



Greenwich  
Village  
Society for  
Historic  
Preservation

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY  
FOR HISTORIC PRESERVATION  
REGARDING THE PROPOSED REZONING OF  
SULLIVAN STREET - C 100026 ZMM  
January 6, 2010

Good morning Commissioners. My name is Elizabeth Solomon, and I am representing the Greenwich Village Society for Historic Preservation (GVSHP). I am here to voice GVSHP's strong opposition to the proposed rezoning of this portion of Sullivan Street. If approved, this new zoning would open the door to dangerous precedents that could adversely affect the unique nature of side streets throughout the South Village.

First and foremost, although this block of Sullivan Street already contains many "grandfathered" commercial spaces, the allowable size of retail under the proposed commercial overlay would be significantly greater than what exists there now, and is more akin to what is typically found on wide avenues than on these side streets. If the zoning change is approved, it would open the door for these small shops to be replaced with significantly larger stores.

Moreover, the rezoning could potentially facilitate the construction of larger new buildings. Having a commercial overlay can make it easier for a developer to contain the required mix of uses which allows a new development to be the maximum allowable size, which in an R7-2 zone is 6.5 FAR. This could easily be a 10-story building or more, which is much larger than is appropriate for a narrow side street such as this.

Although the developer of 73-75 Sullivan Street may not currently be planning to take advantage of larger retail and 6.5 FAR for this particular development, the rezoning would affect several properties on the block, and could set a precedent for other R7-2 side streets in the South Village, of which there are many. We do not wish to see the South Village head in this direction, especially considering it would all be done for the benefit of a single private developer. We therefore strongly encourage the Department of City Planning to deny this application.

Thank you for the opportunity to testify.