

NO variance at



432 East 14th Street



Greenwich Village
SOCIETY FOR HISTORIC PRESERVATION

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SAMPLE TESTIMONY:

First and foremost, there is simply no hardship in this case. Though the applicant claims that soil conditions are a hardship, any condition such as this which is shared by many lots in the area and across NYC is not unique. The presence of some level of water or softer soil in this part of Manhattan is common and such a variance would set a terrible precedent for future out of context development.

In addition the applicant has already commenced significant work in excavating, shoring and construction, indicating a level of confidence in the financial returns on a conforming development. Now the BSA cannot even suggest design changes due to the applicant's own actions.

Although the developer tries to claim as context for this East Village site (which also fronts East 13th Street) the much larger Stuyvesant Town, that is a ludicrous comparison. The requested variance would dramatically change the character of this East Village neighborhood from one of modest scale buildings to one of garish glass towers. For context, the proposed development would tower over the nearby landmarked Immaculate Conception Church.

Just as local Community Board # 3 has rejected this application I strongly urge you to reject the proposed variance for 432 East 14th Street.



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