



THE SENATE
STATE OF NEW YORK

RANKING MEMBER
CODES
CORPORATIONS,
AUTHORITIES
& COMMISSIONS
COMMITTEES
FINANCE
INVESTIGATIONS AND
GOVERNMENT OPERATIONS
RULES
SOCIAL SERVICES
TRANSPORTATION

**Testimony of State Senator Daniel Squadron to New York City Planning Commission
June 7, 2017**

Re: Application # C170192 ZSM and C170193 ZSM (462 Broadway, Manhattan Community Board 2)

My name is Daniel Squadron, and I represent the New York State Senate 26th District. My district includes the Brooklyn neighborhoods of Brooklyn Heights, Carroll Gardens, Cobble Hill, the Columbia Waterfront, DUMBO, Downtown Brooklyn, Fulton Ferry, Greenpoint, the Navy Yard, Vinegar Hill, and Williamsburg, and the Manhattan neighborhoods of Battery Park City, Chinatown, the East and South Village, the Financial District, Little Italy, the Lower East Side, SoHo, and Tribeca.

Thank you to the Department of City Planning for the opportunity to submit testimony today on the application for two special permits at 462 Broadway, in my district.

The special permit applications for 462 Broadway include one to allow ground floor retail, and another to allow large retail establishments over 10,000 square feet. On April 21, Community Board 2 passed a unanimous resolution opposing these two special permits. When a community board speaks with a unanimous voice against an application, I believe that the city agency must seriously consider their resolution. I strongly urge the Department to support the Community Board and deny the application.

According to Community Board 2, only one special permit to operate retail in excess of 10,000 feet exists along the Broadway corridor: 550-556 Broadway, which was approved in 2009. However, according to Community Board 2, seven other retail establishments along Broadway are operating without the required special permit. Retail zoning protections exist for a reason, and it is important they be enforced before granting new exemptions.

Furthermore, the resulting retail would have an adverse impact on the neighbors of this building. According to Community Board 2, there are over 450 residential units within the 400-foot study area surrounding this site. The resolution notes that bringing large retail into this area will have numerous consequences for those residences, including delivery trucks on already crowded streets and an increase in trash.

The community has continually fought to protect and preserve SoHo's unique character. In July 2015, I was proud to join with Community Board 2 and the SoHo Alliance at the formation of the SoHo Design District, which is a group of long time SoHo businesses looking to stay in the community they created. In addition, along with Councilmember Chin, Borough President Brewer and Assemblymember Glick, I stood with the Broadway Resident's Association and Community Board 2 to rally for better enforcement of existing zoning.

SoHo has a unique history as a historic district that doubles as a global center for creativity. Small, locally owned businesses have thrived here because the zoning code limits “big-box” retail and other commercial uses. This zoning code continues to have wide support in the community, and should be preserved and enforced.

Thank you again for the opportunity to provide testimony today.