



Fogarty Finger

56 GREAT JONES

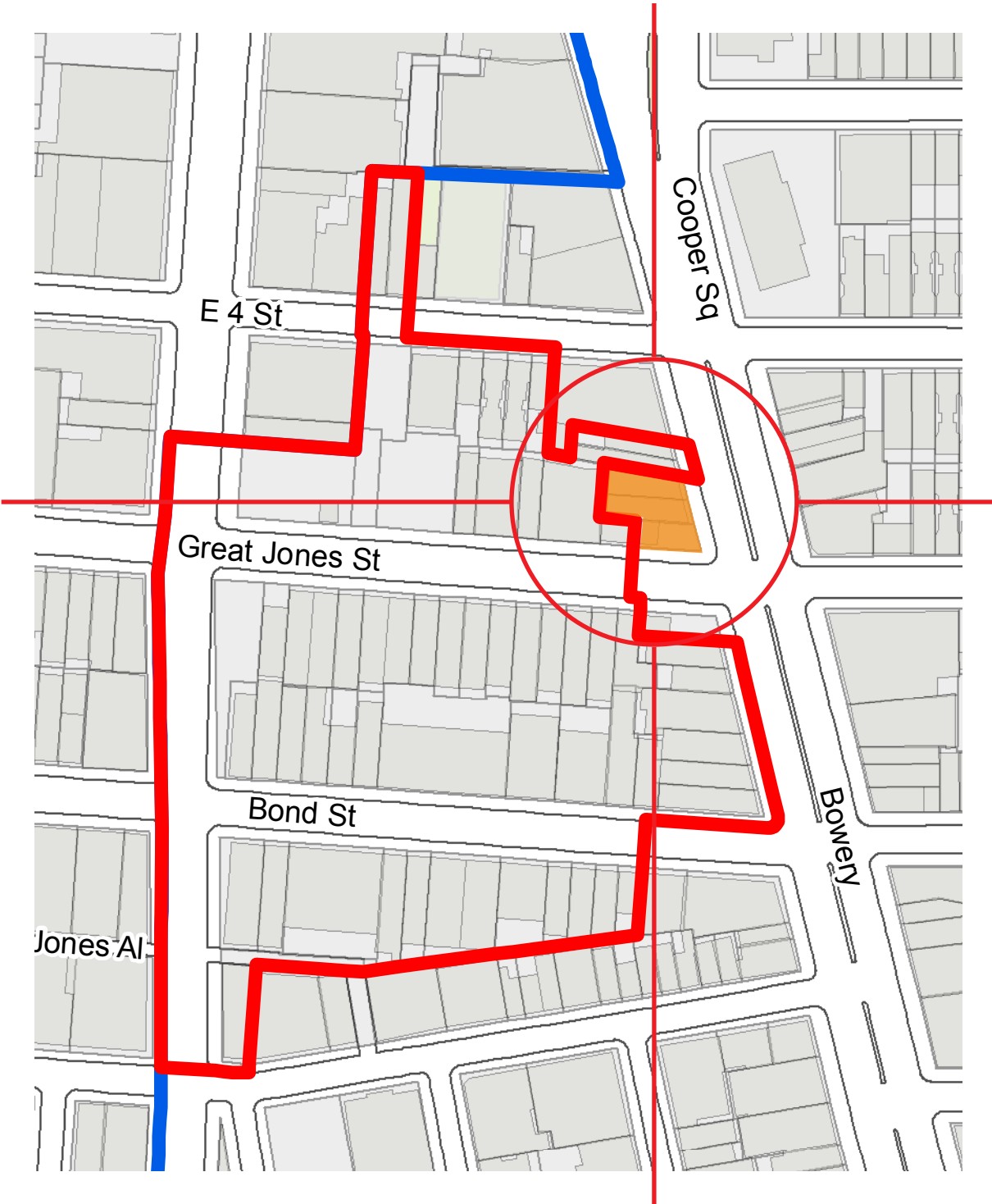
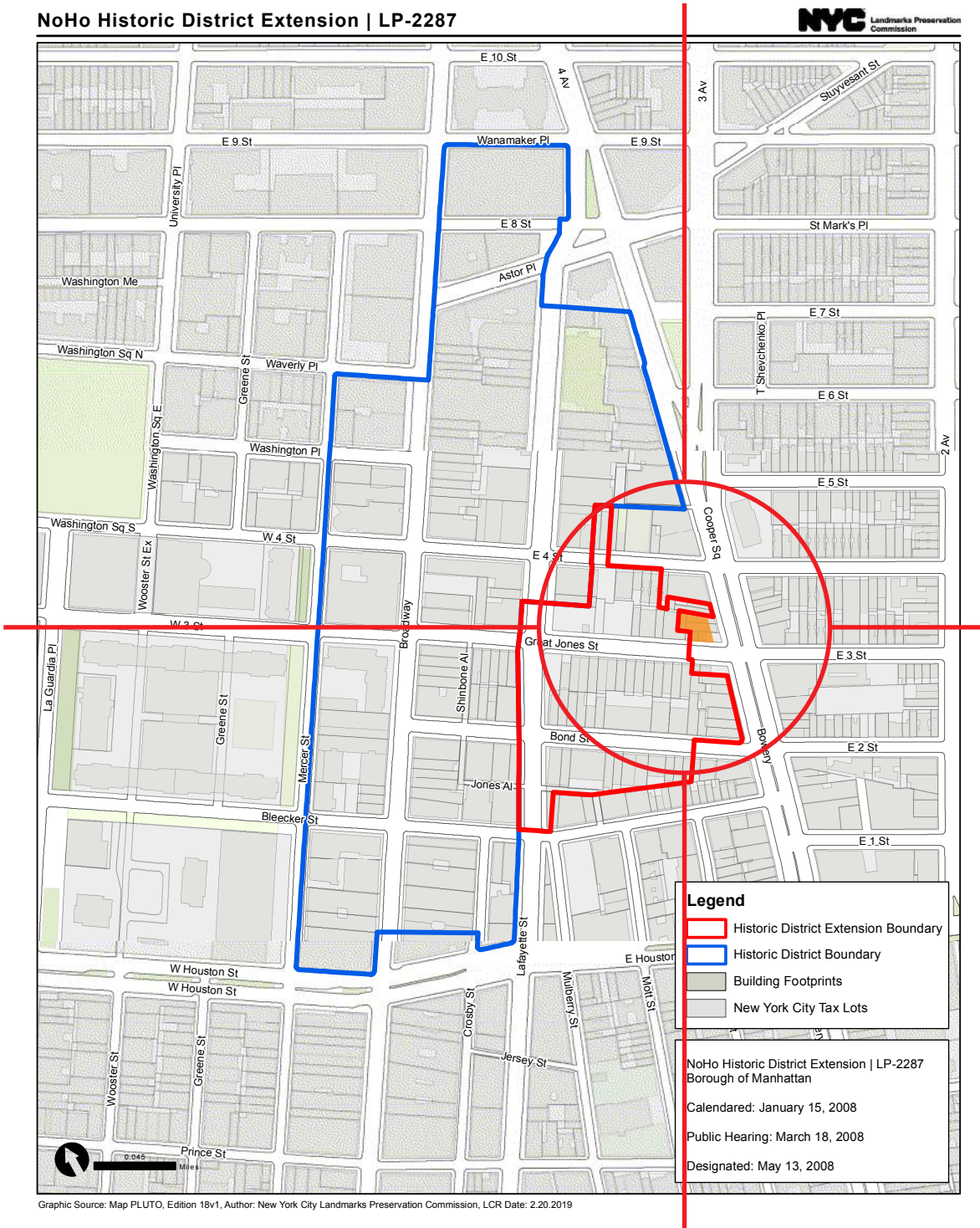
LPC APPLICATION
02 FEBRUARY 2026

SOHO/NOHO NEIGHBORHOOD PLAN

NoHo Historic District Extension LP-2287

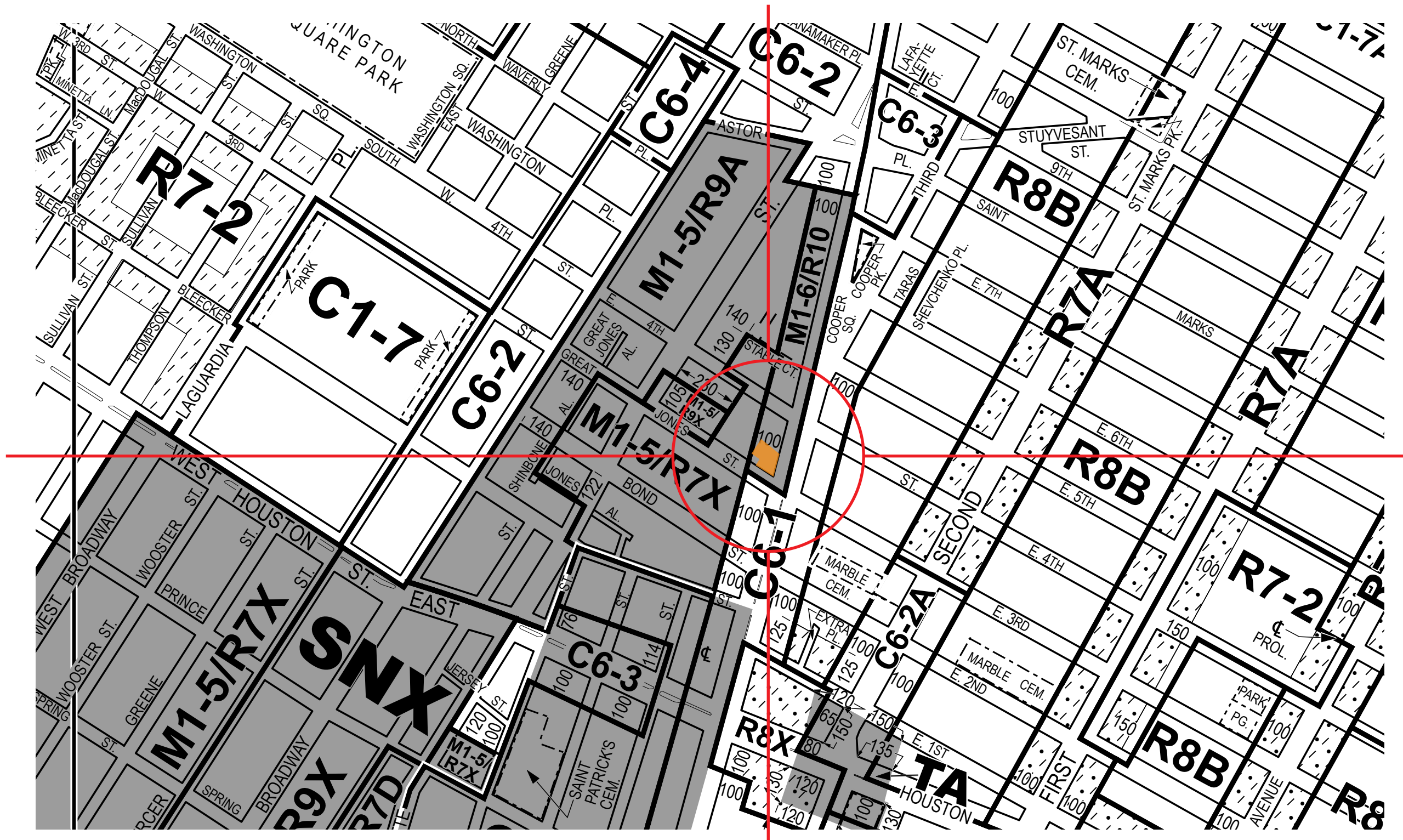
56 GREAT JONES, NEW YORK, NY

DEVELOPMENT LOT



ZONING MAP 12C

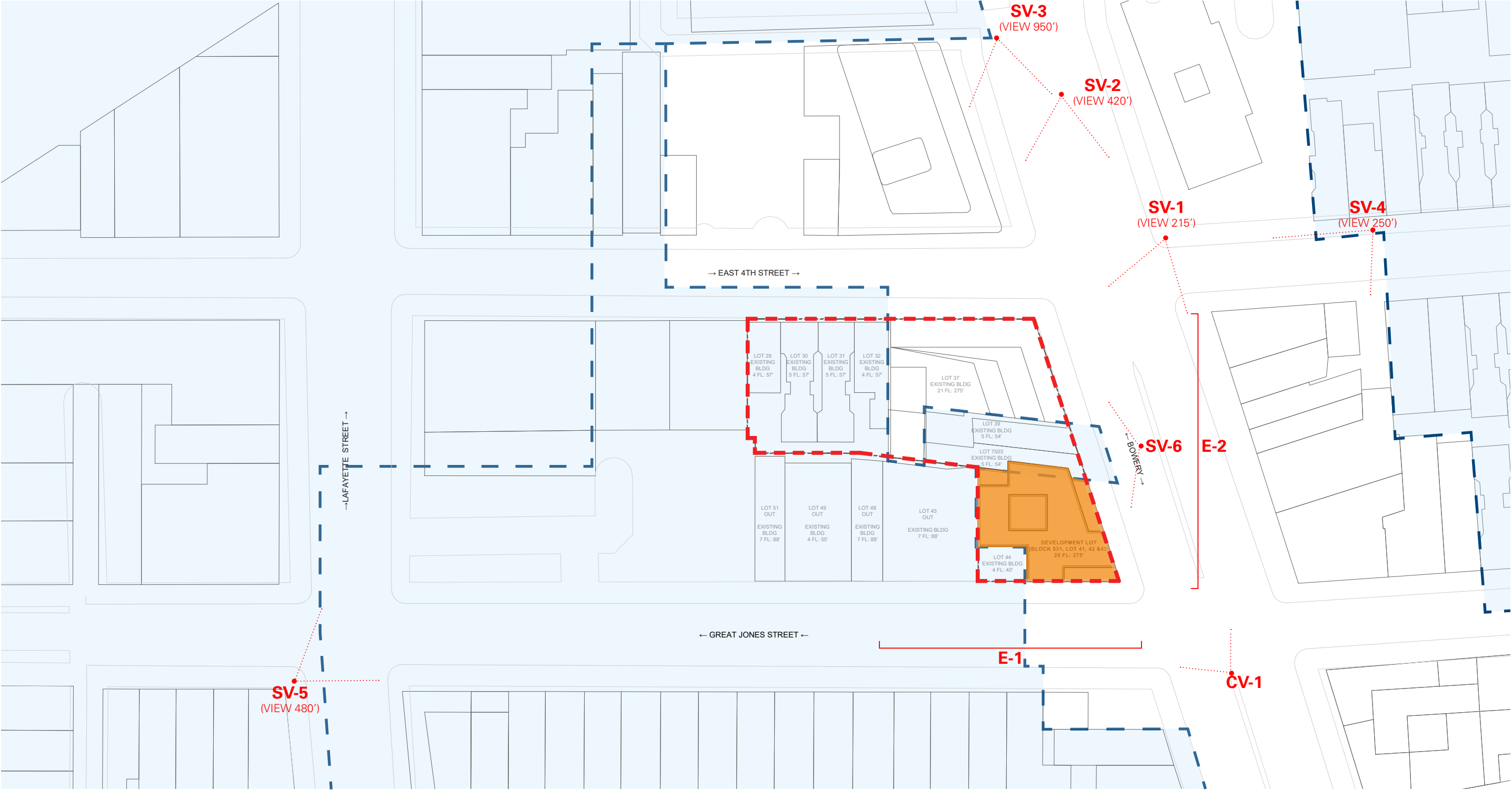
 DEVELOPMENT LOT



SITE PLAN
VISIBILITY OF CANTILEVER

56 GREAT JONES, NEW YORK, NY

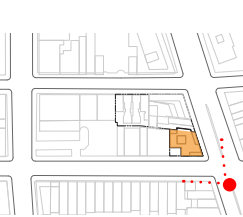
- DEVELOPMENT LOT
- HISTORIC DISTRICT
- ZONING LOT



EXISTING STREETScape

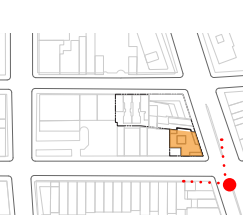
BOWERY & GREAT JONES INTERSECTION

56 GREAT JONES, NEW YORK, NY



EXISTING STREETScape
BOWERY & GREAT JONES INTERSECTION

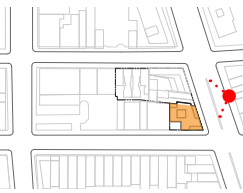
56 GREAT JONES, NEW YORK, NY



EXISTING STREETScape

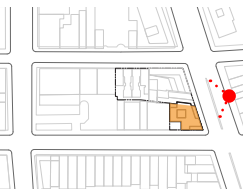
BOWERY

56 GREAT JONES, NEW YORK, NY



EXISTING STREETScape
BOWERY

56 GREAT JONES, NEW YORK, NY



RESIDENTIAL FLOOR AREA & UNIT MIX

56 GREAT JONES, NEW YORK, NY

NON CANTILEVER

103,350 SF RESIDENTIAL FLOOR AREA PROPOSED

25% REQUIRED: 26,136 SF MIH PROPOSED

94 TOTAL UNITS

27 TOTAL MIH UNITS

UNIT MIX					
MIH		MR		TOTAL	
4	STUDIO	0	STUDIO	4	STUDIO
6	1 BEDROOM	19	1 BEDROOM	25	1 BEDROOM
6	2 BEDROOM	35	2 BEDROOM	41	2 BEDROOM
11	3 BEDROOM	13	3 BEDROOM	24	3 BEDROOM
27	MIH UNITS	67	MR UNITS	94	UNITS



CANTILEVER

108,590 SF RESIDENTIAL FLOOR AREA PROPOSED

25% REQUIRED: 27,724 SF MIH PROPOSED

94 TOTAL UNITS

30 TOTAL MIH UNITS

UNIT MIX					
MIH		MR		TOTAL	
4	STUDIO	0	STUDIO	4	STUDIO
11	1 BEDROOM	11	1 BEDROOM	22	1 BEDROOM
3	2 BEDROOM	32	2 BEDROOM	35	2 BEDROOM
12	3 BEDROOM	21	3 BEDROOM	33	3 BEDROOM
30	MIH UNITS	64	MR UNITS	94	UNITS



CANTILEVER REFERENCES
LPC APPROVED SCHEMES

56 GREAT JONES, NEW YORK, NY



**EXTELL CANTILEVER
ART STUDENTS LEAGUE**



**77 GREENWICH ST / 42 TRINITY PLACE
DICKY HOUSE**



FLATIRON HOUSE

NEIGHBORHOOD REFERENCES
SOHO/NOHO CORBELS

56 GREAT JONES, NEW YORK, NY



54 BOND



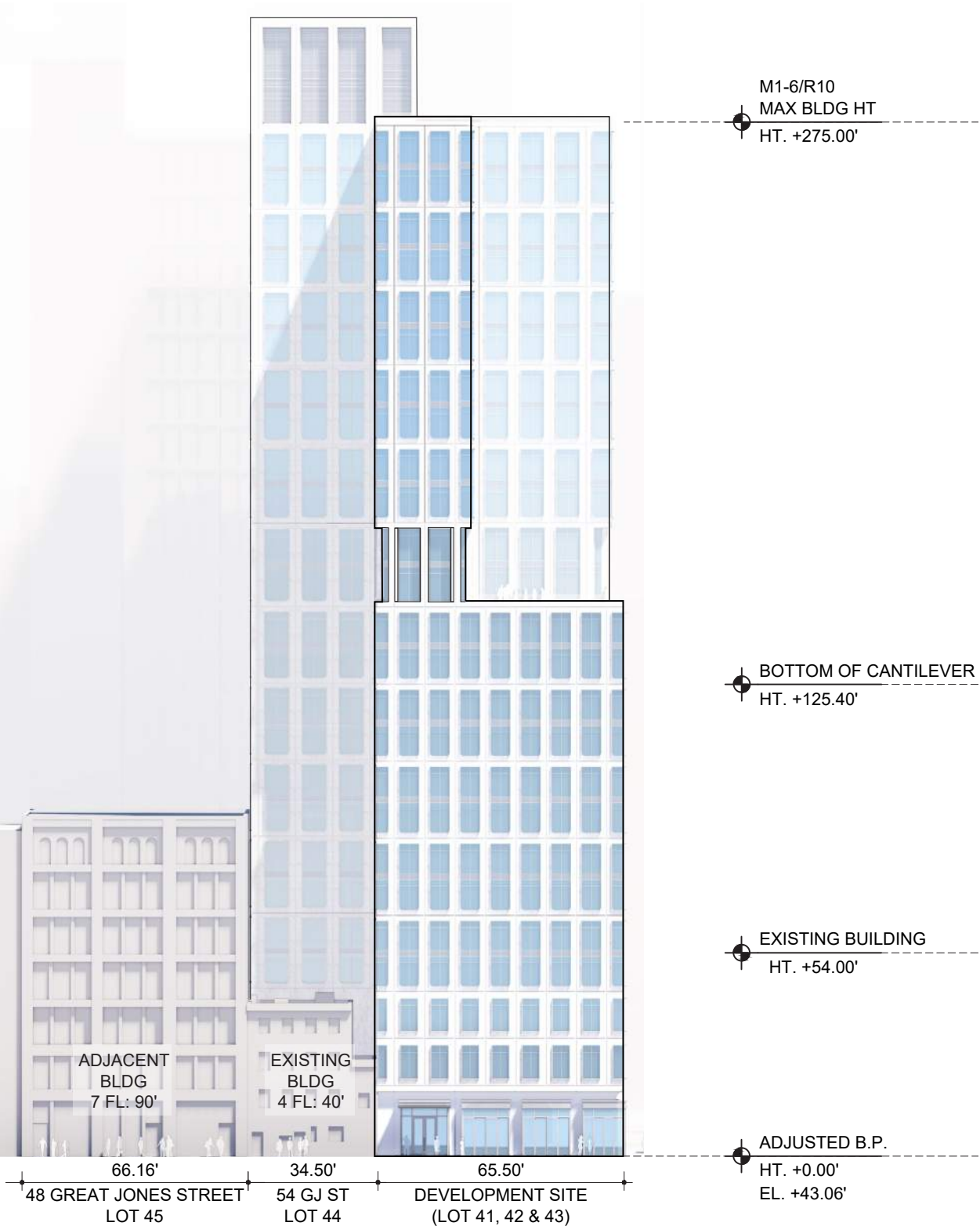
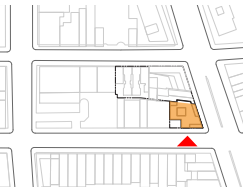
0 BOND



740 BROADWAY

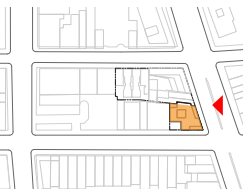
ELEVATIONS

56 GREAT JONES, NEW YORK, NY

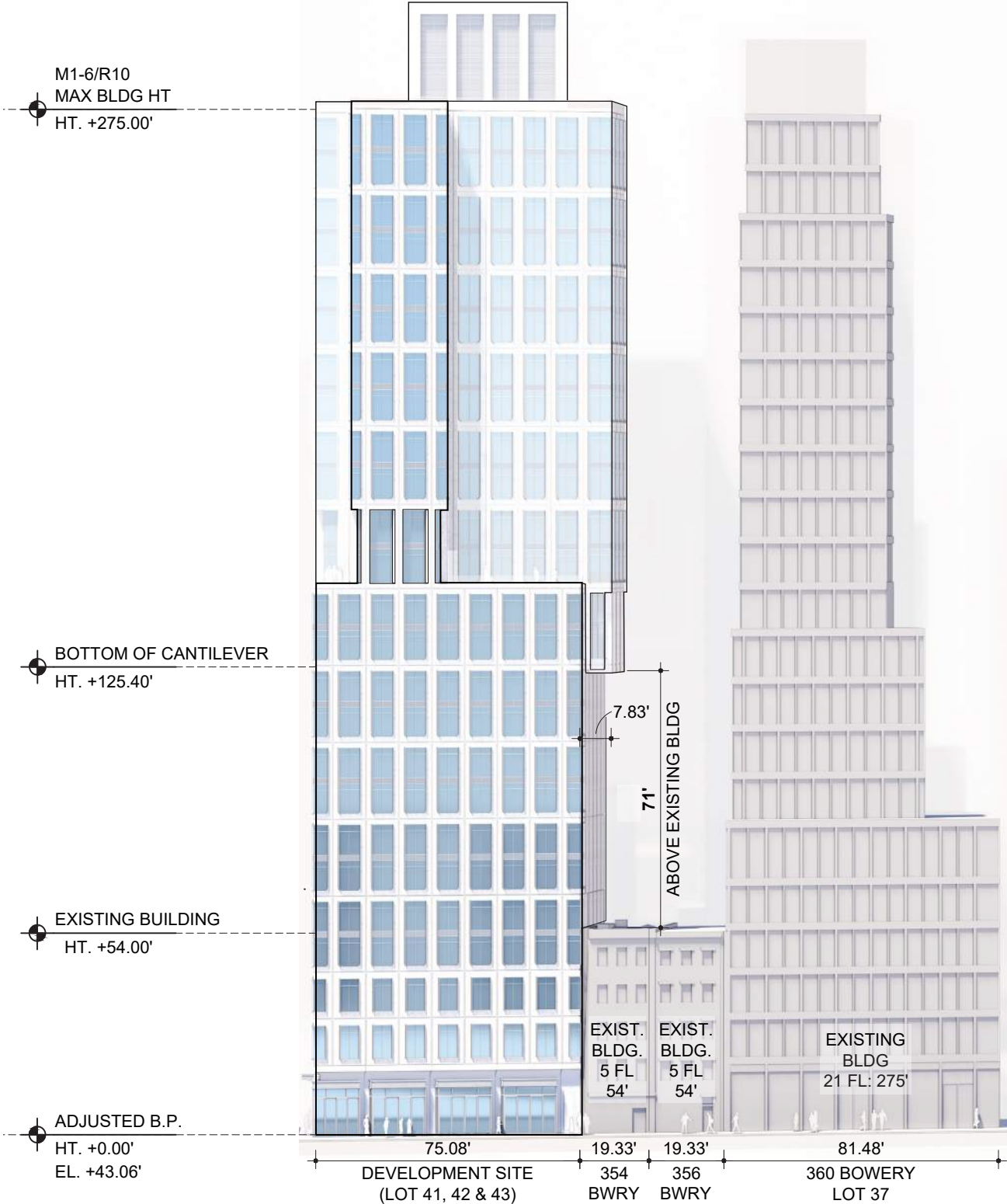


BOWERY ELEVATION COMPARISON

56 GREAT JONES, NEW YORK, NY



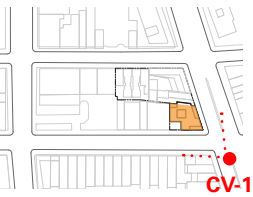
BOWERY STREET - NON CANTILEVER



BOWERY STREET - CANTILEVER

PROPOSED MASSING COMPARISON
VIEW NORTH FROM BOWERY & GREAT JONES

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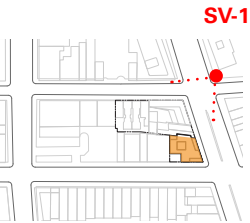
NON CANTILEVER



CANTILEVER

PROPOSED MASSING COMPARISON
VIEW SOUTH FROM BOWERY & EAST 4TH

56 GREAT JONES, NEW YORK, NY



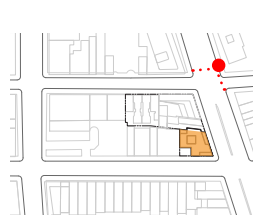
NON CANTILEVER



CANTILEVER

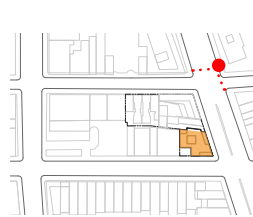
PROPOSED STREETSCAPE
BOWERY VIEW SOUTH: NON CANTILEVER

56 GREAT JONES, NEW YORK, NY



PROPOSED STREETSCAPE
BOWERY VIEW SOUTH: CANTILEVER

56 GREAT JONES, NEW YORK, NY



PROPOSED STREETSCAPE COMPARISON
VIEW SOUTH FROM BOWERY & EAST 4TH

56 GREAT JONES, NEW YORK, NY



PROPOSED MASSING COMPARISON
VIEW UP FROM SIDEWALK

56 GREAT JONES, NEW YORK, NY



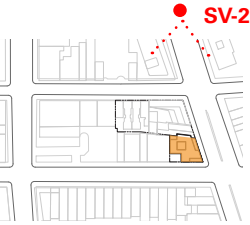
NON CANTILEVER



CANTILEVER

PROPOSED MASSING COMPARISON
VIEW SOUTH FROM COOPER SQUARE

56 GREAT JONES, NEW YORK, NY



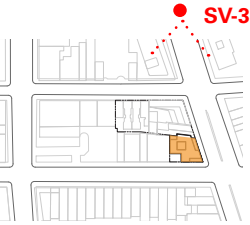
NON CANTILEVER



CANTILEVER

PROPOSED MASSING COMPARISON
VIEW SOUTH ON 4TH, BELOW ASTOR PLACE

56 GREAT JONES, NEW YORK, NY



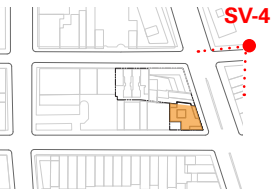
NON CANTILEVER



CANTILEVER

PROPOSED MASSING COMPARISON
VIEW WEST FROM EAST 4TH STREET

56 GREAT JONES, NEW YORK, NY



NON CANTILEVER



CANTILEVER

PROPOSED MASSING COMPARISON
VIEW EAST FROM LAFAYETTE & GREAT JONES

56 GREAT JONES, NEW YORK, NY



NON CANTILEVER



CANTILEVER

Thank you!

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