



May 30, 2025

Mayor Eric Adams
City Hall
New York, NY 10007

EXECUTIVE DIRECTOR

Andrew Berman

BOARD OF TRUSTEES

PRESIDENT

Trevor Stewart

VICE PRESIDENTS

Jessica Davis
William Abrams

SECRETARY

Allan G. Sperling

TREASURER

Adrienne Ward

PRESIDENT EMERITUS

Arthur Levin

TRUSTEES

Tom Birchard
Richard Blodgett
David Hottenroth
Anita Isola
Christina Kepple
Jeanne Krier
John Lamb
Justine Leguizamo
Leslie Mason
Ruth McCoy
Yukie Ohta
Katherine Schoonover
Jessica Dean Schiffer
Marilyn Sobel
Carole Teller
Linda Yowell
F. Anthony Zunino

**232 EAST 11TH STREET
NEW YORK NY 10003
212-475-9585
VILLAGEPRESERVATION.ORG**

James S. Oddo, Commissioner
NYC Department of Buildings
280 Broadway
New York, NY 10007

City Councilmember Carlina Rivera
254 East 4th Street
New York, NY 10009

Re: 8-12 West 14th Street/5 West 13th Street, Manhattan

Dear Mayor Adams, Commissioner Oddo, and City Councilmember Rivera,

I write to express this organization's extreme concern regarding plans filed for a 30-story building at 8-12 West 14th Street/5 West 13th Street in Greenwich Village. While these plans have not been approved by the Department of Buildings, we are deeply concerned about the possibility of such a structure being approved, as it would be vastly out-of-scale and out-of-character for its surroundings. We are also concerned that the filing and application materials have not been made available for the public to review or scrutinize.

As you know, plans have been filed and approved for demolition of the building on this site, which is underway. Given that this is a substantial building and one which is nearly as large as the zoning for the site allows, we were surprised and disappointed that the new owner of the building chose to demolish the building rather than adapt it to new uses, as has been done with countless buildings surrounding the site. To do so would be much more environmentally sound; it's deeply regrettable that city policies do not do more to encourage adaptive reuse in cases such as this, and discourage unnecessary and environmentally wasteful demolition and new construction.

In February of this year, the owner filed plans for a 30-story structure on this site (Job #M01164499) — a surprising and highly unusual prospect given the allowable density of development on the site based upon the existing zoning. While a 30-story tower may theoretically be possible under the existing zoning,

in which case the Department of Buildings would be obligated to approve appropriately filed plans, this would be almost unprecedented both in this area and in this zoning district, especially for a site of this size. The possibility raises real questions about how such a configuration would be possible under the existing zoning, and if in fact the filed plans do conform to zoning requirements and warrant approval.

Unfortunately, while those plans were filed several months ago, they are yet to be made available via the Department of Buildings website, thus thwarting any possibility for public examination of the filings, and any public review of whether and how these plans conform with zoning requirements.

Given the nature of this application and the broad concerns surrounding it, it is especially crucial that the Department of Buildings make all information available about the application as soon as possible, and before any decisions are made and any permits approved. This will allow any and all issues regarding potential objections (if there are any) to the application based upon zoning regulations to be thoroughly vetted and reviewed.

Sincerely,

A handwritten signature in blue ink that reads "Andrew Berman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Berman
Executive Director

Cc: Community Board 2, Manhattan