

**DISTRICT OFFICE**  
254 E 4TH STREET  
NEW YORK, NY 10009  
TEL: (212) 677-1077  
EMAIL: [district2@council.nyc.gov](mailto:district2@council.nyc.gov)



**CITY HALL OFFICE**  
250 BROADWAY, SUITE 1820  
NEW YORK, NY 10007  
TEL: (212) 788-7366

THE COUNCIL  
OF  
THE CITY OF NEW YORK  
**HARVEY EPSTEIN**  
COUNCIL MEMBER, 2<sup>ND</sup> DISTRICT, MANHATTAN

**Testimony for Landmarks Preservation Commission RE: LPC-26-07016**  
**Office of Council Member Harvey Epstein**  
**March 10, 2026**

Thank you for the opportunity to submit testimony regarding 375 Lafayette Street aka 20 Great Jones Street (NoHo Historic District Extension). The proposed buildings have been the subject of multiple concerns raised by Community Board 2 and constituents in my district.

Bulk & Façade

The applicant's proposal is out of scale with the other buildings in the historic district. It is over-bulked with a uniform facade that adds to the perceived bulk. The Community Board has suggested the design be modified to lessen the perceived bulk and break up the monotony of the facade so the building fits in more with the character of the district. The Commission should require the applicant to address these concerns with meaningful changes given the historic nature of the neighborhood.

Labor Concerns

The rationale for building two buildings as opposed to one—other than to evade the wage requirements under 485-x—is unclear. Under 485-x, the developer would be required to pay construction workers \$72.45 if the proposal was for a single building of this size. While outside the purview of the Commission, I remain concerned about the implications of this strategy that could harm workers.

Given the scale of this proposal, its lack of harmony with the historic district, and its apparent evasion of wage requirements lead me to oppose the application as submitted. I hope the Commission will work with the applicant to make changes to this application that are responsive to the concerns raised by the community.