

**TESTIMONY OF ANDREW S. HOLLWECK
SENIOR VICE PRESIDENT/CHIEF OF STAFF
NEW YORK BUILDING CONGRESS
Board of Standard of Appeals
Hearing – March 27, 2017**

Good afternoon, members of the BSA.

My name is Andrew Hollweck, Senior Vice President and Chief of Staff of the New York Building Congress. On behalf of the Building Congress, I urge you to deny the appeal to revoke the building permit for the as-of-right development already under construction at 200 Amsterdam Avenue by SJP properties.

The New York Building Congress is a nearly one-hundred-year-old organization working to encourage the growth and success of the New York City building industry, and the vibrancy of the City at large. We represent more than 500 constituent organizations employing over a quarter million professionals and tradespeople.

The action under consideration would be unprecedented and clearly stifle current and future investment, not just in this one instance, but potentially citywide.

In September 2017, the New York City Department of Buildings issued a permit to allow 200 Amsterdam to begin construction on an as-of-right project. The process for reviewing and approving the building permits was transparent and consistent with the City's procedures. Two other buildings have been permitted to be built as-of-right on the same lot, including 170 Amsterdam, 180 Amsterdam. Construction on 200 is well underway.

Reversing this decision would alter an established DOB precedent established and written in 1978. If developers can't rely on past determinations for as-of-right projects, developers will inevitably be less likely to develop projects which add to the housing stock, create jobs and spur broader economic development. Lenders will be less likely to take on the increased financial risk associated with projects with specific, affirmative determinations made by City agencies.

Further, reversing the ruling for this project will have longer-term consequences by setting a precedent that no determination is safe and subject to retroactive reversal. Over the long-

term, such a determination will discourage other reasonable construction activity and risk taking, regardless of the time and the economic conditions of the city. The outcome is to depress housing production and threaten economic expansion more generally.

The sky is not falling now, but there is absolutely no reason to hasten its fall.

If this appeal were granted, it would chill investor confidence in the New York real estate community, and put at risk this significant stream of investment in the city, as well as a amount of jobs tied to the industry, from construction workers to engineers. Therefore, on behalf of the New York Building we therefore urge the Board to expedite dismissal of the appeal.

Thank you for the time to be heard on this important matter.