



DEBORAH J. GLICK
Assemblymember 66th District
New York County

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**Testimony of Assemblymember Deborah J. Glick
Before the Landmarks Preservation Commission
Regarding Application LPC-26-07016**

March 10, 2026

Thank you for the opportunity to testify before the New York City Landmarks Preservation Commission (LPC) regarding a Certificate of Appropriateness for a proposed development at 375 Lafayette Street/20 Great Jones Street. Many members of the community I represent have voiced strong opposition to this proposal, located in the NoHo Historic District Extension, as it is completely out of character with the district. Further, it is being presented as a singular building, to be built as two separate structures with separate entrances, with no evident rationale, other than to seemingly evade wage requirements.

The development's size heavily contrasts with its immediate context within the historic district and will dwarf the other buildings meaningfully in both width and height, creating an out of sync aesthetic rhythm in the NoHo Historic District. I am troubled by the bulk and mass of the proposed project, as the development will occupy half of an entire block on Great Jones Street and will substantially alter the visual constitution of the district. The monochromatic, repetitive facade adds to the discordant feel of the proposal with the character of the NoHo Historic District, as well.

As mentioned, I am concerned about the developer's evasion of the wage requirements required by the 485-x tax break program from which they are benefiting. By splitting the development into two buildings with less than 150 units each, the developer can pay construction workers on this project \$40 per hour, as opposed to the \$72.45 per hour wage that is triggered for a larger building. While I understand this does not fall under the direct purview of the LPC, I worry these actions indicate the developer is not working in good faith and may have driven the unappealing and distinctly out of character facade.

I urge the LPC to deny this application until substantive changes can be made to reduce the bulk and create a more harmonious appearance with the historic district. I am in strong support of additional housing being created in my district and for reasonable development to occur on this site, with more affordable units than the bare minimum required by the tax exemption. However, I do not believe this goal has to be achieved at the expense of preserving the notable, and long fought for, character of the NoHo Historic District.

Thank you for your consideration.