that would violate any SoHo/NoHo residential unit not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually. This proposal makes absolutely no sense. It seems as though it would be more difficult to enforce than any benefit (which there does not appear to be any) would provide.

It is merely an obvious move by Chin to appear to the Real Estate moguls as a friend rather than foe.

Please DO NOT SUPPORT this proposal.

Thank you,  
Particia Portela

**From:** [Pat Portela](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] VOTE NO on de Blasio's SoHo/NoHo/Chinatown Upzoning scheme  
**Date:** Tuesday, December 7, 2021 10:28:43 AM

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PLEASE VOTE NO on the NoHo/SoHo/Chinatown Upzoning scheme!

This proposal is fraught with inconsistent ideas and outcomes that will permanently harm the communities involved. The smaller businesses that currently make these neighborhoods unique will be destroyed. Over-building of generic skyscraper rabbit hutches will eventually kill the NYC melting pot, which in turn will discourage tourists and economic development. The Real Estate community is only interested in short term gains for themselves and not the big picture!

Please do not support these short sighted schemes. Changes can be made in other ways that protect the remarkable place we call home.

PLEASE - VOTE NO on the NoHo/SoHo/Chinatown Upzoning scheme!

Thank you,  
Patricia Portela

**From:** [patricia.sarnataro](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to up zoning soho!  
**Date:** Friday, November 12, 2021 11:59:35 AM

---

Absolutely no to NOHO/SOHO UPZONING!!!!!!!!!!!!!!

Our neighborhood already is over crowded, too much traffic and people, no parking, so why here? we know that 'affordable housing' is a smoke screen for luxury housing and pandering to developers. enough!  
thank you

**From:** [Patricia Spadavecchia](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:19:25 AM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Patricia Spadavecchia  
9 Jones St  
New York, NY 10014

**From:** [Patrick McHenry](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Support the SoHo/NoHo rezoning  
**Date:** Friday, November 12, 2021 11:07:53 AM

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Hi there, my name is Patrick McHenry. I am a NYC resident and worked in SoHo for many years.

I strongly support the SoHo/NoHo rezoning. New York desperately needs to allow more mixed-income housing to be built in high-opportunity, transit-rich neighborhoods like SoHo and NoHo.

I currently live in Flatbush, Brooklyn. Right now there is considerably more housing under construction just on a few nearby blocks than in all of SoHo/NoHo. It's not fair that low-income neighborhoods of color like Flatbush are taking on the majority of the city's new construction. Wealthy, white neighborhoods like SoHo have to start doing their fair share.

People from around the country and across the world are still moving into NYC. The 2020 Census showed our population exploded over the past 10 years and it's not slowing down. If we don't build new housing in SoHo and similar areas, the people who would live there won't disappear—they'll just move into existing housing in surrounding neighborhoods, driving up rents and furthering the cycle of displacement.

I would ask the City Council to make two changes to the plan—while I support the added density for housing, its proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.

I also believe the City should change its community preference policy for this rezoning, to allow residents of the Lower East Side and Chinatown, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2.

Lastly, I would ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

Thank you for considering my written testimony.

Patrick

**From:** [Paul Fedyk](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 7:40:46 PM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Paul Fedyk  
189 W 10th St  
New York, NY 10014

**From:** [PAUL PICCONE](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:53:42 AM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
PAUL PICCONE  
2 Milligan Pl  
New York, NY 10011

NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES

PUBLIC HEARING ON THE DEPARTMENT OF CITY PLANNING SOHO, NOHO,  
CHINATOWN UPZONING - NOVEMBER 9, 2021

TESTIMONY OF PAUL W. HAUG

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I am writing to express my opposition to the NYC Department of City Planning's SoHo NoHo Chinatown Upzoning.

As a tenant in a rent-stabilized apartment, I am concerned about the lack of protections for other rent-stabilized and rent-controlled tenants in the upzoning plan.

The proposed upzoning incentivizes the destruction of over 600 units of rent-regulated and loft-law affordable housing.

This must not be allowed to happen.

Past upzonings have failed to provide any substantial affordable housing. This plan does not guarantee ANY affordable housing will be built in SoHo, NoHo, or Chinatown.

That this lack of affordable housing comes at the expense of destroying numerous historic districts with new construction 2 ½ times larger than now allowed — together with the targeting of dozens upon dozens of beautiful historic buildings as development sites within the upzoning boundary—adds insult to injury, and is completely unacceptable.

Please reject this terrible plan.

Thank You,

Paul W. Haug

92 Horatio Street

New York, NY 10014

<https://twitter.com/HoratioBunny1>



**From:** [Peter Ballantine](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Letter in opposition of SoHo Upzoning proposal, and against the Margret Chin artist-certification legislation proposal (Intro 2443-2021)  
**Date:** Monday, December 6, 2021 11:00:52 PM

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Dear Sirs:

I write as a SoHo resident (since 1969) and building owner here, since 1973, **opposing both the SoHo upzoning proposal and Margret Chin's artist-certification proposal (Intro 2443-2021).**

The existing SoHo zoning is a world-famous success, but fragile; the **upzoning proposal** is clearly a real estate industry attempt at zoning-breaking  
It's a truly shameless giveaway to these interests: no one else wants or needs this. **I oppose it in the strongest possible terms.**

The **Chin certification proposal** needs to be decisively defeated. It is also—*very, very transparently*—a real estate industry stalking horse, a scare tactic to destroy the SoHo zoning by terrorizing, resident-by-resident, the people who live and work here. **I oppose this *bizzaro* proposal in the strongest possible terms.**

Sincerely,  
Peter Ballantine

**From:** [Peter Brown](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] upzoning / Intro 2443-2021  
**Date:** Sunday, December 5, 2021 5:27:19 PM

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Sirs:

Please vote NO on Soho /Noho/Chinatown Upzoning.

Please vote NO on Margaret Chin's legislation, Intro #2443-2021

Thank you.

—

Peter Brown  
[brownpeterc@aol.com](mailto:brownpeterc@aol.com)

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**From:** [Peter Darrell](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Soho rezoning plan & Margaret Chin's punitive fines  
**Date:** Tuesday, December 7, 2021 2:28:47 PM

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Dear Council Members and distinguished officials,

As a Soho resident for 12 years and secretary of the Board of one of the largest co-ops in Soho, I implore you to vote against the DeBlasio upzoning plan that would destroy the character and unique historical identity of our community. While I support more affordable housing, there are certainly more reasonable paths to achieving this.

In addition, I urge you to reject Margaret Chin's punitive and inexplicable legislation to institute huge fines against those residents who are not certified artists. This is mindboggling if only for its lack of clarity and purpose.

Thank you for your consideration,

Peter

November 12, 2021

Francisco Moya, Chair  
Subcommittee on Zoning and Franchises  
New York City Council  
City Hall  
New York, NY 10007  
[landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov)

**Re: SoHo/NoHo Neighborhood Plan – OPPOSITION**  
**Int. 2443-2021 – OPPOSITION**

Chair Moya and Councilmembers,

I submit this testimony in Opposition to the SoHo/NoHo Neighborhood Plan and also in Opposition to Int. 2443-2021. I do so as a 41-year resident of SoHo, a rent-stabilized loft tenant certified under the Loft Law, and a senior citizen now aging in place.

The Mayor's proposal for the SoHo/NoHo Neighborhood Plan does not work, and fails to offer the needed solutions that have been identified by residents, the community board and our elected representatives. I urge you to reject the City's rushed and reckless plan to up-zone and transform these unique neighborhoods. With more care we can do so much better.

In 2019 I served on the SoHo / NoHo Advisory Group, representing the Broadway Residents Coalition. The key goals at that time:

- legalize non-conforming loft residents, including numerous middle-income co-op owner / shareholders who have helped to build these neighborhoods and who are in need of specific considerations.
- bring into line various non-conforming retail, including the allowance for local-serving UG 6 establishments with reasonable controls for our densely-residential mixed-use neighborhoods, but particularly to address the intrusion of out-of-scale destination retail, with focus on a variety of quality-of-life issues that now overwhelming our community, and are in need of solutions.

Instead of presenting needed solutions, the City's plan for SoHo / NoHo was cobbled together during the chaos and confusion of the Covid-19 pandemic. The plan fails to provide for residents, leaving many at risk. For retail, the plan inadequately addresses the known conditions that have been experienced and documented by the hundreds of residents throughout the neighborhoods.

DCP has presented the Council with a blunt, unimaginative and careless plan. When looked at closely, it is found to be filled with false options, claiming to be promises for certainty and equity, but in reality offering no guarantee of affordable housing.

The plan hides its true purpose: the economic rescue of over-leveraged real estate speculators who have swarmed the neighborhoods over the past 15 years, in the shadow of the economic crash, when prices were already too high and dreams were unrealistic. Now, in a rash effort to protect the inflated tax base, the gambling speculators are to be saved by the City's magical grant of new sky-busting FAR, equal to over 9 million square feet of new development – more bulk than found in three Empire State Buildings. Not only is that a fix that won't work, it incentivizes further speculation that will inevitably lead to the harassment of existing residents.

City Planning has promised – but NOT delivered – solutions from HPD, to assure that tent regulated residents are protected. Yet no one from HPD has come to our building, or done any outreach to the numerous rent stabilized tenants here, where our new owner has failed to register the building with HPD. And where our same new owner has failed to provide rent stabilized tenants with our required lease renewals. To our dismay we are seeing that the housing situation in SoHo and NoHo is unraveling, and uncertainty is upon us. The rezoning speculative hijinks have begun!

I point the Council to the broader flaws of plan, all noted by City Planning Commissioner Anna Hayes Levin during the CPC session, before this plan was sent to the Council. Those flaws include:

1. too much of an up-zoning
2. too little for affordable housing
3. too much commercial development
4. an overbearing allowance for large retail

5. the JLWQA conversion fee targets residents
6. the “mechanism” is not clear
7. the plan undermines the integrity of the historic districts

Those same flaws, along with deeper problems, are laid out in the comprehensive CB2 Resolution in Opposition. Essential components of the DCP proposal for the SoHo, NoHo and Chinatown M1-5A & M1-5B districts, remain unclear and unresolved.

The “mechanism” for the “pathway to legalization” for non-conforming residents – a promise of DCP – has not been provided. The Department of Buildings, which will establish, oversee and enforce the conversions as presented by DCP, has been absent, leaving key questions unanswered.

Further, the so-called “tenant protections” for rent regulated occupants cited by both DCP and HPD are sadly inadequate. They ignore the many insufficiencies of the Certificate of No Harassment program that are outlined in the December 2020 report to Speaker Johnson, which noted that the funding promised by Deputy Mayor Vicki Been was never adequately provided, an essential flaw that is not addressed in the recent extension and expansion of the CONH pilot program as enacted by the Council a few weeks ago.

For Int 2443-2120: This bill is unformed, presenting a sledge hammer of massive fines that imperil residents throughout the area. The Committee Report offers no quantitative data, and no financial analysis. The bill as presented must be rejected.

The City's proposal for SoHo and NoHo fails to offer the needed solutions. And the proposal will not meet the stated goals of the DCP Plan.

I urge the Subcommittee to Vote NO on this unworthy proposal, and instead aim for a better opportunity. We CAN do better.

Thank you for your time and consideration.

Peter Davies

**From:** [Peter Handler](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Koslowitz, CM](#); [OpenNYForAll@gmail.com](#)  
**Subject:** [EXTERNAL] SoHo/NoHo Rezoning  
**Date:** Friday, November 12, 2021 12:58:00 PM

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Good afternoon,

I am writing to support the city's proposed rezoning of SoHo/NoHo. As somebody who has seen numerous friends and family move out of the city due to the exorbitant cost of housing, I support the rezoning as a small but significant step in making housing more affordable in New York City.

While I understand there are concerns about new development leading to gentrification and displacement, I do not see how that objection holds water in SoHo/NoHo, which is one of the city's wealthiest neighborhoods. Rent-controlled and rent-stabilized tenants will be protected from any substantial rent increases by the state's rent protection laws.. Far from being a victory against displacement, voting down the SoHo/NoHo project will only lead to *more* displacement & gentrification, as blocking development in SoHo/NoHo will lead more affluent individuals to seek out apartments in neighborhoods like Chinatown instead.

Regards,  
Peter Handler  
[peter.handler@gmail.com](mailto:peter.handler@gmail.com)

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Forest Hills, NY

**From:** [Peter Liberman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo/NoHo Neighborhood Plan  
**Date:** Tuesday, November 9, 2021 11:26:34 AM

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Dear City Council Members,

On behalf of Washington Square SE Apts, Inc.—a 175-unit Mitchell-Lama co-op at 505 LaGuardia Place in Greenwich Village—we strongly urge the City Council to REJECT the disastrous “Soho Noho Neighborhood Plan” (CPC application # C 210422 ZMM).

Living in one of the largest and oldest affordable housing complexes in the vicinity, we fully appreciate the need for more affordable housing in New York City. The City Planning Commission claims the plan will increase affordable housing and diversity, which are laudable goals. But in fact, the proposed plan is so riddled with exceptions, it *will do the opposite*.

Three exemptions would permit the construction of new commercial, university, and luxury residential developments containing no affordable housing at all:

1.

The plan allows commercial and university development that do not have ANY affordable housing. These exemptions are likely to be heavily exploited, particularly by NYU and Google, which have been expanding rapidly in these neighborhoods.

2.

Developments with less than 25,000 sq ft of residential space are also exempted from the affordable housing requirement. This also means that massive mixed-use buildings that combine residences with retail, commercial, office, and university uses could be built without ANY affordable housing as long as there is a maximum of 25,000 sq ft of residential space built.

3.

This 25,000 sq ft exemption applies to each of multiple adjacent lots used to build giant towers. This for example would allow the owners of the Edison Parking lot 174 Centre Street to build multiple, exclusively luxury residence buildings on a site where the City Planning Commission incorrectly forecasts dozens of affordable housing



units.

In sum, the CPC plan is a classic bait-and-switch. Because the zoning changes would allow the same size increases for commercial (office, retail, etc.), mixed use, and academic developments as for residential ones, and because either type would destroy many existing rent-stabilized units, the CPC rezoning plan is likely to lead to less affordable housing and diversity rather than more.

As fiduciaries for a longstanding affordable housing cooperative, we have grown tired of insincere, if not outright manipulative efforts to raise the banner of “affordable housing” in order to provide political cover for development plans benefiting commercial, luxury residential, and university developers. To be clear, we are by no means against development, per se. We are just reasonably opposed to outsized, out-of-scale development schemes that do not take into account neighborhood context and history and do not ultimately serve the City that we love. The CPC’s claims that the plan will promote “affordable housing” are just lipstick on a pig.

The plan suffers from another major flaw, stemming from the lack of nearby green and other open space, schools, and other services. The middle of lower Manhattan has the [lowest playground and park space per capita anywhere in the city](#), and Soho, Noho, and Chinatown are already particularly packed with transient tourists and university students. Surely there are neighborhoods where new housing would be not just more affordable, but also more livable, especially for families with children.

For the reasons stated above, the Board of Directors—which is elected by our residents—unanimously opposes the CPC’s Soho-Noho rezoning plan.

Sincerely,

Peter Liberman

Member, Board of Directors  
Washington Square SE Apts.,  
505 LaGuardia Pl.  
NY NY 10012


**From:** [Peter Slavov](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:23:54 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Peter Slavov  
  
Queens, NY 11102

**From:** [Peter Von Mayrhauser](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote NO on Upzoning plan for SoHo,Noho, Chinatown  
**Date:** Friday, November 12, 2021 1:57:45 PM

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A terrible plan that doesn't guarantee any affordable housing! Vote No

Peter von Mayrhauser - Longtime Downtown Resident

**From:** [Fluxhouse II Inc](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:43:33 AM

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to whom it may concern -- Fluxhouse II is NYC's first live/work coop - while no longer fitting the rebellious mode of its early years, we are unanimously concerned and angered by the changes suggested in the zoning changes being proposed - especially as its being done in the guise of cheating affordable housing -

Its longer term consequences are in fact a LOSS of lower income apartments in favor of fewer "affordable" units and substantially more market rate units - Its ripple effect within SoHo/NoHo/Chinatown will in the end will benefit primarily real estate interests.

We urge you to find ways for creating real affordable units that do not have far larger negative effects.

Phillip Galgiani  
Treasurer/ Fluxhouse II Inc  
80 Wooster Street  
New York NY 10012  
212 966-9485

**From:** [Pier Consagra](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Stop Up Zoning SoHo NoHo Chinatown BUILD SEA WALLS  
**Date:** Friday, November 12, 2021 11:23:45 PM

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Council Zoning Subcommittee:

New York: a city hell bent on building utterly useless Supertalls filled with absentee owners. Empty, useless Hudson yards. A monstrous scam. MIH? Not one apt has been guaranteed in the Upzoning of SoHo, NoHo, and Chinatown. A giveaway to developers.

Streets opened to pedestrians, boom boxes, bucket drummers, homeless, electric scooters, a transitory population only rodents and landlords and developers love.


You don't know what HUMAN SCALE means. Even Bloomberg, Mr Potter in Pottersville - booze the only way out! Even Bloom said, look at the outer boroughs! And all the FARs for sale in SoHo. In the specious name of density. History, a nuisance. All these No. 1 Vanderbilts. While the planet faces the most extensive threat to its existence and all you do is bend over for these heinous developers. The NYT in bed with all of them. The March of Folly.

BUILD SEA WALLS you morons!

**From:** [Piet Halberstadt](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 12:51:16 PM

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Piet Halberstadt

  
piethalberstadt.com

**From:** [P.Dodge](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] RE: Up-zoning of Soho and Noho  
**Date:** Friday, November 12, 2021 11:48:55 AM

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To Whom it May Concern,

I am wholeheartedly AGAINST the up-zoning of Soho and Noho.

Incentives to demolish the many four to six story buildings in these neighborhoods will ultimately precipitate an explosion of high-end, out of proportion high-rise residential development and squeeze out low income tenants. Where will they go?

Not all longtime resident owners, nor I, are certified artists or have the means to pay the \$100 per square foot tax. Many might have to either deplete their savings to remain, or be forced to sell and move, as will I. This tax should be removed. Many current owners are already being squeezed, as am I, by rising real estate taxes that in many cases make up about 70% of their maintenance costs. These taxes can be expected to rise with the addition of market value new construction used as 'comparables'.

There is no way our community is in favor of up-zoning. The City Council's responsibility is first and foremost that which protects current residents and businesses.

Don't turn Soho/Noho into midtown Manhattan. The present zoning should be left as is. LEAVE US ALONE, LEAVE US BE!

Respectfully yours,

Pryor Dodge  
64 Grand St.  
(4th generation downtown New Yorker)

**From:** [P.Dodge](#)  
**To:** [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#); [Drummond, Anthony](#); [Fung, Cora](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Intro 2443-2021  
**Date:** Sunday, December 5, 2021 6:03:39 PM

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To Whom it May Concern,

Please vote NO to Intro 2443-2021. I am wholeheartedly AGAINST the up-zoning of Soho and Noho, and Margaret Chin's vindictive and possibly revengeful fines of \$40,000 and \$12,000 annually.

Incentives to demolish the many four to six story buildings in these neighborhoods will ultimately precipitate an explosion of high-end, high-rise residential development and squeeze out low income tenants. Where will they go?

Not all longtime resident owners are certified artists or have the means to pay the fines. Many might have to either deplete their savings to remain, or be forced to sell and move. These residents should instead be heralded for having created and established a world recognized seductive must-visit destination!!! THIS TAX MUST BE REMOVED.

Additionally, many current owners are already being squeezed by rising real estate taxes that in many cases make up about 70% of their maintenance costs. These taxes can be expected to rise with the addition of market value new construction used as 'comparables'.

If concerned about creating housing downtown for low income tenants, let the City lease their block long property on Hudson St. between W. Houston & Clarkson St., a location often mentioned when trying to save Elizabeth St. Garden.

Our community is not in favor of up-zoning. Leave us be, leave us alone!

Respectfully yours,

PryorDodge  
64GrandSt.  
(4th generation downtown New Yorker)



**From:** [Rebecca Lipski](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 1:05:55 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Rebecca Lipski  
435 E 14th St  
New York, NY 10009

**From:** [reim.maus@comcast.net](mailto:reim.maus@comcast.net)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No to Soho-NoHo/Chinatown rezoning and. . .  
**Date:** Monday, December 6, 2021 10:21:31 PM

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Chin's legislation 2443-2021!

**From:** [Renee Monroe](#)  
**To:** [Chin](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Deborah Glick](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodchik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] Written Testimony in Opposition to SoHo-NoHo Neighborhood Plan  
**Date:** Friday, November 12, 2021 2:48:29 PM  
**Attachments:** [smime.p7s](#)  
[ATT00001.txt](#)  
[ATT00002.htm](#)  
**Importance:** High

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Nov.ember 12, 2021

Dear CM Margaret Chin Chin and Members of the City Council,

I submit this testimony in vehement opposition to the SoHo-NoHo-Chinatown Up-zoning and urge you to vote “NO”.

I am an artist and resident on Broadway between Prince and Spring. I am 69. My live/work space has been my home and studio for 35 years. As an officer of my coop board and a member of Broadway Residents Coalition, founded in 1999 to grapple with problems caused by oversized retail, I am deeply committed to my community and my neighbors.

In March 2020, I contracted Covid-19, just as New York City shut down. Fortunately, I recovered quickly, but the long-haul symptoms of long-Covid have changed my life. Neurological aftereffects make it difficult to do my art work and cause daily disruptions to my ability to function. I am under care with the Mt. Sinai Post-Covid Clinic and am very fortunate to live in NYC where such facilities exist and doctors practice who recognize and try to treat such a little known and understood syndrome.

Now my home is under threat. Like many SoHo and NoHo shareholders and condo owners in JLWQA buildings (most of SoHo and NoHo), my neighbors and I have been living in a state of housing uncertainty because of the City’s deeply flawed and reckless plan.

One of the key goals of the rezoning, years in the making, was to create a “pathway to legalization” for non-conforming residents in JLWQA buildings. Now, at the ninth hour, look at where we are:

- **DCP’s false solution, aka “the mechanism”,** which purports to allow owners to convert from JLWQA (UG17D) to ordinary Residential (UG2) has never been explained nor the details worked out. **Yet DOB failed to appear** at City Council’s sole public hearing on 11/9, so residents could not pose questions to them. **In fact DOB has been AWOL** through the entire process.
- **Perhaps that’s because it is nearly impossible to convert most buildings in SoHo and NoHo** from UG17D to UG2, as the requirements for the building codes are different and incompatible. Even where possible, such building conversions would require a massive outlay of funds and the likely evacuation of the building as conversion work is performed.
- **On top of the prohibitive costs of conversion, the City’s Plan would impose a punitive and excessively high tax on artists** who wish to sell their homes of \$100 per square foot. (By comparison, the plan would legalize “non-conforming” retail use **free of charge!**) The City claims that money will be used as the sole financing source for a vaguely described “Artist Fund.” But, as noted, **the conversion plan doesn’t work**, so few will use that option. Meaning few will pay the fee. So the convoluted “Artist Fund” won’t be funded. **Any implied “benefit” disappears.**

Other areas of deep concern:

- **The Plan puts a target on existing rent regulated affordable housing** in the neighborhood, including loft board protected tenants, providing a strong economic incentive for its demolition, and the displacement of its residents. The plan carelessly increases the opportunities for tenant harassment. Many of those who will be targeted are long-time residents who built these neighborhoods, and are now senior citizens, aging in place.
- **The Plan does not guarantee that a single unit of affordable housing will be built.** Rather development, construction and conversion favoring new office space is prioritized.


- **The Plan favors commercial property owners, providing a gift of value** through the increase in Floor Area Ratio (FAR). That newly-granted FAR can be traded, transferred, borrowed against and sold, creating a casino all across and around SoHo & NoHo. The **FAR increase allows for 200+ Foot Towers to rise** within and around the historic districts, and across the neighborhoods.
- **The plan fails to provide restrictions on upper-floors (above the 2nd floor) usage in mix-used buildings and on rooftops.** This put residents at risk of all night parties with amplified music and loud voices echoing off the cast-iron façades.
- **The plan allows unrestricted oversized retail** when the infrastructure of the historic district cannot accommodate loading berths, and mega-delivery trucks are a frequent and ongoing detriment to residential quality of life, particularly on Broadway.
- **The Mayor's Plan would encourage the demolition of historic buildings** recognized at the city, state, and federal level. This would destroy the character of this historic district and set a precedent for historic districts across the entire city. For a shocking visual presentation of 29 buildings slated for demolition or construction in the SoHo National Historic District:  
<https://tinyurl.com/ymur44zb>

This is a bad plan.

We can do so much better. Why the rush?

Please vote “**NO**”.

Sincerely,

Renée Monroe  
542 Broadway   
New York, NY 10012

**From:** [Renee Monroe](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Deborah Glick](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#)  
**Subject:** [EXTERNAL] Reject the SoHo NoHo Upzoning and Councilmember Margaret Chin's Legislation (Intro 2443-2021)  
**Date:** Sunday, December 5, 2021 5:59:08 PM  
**Importance:** High

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Dear Councilmember,

I urge you to reject the **SoHo-NoHo Neighborhood Plan**. Contrary to what City Planning, the Mayor and OpenNY have led you to believe, the proposal as it currently stands will not achieve its stated and laudable goals of equity and racial justice.

Due to myriad loopholes in the plan and its strong incentives for developers to build commercial and office space, as voiced by City Planning Commissioner Anna Levin herself, not one unit of affordable housing is guaranteed to be built. The fact is, this plan will result in the commercialization of every inch of Soho and NoHo, and the loss of their historic character, without supplying the affordable housing these neighborhoods so desperately need. Many alternative plans, as well as sites that would allow for 100% affordable housing, have been proposed, but City Planning has chosen to ignore them. That alone should set off alarm bells: Obviously, the promise of affordable housing is just a Trojan horse with an open door to an army of commercial developers.

I also ask you to reject CM Margaret Chin's rushed and recklessly introduced Legislation (**Intro 2443-2021**). At the recent Community Board 2 meeting on December 2, at which DOB failed to appear, CM Chin's legislative assistant was unable to answer basic questions about this legislation -- which she helped write -- in part because it is so poorly thought out and unresolved. It also became clear that **she did not even understand the law that covers JLWQA** (joint-live work quarter for artists) which is how most of SoHo and NoHo are zoned and **which this legislation addresses!** The legislation is cruel and punitive, activating a dead letter law which has been unenforced for 40 years. Out of the blue, CM Chin wants to excessively fine the majority of residents of these neighborhoods, many of whom have lived here for over 35 years.

Both the upzoning and **Intro 2443-2021** will completely destabilize these neighborhoods and render them unrecognizable. SoHo and NoHo have real problems that need to be addressed. Neither of these proposed legislations do that. Urban planning requires thoughtfulness and time but these two legislations have been steamrolled through the process for political reasons. They will create worse problems and the new City Council will have to deal with the mess this Mayor, and those who vote for the legislations, will have created.

**This is not an urban planning plan. This is not a social just plan. This is a commercialization plan. The only winners are the developers. Everyone else**

**loses.**

Please vote **NO** to the **SoHo-NoHo Neighborhood Plan** and to **Intro 2443-2021**.

Sincerely,

Renée Monroe  
542 Broadway  
New York, NY 10012

**From:** [Richard Tobias](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Monday, November 22, 2021 4:11:28 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Richard Tobias



New York, NY 10013

**From:** [Richard Tobias](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Cc:** [Richard Tobias](#)  
**Subject:** [EXTERNAL] Please Vote No on Soho Noho rezoning.and fines.  
**Date:** Monday, December 6, 2021 1:15:58 PM

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Dear City Council,

I understand you will soon be voting on the proposed SoHo Noho rezoning and the new proposed legislation to increase fines on joint live-work quarters.

I urge you to vote no on both.

Richard Tobias  
Resident of Soho for 17 years.



**From:** [Richard Tobias](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] NO to SoHo, NoHo and Chinatown Upzoning  
**Date:** Friday, November 12, 2021 2:43:19 PM

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City Council, New York City,

I am a 17 year resident of Soho. I am an architect living on Social Security and part-time free-lance work when I can find it. I am 77 years old.

Our neighborhood does need rezoning, it is long overdue. Our neighborhood needs a rezoning plan that respects the scale, character and quality of the existing neighborhood. Our neighborhood needs a rezoning plan that provides real opportunities to increase the affordable housing stock and to proactively increase diversity. These goals need not and should not be at the cost of increasing gentrification. The proposed rezoning is completely misguided, the effect would be to homogenize SoHo NoHo into an even higher-end residential enclave and destination mall, ignoring the needs and desires of current and future middle-class residents.

Thank you,  
Richard Tobias, AIA, NCARB, LEED PA

**From:** [Robert Cohen](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Cc:** [SoHo Alliance](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo/Chinatown Upzoning and to Margaret Chin's Punitive Legislation  
**Date:** Sunday, December 5, 2021 5:42:23 PM

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To the Zoning Subcommittee of the City Council:

I am asking you to vote NO on SoHo/NoHo/Chinatown Upzoning and on Margaret Chin's Punitive Legislation (Intro 2443-2021).

Sincerely  
Robert Cohen

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Robert Cohen, Ph.D.  
123 Prince Street  
New York, NY 10012  
Phone / Fax 212-475-5682

**From:** [Robert Cohen](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Mayor de Blasio's SoHo/NoHo/Chinatown upzonig proposal  
**Date:** Friday, November 12, 2021 3:22:00 PM

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Dear Sir or Madam:

I am absolutely and firmly opposed to mayor de Blasio's SoHo/NoHo/Chinatown upzonig proposal. Among my reasons:

- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo

For this and many more reasons de Blasio's plan will be a disaster for a neighborhood I have lived in for more than thirty years. It will destroy the quality of life of its residents and visitor.

Sincerely  
Robert Cohen

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Robert Cohen, Ph.D.  
123 Prince Street  
New York, NY 10012  
Phone / Fax 212-475-5682

**From:** [Robert W. Colby](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [soho alliance](#); [Carolyn Campora](#)  
**Subject:** [EXTERNAL] Please vote NO on SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).  
**Date:** Sunday, December 5, 2021 4:40:17 PM

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Please vote NO on SoHo/NoHo/Chinatown Upzoning & Margaret Chin's Punitive Legislation (Intro 2443-2021).

Thank you.

Robert Colby

**From:** [robert green](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] soho/noho rezoning  
**Date:** Friday, November 12, 2021 12:23:55 PM

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Hi, my name is Robert Green and with my girlfriend Rachael Powell am a resident of CD 2. My parents are also residents of Manhattan, as are my children.

I am writing to express my strong support of the SoHo/NoHo rezoning—New York badly needs more mixed-income housing, and SoHo and NoHo are precisely the kinds of high-opportunity, transit-rich neighborhoods where it ought to be built, for climate change mitigation and for essential fairness in our multi-racial city.

I would also ask the City Council to make two changes to the plan—while I support the added density for housing, its proposed commercial densities are too high. There is a risk that developers will choose to build only office space, as offices could be leased at wholly market-rates, and would not need to provide affordable housing.

I also believe the City should change its community preference policy for this rezoning, to allow residents of the Lower East Side and Chinatown, or the City more broadly, to have equal access to the affordable apartments as would residents of Community Board 2.

Lastly, I would ask the City Council to require the deepest possible level of affordability for the below-market apartments. I hope this rezoning can be a force for racial and socioeconomic integration in two of Manhattan's most segregated neighborhoods, and ensuring subsidized apartments are affordable to the income brackets where they are most sorely needed would go a long way towards doing so.

According to the City's demographic analysis, the rezoning area is 77% white, compared to 32% for the city as a whole. It is vital for the whiter and wealthier parts of the city to allow mixed-income housing to stem displacement and residential segregation, especially as New York is already among the most segregated cities in the country.

Thank you for considering my written testimony.

Best,

--

| Robert Green

photo



310-804-1812



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Create your own **email signature**



**From:** [Robert Seidman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:23:09 AM

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To the City Council:

VOTE NO!

We have lived in SoHo since 1978. We weren't the earliest pioneers in the neighborhood, but we arrived early enough to participate in and hugely enjoy SoHo when it was "an art slum"—when virtually all our neighbors created art works or films or theatre or danced and/or created choreography. It was a great privilege and opportunity to work in our loft, which I've done since we moved in with our newborn Anna. I've written films here, mostly documentaries that appeared on PBS. I've written novels here. We have had film shoots in the loft. My wife Patti and our kids, Anna and Peter, have looked at film rough cuts when they were truly rough. I've interviewed scholars and artists in our living room. I've written articles and reviews here that appeared in the New York Times, Art In America, The New Republic and Joyce Studies Annual, among other publications. Three of my published novels have been slaved over here.

Please do not let those who do not know or care about the neighborhood's history dominate the future of our small but remarkably productive world. Let the artists who built this unique environment—The live/work loft residence which has become a dominant worldwide phenomena, leading to urban renewal of the most cheering kind.—become afterthoughts. Or suffer eviction. Realistically, we'll be gone in another decade or so. Let us maintain the uniqueness we built with our brains, sensibilities and hands. Let us not be pushed out by high-rise structures and big box stores.

Thank you.

Robert J. Seidman

Novelist, Emmy-winning screenwriter and literary critic, with Don Gifford co-author of Ulysses Annotated, the definitive annotation of James Joyce's masterwork which has been in print since 1974.

Regards,  
Robert Seidman  
577 Broadway  
New York, NY 10012

**From:** [Robert Seidman](#)  
**To:** [Chin, Margaret](#); [Fung, Cora](#); [District2](#); [Speaker Corey Johnson](#); [Comerford, Patrice](#); [Lander, Brad](#); [AskJB@council.nyc.go](#); [Salamanca, Rafael](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [District16Bronx](#); [District19](#); [Koo, Peter](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Matteo, Steven](#); [District37](#); [info38](#); [Council Member Lander](#); [District45](#); [Treyger, Mark](#); [Rose, Deborah](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#)  
**Cc:** [Cehonski, Irak](#); [Bottcher, Erik](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Eugene, Mathieu](#); [Helen@helenrosenthal.com](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [Diaz, Ruben](#); [Costa Constantinides](#); [Adams](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [Maisel, Alan](#); [Deutsch, Chaim](#)  
**Subject:** [EXTERNAL] Save SoHo/NoHo from unnecessary, harmful zoning changes  
**Date:** Friday, November 12, 2021 3:09:16 PM

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Dear Respected Council Persons,

Please forgive this all-persons e-mail, but I but I want to contact all of those who have our future in our hands.

The residents of SoHo and NoHo do not want or need more commercialization. The neighborhood that artists have created out of bare, uninhabited factory spaces, the legendary SoHo/NoHo creative community is one of the most positive forces in urban history. Loft living has become a preferred mode of existence worldwide. Work/living space effectively was born here by artists who needed space for their activities. We have been an economic engine now for over half a century. Please do not expel those who have lived, worked and thrived in SoHo. Please do not change the nature of our neighborhood to usher in more commercial development, big box stores, looming structures and, inevitably, higher rents. Stop the sham of pretending the proposed zoning change will provide less than market rates rents to more than a meager handful of people.

All of my projects—novels, documentary films on Wallace Stevens, Samuel Beckett, Margaret Mead, Billy Strayhorn, Badshah Khan, Gandhi's Muslim partner in the fight for decolonization. I've written articles for publications from *The New York Times* to *The New Republic* to *Art in America* to *Joyce Studies Annual*—were conceived, developed and written in our loft at 577 Broadway. I'm currently working on several film projects, a new novel based roughly on the work/life of Pulitzer's ace reporter, Nelly Bly.

Please do not betray SoHo/NoHo's pioneers. Our spaces will become available within the next decade for, as you know, we will not live forever. Please let us remain where we've lived and worked and created for the last three, four or five decades.

Robert J. Seidman

Emmy-winning screenwriter, novelist, co-author of *Ulysses Annotated* (University of California Press). The definitive annotation of Joyce's epic is now forty-seven years old.



**From:** [Robert Lobe](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] NO to SoHo/NoHo rezoning  
**Date:** Friday, November 12, 2021 1:37:08 PM

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We strongly oppose the Mayor's SoHo/NoHo rezoning plan primarily because it will destroy so many lives. This is just a giveaway to the real estate moguls and a death blow to the artists who pioneered SoHo. Kathleen, who grew up in Brooklyn in a working class family and went to CCNY, signed the lease for her space in 1972. She and her father turned a freezing, rat infested dump into an artist live/work space. I joined her in 1976 when my loft at 76 Jefferson Street was demolished for the last Mitchell-Lama housing project. Kathleen is a painter and I am a sculptor. We raised two children who went to public schools. Today, one is a doctor and one is a writer. We were actively involved with the Loft Law and bused up to Albany along with many to fight for it. Our careers as artists and our ability to raise a family were thanks to rent stabilization and the Loft Law. To be manipulated and forced out of our home today is *equal to a death sentence for us now as older people*. Kathy and I have had long and successful careers as artists. Kathleen just received a Pollock Krasner Award and me, a Guggenheim. As a member of the SOHO community, I went before Community Board 2 in the fall of 2018 with the Parks Department to be granted permission to install [SUPERSTORM](#) in Duarte Square Park. The building we live in is now a condominium and our loft is the last unsold unit. Of the seven sold units, five are just pied-a-terre/Airbnb. Today we live in a mostly empty building. *Please don't allow the miracle of downtown Manhattan to be destroyed!* Kathy, [kathleengilje.com](#) and I, [robertlobe.com](#) dual members of BOBKAT LLC urge you to stop the City's rushed and reckless plan to rezone SoHo, NoHo, and Chinatown.

Sincerely,  
Robert Lobe  
Kathleen Gilje



Virus-free. [www.avast.com](https://www.avast.com)

**From:** [Bob Newmann](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] SoHo/NoHo Upzoning  
**Date:** Friday, November 12, 2021 1:53:50 PM

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Say no to DiBlasio's upzoning plan that no more than a giveaway to developers. There is no guarantee of affordable housing. Rather it will displace long time residents

Robert Newmann  
116 Mercer Street

**From:** [Robert Schecter](#)  
**To:** [Chin](#); [Rivera, Carlina](#); [Speaker Corey Johnson](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Bottcher, Erik](#); [Office of Council Member Powers](#); [Comerford, Patrice](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Moya, Francisco](#); [Salamanca, Rafael](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodchik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance SoHo Allianc](#)  
**Subject:** [EXTERNAL] SoHo - NoHo Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:37:02 PM

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## **VOTE NO ON THE SOHO-NOHO / CHINATOWN UP ZONING!**

Many aspects of this plan will be disastrous for these three communities. The CPC has little idea of the extent of the impact that these changes will have on the residents, artists, and small businesses in the SoHo community where I live and work. Please postpone your approval until a more reasonable proposal can be worked out with our new city council. The current proposal creates more luxury housing, endangers current rent stabilized tenants and artists, will not produce more diversified affordable housing and is a huge concession to big developers many of whom are financial backers of Mayor DeBlasio's political aspirations. SAY NO. Do not give away our historic districts.

Here are a few of my objections:

- Increased FAR endangers many small buildings which will be destroyed. SoHo is a treasure not to be exploited. No need for taller buildings and luxury apts.
- Oversized Bars and Restaurants everywhere = on roof tops! The cast Iron district is a conduit for noise which is amplified more than anywhere else.
- Eviction of rent stabilized tenants and artists – SHAMEFULL! This should not be the outcome - losing affordable housing and longtime residents of the neighborhood. The planners have no idea of the complexity of this issue - particularly when it comes to artists and the Loft Law
- Undo influence of NYU. A power grab.

- Failure of the plan to incorporate most of the suggestions from the community.
- A vision for SoHo – promoted by young planners - that is simply wrong.

I implore you to **VOTE NO** for this disastrous plan. Let's get it right and wait a little longer before you give away everything.

Robert Schechter

Artist – JLVQA - SoHo

**From:** [TRA INFO](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] VOTE No to the SoHo- NoHo rezoning and to Intro 2443-2021  
**Date:** Monday, December 6, 2021 11:06:42 AM

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Council members,

My name is Robert Traboscia, I am also a thirty years resident of SoHo who owns, together with my wife Caterina Roiatti, an AIR loft on West Broadway.

With this letter I am asking the Council Members to vote NO to the SoHo-NoHo rezoning. The plan, which is being proposed, will not produce any affordable housing and will instead become a dangerous precedent for the future up-zoning of other low density historic districts.

The proposed up-zoning will also greatly diminish the power of the Landmarks Preservation Commission, it also does, in essence, turn historic districts into opportunity zones, thus serving the interest of the real estate industry, not the interest of the Community.

Increasing the density in neighborhoods whose infrastructure is already inadequate, will only put on additional pressure and diminish the quality of life for both visitors and inhabitants. Say a so NO the bill proposed by Mrs Margaret Chin, a punitive bill that will not benefit anybody. The bill will certainly not benefit the artists, since most live in “mixed” buildings owned both by certified and non-certified artists, Mrs Chin, at the public meeting, was not even able to respond to the pressing question of who pays the fines, if the coop or condominium or the non-certified owner.

Why was the law never enforced before? Should the SoHo residents sue the City for not enforcing the law in the past, thus allowing the sale of units to non-artists? The proposed bill hurts the values of all properties, penalizing all owners, including certified artists, who like myself, had no say to whom the lofts were getting sold to within their buildings.

City Council has in the past promised to resolve the AIR issue by allowing residential status as of right, this is not a fair way and certainly not the way to resolve the issue.

The City has and is benefitting from the income that SoHo and NoHo produce for the City, who in turn should finally legalize both the residential and non-conforming retail, without unfair penalizations.

Vote NO to both.

Robert Traboscia

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**From:** [Robert W. Colby, CMT](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:27:47 AM

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To: NY City Council  
Please reject de Blasio's upzoning scheme for SoHo/NoHo/Chinatown.

Say **NO** to SoHo/NoHo/Chinatown Upzoning

**From:** [Robin Rosenblum](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislандаusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Vote no to fining Soho residents without an AIR certificate  
**Date:** Sunday, December 5, 2021 6:30:03 PM

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Dear Public Representatives,

I fervently oppose suddenly instituting huge fines for residents in Soho lacking AIR certificates.

Regardless, there are many Soho residents who have been here for decades, including artists who have not bothered to get certificates because there has not been the slightest enforcement for at least 30 years.

This plan should be voted down entirely. Were this plan to go into effect, thousands of residents would suddenly be forced to pay these absurdly high fines, figure out how to game the system by locating someone with an AIR, or move out. Further, the residential real estate market in Soho would be badly damaged. No artist's lives would be improved, as the warehouse style units for which AIR was designed 50 years ago are no longer available at a reasonable price. The only thing this plan would achieve is the creation of countless lawsuits fighting it.

Please vote against this Chin plan to fine Soho residents without an AIR.

Sincerely,

Robin Rosenblum



**From:** [roger newton](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Please Vote NO  
**Date:** Monday, December 6, 2021 8:55:45 AM

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Dear Councilmembers,

I have been a resident of Soho for over 30 years. I am a working artist. I am asking you to vote a strong NO on the Soho/Noho/Chinatown upzoning proposal, and the ill-conceived, and unnecessary punitive legislation of Intro 2443-2021.

The upzoning is poorly thought out, and designed. It is bad for the local economy, bad for residents, and will not deliver the social agenda that has been grafted onto it to make what is really a land, and money grab by powerful real estate developers appear to be progressive.

Margaret Chin's new proposed legislation seems like the personal vendetta of a Marvel Comic villain. This empty, strong arm threat is more from the tactics of the fascist dictators history gave us throughout the 20th century than of a responsible civil servant. The community resoundingly rejected the upzoning, and so Ms Chin has proposed something far worse, perhaps only to make the original seem more palatable. There already exist laws in the city about the occupants of JWLQA, and an agency charged with enforcing them. For decades, the city itself, whether by default, or by choice, has not enforced the laws, but they are there. No new laws are needed, and creating redundant laws on top of the existing laws would only weaken them both since questions of conflicts, applicability, precedence, and jurisdiction will make them further unenforceable. We already pay a premium to work and live here in the landmarked districts. These buildings were costly to convert, costly to bring into compliance with Landmarks Preservation, and are every day more costly to maintain to those standards. It is wrong to punish people for their good faith stewardship.

Sincerely yours,

Roger Newton

**From:** [Rona Trokie](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:06:11 PM

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I am writing to implore you to reject Mayor de Blasio's proposed upzoning plan for Soho, Noho and Chinatown which is just a lame duck giveaway to his real-estate donors called by another name.

There are many reasons to reject it including:

- Loopholes fail to guarantee that a single unit of affordable housing will ever be built, while encouraging luxury residential construction
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- It is the first upzoning of an historic district since the Landmarks Preservation Commission was created in 1965
- It will encourage demolition of historic buildings
- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It will legalize the expansion of NYU into SoHo, something NYU agreed never to do
- It imposes a punitive flip tax on residents to convert from current "artist living-quarters" zoning to straight residential use, but imposes no tax on commercial owners converting from manufacturing to retail use. Where this tax money goes has never been defined

The community has prepared a plan that will allow for affordable housing but not by permitting high-rise towers and if you are serious about creating more affordable housing this is the plan that should be implemented, not one that is nothing more than a gift to the Soho, Noho, Chinatown real estate interests. Please vote NO when this comes before the City Council.

Thank you.  
Rona Trokie & Martin Silverman  
63 Greene St.  
New York, NY 10012



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**From:** [Rona Trokie](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] VOTE NO on the SoHo/NoHo/Chinatown Upzoning Plan - Intro 2443-2021  
**Date:** Tuesday, December 7, 2021 6:59:40 AM

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Dear Council Members,

As Soho residents we urge you to vote an unconditional NO to the Soho / Noho / Chinatown upzoning plan. We are in favor of low income housing but not the way the current plan is structured which is a give away to the real estate industry with no guarantee of low income housing. The entire plan needs to be tossed out and a new plan which **guarantees** low income house passed. Such a carefully thought out plan has been proposed by Village Preservation and that is the plan that should be passed.

We also urge you to vote NO on Councilmember Chin's proposed legislation requiring stiff penalties for Soho / Noho residential units that are not occupied by a certified artist.

Thank you.

Rona Trokie & Martin Silverman

  
Soho residents

**From:** [Ronnie Wolf](#)  
**To:** [Speaker Corey Johnson](#)  
**Cc:** [Comerford, Patrice](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us); [Brad Hoylman](#); [Gale Brewer](#); [Drummond, Anthony](#)  
**Subject:** [EXTERNAL] soho/noho re zoning  
**Date:** Thursday, November 11, 2021 11:09:07 AM

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Good day Speaker Johnson,  
As you continue to negotiate with Councilwoman Chin and DCP, I encourage you to ask yourself if DCP's Plan is an ambitious approach to tackling climate change or is the Plan a failure in addressing a World wide concern?

Repurposing Commercial buildings and creating housing best addresses the need for an umbrella of affordable housing.

DCP's Plan points to potential and actual sites to be demolished or built upward. A majority are landmarked, house rent regulated tenants or both.

The increase in FAR for both Commercial and Residential diminishes light and air and increases the burden on the insufficient and antiquated infrastructure located here.

This in turn stresses small businesses and residents alike.

SoHo/NoHo should continue to contribute to combating the climate impact by the City by continuing to be a low density area.

Residents have been extremely active in rallying for more affordable housing. We have met with politicians and written letters..been on calls.. where we championed for affordable housing to be built at 2 Howard St and 5 World Trade Center.

It's misguided and not true that residents are trying to keep anyone out of these neighborhoods. We are in opposition of this Plan because if enacted, it will be at the expense of displacement of our vulnerable neighbors and destruction of low density buildings..they too serve a purpose to the thousand of visitors, office workers and residents..they provide for greater airflow and sunlight.

Lastly DCP's proposal of an Art Fund is punitive. That any resident should pay any amount of money is insane and in many many cases impossible. If any entity is slapped with a directive to pay into the Art Fund, it should be the commercial owners..who are being given a free ride..with AS OF RIGHT. The focus on who should pay into the Fund is wrong, and was intentionally directed at those who have been so vocal against the Plan.

The Plan is flawed, has loop holes, absolutely no mechanism to convert these manufacturing buildings to residential as they CAN NOT meet the code. It's the JLWQA units that need to be protected and even more should be built. The non conforming residents, many many are artists who have lived here for decades were never certified..dancers, architects,designers..they didn't meet the certification criteria.

And now Councilwoman SURPRISED proposed Bill. Did Councilwoman Rivera know about it? Was she part of the planning session? The final outcome of this ill conceived proposal

would be to destabilize the present housing market and has already inflicted tremendous mental anguish on our residents. WHAT WAS SHE THINKING?

This entire process has been torturous. I've been on every call, in many rooms and had to listen to irrational comments from those who are not the boots on the ground.

My family and I have lived here 42 years and we can share with you every detail about how our neighborhood functions. Where it floods, when to expect traffic and for how long and even the names of Con Ed and DEP workers who come back multiple times a year to repair steam pipes and infrastructure that is damaged because of the steam. Verizon has informed me I will NEVER have a landline again because of some sort of underground problem impossible to solve! That's NOT OK!

We know these workers..they practically live here.

Please stop negotiating and turn down the Plan. Ask to make things right and use the years of factual input residents sited on the chats and in testimony.

The time is now, to commence to create a new Envisionary Plan. Or use the Community Alternative or Cooper Sq Plans as your template.

Thank you for your time.

Ronnie Wolf

Residential Representative on SBI and BRC Member

**From:** [Rudi Hanja](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionai, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Trevger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 5:00:25 PM

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This will severely and negatively impact a long cherished historic neighborhood, all for the benefit of developers and at the expense of regular New Yorkers who appreciate this beloved cast-iron neighborhood. if you truly represent your constituents, please do the right thing and vote NO!

Best,

RUDOLF "RUDI" HANJA  
LICENSED REAL ESTATE SALESPERSON  
*BROWN HARRIS STEVENS*  
130 FIFTH AVENUE, NEW YORK, NY 10011  
DIRECT: 212-317-3675  
CELL: 917-536-6399  
FAX: 212-418-9789  
EMAIL: [RHANJA@BHSUSA.COM](mailto:RHANJA@BHSUSA.COM)  
[WWW.BHSUSA.COM/RUDIHANJA](http://WWW.BHSUSA.COM/RUDIHANJA)

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**Member of the Real Estate Board of New York**  
**2020 BHS Downtown Office Team of the Year**

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**From:** [Russell Ewig](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Soho rezoning  
**Date:** Friday, November 12, 2021 11:09:44 AM

---

Please vote against this proposal. It will ruin the neighborhood and do nothing for affordable housing.

The only people who want this are the greedy real estate developers

Sent from my T-Mobile 4G LTE Device

**From:** [Russell Ewig](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislандаusa.com](#); [BKallos@BenKallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Soho rezoning  
**Date:** Friday, November 12, 2021 11:14:44 AM

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Please vote against this plan as it will ruin the neighborhood and add almost nothing to affordable housing. The only people in favor of it are greedy real estate developers and those associated with them. Please do the right thing.



**From:** [Ruth Siekevitz](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:59:03 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Ruth Siekevitz  
160 W 71st St  
New York, NY 10023

**From:** [Ryan Oskin](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:32:31 AM

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Hello,

I stand with Community Board 2, housing and tenant leaders, environmental groups, preservationists, and studies produced by Village Preservation, and thousands of neighbors in SoHo, NoHo, and Chinatown, to say that this plan is wrong, the City is lying about its impacts, and I oppose it.

If implemented, the upzoning would actually make these neighborhoods richer, less diverse, and more expensive, and likely destroy much affordable housing and push out longtime tenants and businesses, all while allowing grossly out-of-scale new construction and big-box chain stores. It provides multiple incentives and loopholes for developers to avoid building any affordable housing at all, but would enable and encourage huge commercial structures, luxury condo construction, and hotels.

More than a dozen local groups have offered an Alternative Rezoning Plan, which would not employ any upzoning, destroy no affordable housing, require deeper and broader new affordable housing in new residential construction at a scale that matches the neighborhood, and allow reasonable-sized retail but not big-box chain stores. It would maintain the character of this neighborhood while making it more equitable, diverse, and affordable: the exact opposite of the Mayor's plan. The Mayor's plan would also have an enormous impact on adjacent neighborhoods like Chinatown and the Lower East Side, pushing out longtime residents and businesses and making those neighborhoods less diverse and more wealthy and expensive, too.

The Mayor's plan would allow new development of an egregious scale, up to two-and-a-half times what current rules allow. It would push out longtime tenants in rent-stabilized units and legally protected lofts, and encourage the demolition of historic buildings.

The Mayor's plan would line the pockets of developers who have given

generously to his campaign and lobbied for these changes for years. It's a dangerous sham and I urge you to join leading housing and tenant organizations, environmental groups, preservationists, local leaders, and the local community board and oppose it.

Best,  
Ryan Oskin

-----  
Artist living and working in Brooklyn, NY  
[www.ryanoskin.info](http://www.ryanoskin.info)  
[@ryanoskin](mailto:@ryanoskin)

**From:** [Sachin J. Patel](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] NO to Downtown UpZoning  
**Date:** Friday, November 12, 2021 12:02:34 PM

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Dear Members and Committees –

Please vote NO to the upzoning of one of the few remaining cultural areas of New York City and Manhattan. It is vital to maintain these area(s) of aura to domestic and foreign tourists especially as the world heats up in a post Covid travel environment.

As a person that owns and has experience in hospitality, owns restaurants, previously owned nightlife, seeds luxury consumer products startups, and is involved in the direct to consumer space, it is important for NYC to have diverse types of retail areas and communities. We absolutely do not need another area of Main Street retail which can be found in WTC, 14<sup>th</sup> St, 34<sup>th</sup> St and Times Square area(s) and instead be focused how to create an area supporting startup type of retail and businesses and brands. Especially when the current proposal does NOTHING to guarantee low-income housing.

As a person that lives on Lafayette Street, we have seen nothing on our targeted street that would warrant the upzoning of these downtown areas without guarantees of additional low-income housing stock.

Thank you for listening.

Sachin

**From:** [Sally Young](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 5:35:31 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Sally Young  
235 E 5th St  
New York, NY 10003

**From:** [Saman Westberg](#)  
**To:** [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegny, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Please Vote No!  
**Date:** Monday, December 6, 2021 12:04:40 PM

---

I am emailing to urge you to vote NO on Tuesday to Blasio's SoHo/NoHo/Chinatown Upzoning scheme. It would be bad for soho and unfair to long-time residents.

Last Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would impose outrageous fines on any SoHo/NoHo residential unit not occupied by a certified artist. This bill is not only unfair but would cause the value of the estate owned by artists in soho to plummet — yet they are the ones who revitalized soho over the last several decades. To punish them this way is unconscionable.

The presentation last week was a debacle and an abject embarrassment.

Neither Margaret Chin, or the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The councilmember's representative could not answer basic questions such as:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime? Why should they be legal without fines while residents who aren't artists must pay dearly? It's illogical and blatantly unfair/discriminatory.

This bill must be stopped! Please vote no.

Thank you,

Saman Westberg



**From:** [Sandy Gellis](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] please vote NO  
**Date:** Sunday, December 5, 2021 7:09:11 PM

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>

> The Zoning Subcommittee of the City Council is scheduled to vote on de Blasio's SoHo/NoHo/Chinatown Upzoning scheme this Tuesday, December 7.

Please vote NO,

Sandy Gellis long time resident of NOHO



**From:** [Sarah Berry-Tschinkel](#)  
**To:** [Sarah Tschinkel](#)  
**Subject:** [EXTERNAL] Fwd: Please vote no  
**Date:** Sunday, December 5, 2021 5:50:28 PM

---

Dear Council members

Please vote no to DeBlasio's flawed scheme to penalize long time artists and residents of SoHo. This community has built and supported our neighborhood through thick and thin and this is the most egregious display of real estate developers confirming their power over city hall that I've ever seen. I've been a 40 + year resident of Soho and do not have millions in the bank- in fact have never had much money. I'm an artist and resident, along with my family. What kind of craziness is Margaret Chin up To? And DeBlasio as well? They're courting powerful real estate lobby for future and current support. Please vote no.  
Sarah Berry Tschinkel

Sent from my iPhone

Sarah Berry Tschinkel, LCSW-R  
138 Prince street [REDACTED]  
New York NY 10012  
[REDACTED]

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**From:** [Sarah Campbell](#)  
**To:** [Sarah Campbell](#)  
**Subject:** [EXTERNAL] Please Vote No Re SoHo/NoHo/Chinatown Upzoning and Artist Certification Requirement  
**Date:** Monday, December 6, 2021 5:14:06 PM

---

I am writing to request that you please reject the SoHo/NoHo/Chinatown Upzoning and Displacement Plan. I am a longtime SoHo resident with my husband (who is a musician) and we have many neighbors that are longtime lower-income older artists and residents that will be hurt by this proposal.

It will threaten and destroy much existing rent-regulated affordable housing, displacing lower-income, senior, and Chinatown residents, and create little or no affordable housing due to multiple loopholes. Community leaders are willing to work with the incoming City Council and administration on a rezoning plan that would truly help create and preserve affordable housing, modernize regulations regarding retail uses, promote the arts, and allow for new development that is in character for the neighborhood. This plan is not it. This plan has been shown to be unlikely to produce much if any affordable housing. It will however allow oversized chain stores and giant office buildings, hotels, NYU dorms and other private university faculties, and luxury condos and rentals to proliferate. It will encourage the displacement of longtime lower-income, older, artist, and Asian American residents as well as small businesses, by destroying rent-regulated affordable housing and making it impossible for local businesses to compete for retail space with huge international chains. It will make these neighborhoods, and our city, wealthier, more expensive, and less diverse.

Additionally, I am also writing to request that you reject Margaret Chin's proposed legislation creating fines with respect to residential units not occupied by artists. At this time no one has been able to answer some simple questions about this proposed legislation including who is fined - the tenant or the landlord - if a tenant does not have artist certification. Also, will there be exceptions for older longtime residents who may be grandfathered in or who may be retired artists. It is inappropriate to put forth legislation that will potentially penalize the residents who founded this neighborhood and built it up through sweat equity who are now elderly and may not be able to afford any other housing. Thank you in advance for your consideration.

Kind regards,  
Sarah Campbell

**From:** [Sarah Laird](#)  
**To:** [Sarah Laird](#)  
**Subject:** [EXTERNAL] SoHo/NoHo/Chinatown Up-zoning  
**Date:** Tuesday, December 7, 2021 9:52:54 AM

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Hello,

I am writing to you about the upcoming vote for the SoHo/NoHo/Chinatown Up-zoning scheme and the Punitive Legislation Proceeding which if enforced would drastically penalize any SoHo/NoHo resident who lacks artist certification. This law might have been a good idea about 50 years ago when SoHo and NoHo were very different. But today the neighborhoods have changed dramatically and the zoning law from the 70ies belies today's reality and is a disadvantage for most, if not all the, families who live in SoHo. This also includes the artists.

Last Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would violate any SoHo/NoHo residential unit not occupied by a certified artist. The presentation was a debacle and an abject embarrassment.

Neither Margaret Chin nor the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The councilmember's representative could not answer basic questions:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Won't this legislation lead to snitching and discord, if one neighbor decides to inform on another neighbor who lacks certification?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime, but residents are penalized ad infinitum?

If this law passes it will be a tragedy for all the residents in your district. The artists will be hit the hardest as their properties which have appreciated over the years have become the retirement funding for many.

I urge you to **Please vote NO** on Councilmember Margaret Chin's proposed legislation that will penalize SoHo/NoHo residential units that are not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually. By doing this you will be destroying the life of thousands of families in SoHo and NoHo.

Sincerely,

Sarah Laird

--

SARAH LAIRD

NEW YORK | LONDON

T (212) 334-4280

[www.sarahlaird.com](http://www.sarahlaird.com)

**From:** [Sasha Noe](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 8:59:02 PM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Sasha Noe  
94 Prince St  
New York, NY 10012

**From:** [Scott Cohen](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Maisel, Alan](#); [Adams](#); [AskJB](#); [AskKalman](#); [Grodenschik, Barry S.](#); [BKallos@benkallos.com](#); [Lander, Brad](#); [D09Perkins](#); [Ayala, Diana](#); [Rose, Deborah](#); [Dinowitz](#); [District16Bronx](#); [District2](#); [District30](#); [District37](#); [District41](#); [District7](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [Van Bramer, Jimmy](#); [Office of Council Member Powers](#); [Koslowitz, CM](#); [Cumbo, Laurie](#); [Gionaj, Mark](#); [Treyger, Mark](#); [Corney, Robert](#); [Diaz, Ruben](#); [Salamanca, Rafael](#); [Matteo, Steven](#); [Speaker Corey Johnson](#); [Drummond, Anthony](#); [Reynoso, Antonio](#); [Joseph Borelli](#); [Deutsch, Chaim](#); [Fung, Cora](#); [Costa Constantinides](#); [District19](#); [District45](#); [Dromm, CM](#); [Bottcher, Erik](#); [Ulrich, Eric](#); [Cabrera, Fernando](#); [glickd@assembly.state.ny.us](#); [Barron, Inez](#); [info@sohoalliance.org](#); [info38](#); [joddo@statenislandusa.com](#); [Council Member Lander](#); [Eugene, Mathieu](#); [Levine, Mark](#); [Comerford, Patrice](#); [Koo, Peter](#); [Levin, Stephen](#); [Rodriguez, Ydanis](#)  
**Subject:** [EXTERNAL] Please! NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 4:31:50 PM

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Dear council subcommittee,

I am writing to you to thank your for your efforts to properly evaluate and vote on decisions that help make New York great!! Thank you!

I have lived in NYC and in Soho for 25 years. I recognize that balancing act of development and preservation. I also know what is unique and special about Soho to residents and guest alike. Unfortunately, developers focused on their bottom lines and their zoning attorneys are not as sensitive to these values as I'd hope.

I implore you to vote **NO to SoHo/NoHo/Chinatown Upzoning. It's incredible short sighted and damaging to the very fabric and values of soho and NYC.**

**I'm happy to talk with anyone of you about this if helpful.**

Best,  
Scott Cohen, co-founder  
Newlab

[REDACTED]

--

Scott Cohen [REDACTED]

**From:** [Sellenraad Will](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:27:32 AM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Sellenraad Will  
69 Greene St  
New York, NY 10012


**From:** [Sherry Mayer](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:24:10 AM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Sherry Mayer  
  
Scottsdale, AZ 85266



**From:** [Sherry Wu](#)  
**Subject:** [EXTERNAL] Please vote NO to Intro 2443-2021  
**Date:** Tuesday, December 7, 2021 10:33:07 AM

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I'm writing to ask that you please vote NO to Margaret Chin's Punitive Legislation (Intro 2443-2021).

My family, including our young children, along with so many others, are being threatened out of our homes with this ill-conceived and elitist legislation. On Tuesday we heard from concerned families and neighbors who find their lives suddenly endangered, while the councilmember's representative engaged with those stories with hostility, evasion, and eventually indulged in a tantrum to a room of nearly 100 persons who had gathered to engage in serious discussion.

There are currently 90K homeless persons in NYC, and supportive housing is an absolute necessity. This bill and its writers have done the bare minimum to support that, and instead chose to focus on punishing those they perceive as wealthy while actually accidentally digging their heels in to further establish aristocracy.

While there are a **plethora** of suspicious inconsistencies within the bill to its stated goal of providing supportive housing and championing equality, the most glaring is that as it stands, this bill is **wholly elitist** while claiming to help those who are underprivileged. This is a wrongheaded, impulsive push by Councilmember Chin in response to a need to "stick it" to the wealthy, that will accomplish the \*exact opposite\* due to long existing elitist qualifications (a prerequisite of having international exhibits, for example) needed to become a certified artist. It will further embolden existing classism and exclusion within the art community, bolstering archaic and out-of-date definitions of "art" as it seeks to punish and evict families for not being wealthy enough to cover its exorbitant fines.

As a resident, I ask that you treat your office with respect for the power it affords you to affect the lives of so many and vote "No" to this shortsighted, convoluted mess of a bill.

With Regards,

Sherry Wu

**From:** [Siim Hanja](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 12:38:26 PM

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Long time resident on Greene St.. and active for decades as a residential broker in Soho. If you let this through then you are closing a door on one of the world's most famous nhoods. It's unique and it will lose that uniqueness with upzoning.

**SIIM M. HANJA**  
Licensed Associate Real Estate Broker  
Brown Harris Stevens Residential Sales, LLC  
Partnering Worldwide  
130 Fifth Avenue, New York, NY 10011

---

Direct: [212-317-3670](tel:212-317-3670)  
Cell: [917-743-6786](tel:917-743-6786)  
Fax: [212-418-9790](tel:212-418-9790)  
Email: [shanja@bhsusa.com](mailto:shanja@bhsusa.com)  
[www.bhsusa.com/siimhanja](http://www.bhsusa.com/siimhanja)  
[download my vcard](#)

Member of Luxury Portfolio International  
Member of the Real Estate Board of New York

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This e mail is for the named addressees only and may contain confidential information. If you are not the intended recipient, please inform me and delete it from your files. If you do not wish to receive commercial emails from me in the future and like to "Opt-Out" please forward this email to [optout@bhsusa.com](mailto:optout@bhsusa.com) with subject "remove me from your list." All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any description. All measurements and square footage are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Broker is not authorized to bind parties. Real estate contracts are only established by duly executed agreement between the parties. *Beware of wire fraud. Never wire funds without telephoning the sender to verify directions.*

**From:** [Stacy Kaufman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 12:08:06 PM

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To the City Council:

This vote will reveal who's side you are on - your constituents or the big moneyed developers who don't live here. Please make a thoughtful decision.

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with.

It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size.

It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Stacy Kaufman  
234 Thompson St  
New York, NY 10012

CHAIRMAN MAJORITY MEMBER  
JUDICIARY

COMMITTEES  
CITIES

CULTURAL AFFAIRS, TOURISM, PARKS  
& RECREATION

FINANCE

HEALTH

RULES



**SENATOR**  
**BRAD HOYLMAN**  
27TH SENATORIAL DISTRICT  
STATE OF NEW YORK

**DISTRICT OFFICE:**  
322 EIGHTH AVENUE, SUITE 1700  
NEW YORK, NEW YORK 10001  
PHONE: (212) 633-8052  
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**ALBANY OFFICE:**  
ROOM 310  
LEGISLATIVE OFFICE BUILDING  
ALBANY, NEW YORK 12247  
PHONE: (518) 455-2451  
FAX (518) 426-6846

**e-mail:**  
hoylman@nysenate.gov

**website:**  
hoylman.nysenate.gov

**Testimony of State Senator Brad Hoylman  
before the NYC Council Subcommittee on Zoning & Franchises  
Regarding the SoHo/NoHo Neighborhood Plan**

**Agenda Items T2021-8155 & T2021-8156  
Application Nos. C210422ZMM & N210423ZRM**

November 9, 2021

Thank you to Chair Moya and the New York City Council Subcommittee on Zoning & Franchises for the opportunity to testify on the SoHo/NoHo Neighborhood Plan. I'm State Senator Brad Hoylman and I represent a part of the NoHo area and many residents who will be affected by the currently proposed neighborhood rezoning plan. SoHo and NoHo are vibrant neighborhoods in the heart of Manhattan, known for their stunning architectural assets and the live-work lofts that have served a generation of great New York artists. I testify today because I remain concerned about the proposed rezoning plan and the negative effects it would have on the very residents that made SoHo and NoHo the economic and cultural engine it is for our city.

On September 2, 2021, I testified to the City Planning Commission, along with Congressman Nadler, that I was "hopeful the Commission [would]...go back to complete the work of crafting a proposal that can generate broad agreement." Unfortunately, they have failed. The concerns that I had back in September remain today. Let me summarize them.

First, the plan has almost no guarantee of affordable housing. This plan would allow for construction of mixed-used buildings that occupy the entire allowable FAR and, so long as the residential portion occupies less than 25,000 square feet, would not require any affordable housing. This loophole threatens to undermine much of the proposal's promise, surely not a guarantee, of the construction of additional affordable housing, and instead allows fully market rate buildings if they have mixed uses.

Second, despite the use of Mandatory Inclusionary Housing, the plan relies heavily on the demolition and replacement of buildings that currently house rent regulated residents to generate additional housing. This puts families, dependent on the protections on Joint Live-Work Quarters for Artists or Loft-Law units, at risk of being evicted from buildings that are prime sites for demolition and reconstruction. I am concerned that some of current residents of JLWQA units may also face harassment under this proposed plan. There are some current JLWQA artists that may use loud or hazardous materials that will subject them to harassment from their homes, as units around them convert to traditional residential housing, destroying the community they built with other artists in their building.

Third, the broad up zoning of an established and well-functioning historic district may be without precedent in the city. This administration is shifting responsibility for housing preservation to historic preservation, while actively encouraging developers to evict rent regulated tenants. It appears the outgoing administration is trying to box the LPC into a policy making role, by forcing the Commission to weigh-in on issues such as housing priorities. This is deeply concerning and takes the LPC outside of its purview. The LPC has continuously allowed the façade of a building to be preserved, while the entire structure behind it is removed. If the LPC continues to allow façadism, this is all but certain to result in evictions of long-time residents in the area.

Fourth, I continue to remain opposed to this proposed plan's invitation to bring big box stores to SoHo and NoHo. By allowing large-scale retail above 10,000 square feet, the city would be subjecting neighbors to quality of life issues that are generated by such uses. A blanket rezoning of this kind will not work in these neighborhoods. I would urge the city to maintain the special permitting process for large-scale retailers until a new mechanism can be identified that would allow residents the opportunity to voice their concerns about any quality of life issues that may arise from large scale retail.

In conclusion, the Department of City Planning has not identified effective solutions to modifying the SoHo/NoHo Neighborhood Plan. I would encourage your subcommittee and colleagues in the City Council to reject this plan as currently proposed and attempt a fresh start in the next City Administration.

Thank you for your consideration of my comments.

**From:** [Stella Kramer](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 2:09:17 PM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Stella Kramer  
449 E 14th St  
New York, NY 10009

**From:** [stephanie.kung](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 3:26:12 PM

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Hello,

I was born in SOHO, and over my lifetime have seen the neighborhood change drastically, from a gritty artist haven to the glitzy, overcrowded neighborhood it now is. I fiercely oppose the SoHo/NoHo/Chinatown upzoning, knowing full well, as research shows, it will just proliferate the creation of stores and housing that only the uber-wealthy can afford.

Please vote NO to the SoHo/NoHo/Chinatown upzoning.

Stephanie

**From:** [stephanie kung](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] VOTE NO on SoHo Upzoning  
**Date:** Sunday, December 5, 2021 6:17:37 PM

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Hello,

I was born and raised in SoHo and care deeply about the neighborhood. I am very concerned about the de Blasio upzoning plan. PLEASE VOTE NO on this plan, which an abundance of research has shown would encourage the demolition of historic buildings, prioritize development, and do nothing to produce affordable housing.

Please also VOTE AGAINST Councilmember Margaret Chin's legislation that will penalize SoHo and NoHo housing not owned by a certified artist. This is preposterous and ill designed legislation, the basics of which Chin's representative wasn't even able to answer at the last land use committee meeting.

Thank you for taking the time to read this email.

Best,  
Stephanie



**From:** [Stephen Antonakos Studio](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Conegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislанда.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] SAVE SOHO, SAVE NOHO, SAVE CHINATOWN  
**Date:** Monday, December 6, 2021 11:48:06 AM

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DEAR COUNCIL MEMBERS:

FIRST, THANK YOU FOR CONSIDERING THE INTELLIGENT AND CRUCIAL STAKES THAT WE AND ALL IN THE NEIGHBORHOOD HOPE YOU WILL UNDERSTAND AND ACT UPON.

THE UNJUST AND UNJUSTIFIED CONDITIONS OF THE RULES BEING CONSIDERED CAN ONLY DESTROY THIS VERY STABLE AND VALUABLE NEIGHBORHOOD — AND IT IS ALL ONLY FOR THE FINANCIAL INTERESTS OF A SMALL NUMBER OF REAL ESTATE DEVELOPERS.

EVERYBODY KNOWS AFFORDABLE HOUSING CAN BE DONE WITHOUT DESTROYING ANY NEIGHBORHOODS. THERE ARE MANY AREAS OF NEW YORK CITY WHERE SERIES AFFORDABLE HOUSING CAN BE DEVELOPED AND SHOULD BE.

PLEASE VOTE NO. EVEN IF YOU HAVE BEEN IN FAVOR OF THESE RULES UP TO NOW, PLEASE THINK AGAIN. SAVE SOHO. SAVE NOHO. SAVE CHINATOWN. AND BUILD AFFORDABLE HOUSING WHERE IT WILL BE POSITIVE, NOT NEGATIVE.

WITH THANKS AND RESPECT,

NAOMI S. ANTONAKOS



**STEPHEN ANTONAKOS STUDIO LLC**  
435 WEST BROADWAY, NYC 10012-5902  
212 925 5956 | 917 650 2207  
[info@stephenantonakos.com](mailto:info@stephenantonakos.com) | [www.stephenantonakos.com](http://www.stephenantonakos.com)

**From:** [Stephen Wanta](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:37:45 PM

---

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores.

This is such a blatant give-away by the current Mayor to the real estate industry it is hard to believe it is even being considered.

Please vote no.

Regards,  
Stephen Wanta  
66 Crosby St  
New York, NY 10012

**From:** [Steve Leon](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us)  
**Cc:** [jeanninekiely@gmail.com](mailto:jeanninekiely@gmail.com)  
**Subject:** [EXTERNAL] Please Oppose the SoHo/NoHo upzoning  
**Date:** Friday, November 12, 2021 12:24:30 PM

---

Hello

I'm a non conforming resident. I believe in the need to build affordable housing.

Yet this Plan has so many uncertainties and unresolved issues that it's not a fully thought out Plan.

As a businessman my business, which I built from scratch, 40 + years ago, would never have survived if I approached new challenges in this manner.

I get it. So many hours of man power went into drawing it up but so many angles to it fall flat.

There have been many ideas given to DCP over the 4 year study period. This Plan according to multiple housing groups and architects is not workable and solely gives a free, yet exceedingly valuable, pass to Commercial owners in granting them as of right retail.

The Plan places undue anguish on legal residents if forced to pay to convert,( which I'm certain courts will not allow) or worst not be able to sell their units because they can't bring them up to the residential code standards. Tell Councilwoman Chin to scrap the deal.

Vote No!

Thank you

Steve Leon

Sent from my iPad

**From:** [Steven Ehrenkranz](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No to Chin!  
**Date:** Sunday, December 5, 2021 4:55:48 PM

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As a born and raised NYer, I implore you not to allow Chin to ruin our city.

**New York has been through enough!!**

Don't allow this punitive action to destroy our neighborhoods and burden our community while the city is in desperate need of support, growth, and empathy.

Sincerely,  
5th generation resident and tax payer

**From:** [Steven B Miller](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 1:55:59 PM

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Say NO to SoHo/NoHo/Chinatown Upzoning

[adrummond@council.nyc.gov](mailto:adrummond@council.nyc.gov),  
[cfung@council.nyc.gov](mailto:cfung@council.nyc.gov),  
[District2@council.nyc.gov](mailto:District2@council.nyc.gov),  
[CLRivera@council.nyc.gov](mailto:CLRivera@council.nyc.gov)  
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[ebottcher@council.nyc.gov](mailto:ebottcher@council.nyc.gov),  
[pcomerford@council.nyc.gov](mailto:pcomerford@council.nyc.gov),  
[KPowers@council.nyc.gov](mailto:KPowers@council.nyc.gov),  
[mlevine@council.nyc.gov](mailto:mlevine@council.nyc.gov),  
[Blander@council.nyc.gov](mailto:Blander@council.nyc.gov),  
[AskJB@council.nyc.gov](mailto:AskJB@council.nyc.gov),  
[Rsalamanca@council.nyc.gov](mailto:Rsalamanca@council.nyc.gov),  
[FMoya@council.nyc.gov](mailto:FMoya@council.nyc.gov),  
[glickd@assembly.state.ny.us](mailto:glickd@assembly.state.ny.us),  
[Helen@HelenRosenthal.com](mailto:Helen@HelenRosenthal.com),  
[District7@council.nyc.gov](mailto:District7@council.nyc.gov),  
[DAyala@council.nyc.gov](mailto:DAyala@council.nyc.gov),  
[D09perkins@council.nyc.gov](mailto:D09perkins@council.nyc.gov),  
[yrodriguez@council.nyc.gov](mailto:yrodriguez@council.nyc.gov),  
[District11@council.nyc.gov](mailto:District11@council.nyc.gov),  
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[fcabrera@council.nyc.gov](mailto:fcabrera@council.nyc.gov),  
[District16Bronx@council.nyc.gov](mailto:District16Bronx@council.nyc.gov),  
[RDiaz@council.nyc.gov](mailto:RDiaz@council.nyc.gov),  
[district19@council.nyc.gov](mailto:district19@council.nyc.gov),  
[pkoo@council.nyc.gov](mailto:pkoo@council.nyc.gov),  
[costa@council.nyc.gov](mailto:costa@council.nyc.gov),  
[BGrodenchik@council.nyc.gov](mailto:BGrodenchik@council.nyc.gov),  
[dromm@council.nyc.gov](mailto:dromm@council.nyc.gov),  
[JVanBramer@council.nyc.gov](mailto:JVanBramer@council.nyc.gov),  
[Adams@council.nyc.gov](mailto:Adams@council.nyc.gov),  
[Koslowitz@council.nyc.gov](mailto:Koslowitz@council.nyc.gov),  
[District30@council.nyc.gov](mailto:District30@council.nyc.gov),  
[eulrich@council.nyc.gov](mailto:eulrich@council.nyc.gov),  
[slevin@council.nyc.gov](mailto:slevin@council.nyc.gov),  
[areynoso@council.nyc.gov](mailto:areynoso@council.nyc.gov),  
[LCumbo@council.nyc.gov](mailto:LCumbo@council.nyc.gov),

[RCornegy@council.nyc.gov](mailto:RCornegy@council.nyc.gov),  
[District37@council.nyc.gov](mailto:District37@council.nyc.gov),  
[info38@council.nyc.gov](mailto:info38@council.nyc.gov),  
[lander@council.nyc.gov](mailto:lander@council.nyc.gov),  
[mathieu.eugene@council.nyc.gov](mailto:mathieu.eugene@council.nyc.gov),  
[District41@council.nyc.gov](mailto:District41@council.nyc.gov),  
[ibarron@council.nyc.gov](mailto:ibarron@council.nyc.gov),  
[AskKalman@council.nyc.gov](mailto:AskKalman@council.nyc.gov),  
[district45@council.nyc.gov](mailto:district45@council.nyc.gov),  
[AMaisel@council.nyc.gov](mailto:AMaisel@council.nyc.gov),  
[MTreyger@council.nyc.gov](mailto:MTreyger@council.nyc.gov),  
[cdeutsch@council.nyc.gov](mailto:cdeutsch@council.nyc.gov),  
[DROSE@Council.nyc.gov](mailto:DROSE@Council.nyc.gov),  
[SMatteo@council.nyc.gov](mailto:SMatteo@council.nyc.gov),  
[borelli@council.nyc.gov](mailto:borelli@council.nyc.gov),  
[joddo@statenilandusa.com](mailto:joddo@statenilandusa.com),  
[BKallos@BenKallos.com](mailto:BKallos@BenKallos.com),  
[info@sohoalliance.org](mailto:info@sohoalliance.org)

**From:** [Steven](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say No to Soho/Noho up zoning  
**Date:** Friday, November 12, 2021 3:18:25 PM

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Hi, as a resident of Soho I implore you to stop this initiative to upzone our beloved neighbor. Our extraordinary city is defined by our unique neighborhoods and transforming Soho/Noho into yet another developers haven will clearly force out many current residents including myself. Please, as a lover of this city, a dedicated physician who worked in COVID tents last year, protect my beloved neighborhood.

Best

Steven Rogers MD

Sent from my iPhone

**From:** [Susan Clarke](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 1:32:14 PM

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To the City Council:

As a former resident of Chinatown, I am very familiar with the blocks that fall under the disastrous upzoning plan for the area. That area is NOT "SoHo East", by the way, it's Chinatown. It's populated largely by lower-income, senior and multi-generation working class Asian American families. The area's safehaven of below market, rent stabilized housing units have enabled it to survive as a cultural hub and close community unlike any that survive in Manhattan today. The thought of gutting this community by forcibly evicting large swaths of its residents is unconscionable.

This upzoning has NOTHING to do with creating affordable housing, because if was sincere in that objective it would not include evicting thousands of people who already live in affordable housing in the area.

This is nothing more than a development land grab with big payouts to its enablers, and everyone involved knows it.

I strongly urge the City Council to vote no on the SoHo/NoHo/Chinatown upzoning plan.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt.

THERE IS A BETTER, ALTERNATIVE PLAN. Neighbors support this alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores.

Vote no.

Regards,  
Susan Clarke  
143 E 29th St  
New York, NY 10016



**From:** [Susan Fortgang](#)  
**To:** [Drummond, Anthony](#); [Fung, Cora](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#)  
**Cc:** [SoHo Alliance](#)  
**Subject:** [EXTERNAL] SoHo - NoHo / Chinatown Up Zoning  
**Date:** Wednesday, November 10, 2021 2:53:51 PM

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To Members of the City Council and Elected Representatives,

I am urging you to **VOTE NO** on the up-zoning plan for SoHo -NoHo / Chinatown. This proposal needs adjustment and review – it should be voted on by our new city council with input from our new council person, instead of being passed in the midnight hours of the DeBlasio administration. My husband and I have lived and worked as artists in SoHo for many years. The plan is disastrous for SoHo, serving the needs of large luxury developers and NYU.

Large numbers of small businesses, residents and artists participated in meetings and hearings about the rezoning while issues in the district were skewed by the pandemic. Established Community organizations like Village Preservation (GVSHP), SoHo Alliance, The Broadway Residents Group, Friends of SoHo and groups in Chinatown recognize that *the vision by these academically trained City Planners is simply wrong. The plan endangers many smaller buildings and puts at risk the entire character of the historic district by raising the FAR and allowing*

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*oversized retail and unlimited bars and restaurants along with roof top use.* Many small buildings which give the neighborhood historic context will be torn down. The unique quality of cast iron buildings and narrow streets are a conduit for noise and air pollution. These planners have no idea what these major changes will do to our quality of life and the beauty of the historic district as we know it.

I support the Neighborhood Plan. Few, if any of the suggestions of the community were included in the final CPC proposal. Members of Community Board 2, after much time, discussion, and interviews, overwhelmingly rejected this plan (36 – 1). **Our other elected officials, including our Borough President, and State legislators, found the plan to fall short of its objectives and agree that it needs more work. Our new Council Member in District 1, Christopher Marte, opposes the plan in its current form and was elected by a large majority of the voters in our district largely based on this issue.**

The CPC plan will not produce affordable housing. The affordable housing advocates are sitting on the boards of the luxury developers and do not live or work here. Instead, the plan will encourage the building of more luxury apartments with a higher FAR. It will not contribute to making the neighborhood more racially balanced or diversified. There are better plans to bring affordable housing and diversification to SoHo. The displacement of rent stabilized tenants as an inconsequential outcome is outrageous. The plan also endangers pioneering loft tenants who may fall victim to ruthless landlords who would like to see them gone. The plan does not address the complexity of the artists' situations who fought hard for rights under the Loft Law. The proposals to promote the arts are not meaningful and do not compensate for the advantages being given to the large developers and NYU who are behind the mayor's political ambitions. It is very bad politics; everyone knows it. Do not be a rubber stamp for a plan that is biased and short sighted and will change things in SoHo forever.

**REJECT THE HUGE UP-ZONING GIVEAWAY. STOP THE RUSH.** Our historic districts deserve to be changed through a more thoughtful and inclusionary process and we expect our local government, the City Council, to act independently and **say NO to Mayor DeBlasio until the plan can reflect more appropriate changes for the SoHo and NoHo Historic Districts and Chinatown which are extremely valuable assets to the city and are visited by many people from here and from around the world.**

Susan Fortgang



SoHo Artist and Resident

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**From:** [Susan Meyer](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:51:29 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Susan Meyer  
20 E 9th St  
New York, NY 10003

**From:** [Susan Rosengarten](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:38:54 AM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Susan Rosengarten  
3 Sheridan Square  
New York, NY 10014

**From:** [Susan Shoemaker](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Monday, November 22, 2021 3:44:33 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

I am personally very concerned about the environmental impact of the proposed zoning. The FEIS, like the DEIS, does not measure the full impact of the potential 3000+ housing units and other likely development, as it only takes 28 sites (out of 900 existing buildings potentially affected) into account. Open space, traffic, air pollution, and impact on sewer infrastructure are all virtually unaddressed. Also, the rezoning imperils a number of historic buildings and would overshadow many streets.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Susan Shoemaker

  
New York, NY 10013

# Susan Shoemaker AIA, LEED AP BD+C

## Architect & Urban Designer

38 Crosby Street #4, New York, NY 10013  
[susan.shoemaker@gmail.com](mailto:susan.shoemaker@gmail.com) 212 925 4059

September 2, 2021

City Planning Commission  
New York, NY

Re: Proposed Soho/Noho Rezoning

City Planning Commission:

I am a 22 year resident of New York City, and a 17 year homeowner and Condominium Board member in Soho. I am writing to oppose the proposed rezoning plan. I have attended several of the City's "Envision Soho/Noho" discussions, and I testified at the June 23, 2021 Public Hearing. As an architect and urban designer, I have read some of the ULURP material, including the DEIS, with a professional understanding of the potential consequences of the proposed rezoning. I support updating Soho's zoning and adding new affordable housing in Soho and Noho, but **the plan under ULURP review is seriously unsound, and needs to be completely reworked:**

**The Draft Environmental Impact Report (DEIS) addresses only a small portion of the potential impact:**

The DEIS addresses the 26 "projected" sites (see Soho map at the end of this letter), but not the 58 sites identified as "potential", or other sites. The proposed zoning would apply to all 56 blocks in the area, with nearly 900 existing buildings. The impacts described in the DEIS are, therefore, unrealistically minimized. The final EIS will not be available in time for the public to review.

**The proposed density is excessive:** Despite Soho's varied building stock, most buildings now comply with the current FAR of 5.0 for commercial buildings. The FAR proposed for new residential buildings is 9.7 for the area in which I live, and up to 12.0 for other major subareas – more than double. This could result in gross overbuilding of the area, potentially over nine million square feet for all of the actual sites affected.

**The proposed heights are excessive:** I live in one of the tallest buildings in Soho, at 142' to the roof. The proposed zoning would allow 205' high buildings along Broadway, and 275' high buildings in other sub-areas. The proposed allowance of multiple infill buildings to similar heights could create unattractive "walls" of development. These heights would be out of proportion and scale with Soho's historic building fabric, and would cast significant shadows, reducing daylight to streets and to existing housing units and roof gardens. The heights proposed by the Soho Broadway Initiative (maximum 125' along Broadway) make more sense.

**The proposed implementation of Mandatory Inclusionary Housing is deeply flawed:** MIH is proposed as requiring only 25% of "affordable" units in any development, with loopholes allowing new residential of up to 25,000 zsf without any affordable housing – under the proposed rules, for a typical 25' x 100' NYC lot, a 14 story building could be built entirely of luxury housing, commercial or community facility. Moreover, the calculation of "affordability" is flawed. The proposed "affordable" housing would not actually be for working class New Yorkers, while the bulk of the new housing – well over 75%, if not all - would be luxury units.

**The proposed zoning allows NYU space, and retail over 10,000 sf:** The community has been united in opposing retail over 10,000 sf, now prohibited by existing zoning. This type of retail is not attractive to local residents, or those tourists who come to enjoy the uniqueness of Soho and Noho – it appeals mostly to those who arrive by car, and who contribute to the heavy traffic, pollution and overcrowding of sidewalks which is already problematic in Soho. The proposed zoning also allows NYU to build Community Facility uses in Soho and Noho, which is not currently permitted per zoning, and excluded from NYU's agreed 2031 plan.

**The net effect of these provisions would make this Soho and Noho so over-attractive for new development that these neighborhoods would quickly be saturated with new luxury residential, NYU facilities and large-scale retail buildings, likely beyond market need, with consequent problems:**

**The proposed zoning would serve as an incentive to demolish existing buildings:** The proposed zoning would make it so economically attractive for development that many smaller sites and buildings would put pressure on the Landmarks Preservation Commission (LPC), which is likely to be inundated with proposals for development, to allow alterations and demolition that would currently be overruled – and likely cause the destruction of existing affordable housing and other uses. In an era of increasing climate change, we should be encouraging building stock to be maintained, not demolished and replaced.

**The proposed density would result in additional traffic, pollution, and city infrastructure demand:** Because the DEIS only quantifies the impact of 26 of the sites affected by the proposed zoning, it seriously underestimates the impact on shared resources. City utilities are aging – see what happened with the impact of Tropical Storm Ida. Upgrades and replacements could entail huge costs to the city, and cause major disruption to traffic and daily life in the neighborhoods. Traffic is already at a near-standstill at peak hours – the DEIS forecasts no rezoning impact; this is not credible with 3000+ new housing units.

**Overdevelopment would threaten Soho's small businesses and restaurants:** We are still living through a pandemic in which we worked hard to keep our local shops and restaurants alive (and we mourn some losses). Soho has an especially diverse international offering. These often operate at break-even, represent a variety of small business owners, employ a diversity of working class staff, are often located on “soft” sites, and can't afford to move if their sites are redeveloped. These shops and restaurants are part of what attracts international tourists to New York City, supporting the city's economy as a whole. Experience has shown that the ground-floor uses in new luxury housing buildings tend to be bland and expensive, and large-scale retail drives out small shops (we have already lost most of our bodegas).

**Open Space, Sustainability, Resilience and Climate Change are overlooked or minimized:** The DEIS states. “The Proposed Actions would result in significant adverse impact to open space due to the added residential demand placed on active and passive open spaces in an area that has limited available open space resources” (again, based only on the “projected” sites, not the “potential” or other impacts). However, no Open Space proposals are included in the plan. While the flooding conditions at the SW of the study area are noted, no mitigation or positive proposals are included. Amazingly, at this time of acute global warming, there is scant mention of sustainability, resilience or climate change.

**We need a new, more transparent process:** For over two years, the city held sessions at which only vague generalities were discussed, with no opportunity to analyze the impacts of proposed density, height, bulk and use changes, as they were not articulated. Then, suddenly this spring, the specifics of the plan were announced just as the seven-month ULURP clock began ticking. Why has so little time been allocated for public review of such a complex proposal? Why were items such as big-box retail and NYU space added at the last minute? Why does the DEIS hint at even more MIH loopholes (see page 2-45)? Why does the LPC not seem to be involved in the proposed rezoning of such a critical historic area? Why has an arbitrary tax been proposed, applying only to a portion of JLVQA units, taxing units which have already experienced difficulty with improvements and financing due to their complex status? Why release a floodgate of new development all at once, instead of a more careful, incremental pace?

**Soho and Noho are national treasures that deserve a more thoughtful and careful plan:** Soho was an early LPC historic district in 1973, and an early National Historic Landmark District in 1978. Soho's architecture is beautiful, remarkable and still unique. Cast-iron buildings with their depth of detail are illuminated by sunlight, and the varied heights of buildings on most streets create attractive skylines, allowing views from one street to another and views of buildings in neighboring districts. Visitors come from all over the world to experience this. It is worth taking the time and energy to see how a measured amount of new affordable housing and retail uses can be added, while respecting this unique character. The current rezoning proposal risks losing this character, only to build massive amounts of luxury housing.




As the National Trust states in a 3/25/21 letter to Mayor DeBlasio and NYC DCP Chair Lago:

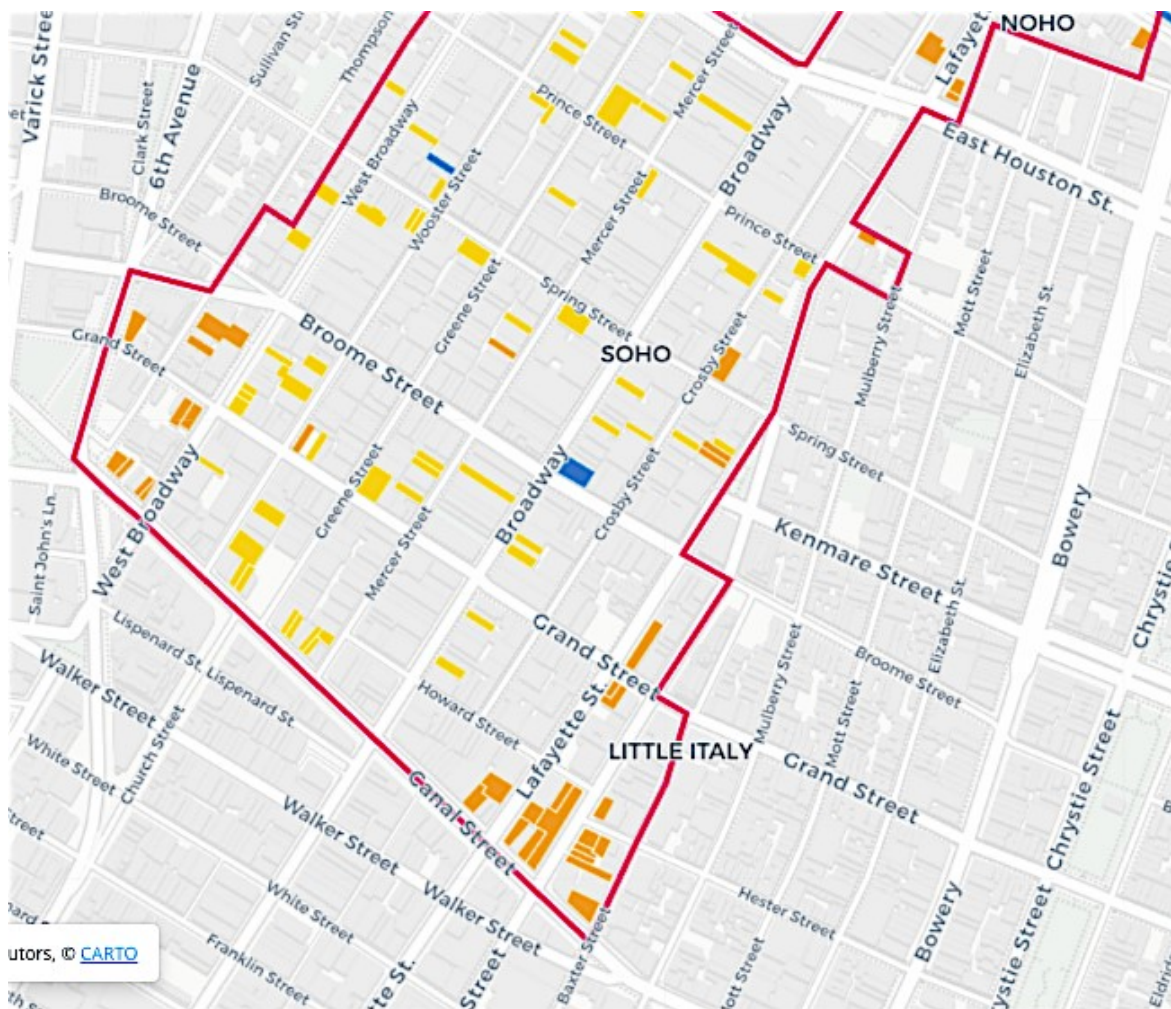
*“The National Trust supports modernizing zoning in this 56-block project area in SoHo and NoHo in ways that will benefit the residents of New York City by creating affordable housing, allowing a wider range of commercial uses, permitting residential use as-of-right, supporting the creative community, and improving the Joint Live Work Quarters for Artists program. **Yet we must voice our opposition to this massive and overarching upzoning proposal that is not calibrated to the existing historic districts and appropriate opportunities for infill development.** As SoHo and NoHo’s steward, New York City also has an obligation to protect the historic character of these neighborhoods, a legacy that benefits this generation and future generations of residents and visitors in New York City.”*

**I urge the City Planning Commission to oppose the proposed rezoning, and to call for a completely new process to start with active community participation in the actual details of any new proposed plan.**

Sincerely,



Susan Shoemaker AIA, LEED BD+C



Projected (orange) and potential (yellow) development sites identified by CPC (source: Municipal Art Society)

Note: the proposed zoning would apply to all sites in the 56 block project area, not only “projected” and “proposed”.



**From:** [susan shoemaker](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)  
**Subject:** [EXTERNAL] Please vote NO on Soho Noho rezoning and 2443-2021  
**Date:** Monday, December 6, 2021 3:30:53 PM  
**Attachments:** [Susan Shoemaker letter to Gale Brewer re Soho Noho Rezoning 8.5.21.pdf](#)  
[8.5.21 476 Broadway to Gale Brewer re Soho Noho Rezoning.pdf](#)

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City Council,

As a 22 year resident of NYC and a 17 year Soho homeowner, I ask you please to vote NO on the proposed Soho-Noho rezoning and on the enhanced fines in the proposed 2443-2021 legislation.

The attached letters to Gale Brewer note a number of specific issues in the proposed rezoning which are critically important to me as a NYC and Soho resident.

With respect to the proposed conversion fee of \$100/sf, which would cost a typical JLWQA owner in my building at least \$220K, please note:

- Since JLWQA's were established, there have been many twists and turns in the process
- Some long-time residents were grandfathered by the City in 1987 but there is little or no record of this
- Many JLWQA units were converted to residential as part of the Loft Law process (with no penalty or conversion fee)
- Although residential uses are not permitted as of right in Soho and Noho, exceptions have been made and new residential buildings approved
- Those JLWQA units that remain are an arbitrary subset of the total units in which people are living in Soho-Noho
- The Soho-Noho Envision reports states: "Conscious efforts should be made to reconcile the chasm between outdated regulations and the realities of people who reside in the neighborhoods, and to promote more diversity and more equity in SoHo/NoHo. To that end, instead of a "requirement/restriction" based framework as exists today, an "incentive/ benefit" based framework should be explored to encourage and support artist/maker/cultural worker occupancies." If the City agrees we should move to a more inclusive basis for residential occupancy in Soho, why then should significant new conversion fees be levied?

Chris Marte, who was overwhelmingly elected as our new City Council member, opposes the Soho-Noho rezoning, as does the vast majority of our Community Board CB2, which voted 36-1 to oppose the proposal. Please vote accordingly!

Thank you.

Susan Shoemaker AIA, LEED AP BD+C

# Susan Shoemaker AIA, LEED AP BD+C

## Architect & Urban Designer

38 Crosby Street #4, New York, NY 10013  
[susan.shoemaker@gmail.com](mailto:susan.shoemaker@gmail.com) 212 925 4059

August 5, 2021

Honorable Gale A. Brewer  
Office of the President  
Borough of Manhattan  
One Center Street, 19<sup>th</sup> Floor  
New York, New York 10007

RE: SoHo NoHo Rezoning ULURP Application

Dear Borough President Brewer,

I am a 22 year resident of New York City, and a 17 year homeowner and Condominium Board member in Soho. I am writing to oppose the proposed rezoning plan. I have attended several of the City's "Envision Soho/Noho" discussions, as well CB2's working group meetings, and I testified at the June 23, 2021 Public Hearing (which you attended). As an architect and urban designer, I have read some of the ULURP material, including the DEIS, with a professional view and understanding of some of the potential consequences of the proposed rezoning. I support updating Soho's zoning and adding new affordable housing in Soho and Noho, but **the plan under ULURP review is seriously unsound, and needs to be completely reworked:**

**The Draft Environmental Impact Report (DEIS) addresses only a small portion of the potential impact:**

The DEIS addresses the 27 "projected" sites (see Soho map at the end of this letter), but not the 57 sites identified as "potential", or other sites. The proposed zoning would apply to all 56 blocks in the area, with nearly 900 existing buildings. The impacts described in the DEIS are, therefore, unrealistically minimized and the DEIS is technically misleading and unreliable.

**The proposed density is excessive:** Despite Soho's varied building stock, most buildings now comply with the current FAR of 5.0 for commercial buildings. The FAR proposed for new residential buildings is 9.7 for the area in which I live, and up to 12.0 for other major subareas – more than double. This could result in gross overbuilding of the area, potentially over ten million square feet for all of the actual sites affected.

**The proposed heights are excessive:** I live in one of the tallest buildings in Soho, at 142' to the roof. The proposed zoning would allow 205' high buildings along Broadway, and 275' high buildings in other sub-areas. The proposed allowance of multiple infill buildings to similar heights could create unattractive "walls" of development. These heights would be out of proportion and scale with Soho's historic building fabric, and would cast significant shadows, reducing daylight to streets and to existing housing units and roof gardens, as well as views within Soho and Noho and to buildings in neighboring districts.

**The proposed implementation of Mandatory Inclusionary Housing is deeply flawed:** MIH is proposed as requiring only 25% of "affordable" units in any development, with loopholes allowing new residential of up to 25,000 zsf without any affordable housing – thus under the proposed rules, for a typical 25' x 100' NYC lot, a 14 story building could be built entirely of luxury housing. Moreover, the calculation of "affordability" is based on 40% and 60% of the area's median household income, which is \$164,860 for Soho – allowing families with incomes of \$65,872 and \$98,808 to meet MIH criteria, compared to the citywide median of \$70,590. Thus the proposed "affordable" housing would not be for working class New Yorkers, it would be for upper middle class New Yorkers, while the bulk of the new housing – well over 75%, if not all - would be luxury units.

**The proposed zoning allows retail over 10,000 sf, and NYU development:** The community has been united in opposing retail over 10,000 sf, now prohibited by existing zoning. This type of retail is not attractive to local residents, or those tourists who come to enjoy the uniqueness of Soho and Noho – it appeals mostly to those who arrive by car, and who contribute to the heavy traffic, pollution and overcrowding of sidewalks which is already problematic in Soho. The proposed zoning also allows NYU to build Community Facility uses in Soho and Noho, which is not currently permitted per zoning, and excluded from NYU's agreed 2031 plan.

**The net effect of these provisions would make Soho and Noho so over-attractive for new development that these neighborhoods would quickly be saturated with new luxury residential development, NYU facilities and large-scale commercial uses, likely beyond market need, with consequent problems:**

**The proposed zoning would serve as an incentive to demolish existing buildings:** The proposed zoning would make it so economically attractive for development that many smaller sites and buildings would put pressure on the Landmarks Preservation Commission, which is likely to be inundated with proposals for development, to allow alterations and demolition that would currently be overruled – and likely cause the destruction of existing affordable housing and other uses. In an era of critical climate change, we should be encouraging building stock to be maintained, not demolished and replaced.

**The proposed density would result in additional traffic, pollution, and city infrastructure demand:** Because the DEIS only quantifies the impact of 27 of the sites affected by the proposed zoning, it seriously underestimates the impact on shared resources. City utilities are aging and incompletely mapped, and large-scale upgrades and replacements (as opposed to more carefully planned incremental change) could entail huge costs to the city, and cause major disruption to traffic and daily life in the neighborhoods.

**Overdevelopment would threaten Soho's small businesses and restaurants:** We are still living through a pandemic in which we have worked hard to keep our local shops and restaurants alive (and we mourn some losses). Soho has an especially diverse international offering. These often operate at break-even, represent a variety of small business owners, employ a diversity of working class staff, are often located on "soft" sites, and can't afford to move if their sites are redeveloped. These shops and restaurants are part of what attracts international tourists to New York City, supporting the city's economy as a whole. Experience has shown that the ground-floor uses in new luxury housing buildings tend to be bland and expensive, and large-scale retail development drives out small shops (we have already lost most of our bodegas).

**Open Space, Sustainability, Resilience and Climate Change are overlooked or minimized:** The DEIS states. "The Proposed Actions would result in significant adverse impact to open space due to the added residential demand placed on active and passive open spaces in an area that has limited available open space resources" (again, based only on the "projected" sites, not the "potential" or other impacts). However, no mitigation or positive Open Space proposals are detailed in the plan. While the flooding conditions at the SW of the study area are noted, no mitigation or positive proposals are included. Amazingly, at this time of acute global warming, there is barely any mention of sustainability, resilience or climate change. There seems to be no mention even of new street trees to help modulate shade and clean the air, or roof gardens to mitigate the heat island effect and assist in the management of stormwater.

**We need a new, more transparent process:** For over two years, the city held sessions at which only vague generalities were discussed, with no opportunity to analyze the impacts of proposed density, height, bulk and use changes, as they were not articulated. Then, suddenly this spring, the specifics of the plan were announced just as the seven-month ULURP clock began ticking. Why has so little time been allocated for public review of such a complex proposal? Why were items such as big-box retail and NYU space added at the last minute? Why does the DEIS hint at even more MIH loopholes (see page 2-45)? Why does the LPC not seem to be involved in the proposed rezoning of such a critical historic area? Why has an arbitrary tax been proposed, applying only to a portion of JLWQA units, taxing units which have already experienced difficulty with improvements and financing due to their complex status? Why release a floodgate of new development all at once, instead of a more careful, incremental pace?

**Soho and Noho are national treasures that deserve a more thoughtful and careful plan:** Soho was an early LPC historic district in 1973, and an early National Historic Landmark District in 1978. Soho's architecture is beautiful, remarkable and still unique. Cast-iron buildings with their depth of detail are illuminated by sunlight, and the varied heights of buildings on most streets create attractive skylines, allowing views from one street to another and views of buildings in neighboring districts. Visitors come from all over the world to experience this. It is worth taking the time and energy to see how a measured amount of new affordable housing and retail uses can be added, while respecting this unique character.

**As the National Trust states in a 3/25/21 letter to Mayor DeBlasio and NYC DCP Chair Lago:**

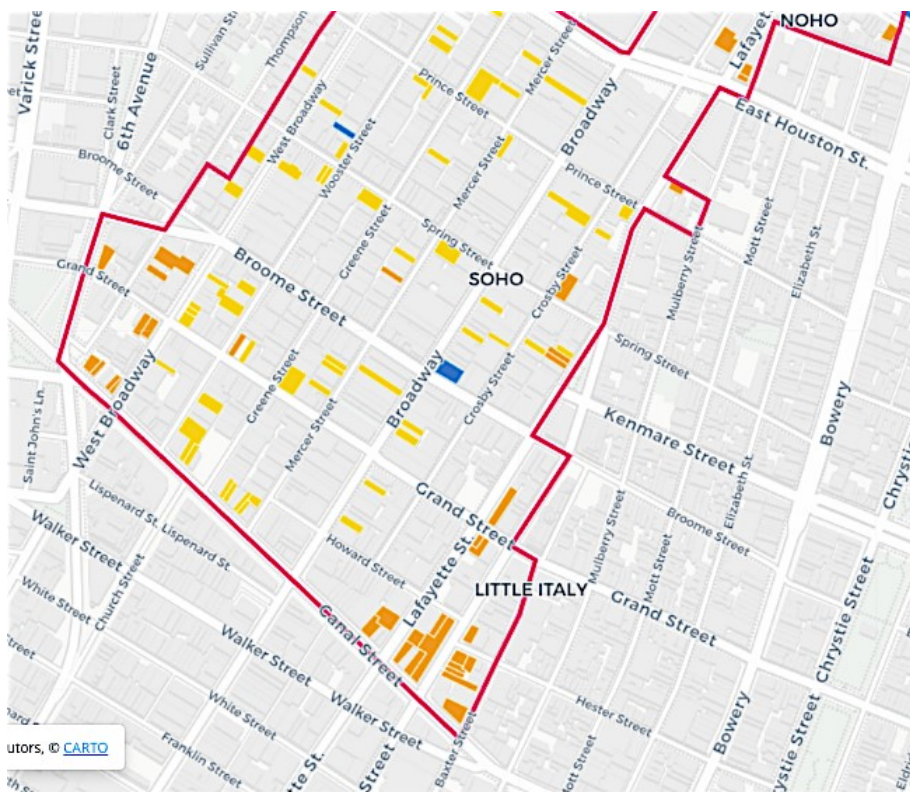
*"The National Trust supports modernizing zoning in this 56-block project area in SoHo and NoHo in ways that will benefit the residents of New York City by creating affordable housing, allowing a wider range of commercial uses, permitting residential use as-of-right, supporting the creative community, and improving the Joint Live Work Quarters for Artists program. **Yet we must voice our opposition to this massive and overarching upzoning proposal that is not calibrated to the existing historic districts and appropriate opportunities for infill development.** As SoHo and NoHo's steward, New York City also has an obligation to protect the historic character of these neighborhoods, a legacy that benefits this generation and future generations of residents and visitors in New York City."*

**I urge you to oppose the proposed rezoning, and to call for a completely new process to start with active community participation in the actual details of any new proposed plan.**

Sincerely,



Susan Shoemaker AIA, LEED BD+C



Projected (orange) and potential (yellow) development sites in Soho identified by CPC (source: Municipal Art Society)  
 Note: the proposed zoning would apply to all sites in the 56 block project area, not only "projected" and "potential".

# 476 Broadway Condominium

Board of Managers  
476 Broadway Condominium  
476 Broadway  
New York, New York 10013

August 5, 2021

Honorable Gale A. Brewer  
Office of the President  
Borough of Manhattan  
One Center Street, 19<sup>th</sup> Floor  
New York, New York 10007

RE: SoHo NoHo Rezoning ULURP Application

Dear Borough President Brewer,

We are writing in opposition to the Soho/Noho rezoning plan currently under ULURP Review. The plan is fundamentally unsound, and must be rejected. As proposed, it would cause irreparable harm to our Soho neighborhood, and specifically to units and spaces in our building. Any rezoning must start from scratch with true community participation. In particular, we note:

- The proposed density is excessive - the FAR proposed for new residential buildings is more than double existing density. This could result in gross overbuilding of the area, potentially over ten million square feet for all of the actual sites affected
- The proposed heights are excessive - our building is one of the tallest buildings in Soho, at 142' to the roof. The proposed zoning would allow 205' high buildings along Broadway, and 275' high buildings in other sub-areas. These heights would be out of proportion and scale with Soho's historic buildings, and would cast significant shadows, reducing daylight to streets and existing housing units
- The proposed implementation of Mandatory Inclusionary Housing is deeply flawed – the plan requires only 25% of “affordable” units in any development, with loopholes allowing new residential of up to 25,000 zsf without any affordable housing. The basis of the “affordability” means that the proposed “affordable” housing would not be for working class New Yorkers, it would be for upper middle class New Yorkers, while the bulk of the new housing – well over 75%, if not all - would be luxury units
- The proposed zoning allows NYU space, and retail over 10,000 sf - the community has been united in opposing retail over 10,000 sf, now prohibited by existing zoning. The proposed zoning also allows NYU to build Community Facility uses in Soho and Noho, which is not currently permitted per zoning, and excluded from NYU's agreed 2031 plan, and opposed by the local community
- The proposed zoning would serve as an incentive to demolish existing buildings – the plan would make Soho and Noho so economically attractive for development that the Landmarks Preservation Commission (LPC) would be under pressure to allow alterations and demolition that would currently be overruled – and likely cause the destruction of existing affordable housing and other uses
- The Draft Environmental Impact Report (DEIS) addresses only a small portion of the potential impact - the DEIS addresses the 27 “projected” sites, but not the 57 sites identified as “potential,” or other sites.



## 476 Broadway Condominium

The proposed zoning would apply to all 56 blocks in the area, with nearly 900 existing buildings. The impacts described in the DEIS are, therefore, unrealistically minimized and technically unsound

- The proposed density would result in additional traffic, pollution, and city infrastructure demand - because the DEIS only quantifies the impact of 27 of the sites affected by the proposed zoning, it seriously underestimates the impact on city utilities and other shared resources
- Overdevelopment would threaten Soho's small businesses and restaurants - we are living through a pandemic in which we have worked hard to keep them alive - a variety of small business owners, who employ a diversity of working class staff, and can't afford to move if their sites are redeveloped
- Open Space, sustainability, resilience and climate change are minimized – the DEIS recognizes that Soho is “an area that has limited available open space resources”, but no new open spaces are proposed
- Our building includes residences converted by artists in the 1980's, has been legalized via the Loft Law, and holds a current CofO. Many of our residents have lived in the building for more than twenty years. The CPC's presentation shows a new, or restructured, building immediately to the south of our building, on a “potential” development site. As shown (see below), this would severely reduce daylight to eight residential units in our building, and the proposed height of 160' would overshadow the sustainable roof garden that we built to satisfy the zoning requirement that our roof be accessible to residents for recreation. The proposed JLWQA “conversion fee” would disproportionately affect some units, not all

Zoning Proposal | Expand Housing | Support the Arts | Strengthen Massed | Build Contextually

## Historic Corridors

M1-5 / R9X	
Max. Residential FAR (w/ MIH)	9.7
Max. Commercial / Manufacturing FAR	6.0 / 5.0
Max. Community Facility FAR	6.5
Min. Base Height	85 ft
Max. Base Height	145 ft
Max. Building Height	205 ft

To sum up, we oppose the proposed plan, and ask that you oppose it unequivocally. The net effect of the plan would make Soho and Noho so over-attractive for new development that they would quickly be saturated with new luxury residential, NYU facilities and large-scale retail, to the detriment of our light, air, and quality of life.

Sincerely,

476 Broadway Condominium Board of Managers

Evelyn Lasry, President  
Cheryl Klauss, Vice President  
Ana Vilarrasa, Secretary  
Susan Shoemaker, Treasurer  
Scott Weber

**From:** [Susan Stoltz](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No to the SoHo/NoHo/Chinatown Upzoning Bill and Reject Margaret Chin's Punitive Legislation (Intro 2443-2021)  
**Date:** Monday, December 6, 2021 8:10:35 PM

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I am a 42-year artist resident of SoHo, loft tenant, and educator. I designed and implemented an NYSCA funded animation/film and video program (1987–2000) for hospitalized children and young adults: including teenage mothers, group homes, psych wards, and NYC hospitals. I have shown up in this SoHo-NoHo process first as an in-person community participant through the Envision SoHo-NoHo. Then as a witness in the virtual Upzoning process where community participation in the Covid era could be limited in Zoom meetings by The Department of City Planning (DCP).

In the fall of 2020, the Mayor changed his mind. He listened to the big-money developers. Upzoning changed everything. The (DCP) controlled virtual, primarily one-sided presentations. Slide shows were embellished and did not match the emerging boilerplate of a bill. The DCP never answered urgent community questions. We formed a growing awareness that our input was not only ignored but not invited. But not those of real estate and builders. Their needs dominated the decisions, and our community went through the motions.

The Envision process allowed the SoHo-NoHo community, including residents, to visualize a future. I proposed a senior center where creative residents could interact with younger and diverse new residents. Also, a museum that would exhibit and present the history of this extraordinary arts community from the 60s-70s and the 80s, 90s, and beyond as here artists/residents, many women artists, galleries, and communities began.

The museum would display objects of art and architecture, archives stored and studied, and historical presentations and community stories recorded/told. Timelines with photos of Soho's renowned Cast-Iron historic district architecture displayed. But in my vision, visitors could go outside and immerse themselves in a living museum and walk around the blocks and see for themselves.

I moved to my SoHo loft as a photographer in '79. Most original residents were artist pioneers who built the Soho artist community and lived and worked here after Jane Jacobs organized and saved this area from Robert Moses and his bulldozer. This beautiful Cast Iron historic district was again protected and maintained by the artists who lived and built their homes in the raw loft space of abandoned buildings. Now it is up to us. NYC must preserve this beautiful jewel for everyone. Diverse and low-income residents deserve more than the fleeting promise of over-priced housing in luxury towers. A loophole ensures that promise is missing from the boilerplate bill. But the upzoning of Soho-NoHo-Chinatown guarantees ongoing destruction, demolition, displacement, and the demise of this beautiful Cast Iron SoHo historic district, our SoHo-NoHo-Chinatown Community, and



the end of an irreplaceable landmarked world-renown historical district in New York City. The DCP's rushed and sloppy upzoning bill is all about greed. It will do tremendous damage to our City and its residents. **Say NO to our term-limited Mayor's SoHo-NoHo Upzoning Plan. We can do better!\*\***

Our Councilperson Margaret Chin introduced the second Legislation (intro 2443–2021) at the last moment (December 2). She sent two city representatives who could not answer questions. One on the borderline of putting out misinformation was warned by the committee chair of CB2. No one was there to clarify this thoughtless, rushed-through Legislation interfering-conflicting with the State Multiple Dwelling Law and Loft Law. Our state representative, Debra Glick, was present. She needs to update legal issues written by the state, such as the definition of an artist. Unfortunately, the NY State legislature has adjourned till January.

I have an artist certification from the '80s. It's unclear what that means. We artist residents, non-artist residents, certified and non-certified artists all want to live together—it has worked for us for over 40 years. But this confusing, half-hazard, punitive legislative simplifies life-changing and highly complex issues. This law threatens horrific fines and eviction for non-certified artists, non-artists residents—think if applied to residents of your community. Who decides who an artist is? With all this upheaval, the last thing senior artists, lower-income artists and residents, and woman artists need is more judgment by the government. Failure to qualify could be catastrophic! It's not about the loss of grant dollars for an art project, but a traumatic loss of home, studio-work place, artwork, and worse—after the fact. Is this what we want NYC to do?

**At the December 2 CB2 committee meeting, the NYC representative assured us that this bill could move to January. Would you please vote no or defer to 2022 if it comes up?**

This process rushed through Upzoning of SoHo-NoHo-Chinatown with a simplified boilerplate-unsuited for the multiple complexities in a long-established artist, and landmarked historic community. We have no idea what is in the final bill - it changes at each presentation - no questions answered. Chin's draconian 11th-hour law disrespects the light and input from 3,000 residents—40% of our community directed affected. Is NYC becoming like a totalitarian state?

Susan Stoltz  
Soho resident and loft tenant  
NYC, NY 10013  
12/6/2021

**From:** [susan vogel](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] "Say NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 11:36:23 AM

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I feel very strongly that this would be a disaster for the neighborhood, and would diminish the unique attractiveness of these New York City destinations.

Susan Vogel

**From:** [Sze, Gordon](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 12:10:18 PM

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Sent from [Mail](#) for Windows

**From:** [Terri Cook](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 6:10:30 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Terri Cook  
515 E 14th St  
New York, NY 10009

**MAS Comments to New York City Council Subcommittee on Zoning and Franchises on the SoHo/NoHo Neighborhood Plan, CEQR No. 21DCP059M, ULURP No. C210422ZMM, N210423ZRM, New York, NY**

November 9, 2021

The SoHo/NoHo Neighborhood Plan (Plan), the area's first major land use decision in 50 years, is poised to transform two iconic New York City neighborhoods. With the Plan, the City seeks to promote a mix of uses, primarily residential, and implement Mandatory Inclusionary Housing (MIH) in two of New York's most established high-end, historic districts and along the edge of Chinatown. Creating affordable housing in high-opportunity historic districts such as Soho-NoHo is a laudable goal that The Municipal Art Society (MAS) supports. In an equitable city, historic neighborhoods should be within reach of New Yorkers of all income levels as places to live. However, there remain red flags about whether the Plan will achieve its key objective of net-new affordable housing units. Instead, we find the proposal would spur high-end residential growth that will displace economically vulnerable long-time residents, make it harder to cultivate a wide spectrum of incomes, and introduce new development pressure without adequate protections for the area's artistic community and historic resources.

The Plan, the final neighborhood rezoning under the de Blasio administration, comes on the heels of other neighborhood rezoning efforts, which have largely been concentrated in lower income communities of color. SoHo and NoHo, like all neighborhoods throughout the city, have the responsibility to address New York City's housing crisis and advance fair housing. The City's proposal, and attention to this area in New York City Housing Preservation and Development's [\*Where We Live Report\*](#), highlights the potential for transformation in SoHo-NoHo to bring new housing choices as well as lay the groundwork for diversifying other historic high opportunity neighborhoods throughout the city.

With potentially over 3,600 new residential units—the development equivalent of One World Trade Center<sup>1</sup>—and almost 7,000 new residents anticipated if all development is fully realized, fundamental issues remain that the proposal has not adequately addressed and additional strategies that have not been integrated into it for it to be supported.<sup>2</sup> There is simply too much at stake for the neighborhoods and other similar districts if the proposal is approved.

### **Housing Affordability Plan**

A successful housing affordability plan should be measured by how well it increases net affordability and housing choice; ensuring that the area is livable for people of all incomes with equitable access to stores, transit, and schools. The implementation of MIH as a one-size-fits-all approach of infusing affordable housing in neighborhood rezonings is not adequate in Soho-NoHo, or other high-income neighborhoods. MIH alone is a blunt zoning tool that lacks sufficient nuance to effectively address the socioeconomic

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<sup>1</sup> Total residential development expected under the Plan is 3,510,425 million gross square feet. Total floor area of One World Trade Center is 3,501,274 square feet.

<sup>2</sup> The Soho/NoHo Neighborhood Plan Final Environmental Impact Statement (FEIS) identifies 26 projected development sites totaling 1,858 new dwelling units and 3,512 new residents. In addition, the Plan includes 58 potential development sites totaling 1,758 dwelling units, which would add 3,323 new residents.

complexities of SoHo-NoHo. While the requirement of new affordable units triggered by MIH is an important tool, the rezoning lacks a thorough fair housing plan that would aim to increase net affordability and housing choice options.

To successfully infuse economic and racial diversity, we have urged the City to prioritize additional strategies to increase and guarantee affordable housing production, including site acquisition, developments, and investment through partnerships. In higher density portions of the rezoning area, particularly along Chinatown and the East Village, a small handful of sites could dramatically increase the production of income-restricted units while limiting some of the expansion of high-end, market-rate residential development both within and adjacent to the rezoning area. The project Final Environmental Impact Statement (FEIS) reveals a stark income disparity between new households in market rate units, earning over \$230,000 a year, and the households in the affordable units required by MIH, earning around \$57,000 a year. This also holds true for existing conditions, where average household incomes in portions of the East Village, Little Italy and Chinatown of the rezoning area range from \$114,000 to \$127,500, far below those in the rest of the rezoning area, which range from \$204,300 to \$388,500.<sup>3</sup> The Plan falls short in facilitating a deeper and broader affordability across income scales to maximize housing choice within the neighborhood.

Affordable housing production and historic preservation protections can coexist and be mutually beneficial. Historic districts represent a form of community-based planning that creates a moment of community review to help manage change, not prevent it. A more comprehensive neighborhood planning approach could be achieved by scaling back the proposed zoning across the entirety of the project area. While we are pleased the City reduced the initial proposed density for commercial development and added the requirement that a certification from the City Planning Commission is needed to allow new retail uses over 25,000 square feet, these modifications are not nearly enough.

## **Historic Preservation**

In the suite of de Blasio-era neighborhood rezoning proposals, Soho-NoHo also stands out from a preservation perspective. Eighty percent of the rezoning area is within historic districts.<sup>4</sup> These districts include over 800 buildings and 15 individually designated New York City landmarks. An alarming seventy-three historic buildings are expected to be demolished to make way for new development. Some of these buildings were constructed before 1820.<sup>5</sup> The rezoning will also impact the S/NR-listed Bowery Historic District, the Samuel Tredwell Skidmore House (S/NR-listed, NYCL) and the Old Merchant's House (NHL, S/NR-listed, NYCL, NYCL Interior) by allowing taller buildings on adjacent lots that will be out of scale with nearby historic districts and buildings. The FEIS concludes that there is no

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<sup>3</sup> FEIS Table 3-3 Household Income Characteristics (2006-2010, 2014-2018 ACS)

<sup>4</sup> The rezoning area includes NYC-designated landmark districts Soho-Cast Iron Historic District and Extension, NoHo Historic District and Extension, NoHo East Historic District, and parts of the Sullivan Thompson Historic District. The rezoning area also includes portions of three State and National Register-listed Districts, Soho Historic District, Bowery Historic District, and the Chinatown and Little Italy Historic District.

<sup>5</sup> According to the FEIS, the three-story building at 143 Spring Street (Potential Development Site RR) was constructed in 1818 and the building at 146 Spring Street (Potential Development Site BBB) was built in 1819.

mechanism to avoid or fully mitigate these impacts at these sites because they are not protected under the New York City Landmarks Law.<sup>6</sup>

The FEIS asserts that development sites within the NYC landmark districts are protected under the Local Landmarks Law because redevelopment will be subject to Landmark Preservation Commission (LPC) review on a site-by-site basis. The FEIS also makes it clear that projected development sites not protected under the Landmark Law, those only within S/NR-listed districts, are subject to demolition and redevelopment without any additional review or oversight. Our research reveals that twelve buildings on eight of 26 projected development sites, concentrated along Chinatown and East Village, will be demolished. At least four buildings on these sites are considered contributing elements to the respective historic district.<sup>7</sup>

To bring this information into public view, MAS has developed an [interactive web map](#) that shows 3D extrusions of projected and potential development sites, including pedestrian perspectives at street level. The map also shows the development sites in relation to the historic districts and includes information on existing conditions and future development. We urge the City Council to utilize this resource in its decision making.

### **Expanded Role for LPC and SHPO**

Throughout the CEQR and ULURP process, MAS has maintained that given the scale of redevelopment, the City needs to expand the role of LPC in the planning process and provide support for LPC, which would have the enormous task of reviewing potentially 76 applications in the rezoning area over the next few years. Additional staff funding could assist with additional reviews and evaluation of undesignated, yet contributing, resources for additional protection. We have also called for the City to include State Historic Preservation Office (SHPO) in the environmental review of proposed development outside of the landmark districts. Furthermore, MAS called for the City to work with LPC, SHPO and other key community stakeholders to identify the priority resources and develop tools, protections, and design guidelines that can more fully mitigate areas of interest that fall outside protections under the Local Landmarks Law. LPC should expedite review and designation of additional individual landmarks within the rezoning area. To encourage compatible design, LPC and DCP should publish a preferred material list and offer applicant support to encourage adaptive reuse of contributing structures. These recommendations were not adopted into the proposal. However, the City Council could convene a group to achieve those same ends.

### **Questions about Development Projections and Evaluation of Impacts**

#### *Potential Development Sites in Historic Districts*

Throughout the CEQR process, MAS has questioned whether the full impact of the proposal would be assessed based on the Reasonable Worst Case Development Scenario (RWCDs). The RWCDs includes 26 projected development sites and 58 potential development sites. The number of potential development sites is of primary concern because they are all concentrated in the historic districts on sites occupied by existing buildings. Development on potential development sites could result in 1,758 dwelling units *in*

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<sup>6</sup> Soho-Noho Neighborhood Plan Draft Environmental Impact Statement, p. 23-4

<sup>7</sup> These include 348, 350, 352, and 358 Bowery.

*addition* to the 1,858 units on sites projected to be developed by 2031. Our extensive CEQR research has shown potential development sites and other sites within a rezoning area that are not identified often do get developed or enlarged through lot mergers and the transfer of development rights. The impacts of such development are not typically evaluated under CEQR, which is the case with this proposal. The most recent data (September 2020) show there are roughly 3 million square feet of existing development rights available within the Soho-NoHo rezoning area: approximately 2.5 million square feet within the historic districts and 500,000 square feet beyond the historic district boundaries. The rezoning would result in more than 9 million square feet of additional density through available development rights, over 6 million square feet of which would be concentrated within the historic districts. However, LPC has only approved just over 1 million square feet in the last 10 years.

We have urged the City to study the incremental increase in density that has taken place under the purview of the LPC, and how such an exponential change could be borne on designated properties without wholesale destruction of these protected historic resources. This analysis was not provided in the FEIS and remains unaddressed. To remedy this, we recommend further limiting the amount of additional FAR within the historic districts, while still triggering MIH.

## **Conclusion**

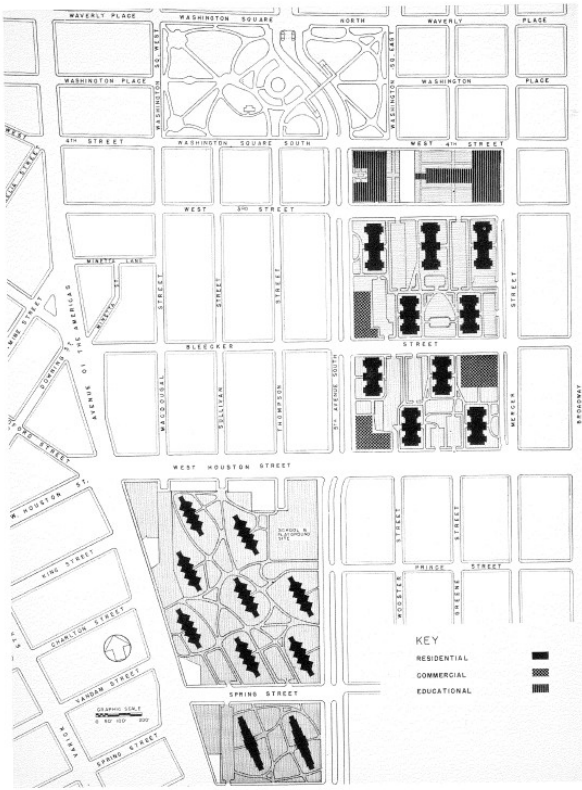
Over the past fifty years, Soho-NoHo has been transformed from the place it was in 1971, when the City first rezoned the area in an effort to attract artists to occupy loft space in buildings previously occupied by long-departed manufacturing businesses. As it poised to potentially transform again, Soho/NoHo needs a plan that ensures that the historic character of these special neighborhoods is preserved, and current and new lower income residents can enjoy the benefits of living in two of the City's iconic neighborhoods. MAS remains unconvinced the Plan before the City Council would achieve this goal. While MAS believes historic preservation protections and affordable housing opportunities can coexist, given the importance of this proposal, both in its potential to transform Soho-NoHo and lay the groundwork for diversifying other historic high opportunity neighborhoods, we urge the City Council to deny it.



STATEMENT BY THEODORE GRUNEWALD  
BEFORE THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES  
ON THE DEPARTMENT OF CITY PLANNING SOHO, NOHO, CHINATOWN UPZONING

NEW YORK CITY COUNCIL – VIRTUAL PUBLIC HEARING – NOVEMBER 9, 2021

From 1953 to 1962, downtown Manhattan residents unified behind Jane Jacobs to halt Robert Moses' **Washington Sq. Southeast**—a massive upzoning and highway plan which yes—would have provided thousands of units of housing—but would have rammed a four-lane boulevard through Washington Sq. Park, and obliterated even more huge swaths of the Greenwich Village, SoHo, and South Village communities than what was completed.

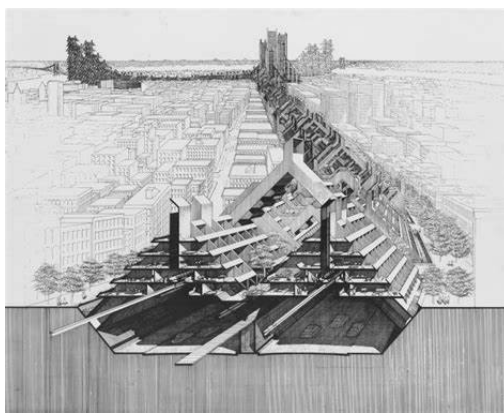


C-114. Composite site plan of Washington Square Southeast and South Village, August 1953

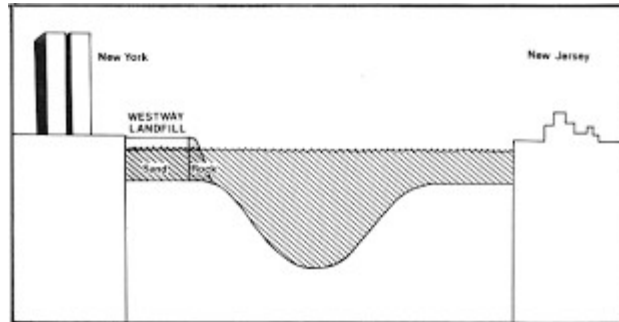
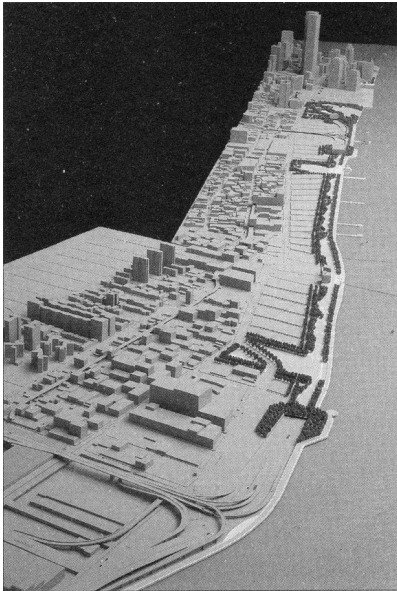


C-120. Proposal for South Village, 1951. Design by Voorhees Walker Foley & Smith

From 1965 to 1971, downtown Manhattan residents unified again behind Jane Jacobs to halt Robert Moses' **LOMEX** —a massive upzoning and expressway plan which yes—would have provided thousands of units of housing—but would have divided and obliterated huge swathes of the SoHo, NoHo, Chinatown, Tribeca, Lower West Village, Lower East Side, and Chinatown communities in the process.

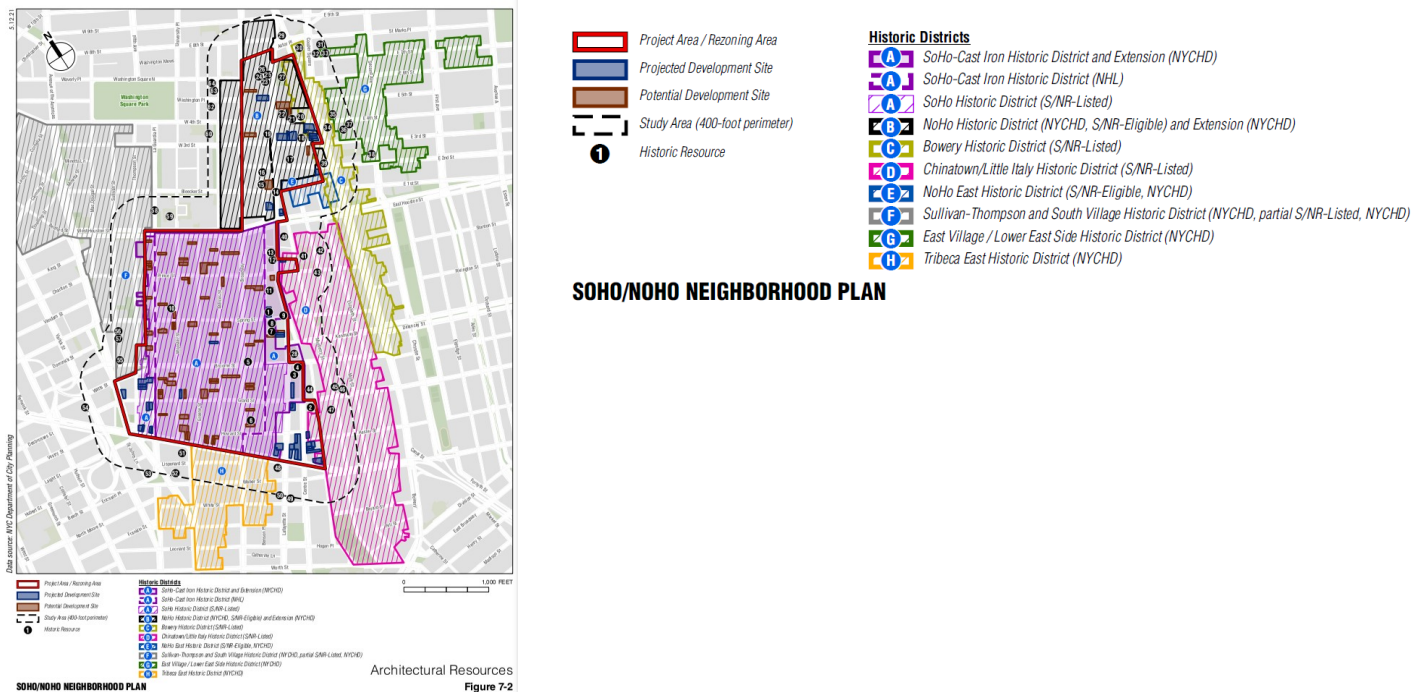


From 1971 to 1985, Greenwich Villagers united again to defeat **Westway**—a massive upzoning and highway plan which yes—would have provided thousands of units of housing—but would have permanently damaged the Lower Manhattan, Tribeca, West Village, and Chelsea communities—cutting them off from the Hudson River waterfront—and precipitating luxury over-development on adjacent, new flood-prone landfill.



While today's SoHo, NoHo, Chinatown upzoning does not ram superhighways through lower Manhattan, the plan's overblown scale—allowing buildings two-and a-half times larger than existing—and the plan's one-size fits all approach—is no less destructive of Manhattan's vibrant local communities and their distinct, diverse, and multilayered architectural histories and cultural heritages.

The upzoning area contains the **densest concentration of Historic Districts anywhere in New York City**. The rezoning area intersects with 8, and abuts with 2 local, state and federal historic districts—in addition to containing scores of individually-designated federal, state and local landmarks.





This multiplicity and variety of district designations contain many different types of architectural and cultural heritage from many eras **which include some of NYC's oldest remaining buildings**. These 10 different historic districts generally align with various irregular street grids which correspond to different settlement patterns and phases of the city's development as Manhattanites "moved uptown".

Beginning with Manhattan's indigenous peoples whose forest paths would be repurposed by the Dutch as the country lanes of Bowery and Broadway, each community that successively occupied this area would leave evidence (often fragmentary) behind. Included in the upzoning area are extremely rare Federal Style dwelling houses with pitched roofs and dormer windows, Greek Revival townhouses, early industrial-revolution warehouses and factories, the greatest cohesive concentration of Victorian cast-iron loft buildings in the world, Romanesque and Renaissance-Revival public buildings and commercial structures, and finally, early office buildings foreshadowing the skyscraper. **The 10 districts also embody the tangible legacy and achievements of the one of the 20th century's most important movements—historic preservation—containing structures which are among the earliest, and most successful examples of reuse.**

Within the SoHo NoHo Chinatown Upzoning boundaries, 300+ years of New York City's visible history collides here in a patchwork-quilt of street grids, ethnic and cultural enclaves, and designated historic districts that reflect the dense complexity of history and culture—**delicately and densely woven-together in a geographically tiny area of New York**—which makes it among the most valuable and fascinating places in the world for artists, photographers, filmmakers, historians, New Yorkers, and global tourists alike.

It also makes it the most vulnerable. **This plan will kill 10 historic districts with one rezoning.**

**Dozens of "contributing" buildings—not designated as NYC Landmarks—are already targeted in the Upzoning Area as "potential development sites" and "projected development sites"**

[see map, Figure 7-2 in the NYC Department of City Planning Environmental Impact Statement]

<https://www1.nyc.gov/assets/planning/download/pdf/applicants/env-review/soho-noho/07-feis.pdf>

Here is a PDF which illustrates just 29 of them (prepared by Brenden FitzGerald, August 23, 2021)

[https://drive.google.com/file/d/18Ez\\_U\\_WT8NY562JST6i-ASGuX7ir3jL7/view](https://drive.google.com/file/d/18Ez_U_WT8NY562JST6i-ASGuX7ir3jL7/view)

The upzoning, however, is not limited to these development sites. **Every. Single. Building. in the upzoning area is susceptible to glassy redevelopment**—a fate which will be guaranteed as the skyrocketing property values unlocked by the rezoning make **"raze and rebuild"** irresistibly cost-effective for building owners. No only will this be a disaster for tenants and small business—resulting in massive displacement, but, given the amount of embodied carbon in existing buildings, it will be an environmental disaster too—one which we can ill-afford to make in the midst of a **climate crisis**.



**An historic building's value, designation, or its location within an historic district does not insure its survival**—as recent actions by the Chair and staff of the New York City Landmarks Preservation Commission have demonstrated [see articles below]. The Commission can no longer be counted-upon to reliably make decisions that stop “*the irreplaceable loss to the people of the city of the asthetic, cultural and historic values represented*” by landmarks—as stated in the NYC Charter.

*"Demolition? About the McGraw-Hill Lobby"*

By Christabel Gough

The Society for the Architecture of the City

Village Views

March 16, 2021

<https://villageviews.org/2021/03/16/345/>

*"End of a Dream: Grand Prospect Hall Denied Landmark Status"*

By Mags Chmielarczyk

Brooklyn Magazine

September 16, 2021

<https://www.bkmag.com/2021/09/16/end-of-a-dream-grand-prospect-hall-denied-landmark-status/>

Since the upzoning plan will wreck 10 historic districts, displace hundreds, if not thousands of tenants—in one of NYC's most densely-populated areas, and **does not guarantee that a single unit of affordable housing will be built**—as eloquently stated in testimony by many persons at this, and other public hearings—the upzoning plan should not just be rejected; it must be condemned.

**Testimony by Zishun Ning:** “You [@NYCPlanning @NYCHousing @NYCMayor]...treat us as non-existent...as if Chinatown and the LES don't exist.”

<https://twitter.com/artagainstnyc/status/1433617039323811841>

*"Less Reliable Than Flipping a Coin:*

*The Department of City Planning's Miserable Track Record on Predicting Zoning Outcomes"*

<https://media.villagepreservation.org/wp-content/uploads/2021/11/09080719/City-Planning-Less-Reliable-Than-Flipping-A-Coin.pdf>

Thank you for the opportunity to testify on this crucial issue.

Respectfully,

Theodore Grunewald

<https://twitter.com/TedGrunewald>

**From:** [Thomas Arms](#)  
**To:** [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrer, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Please vote NO on Tuesday re: soho upzoning  
**Date:** Tuesday, December 7, 2021 3:53:59 PM

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I am emailing to urge you to vote NO on Tuesday to Blasio's SoHo/NoHo/Chinatown Upzoning scheme. It would be bad for soho and unfair to long-time residents.

Last Wednesday, Councilmember Margaret Chin sent a staffer to the Land Use Committee of CB2 to explain the reasoning and the details of her bill that would impose outrageous fines on any SoHo/NoHo residential unit not occupied by a certified artist. This bill is not only unfair but would cause the value of the estate owned by artists in soho to plummet — yet they are the ones who revitalized soho over the last several decades. To punish them this way is unconscionable.

The presentation last week was a debacle and an abject embarrassment.

Neither Margaret Chin, or the Buildings Department, which does the enforcement, or the Department of Cultural Affairs, which does the certification, bothered to attend the presentation. What does that tell you?

The councilmember's representative could not answer basic questions such as:

- If a tenant does not have artists certification, does the coop/condo/landlord get the fine or does the tenant?
- Are long-time residents who were grandfathered by the City in 1987 – and thus don't have artists certification – subject to these fines? And where will they find these documents to prove it 34 years later?
- Isn't it arbitrary and capricious for the government to certify who is an artist and who is not?
- Isn't it very difficult, even for working artists, to get certified?
- Why aren't the many retail stores that operate here without proper retail-use permits not charged a dime? Why should they be legal without fines while residents who aren't artists must pay dearly? It's illogical and blatantly unfair/discriminatory.

This bill must be stopped! Please vote no.

Thank you,  
Thomas Arms

**From:** [hello](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo/NoHo Rezoning  
**Date:** Friday, November 12, 2021 12:07:32 PM

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Hello,

I am a resident of Brooklyn and a lifelong New Yorker. My family experienced firsthand what a shortage of housing stock does for the working class. We had to live further out from the job centers my parents depended on and the schools I attended. It is wholly unacceptable that the average New Yorker's work commute is over 40 minutes. All that wasted time could be spent with family, pursuing life goals and hobbies that lead to self-actualization and fulfillment. New Yorker's long commutes are a direct consequence of a city that stopped building housing to meet demand.

SoHo and NoHo are extremely wealthy neighborhoods with some of the richest access to transit and jobs in the whole world. There is no reasonable justification to keep the neighborhoods frozen in time with limited housing that only benefits entrenched homeowners and wealthy residents. We need to build more homes in every corner of the city but we need to start in the most privileged corners first. They can afford to absorb more people. The first principle of being a good neighbor is to respect your neighbors and the more neighbors you have the more opportunities you have to do so.

I strongly support the SoHo/NoHo rezoning plan with a few caveats. I support the added housing density but the commercial density requirements should be reduced to avoid pitting the need for affordable housing against developers' desires to earn market rate rental income on office space. I think this particular rezoning should come with an exception to the community preference policy to allow low-income residents of the Lower East Side and Chinatown to access the affordable housing provided by the plan. Finally, I would ask that Council mandates the deepest possible level of affordability for the below-market rate apartments to fully integrate SoHo and NoHo with the rich socioeconomic and racial diversity that makes our city so great.

Sincerely,  
Thomas Huzij

**From:** [Tina Frühauf](#)  
**To:** [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislанда.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#); [Drummond, Anthony](#); [Fung, Cora](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Intro 2443-2021  
**Date:** Monday, December 6, 2021 8:50:14 PM

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To Whom It May Concern,

Please vote NO to Intro 2443-2021. I am AGAINST the up-zoning of Soho and Noho, and the arbitrary exorbitant fines.

For years, loft owners in Soho & Noho have been paying incrementally rising real estate taxes that were in tandem with rising real estate values.

The proposed \$100/sf up-zoning Loft Conversion fee (AKA Artist Tax), to convert residential JLWQA to non-artist residency (UG-2), will trigger a fall in property value which in turn will precipitate a fall in real estate tax revenue. Please...DO THE MATH!

Respectfully yours,

Tina Frühauf



New York, NY 10013

**From:** [tina imm](#)  
**To:** [Land Use Testimony](#); [Chin](#); [District2](#)  
**Cc:** [glickd@assembly.state.ny.us](#); [Drummond, Anthony](#); [Fung, Cora](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenisdusa.com](#); [BKallos@benkallos.com](#)  
**Subject:** [EXTERNAL] PLEASE VOTE NO: Noho/SoHo Plan  
**Date:** Sunday, December 5, 2021 9:00:33 AM

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To the Zoning Subcommittee, Land Use Committee, Council members Chin, Rivera, Johnson et. al.:

As a 20+ year Noho resident and 10+ year resident of 40 Great Jones Street, a JLWQA building in Noho with 6 JLWQA units, **I am writing to urge you to vote NO to the proposed up-zoning of Soho/Noho.**

While much work has been done thus far, there are simply too many gravely important, life-altering issues that have still not been addressed for what this would mean for residents, nor for our neighborhood and community as a whole. The plan as it stands today is deeply flawed and does nothing to truly address the inequities of our affordable housing crisis, nor does it adequately address the mind bogglingly complex issues of what this would mean for our unique neighborhood.

I would like to remind you that this process began in 2018 with the premise that the needs and concerns of the resident stakeholders would be taken under consideration and addressed in the plan. Instead, here we are all these many months later with NO MECHANISM for JLWQA to become legalized. In the plan itself presented for approval under the heading “JLWQA Pathways” on page 44, it is written in bold red letters “MECHANISM TBD”. How, at this late date, with no realistic mechanism still on the table – or time to properly study anything that might be proposed - can you possibly vote to approve this plan? We all agree that change is needed. We all agree that affordable housing is paramount. But **this plan is too deeply flawed** to fix that.

Please, as a mother who wants to continue to be able to raise my family in the NYC apt where our son was born, I implore you to **please vote NO to the proposal**. Instead, please let’s come together in the new year and find a workable solution within an allowed period of time so this process isn’t dragged out indefinitely.

Thank you for your consideration-

Best,  
Tina Imm  
40 Great Jones Street  
New York, NY 10012



**From:** [Tom McKitterick](#)  
**To:** [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@HelenRosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@BenKallos.com](#); [info@sohoalliance.org](#); [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Critical City Council Vote / A.I.R. in SOHO  
**Date:** Tuesday, December 7, 2021 11:31:57 AM

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I am writing you to vote NO today to the Soho/Noho/Chinatown Upzoning scheme. This would be a disaster for long-term Soho residents like myself.

Artists rarely make substantial incomes. We are counting on the eventual sale of our homes to cover late life eventualities.

Please vote NO.

This is the realistic choice.

Thank you,  
Tom McKitterick

**From:** [tomo Kimura](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Maisel, Alan](#)  
**Subject:** [EXTERNAL] Please vote "NO" to this land use rezoning of historic SoHo/NoHo/Chinatown  
**Date:** Friday, November 12, 2021 4:21:18 PM

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Dear City Council Members of New York City:

Please vote "NO" to this land use rezoning of historic SoHo/NoHo/Chinatown.

I am an immigrant Asian mother of young children and low-income 15-year tenant who lives in the precise SoHo zone that is being considered for development and I am against this.

We are already facing dire circumstances with developers acting in bad faith to push out existing disadvantaged tenants.

PLEASE VOTE "NO."

Thank you very much for your consideration.

Regards,

Tomo Kimura

SOHO resident on Spring Street.

**From:** [Trissy Callan](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] SAY NO to SoHo / NoHo / Chinatown Upzoning  
**Date:** Friday, November 12, 2021 4:51:20 PM

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## To NY City Council:

I am an artist living in NYC for the past 44 years. Like many artists I came to NYC right after college to pursue my creative dreams.

NYC provides unparalleled access and inspiration from the best and brightest creative innovators in **visual art, dance, music, writing, drama, all the arts**. Young creatives blossom in the footsteps of all great artists who have eternally gravitated to this City.

If these trailblazing and young artists cannot secure rent regulated, affordable apartments in NYC, they cannot carry on the tradition of **NYC as the World Class Art Capital** it has been for decades.

Without the Life Blood of Art, even the wealthy will have no entertainment, no great art and music and dance and drama and writing which draws them to our great city.

**PLEASE PLEASE DO NOT DESTROY AFFORDABLE HOUSING  
IN SOHO / NOHO / AND CHINATOWN !!!**

**DO NOT ALLOW UPZONING TO ERASE NYC'S HISTORY AS A HOTBED OF  
GREAT ART,**

**The Creative Soul of NYC will not survive without its artists,  
and the affordable housing they require.**

Thank You,

Trissy Callan

**From:** [Tsipi Ben-Haim](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to SoHo/NoHo/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 5:18:36 PM

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Why ***destroy the jewel in the crown?!*** SoHo was created by hardworking artists who took the risk to build something from an almost dilapidated part of downtown Manhattan. There were holes in the roads and sidewalks, no lights on the streets, no parks, gardens, schools, or community centers. These crazy artists with their incredible innovation and creativity turned it into a model of live/work spaces and home for the world community that became a symbol of innovation, culture, and history. SoHo became the center for the city and the world of creative culture! It brought in a lot of money for the city.

Please keep this jewel as it is so that it continues to shine! Don't suffocate it with high buildings that will destroy this unique center of art, history, and culture. I and my husband Zigi Ben-Haim have been residents of SoHo since 1975. Say NO to the destructive consequences of Upzoning!

Stay Healthy and Hopeful,  
Tsipi



### **Tsipi Ben-Haim**

Founder, Executive, and Creative Director

[CITYarts - Youth Transforming Communities](#)

***If you want to sponsor a kid, artist, or mural,*** please contact me at [tsipi@cityarts.org](mailto:tsipi@cityarts.org)

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**From:** [Valborg Linn](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 11:20:42 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. I live within the boundaries of this proposed plan... I have lived here since 1978. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
Valborg Linn  
54 Bleecker St  
New York, NY 10012

**From:** [vanessa spina](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#)  
**Subject:** [EXTERNAL] Say No to Soho/Noho Chinatown upzoning  
**Date:** Friday, November 12, 2021 12:54:53 PM

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To Whom it concerns,

I am a concerned Soho native born in 1971 in Soho and my 81 year old Mother and 84 year old Step father reside in Soho now. This plan would be detrimental to their current quality of life in the neighborhoods they have spent their entire lives in. Please help keep the quality of life for long time voters and residents of New York City.

Thank you kindly,

Vanessa Spina

**From:** [Vanessa Thill](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislansusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Vote No on Soho Rezoning  
**Date:** Friday, November 12, 2021 4:55:39 PM

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Dear elected representatives,


I am writing with my testimony against the Soho rezoning. I am an artist and tenant organizer with roots in the Lower East Side and today I urge you to vote NO.

How can you accept this plan in the name of affordable housing and "integrating" a wealthy area with low income tenants, when the plan has no guarantee of producing even a single affordable unit? We know that developers don't do anything unless they are forced to. It is a disgrace how much leeway they have to break CBAs and completely renege on their promises to mitigate the harm we all know they are committing. It is your responsibility as our representative to curtail their power. They will completely tear down NYC and turn it into Dubai without restrictions. Bald profit motive alone should not be governing our city. Who gets tossed to the curb in the process? The people you are supposed to represent.

This is a bad deal for the community. We already know, by comparing with the last 10 years of rezonings that failed to expand affordability, that the net effect is displacement of low income people and small businesses from the neighborhood, and the further enrichment of already-rich developers and landlords. Rezoning is a recipe for gentrification. People say we don't need to worry about Soho because it's already gentrified. Those people don't realize that precarious and diverse tenants live in this area, and that things can get much worse if we let developers have their way. This will worsen wealth inequality by giving away public air to luxury profiteers who have no commitment to give anything back.

I don't personally live in Soho, because I was displaced from Manhattan, being unable to afford the rent. I pay attention to different neighborhood fights because I know we are all one rezoning away from being displaced to a different neighborhood across town, thanks to your leadership.

If there are any councilmembers here who are not paid off by REBNY landlords who will directly profit from this rezoning, make yourself known by voting NO on this rezoning proposal.

Respectfully yours,  
Vanessa Thill  
624 Myrtle Ave 

Brooklyn NY 11205

--

*Vanessa Thill*



**From:** [Vered Lieb](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to Soho/Noho/Chinatown Upzoning  
**Date:** Friday, November 12, 2021 11:53:23 AM

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PLEASE DO THE RIGHT THING AND PROTECT OUR NEIGHBORHOODS FROM BIG BUSINESS DEVELOPERS!

PLEASE SAY NO TO THE UPZONING OF SOHO/NOHO AND CHINATOWN.

PLEASE DO NOT LET THIS LAND GRAB BY BIG BUSINESS RUIN SO MANY LIVES AND FAMILIES THAT LIVE IN OUR NEIGHBORHOODS.

FIND THE COURAGE TO SAY NO TO THIS PLAN. LET US WORK TOGETHER ON A TRULY FAIR PLAN THAT ACTUALLY INCLUDES AFFORDABLE HOUSING!!!!!!

WE NEED YOUR VOTE AND WE THANK YOU!!!!!!

**From:** [Victoria Faust](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Stop the Upzoning!!  
**Date:** Friday, November 12, 2021 12:17:03 PM

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I say NO to SoHo/NoHo/Chinatown Upzoning.

I've lived in the neighborhood since 1979 and we need to stop the land grab pushing out the soul of Soho/Noho/Chinatown.

**From:** [Vijay Dhawan](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] "Say NO to SoHo/NoHo/Chinatown Upzoning"  
**Date:** Friday, November 12, 2021 12:02:51 PM

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Too many unresolved issues makes any rezoning of SoHo/NoHo/Chinatown at this time not acceptable.

Vijay (resident of SoHo since 1980)

Vijay Dhawan  
vijay.dhawan@gmail.com  
168 Mercer St, Apt [REDACTED]  
New York, NY 10012

**From:** [W Van Campen](#)  
**Subject:** [EXTERNAL] Soho-Noho Rezoning and fines: Please vote NO  
**Date:** Monday, December 6, 2021 5:12:34 PM

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**From:** [William Carrick](#)  
**To:** [Land Use Testimony](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gionaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] Please reject SoHo/NoHo/Chinatown Upzoning and Intro 2443-2021  
**Date:** Monday, December 6, 2021 1:59:45 PM

---

Dear Councilmembers,

I urge you all to vote NO on outgoing Mayor de Blasio's SoHo/NoHo/Chinatown Upzoning scheme.

And I further urge you all to vote against Councilmember Margaret Chin's proposed legislation (Intro 2443-2021) that will penalize SoHo/NoHo residential units that are not occupied by a certified artist with outrageous fines of \$40,000 and \$12,000 annually.

Sincerely,

William Carrick

**From:** [WILLIAM Conlon \[Staff/Faculty \[FCLC\]\]](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Proposed Zoning changes to Soho  
**Date:** Friday, November 12, 2021 1:02:12 PM

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I am William Conlon, I move to 461 Broome St. in 1969. I am a painter and Professor of Visual Arts Emeritus of Fordham University. My Work is in majors U.S. Museum.  
For over fifty years I have lived and worked on the [REDACTED] of 461 Broome St.

The proposed zoning change to Soho/Noho/China town would effectively destroy these neighborhoods

I implore the committee to reject these changes to the zoning and let these neighborhoods continued to thrive as they are at present.

This is New York's City's Jewel why destroy it. Can you imagine putting a 20 story buildings in the Marias in Paris?

Please lessen to the people not the real estate developers we do not need another Hudson Yard!

William Conlon

Sent from my iPad

**From:** [William Danner](#)  
**To:** [William Danner](#)  
**Subject:** [EXTERNAL] LameDuck-Councilmember Margaret Chin's Farewell Punishment to SoHo  
**Date:** Sunday, December 5, 2021 5:07:27 PM

---

Hello!

It was not surprising that Margaret Chin didn't have the courage to face her very angry constituents last Wednesday, not even on a Zoom call. The smooth-talking staffer she dispatched in her place was fooling nobody, avoiding hard questions while insisting she earnestly wanted help deciding on minor changes to this fatally flawed proposal.

No. No. No. Don't vote for it.

"Don't worry, the big new fines won't be enforced." That was just the most embarrassing and foolish of many justifications for this insult to our community. "Yes, it's complicated and we have work to do to create a path to legalization" was another howler, still insisting on putting the punishment cart before the "legalization" horse.

She also insisted we were not in the meeting to talk about the obvious route to legalization, which is what the residents of SoHo actually asked for: changing the now-absurd manufacturing zoning to residential, in most cases. That course would be welcome, and relatively simple, instead of the 1001 problems the current proposals entail. There was manufacturing on my block in 2006, when my wife and I moved to SoHo... she with an artist's certificate... but manufacturing was gone by 2008. But oh, no, she says it is necessary to pretend manufacturing is still here and so certainly can't talk about a real solution to the problem, because we have a punishing set of taxes and fines in mind, instead.

Don't vote for it! Give the new Councilmember a chance to work on it, as he deserves. Please don't rush to punish my friends and neighbors!

-- Bill --

**From:** [William P Manfredi](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] SoHo/NoHo China town Upzoning  
**Date:** Tuesday, December 7, 2021 3:04:34 PM

---

Vote no on upcoming and Margaret's Chin's punitive legislation (intro 2443-2021)  
Nancy English, 85 year old certified artist and resident of NOHO.



**From:** [William Thomas](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] In Support of the SoHo/NoHo Rezoning  
**Date:** Friday, November 12, 2021 3:53:33 PM

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Hi there,

Just sending Open New York's testimony, which I delivered via Zoom on Tuesday, as written testimony today for your convenience and reference.

### **Open New York Testimony:**

Hello everyone, my name is Will Thomas. I'm here to support the rezoning, as the Executive Director of Open New York, an independent, grassroots, pro-housing organization that aims to create a New York where everyone who wants to live here can afford to do so.

I'd like to center my testimony on a few facts. Right now, New Yorkers are facing rent increases of up to 50, 60, 70% as rent discounts offered during the pandemic expire. Homelessness is at the highest rate since the Great Depression. There are over 14,000 children who sleep in City shelters each and every night. The hundreds of affordable homes this rezoning would provide are *desperately* needed.

In addition, residential construction in SoHo/NoHo has been illegal as-of-right since the 1960s, which in turn has shunted demand for housing into surrounding neighborhoods, raising rents and causing displacement. More market-rate housing in SoHo/NoHo—two of the wealthiest neighborhoods in the country—would help put this process into reverse.

This rezoning is a critical step towards achieving a fairer, more just, most affordable city that works for all New Yorkers. This rezoning:

- will help alleviate New York's dire housing shortage;
- will create the conditions necessary to lower rents, reduce pressure on gentrifying neighborhoods, and create more vibrant, walkable neighborhoods; and
- allow the City to focus our housing budget on areas most in need of investment.

The plan is not perfect: we believe that the office densities are far too high—SoHo and NoHo are the City's largest job centers after Midtown and the Financial District, and there is a high risk that commercial development will crowd out residential, as it wouldn't need to provide any community benefits. Office densities should be kept at 5 FAR.

In addition, the City should also mandate the deepest affordability option of MIH, and expand

its community preference policy beyond Community Board 2 to ensure that the rezoning is a force for integration.

At Open New York, we've advocated for a pro-housing rezoning here for almost two years, and while some may disagree, it is undeniable that SoHo is a fantastically wealthy neighborhood, that many such neighborhoods have not built enough housing, and also, that more mixed-income housing would hardly be the end of the world.

I hope the Council can see the clear benefits of this plan for the neighborhood and all New Yorkers, see past the ample misinformation around it, and approve it with needed amendments.

Thank you.

Best,  
Will

--

**William Thomas**  
**Executive Director**  
**[Open New York](#)**  
**(646) 598 4208**

**From:** [x o](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan  
**Date:** Tuesday, November 2, 2021 1:51:41 PM

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To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,  
x o  
218 W 104th St  
New York, NY 10025

**From:** [Yayoi](#)  
**Cc:** [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Rivera, Carlina](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislandusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)  
**Subject:** [EXTERNAL] PLEASE VOTE NO  
**Date:** Friday, November 12, 2021 12:51:25 PM

---

Dear Sir or Madam

This city is becoming an impersonal, cold and colorless shell of buildings lacking imagination and void of human scale.

Please vote NO and preserve our neighborhood.

Respectfully,

Yayoi Tsuchitani

Please acknowledge this email

Sent from my iPhone

**From:** [Yayoinyc](#)  
**To:** [Land Use Testimony](#)  
**Cc:** [Sean Sweeney](#)  
**Subject:** [EXTERNAL] PLEASE VOTE NO  
**Date:** Friday, November 12, 2021 12:44:23 PM

---

Dear Sir & Madam

This city is becoming an impersonal, cold and colorless shell of buildings lacking imagination and void of human scale.

Please vote NO and preserve our neighborhood.

Respectfully,

Yayoi Tsuchitani

Please acknowledge this email


Sent from my iPhone

**From:** [Yvette Milavec](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] No up z  
**Date:** Friday, November 12, 2021 12:41:53 PM

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Ur s kindly

Owner  
565 Broadway .  
  
10012.

Yvette c Milavec

Sent from my iPhone

**From:** [Zelda Wirtschafter](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Say NO to soho/noho upzoning  
**Date:** Friday, November 12, 2021 5:32:25 PM

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This is an ill-advised and disastrous real estate give-away proposal that will not guarantee one single unit of truly affordable housing and worse, will incentivize the demolition of multiple buildings, displacing seniors and working families already living in affordable rent regulated apts.

Please vote NO!!

Zelda Wirtschafter  
Voter NY NY 10012

Sent from my iPhone

# NoHo Bowery

## Stakeholders

November 12, 2021

### BOARD OF DIRECTORS

Richard Born, Chair  
Donald Capoccia  
Andrew Fisher  
Zella Jones, President  
Rachel Mauro, Secretary

### BOARD OF ADVISORS

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Chair Francisco Moya  
Zoning & Franchises Sub-Committee  
New York City Council  
Via [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov)

Dear Chairman Moya and Members of the Committee:

NoHo-Bowery Stakeholders Inc is a 10 year old nonprofit community benefit organization. Our members are residents, businesses, non-profit institutions – owners and lessors, representing over 1,000,000 sq. ft of NoHo's built environment.

We believe there **needs** to be new zoning and that new zoning should create opportunities for affordable residency. There are, however, several modifications we feel must be included.

### ZONING ENVELOPES

In Historic Districts we recommend a reduction in FAR overall and a still further reduction of the commercial FAR within those envelopes. Within Historic Districts we have proposed to the Council reducing the zoning to an R8A (MIH) equivalent, with no more than a 2 FAR commercial overlay for neighborhood retail, with a maximum building height of between 145' and 150' and contextually appropriate street walls and set-backs.

### BETTER PROTECTIONS FOR HISTORIC BUILDINGS

We are advocating for additional restrictions on vertical enlargements to buildings in the Historic Districts, especially those with 80%+ lot coverage.

### INCREASING CONTRIBUTION OF NEW DEVELOPMENT TO ART BASED INITIATIVES

We are advocating that all new development, regardless of use, make some form of monetary contribution or space contribution in support of affordability, artist/maker initiatives, or both, within SoHo and NoHo.

### TRANSITION OF NONARTIST JLWQA UNITS TO LEGAL RESIDENCY

While we understand that there are myriad City codes and procedures other than the Zoning Resolution that control the definition and applicability of JLWQA, the provisions of this proposed rezoning need much more thorough consideration as to their contribution to the confusion regarding JLWQA– they

17 Bleecker St., Fifth Floor, New York, NY 10012  
212-260-0878  
[www.nohomanhattan.org](http://www.nohomanhattan.org)



# NoHo Bowery

## Stakeholders

are not clear, in some cases they are contradictory and they are not mandatory. Further the cost of transitioning between the Art Fund and the attendant C of O improvements will be a major deterrent in achieving its intent.

### A MORE EQUITABLE ALLOCATION TO THE ART FUND

The majority of our non-conforming residencies have evolved over time. Units that once were owned or leased or occupied by a certified artist have reached their non-conforming state because an artist partner died, a child has inherited the property, the Co-Op or Condo couldn't find a certified artist owner to replace the one who left; or a roommate moved. In the time in between residents have invested in historic restorations, have had to replace cornices, elevators, heating systems. They formed co-ops or condos to help support building costs. We need to remember that JLWQA was a means of making use of buildings that were in disrepair or even often abandoned. With the worst of that era behind us, JLWQA has stopped being a solution to the quest for stabilizing tenancy and building management, and has become the largest obstacle to those objectives.

A more equitable means of assigning a fee is by a percent of sale price not a flat rate per sq. ft. We suggest 2-3% for as long as the unit is not occupied by an artist (meaning every time it is sold again).

### PERFORMANCE STANDARDS ON USE GROUP 10

We feel that in a mixed-use district the ramifications of "big box" commercial stores can acutely overwhelm their neighbors' and the community's quality of life. Either by community review of retail size over 25,000 sq. ft. or by defining acceptable performance standards which if met would not require community review or some combination of both, this proposal could be improved for **all** stakeholders. DCP Chair approval, which denies the community fair access to the Commission in a public hearing, is not an appropriate safeguard for this purpose.

### TENANT PROTECTIONS

We thoroughly endorse the **tenant protections** recommended by the Cooper Square Committee.

**Anti-Harassment Provisions Are Needed:** All new development needs to be included in the Certificate of No Harassment Program which would require owners who plan to alter or demolish a building or obtain a new C of O, owners of buildings that have received a vacate order, to submit an affidavit stating that they have not harassed any of their tenants in that building in the past 5 years. HPD must then investigate whether this is the case. If HPD determines there's reason to believe harassment occurred, a case is brought before the Office of Administrative trials and

# NoHo Bowery

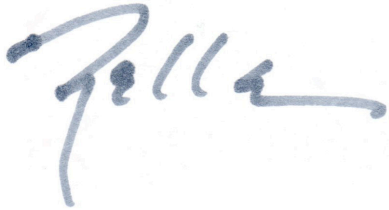
## Stakeholders

Hearings (OATH). Based on the findings of the hearing, HPD can provide a CONH or deny it.

**Anti-Demolition Provisions are Needed:** DCP needs to include language in the zoning text that prevents the demolition of structurally sound buildings in the housing opportunity zones. If a building is structurally unsound and needs to be demolished, the zoning text should require property owners who demolish their building to provide temporary housing to displaced tenants and to provide rent stabilized tenants with apartments in the newly built mixed income building so that there's no net loss of rent regulated affordable units.

We are appreciative of your kind attention to our concerns and are hopeful they can be included in a better plan, overall, for everyone.

Sincerely,



Zella Jones