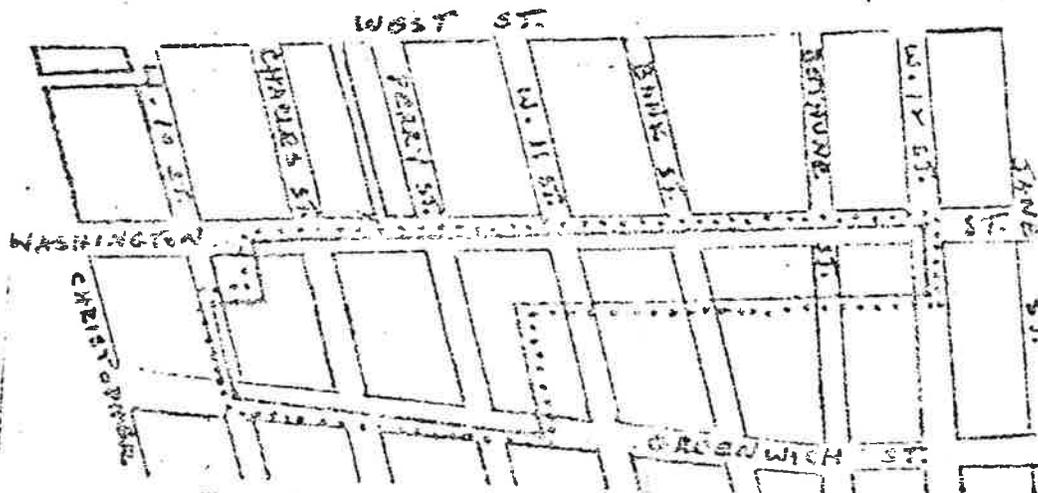


PUBLIC HEARING

West Village Map Change

An application has been made to the City Planning Commission for a map change for the area outlined below. This amendment to the Zoning Map would change the area generally east of Washington Street from West 12 Street to West 10 Street from a C6-1 District to a C6-2 District. The major effect of this change would be to permit larger buildings in this area. A C6-1 District is roughly comparable to an R7 District, permitting buildings up to 3.4 times the lot size; a C6-2 District is roughly equivalent to an R8 District, permitting buildings up to 6 times the lot size.



The Public Hearing will be held on Monday, June 15, 1981, at St. Vincent's Hospital, Cronin Auditorium, 153 West 11 St., at 7 PM. Anyone wishing to speak on this item may do so by filling out a Speaker's Card.

Doris Diether, Chairperson
CB #2 Zoning Committee

Rita Lee
CB #2 District Mgr.
533-1617

Anthony Dapolito
CB #2 Chairperson

Whereas, a zoning map change for the area generally east of Washington Street between West 12th Street and West 10th Street from a C6-1 District to a C6-2 District is proposed; and

Whereas, the primary aim of this change would be to to permit larger buildings in this area (an increase from the permitted 3.4 times the lot size to 6 times the lot size); and

Whereas, the quality of life in this area would would deteriorate due to strains on basic services such as water, sewage, gas and transportation; and

Whereas, commercial establishments supplying a dwindling amount of blue collar jobs in New York City will come under further assault; and

Whereas, tenants living in the general area will have added pressure put upon them by some landlords seeking to turn quick profits by selling to developers who in turn will construct luxury co-op, condominium and rental units;

Therefore, be it resolved that the Village Independent Democrats is opposed to this zoning change and asks Community Board #2, The City Planning Commission, The Board of Estimate, and the Mayor to reject this proposal.

Affairs Committee Presented by Mel Goodstein for Community

WHEREAS, A ZONING CHANGE HAS BEEN PROPOSED FOR THE AREA OF WEST STREET AND INCLUDING THE STREETS OF BETHUNE, WEST 12TH, JANE, HORATIO AND GANSEVOORT, AND 100 FEET EAST OF WASHINGTON STREET FROM THE PRESENT M1-5 OR MANUFACTURING DISTRICT TO A C6-2 OR COMMERCIAL DISTRICT.

WHEREAS, THE BOARD OF ESTIMATE AS RECENTLY AS APRIL STATED THIS AREA REMAIN AS A DISTRICT FOR MANUFACTURING.

WHEREAS, THE PRIMARY AIM OF THIS CHANGE WOULD BE TO PERMIT BUILDING CONVERSIONS TO RESIDENTIAL USE WITHOUT A VARIANCE.

WHEREAS, IT IS APPARENT THAT BUSINESS LEASES SPECIFICALLY MEAT PACKING TENANTS AND COMMERCIAL TENANTS WOULD SUFFER WHEN LANDLORDS WOULD REFUSE TO RENEW LEASES. THE RESULTANT LOSS OF BUSINESS AND JOBS TO THIS AREA WOULD BE TRAGIC, ESPECIALLY IN A TIME OF HIGH UNEMPLOYMENT AND THE FLIGHT OF BUSINESSES TO OTHER STATES.

WHEREAS, TENANTS LIVING IN APARTMENTS IN THE AREA MIGHT BE FORCED OUT BY GREEDY LANDLORDS WHO COULD JACK UP RENTS BEYOND THE TENANTS ABILITY TO PAY AND REPLACE THE PRESENT BUILDINGS WITH CO-OP, CONDOMINIUM, OR LUXURY APARTMENT ~~buildings~~ HOUSES.

THEREFORE, BE IT RESOLVED THAT THE VILLAGE INDEPENDENT DEMOCRATS, IS OPPOSED TO THIS PLAN AND ASKS COMMUNITY BOARD 2, ~~AND~~ THE APPROPRIATE CITY AGENCIES, AND THE MAYOR TO REJECT THIS ~~PLAN~~ PROPOSAL.

PASSED AS AN EMERGENCY RESOLUTION AT THE EXECUTIVE COMMITTEE ^{MEETING} OF V.I.D. ON Monday, May 18, 1981 * PASSED AT THE GENERAL MEMBERSHIP MEETING UNANIMOUSLY ON JUNE 11, 1981.