

December 2, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-03098

269 Water Street – South Street Seaport Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 812 1468

Passcode: 845296

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

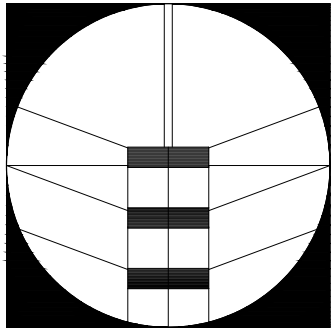
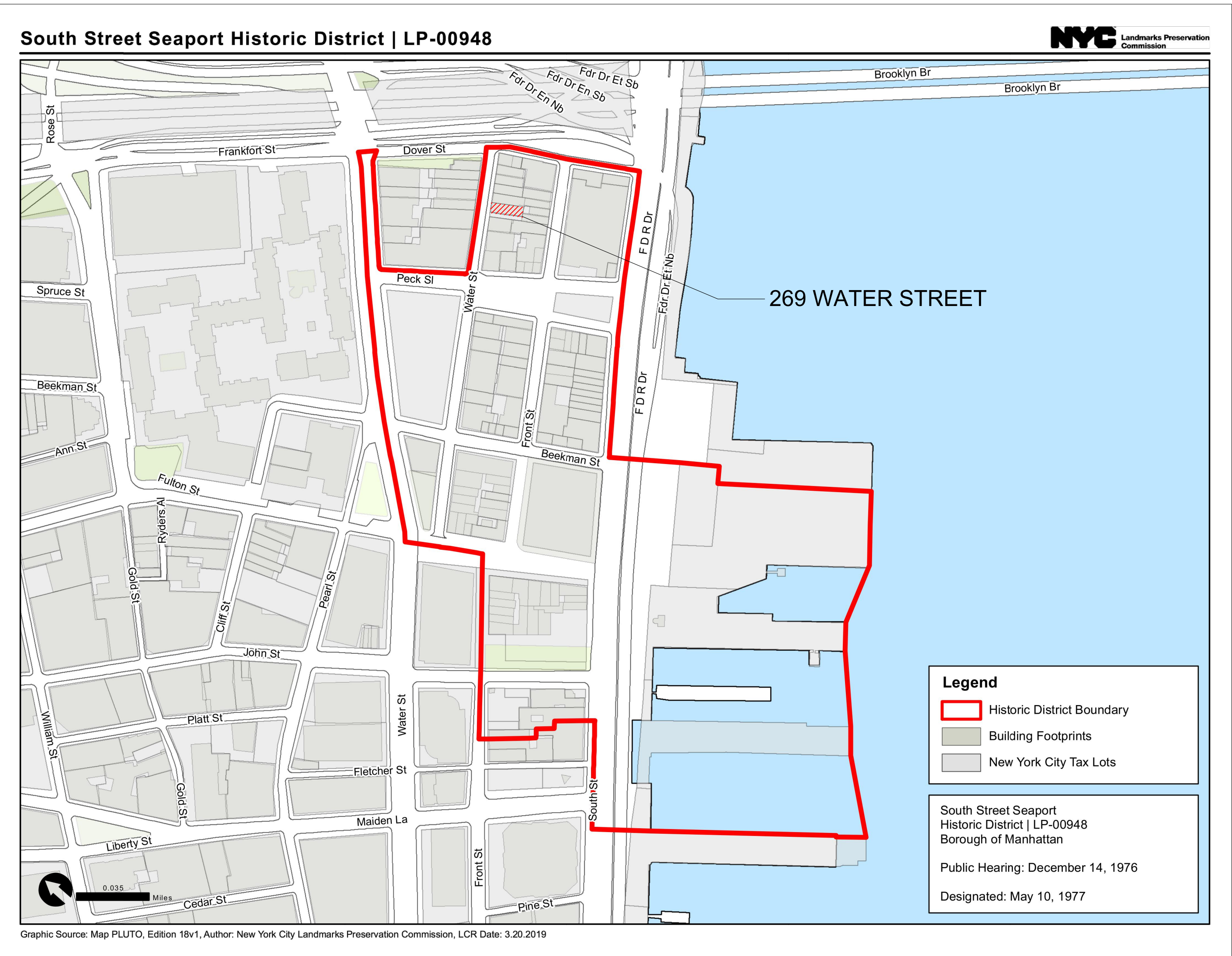
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

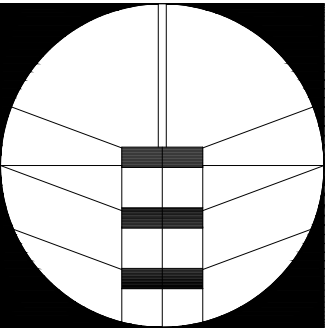
269 WATER STREET

BLOCK: 107
LOT: 46
ZONING DISTRICT: C6-2A/LM

SCOPE OF WORK:
PROPOSED NEW 6-STORY RESIDENTIAL
BUILDING WITH PENTHOUSE.
ON TAX LOT #46.

**LOCATED IN SOUTH STREET SEAPORT
HISTORIC DISTRICT**





1 1940 TAX PHOTO



2 EXISTING BUILDING FRONTAGE

SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

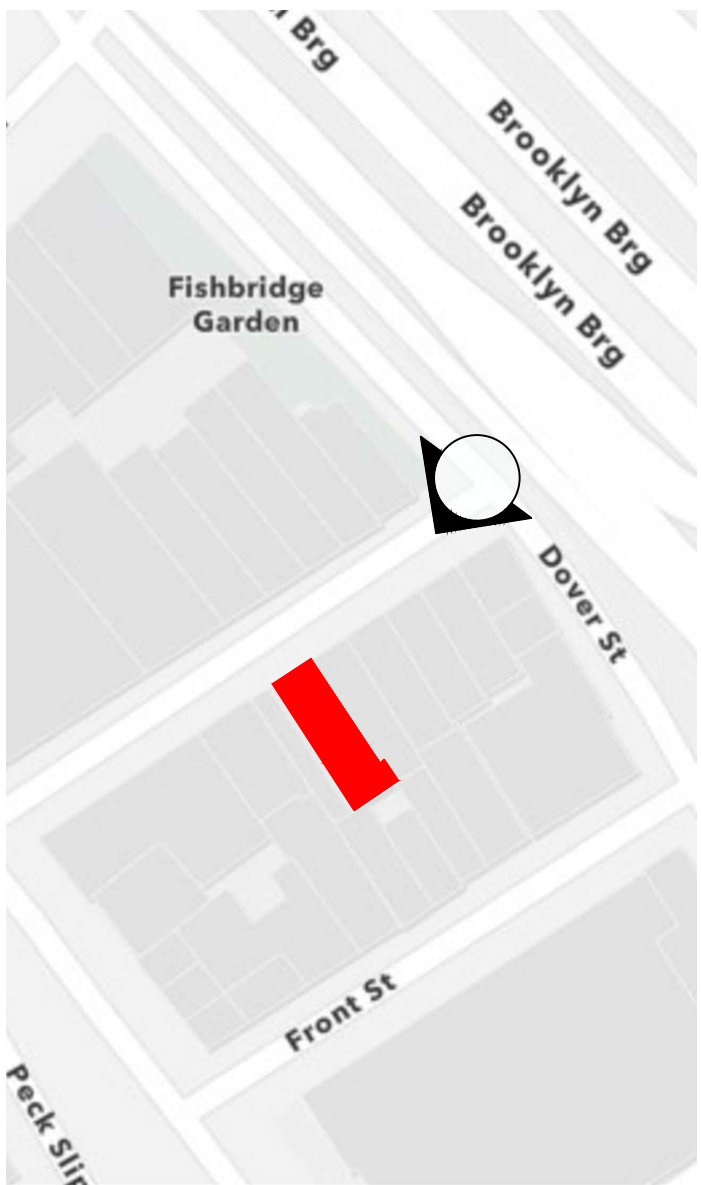
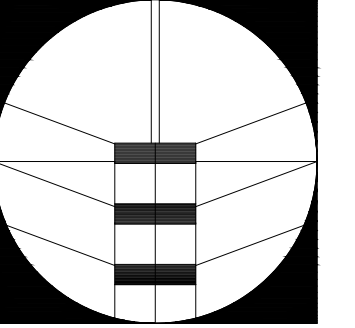
LPC-01



1 EXISTING VIEW FROM WATER STREET 01
PHOTOMONTAGE



2 PROPOSED VIEW FROM WATER STREET 01
PHOTOMONTAGE

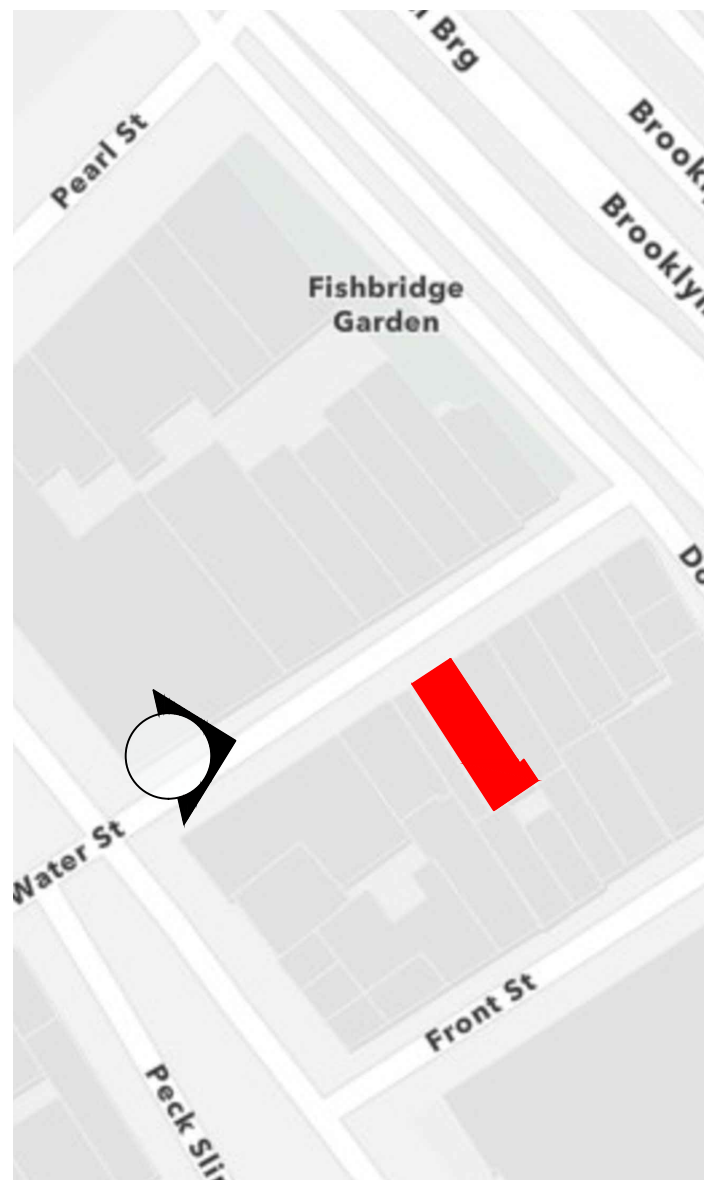
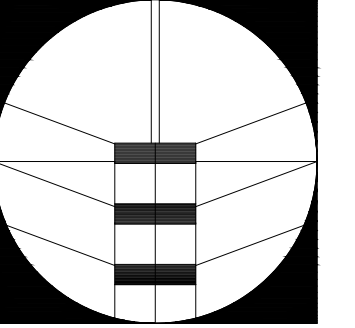




1 **EXISTING VIEW FROM WATER STREET 02**
PHOTOMONTAGE



2 **PROPOSED VIEW FROM WATER STREET 02**
PHOTOMONTAGE



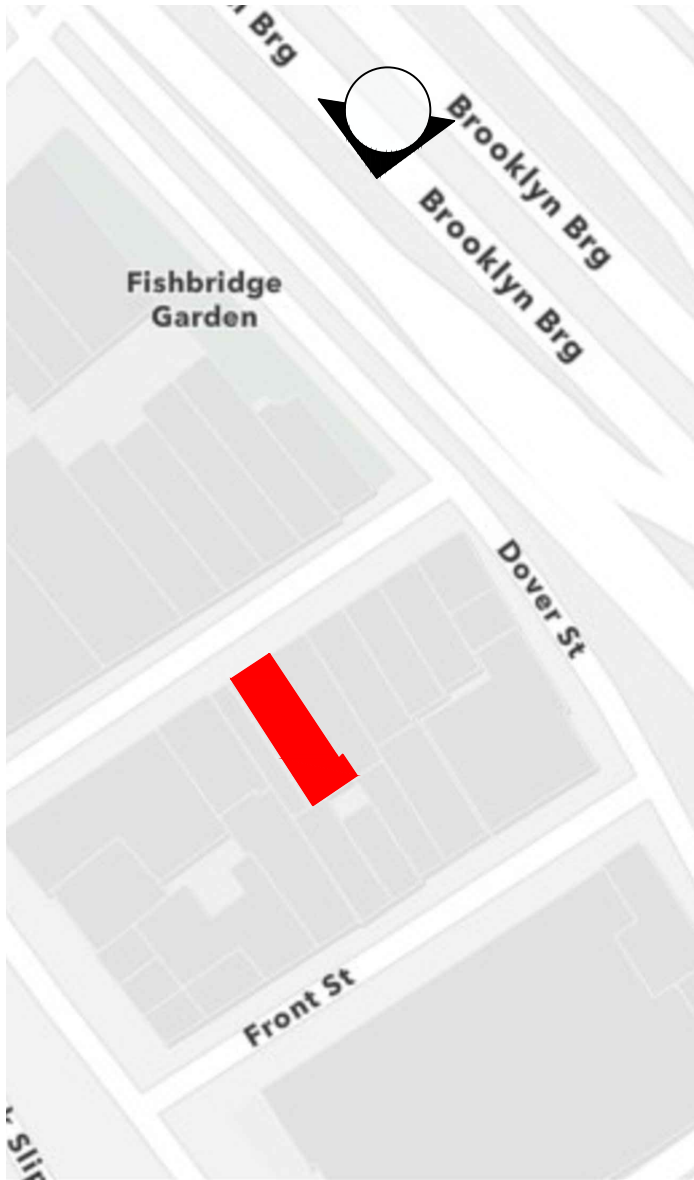
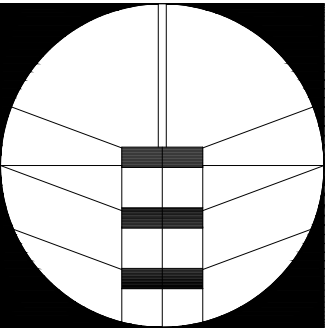
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

**269 WATER STREET
NEW BUILDING**
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-03



1 EXISTING VIEW FROM BROOKLYN BRIDGE
PHOTOMONTAGE

2 PROPOSED VIEW FROM BROOKLYN BRIDGE
PHOTOMONTAGE

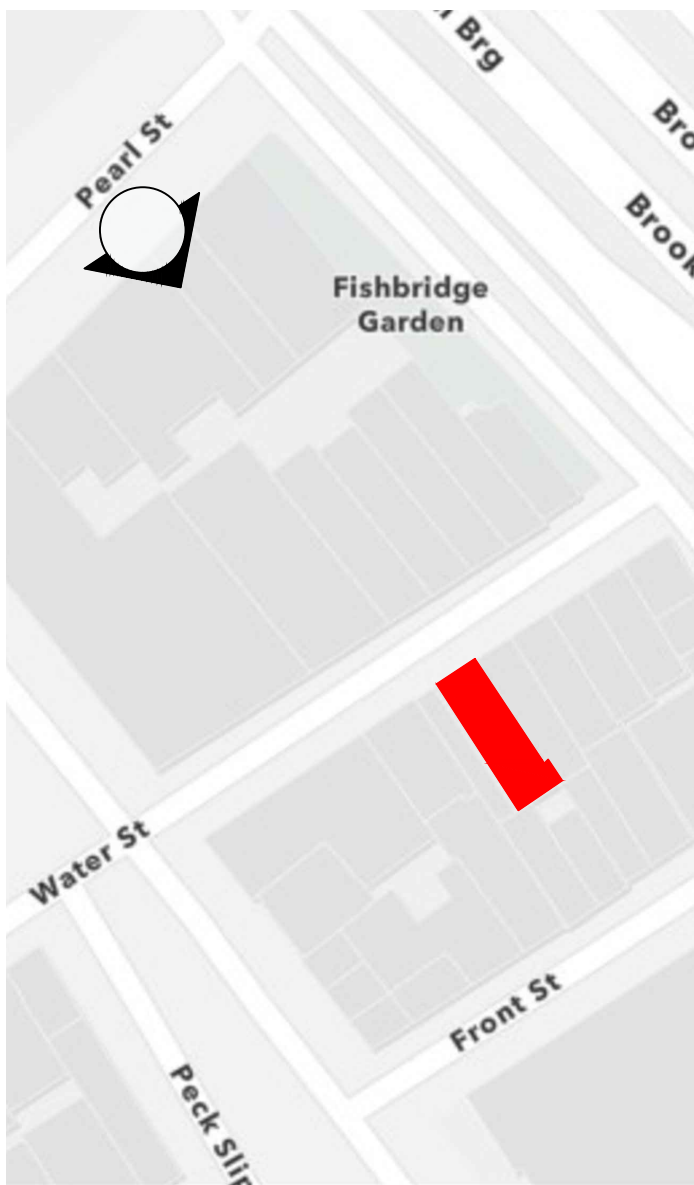
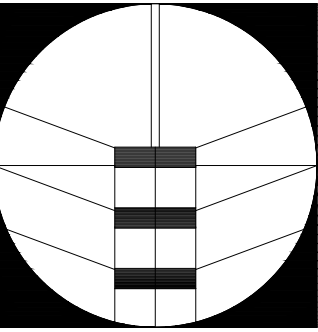
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-04



SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

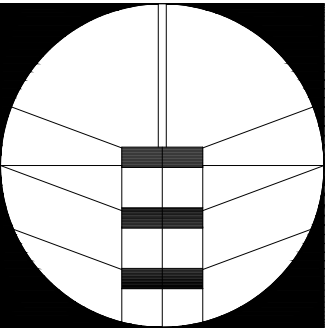
Copyright © 2025 S M TAM Architect, PLLC

LPC-05

1

PROPOSED AERIAL VIEW OF WATER STREET

PHOTOMONTAGE



5816 Fort Hamilton Parkway,
Units M21 & M22 Brooklyn, NY 11219
Tel: 718-765-1122 Fax: 718-765-0813



1 PROPOSED AERIAL VIEW OF FRONT STREET
PHOTOMONTAGE

SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-06



VIEW 01



VIEW 02



VIEW 03



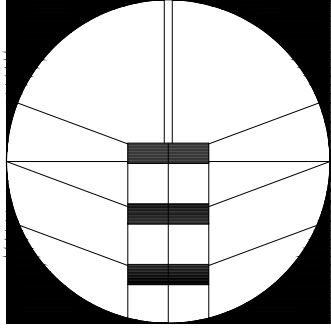
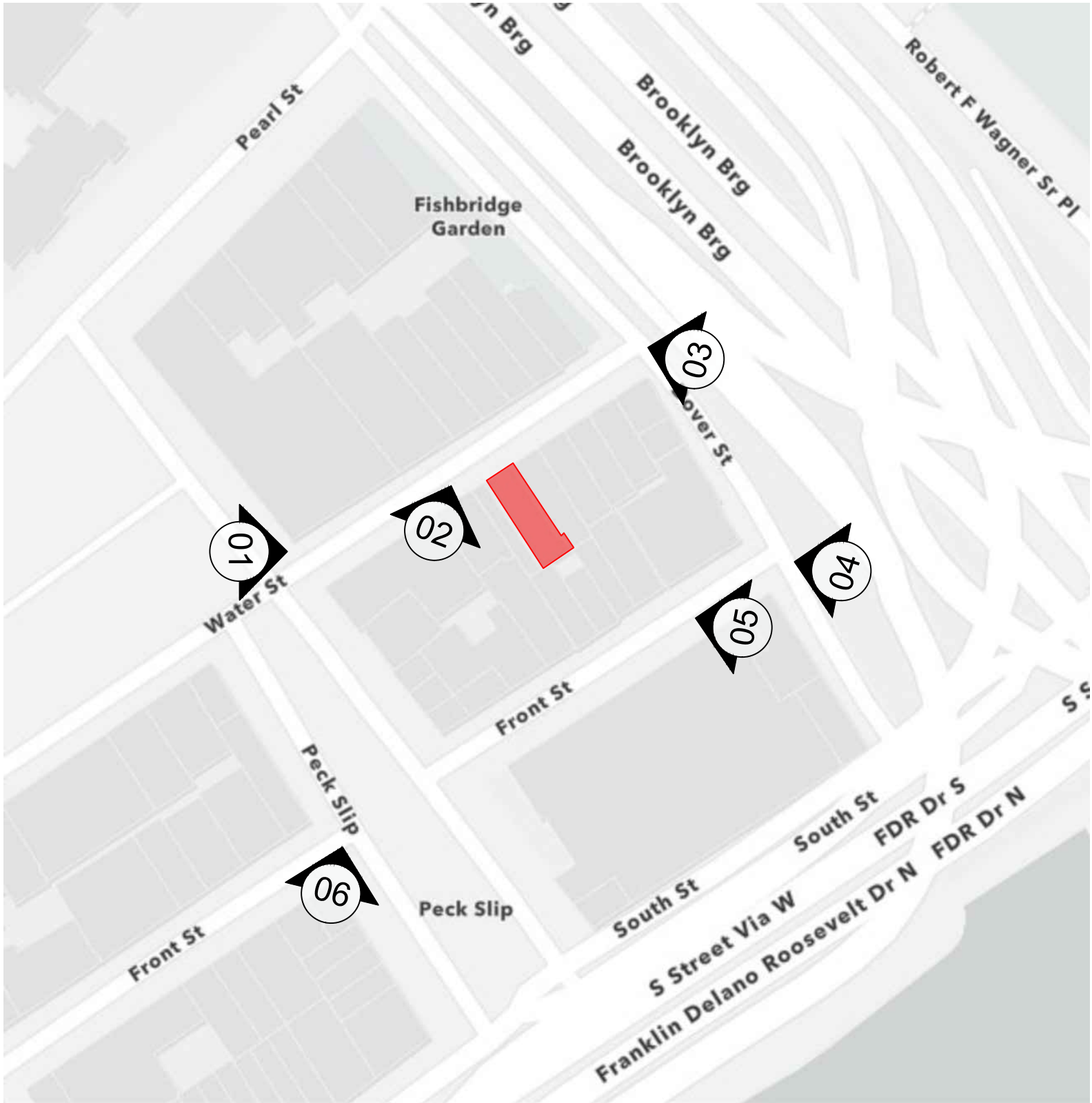
VIEW 04

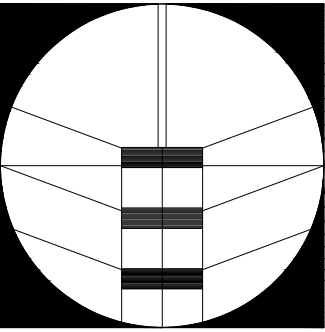


VIEW 05



VIEW 06





VIEW 07



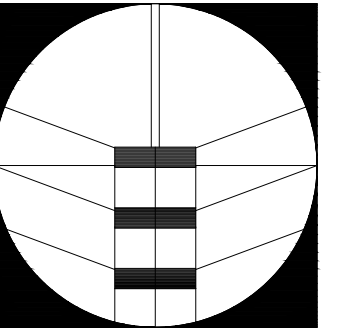
VIEW 09



VIEW 08



VIEW 10



203 FRONT STREET



206 FRONT STREET



25 FULTON STREET



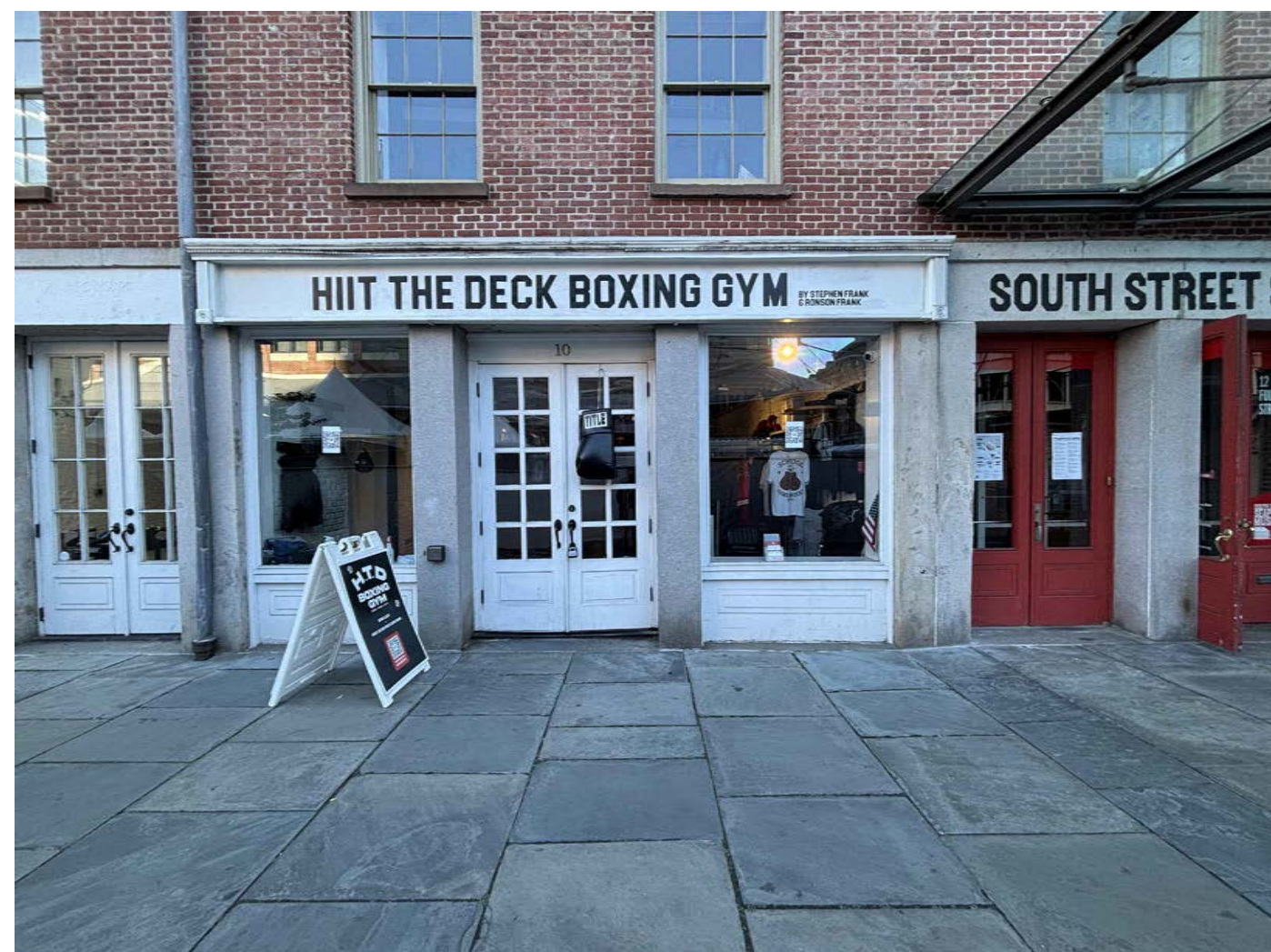
247 WATER STREET



211 WATER STREET



159 JOHN STREET



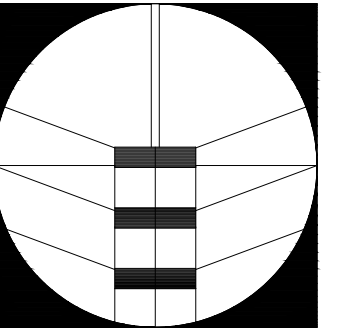
10 FULTON STREET



142 BEEKMAN STREET



18 FULTON STREET



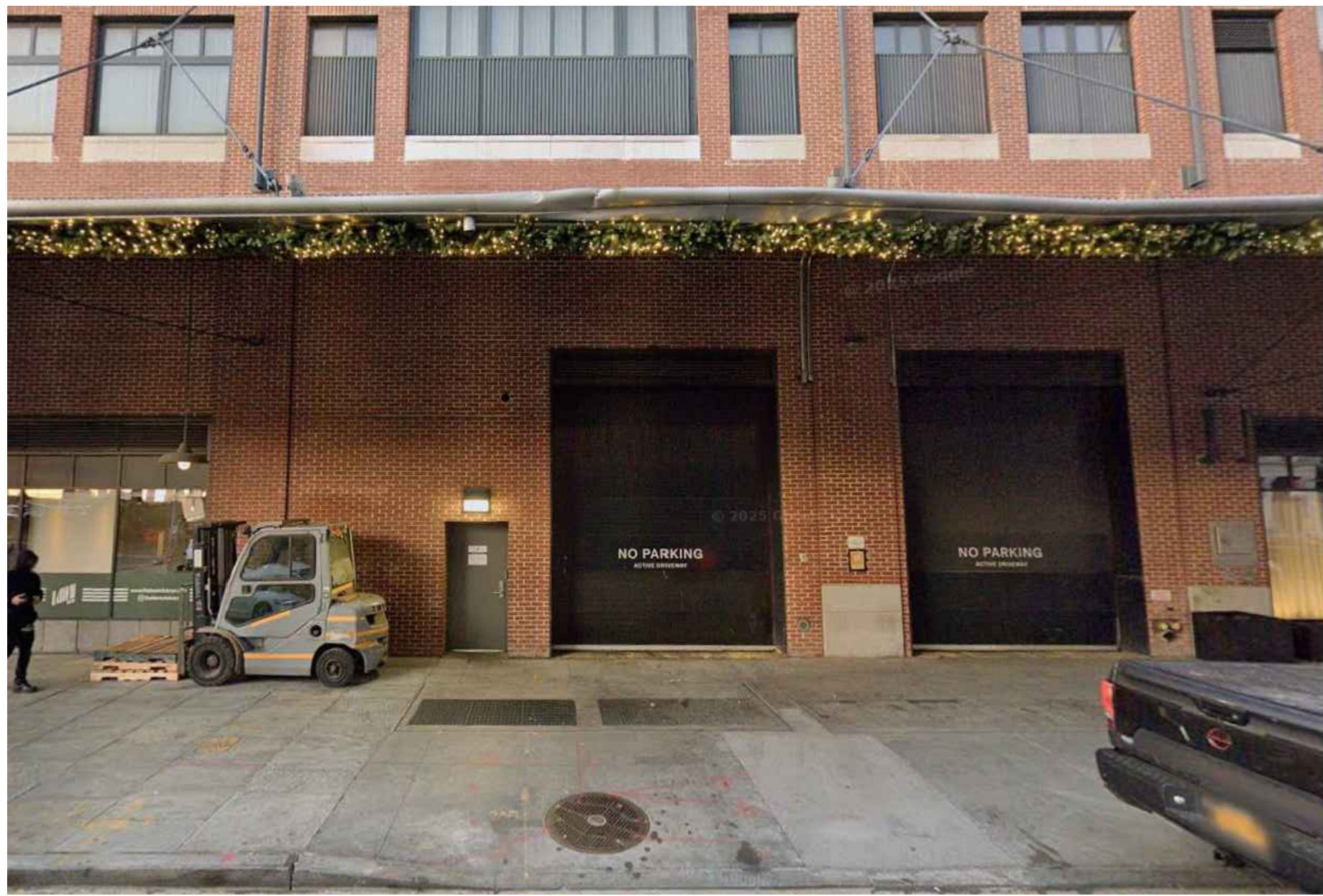
276 WATER STREET



266 WATER STREET

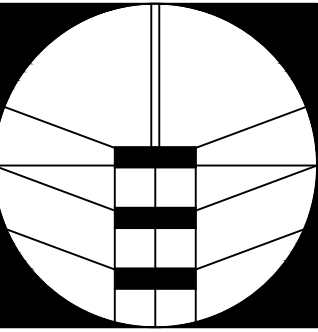


250 WATER STREET



141 WATER STREET





5816 Fort Hamilton Parkway,
Units M21 & M22 Brooklyn, NY 11219
Tel: 718-765-1122 Fax: 718-765-0813



1 EXISTING FRONT ELEVATION
NOT TO SCALE

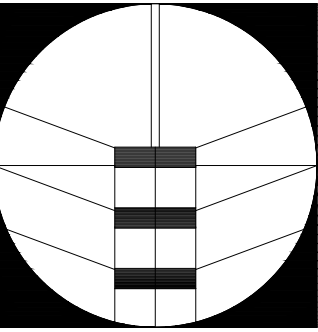
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-12



5816 Fort Hamilton Parkway,
Units M21 & M22 Brooklyn, NY 11219
Tel: 718-765-1122 Fax: 718-765-0813



1 PROPOSED FRONT ELEVATION
NOT TO SCALE

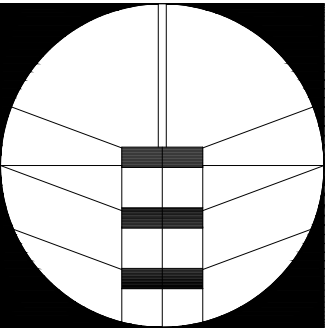
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-13



1

WATER STREET ELEVATION - SOUTH
NOT TO SCALE

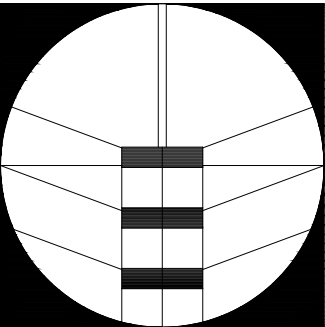
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

**269 WATER STREET
NEW BUILDING**
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-14



1 WATER STREET ELEVATION - NORTH
NOT TO SCALE

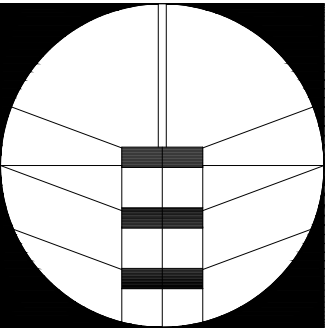
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-15



FRONT
2ND FLOOR
22.50'

FIBERGLASS CORNICE:
MANUFACTURER,
ARCHITECTURAL MALL, TO
PROVIDE SHOP DRAWINGS
SPECIFYING THE EXACT
SEAM LOCATION AND HOW
IT WILL BE MADE TO LOOK
SEAMLESS.

1ST FLOOR
BASE FLOOD E.L.
14.00'

GRADE
8.23'

1

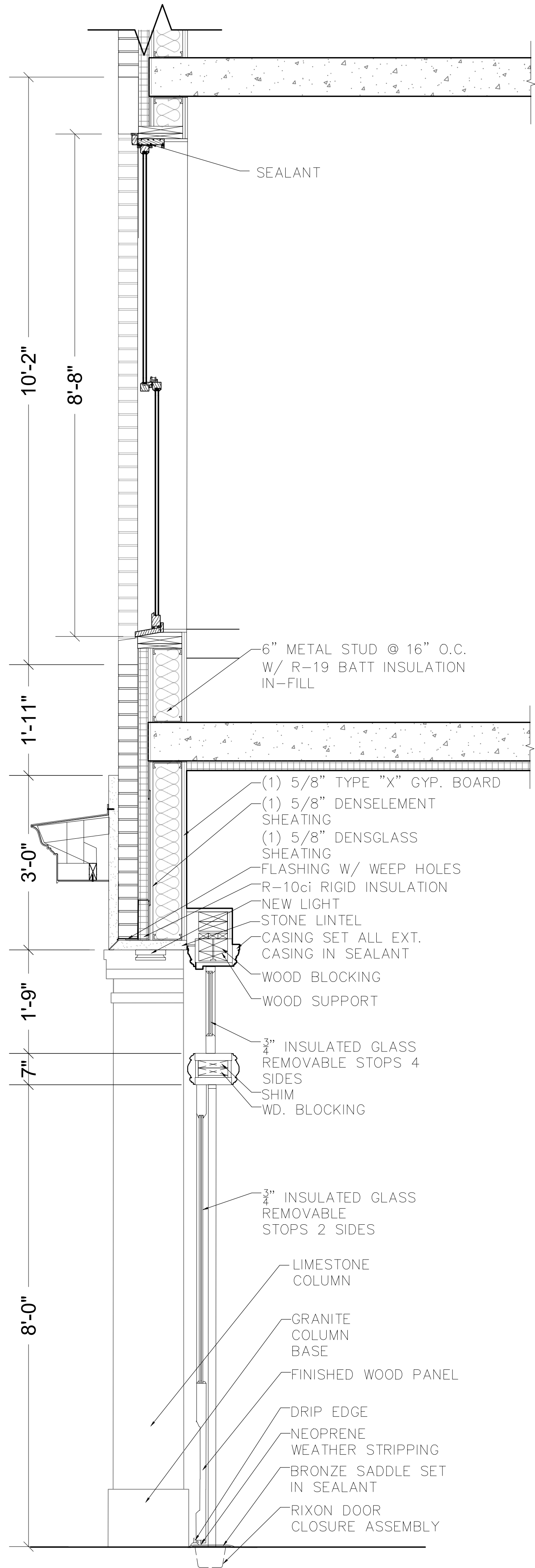
PROPOSED FACADE

3/4" = 1' - 0"

2

WINDOW SECTION DETAILS

3/4" = 1' - 0"



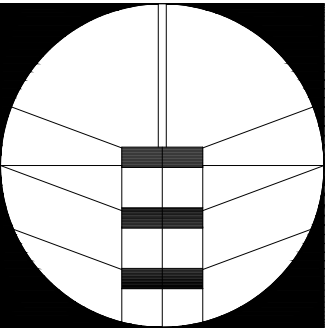
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-16



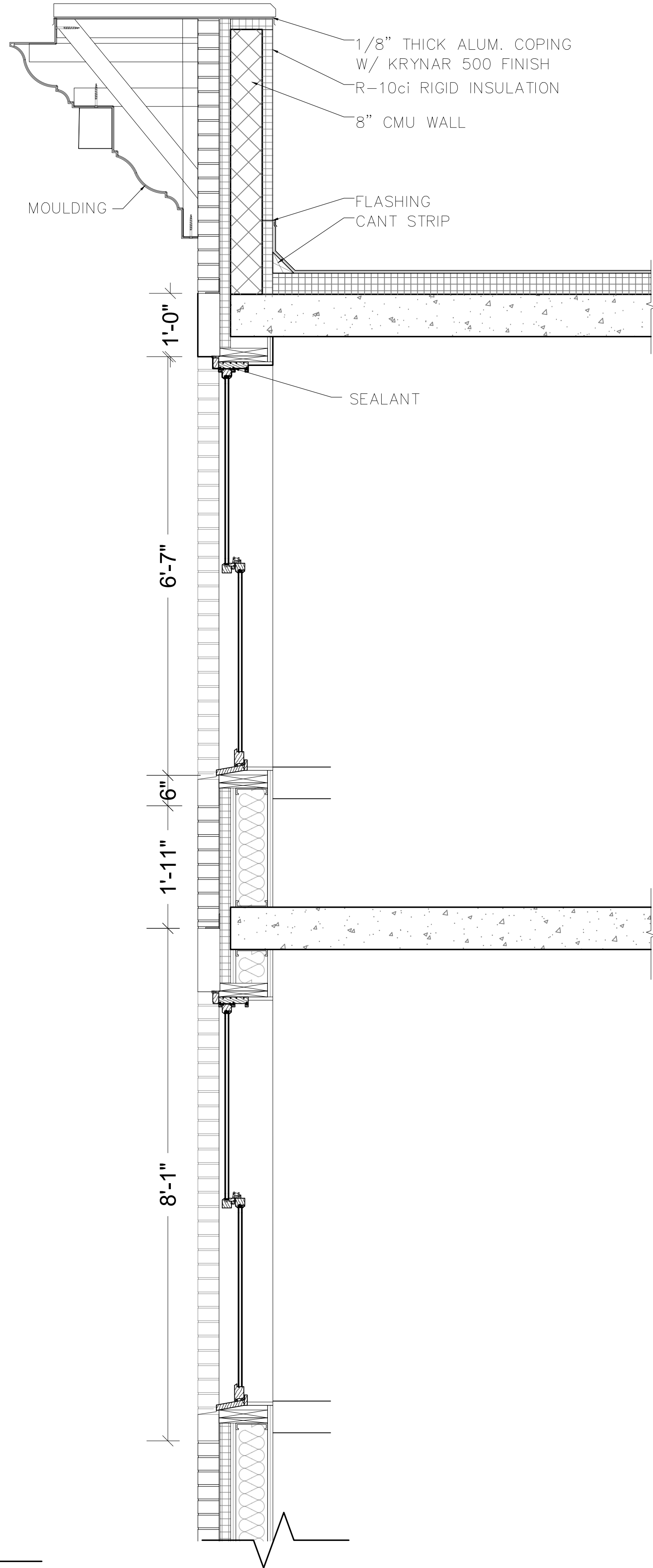
5816 Fort Hamilton Parkway,
Units M21 & M22 Brooklyn, NY 11219
Tel: 718-765-1122 Fax: 718-765-0813

PENTHOUSE
74.00'

6TH FLOOR
64.00'

5TH FLOOR
54.00'

FIBERGLASS CORNICE:
MANUFACTURER, ARCHITECTURAL MALL, TO
PROVIDE SHOP DRAWINGS SPECIFYING THE
EXACT SEAM LOCATION AND HOW IT WILL BE
MADE TO LOOK SEAMLESS.



SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-17

1

PROPOSED FACADE

3/4" = 1' - 0"

2

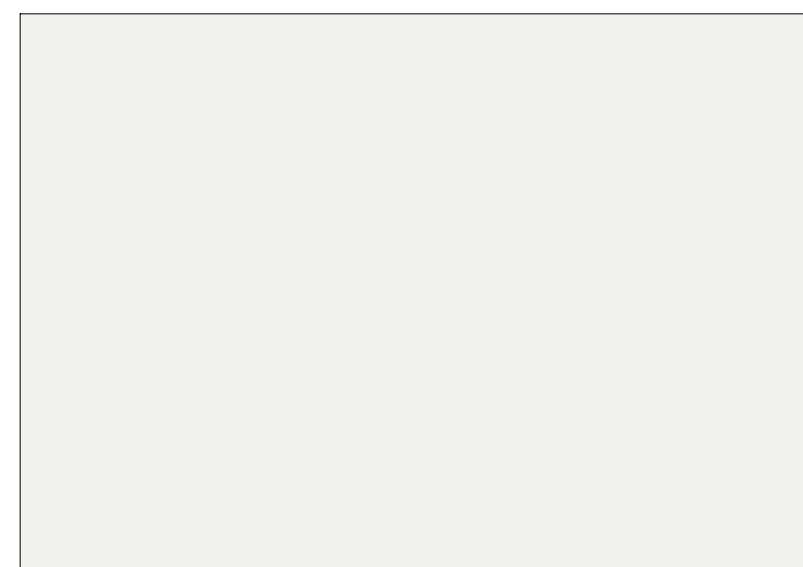
WINDOW SECTION DETAILS

3/4" = 1' - 0"

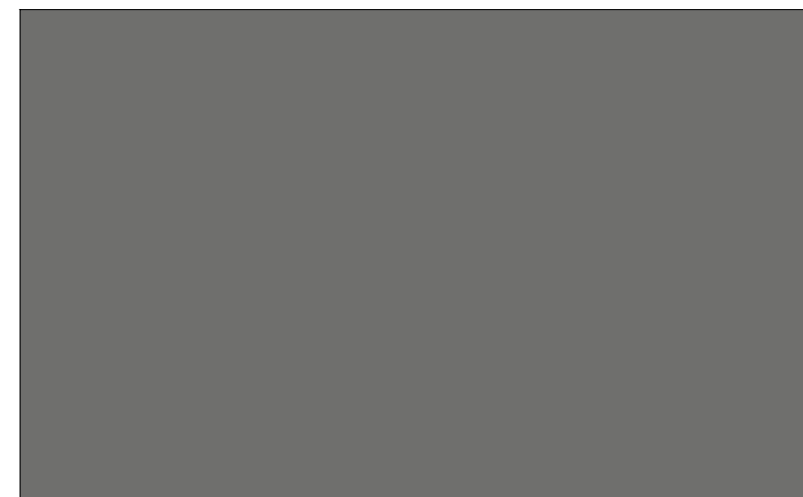
BRICK
MANUFACTURER:
BELDEN
COLOR:
SIMULATED BELCREST 500



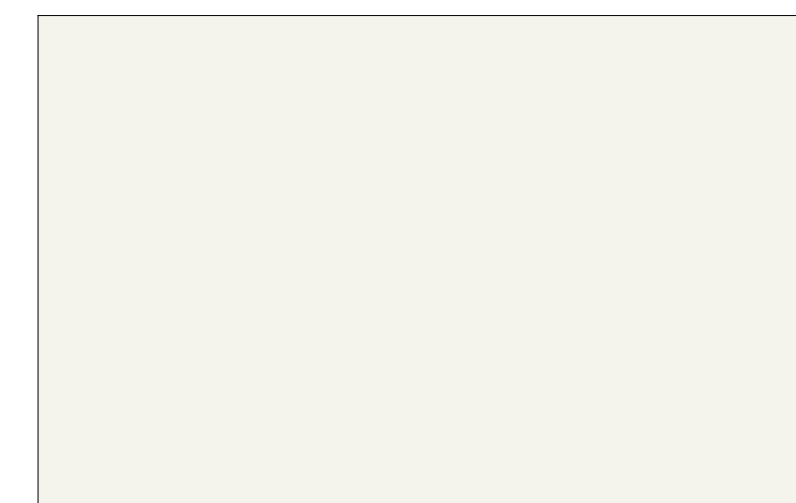
CAST STONE
MANUFACTURER:
CORINTHIAN CAST STONE



WOOD
COLOR:
BEHR—WELDED IRON

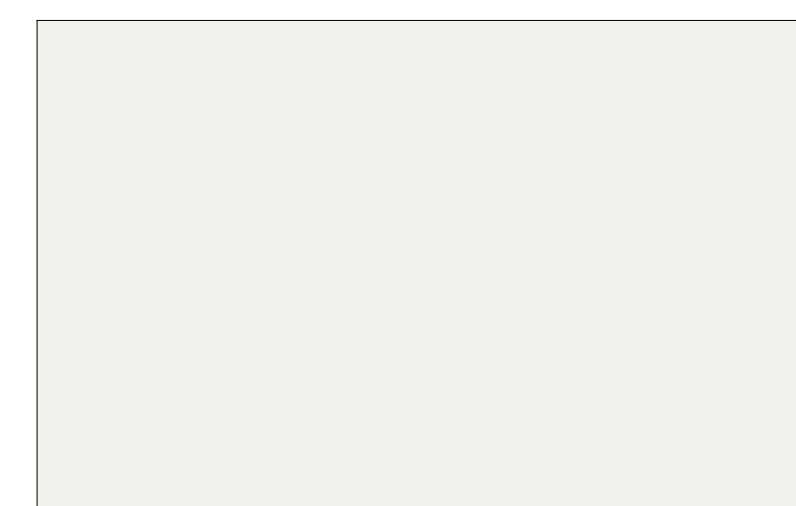


FIBERGLASS CORNICE
MANUFACTURER: ARCHITECTURAL MALL
MODEL: CR129 X 8



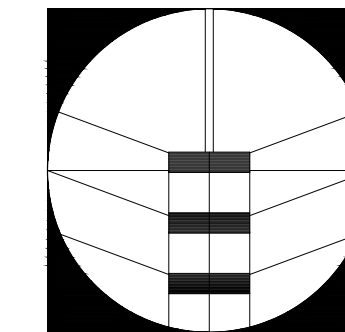
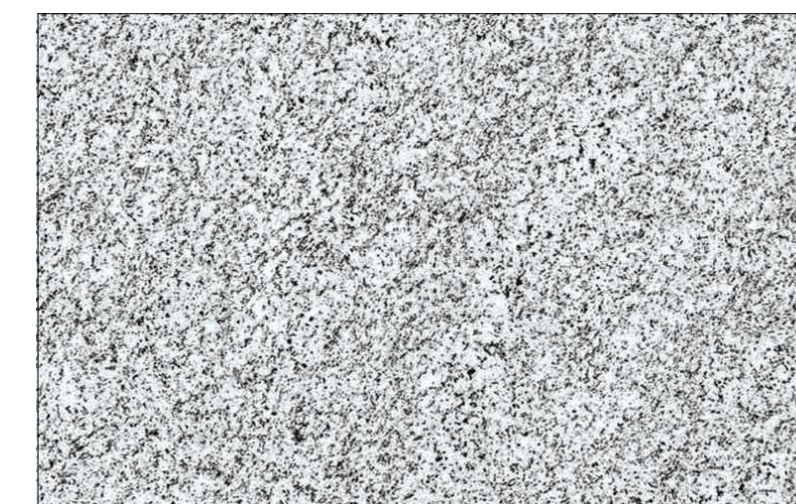
FIBERGLASS CORNICE
COLOR:
BEHR—POLAR BEAR

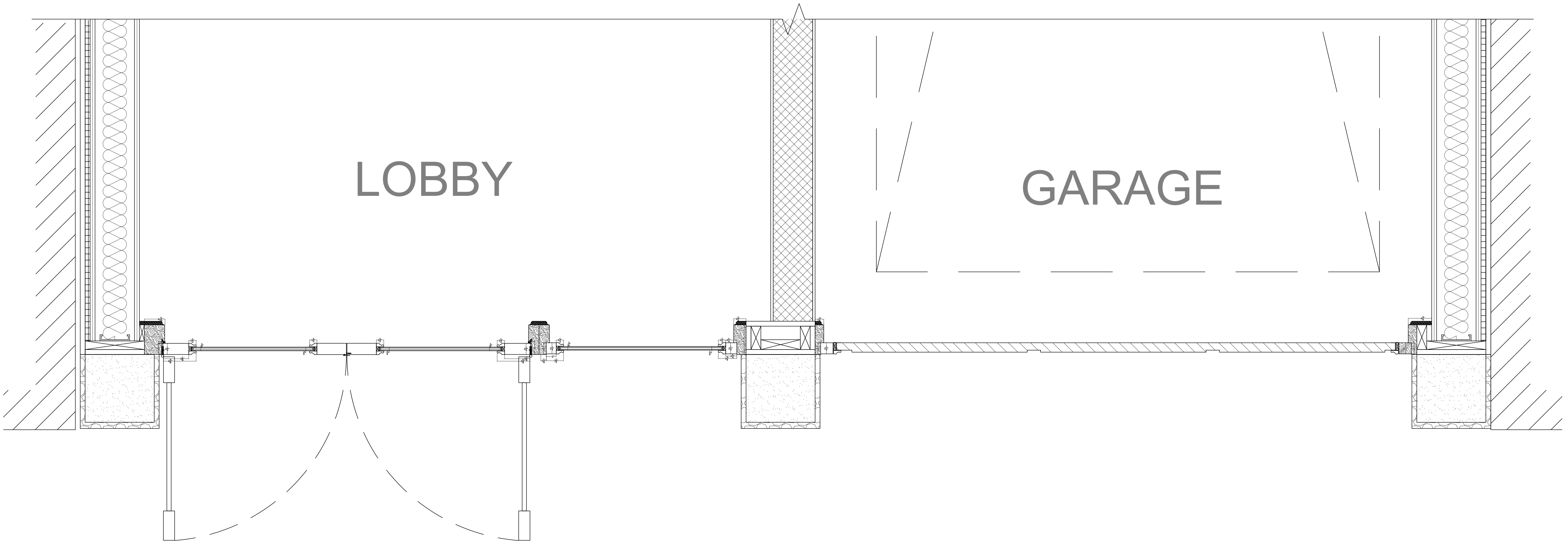
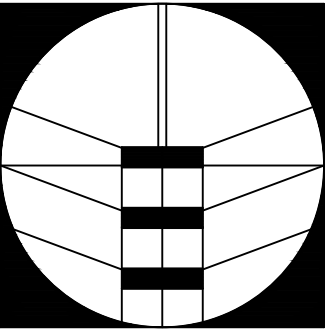
FIBERGLASS CORNICE
MANUFACTURER: ARCHITECTURAL MALL
MODEL: CR108 X 8



LIMESTONE
MANUFACTURER:
SMC STONE
COLOR:
MOCHA CREAM LIGHT

GRANITE
MANUFACTURER:
SMC STONE
COLOR:
NAVY MIST LIGHT





1 **STOREFRONT PLAN**
1 1/4" = 1'-0"

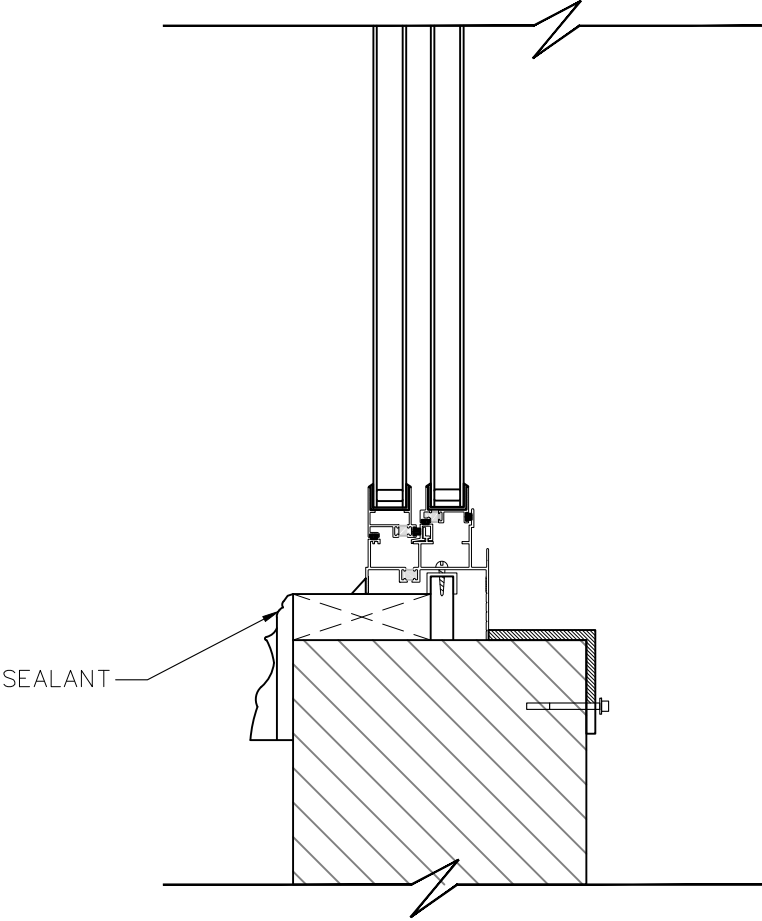
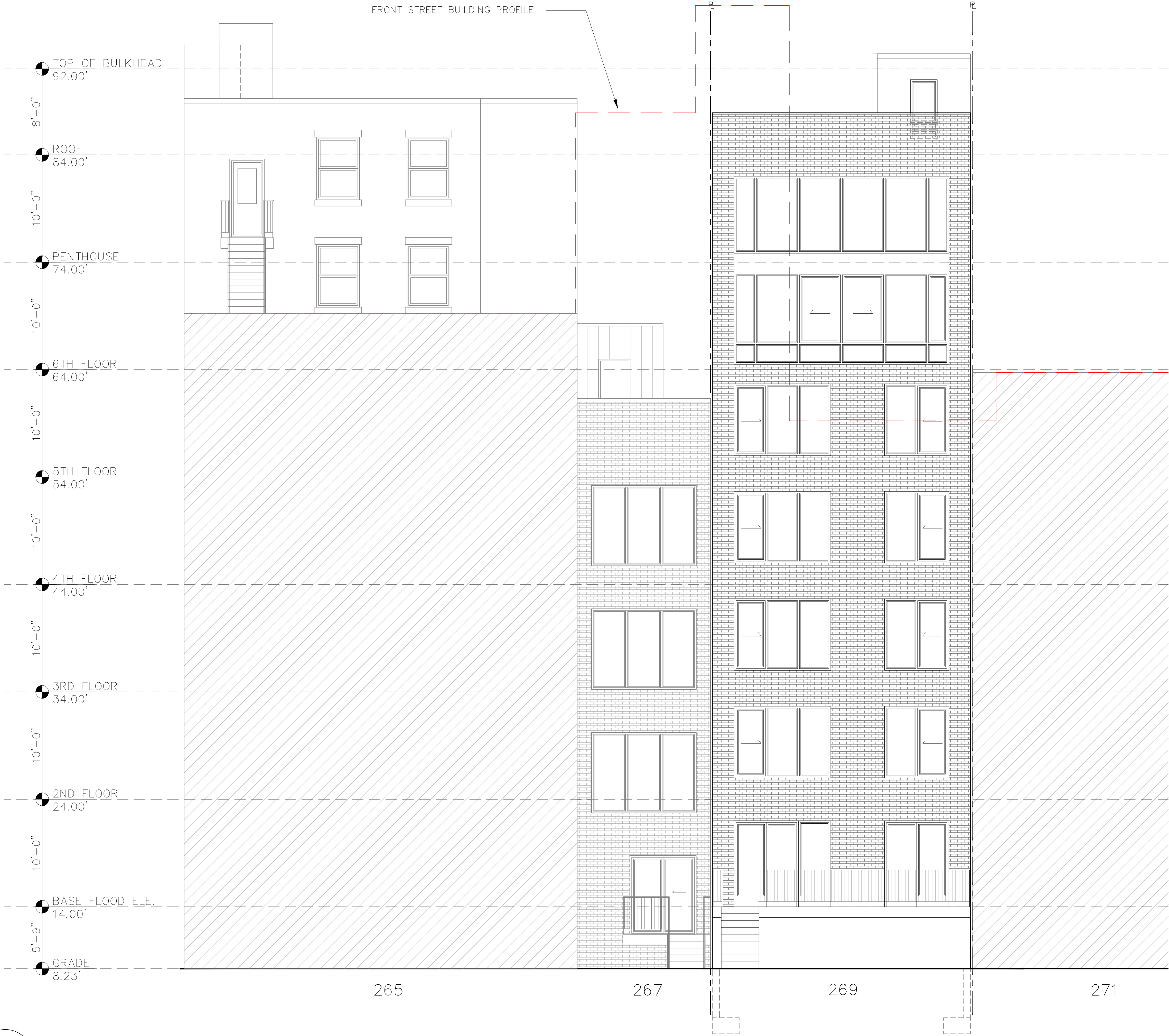
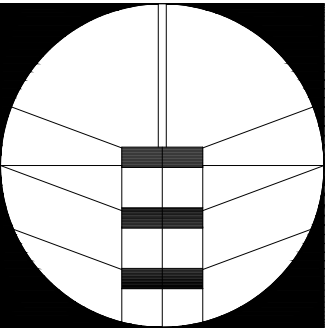
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

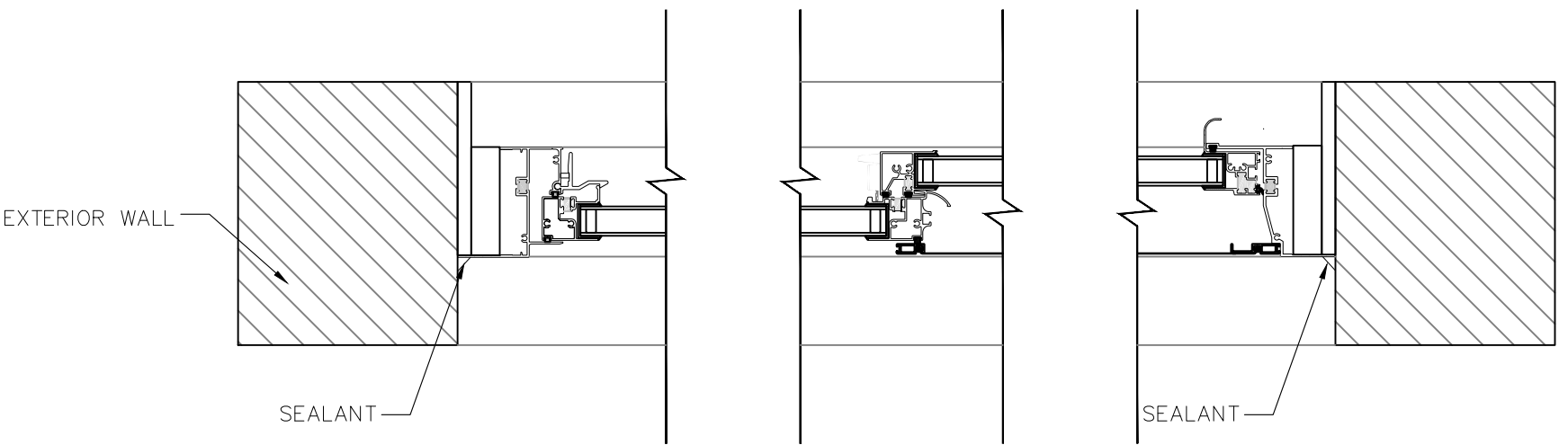
**269 WATER STREET
NEW BUILDING**
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-19



REAR WINDOW SECTION
SCALE: N.T.S.



REAR WINDOW PLAN
SCALE: N.T.S.

SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

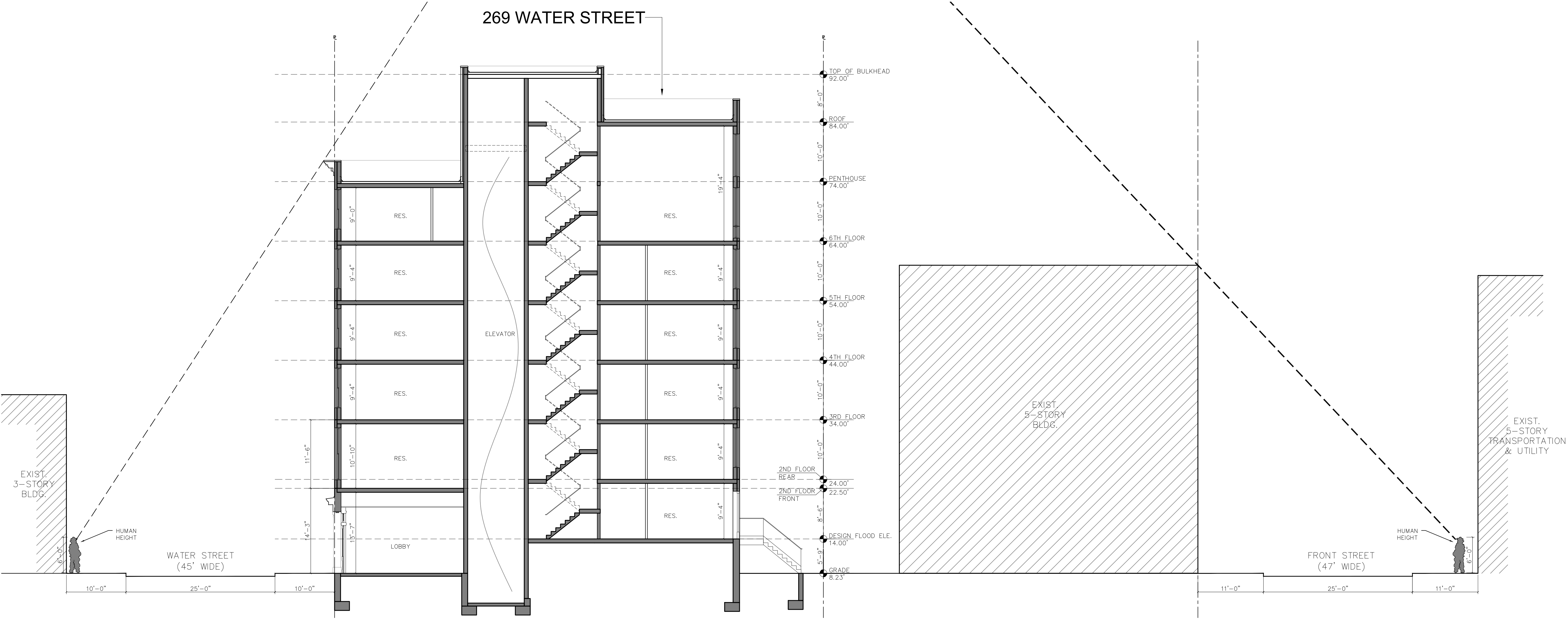
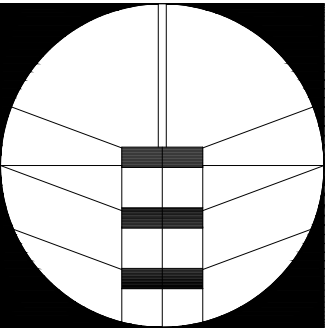
269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-20

1

PROPOSED REAR ELEVATION
PHOTOMONTAGE



1

PROPOSED LONGITUDINAL SECTION
NOT TO SCALE

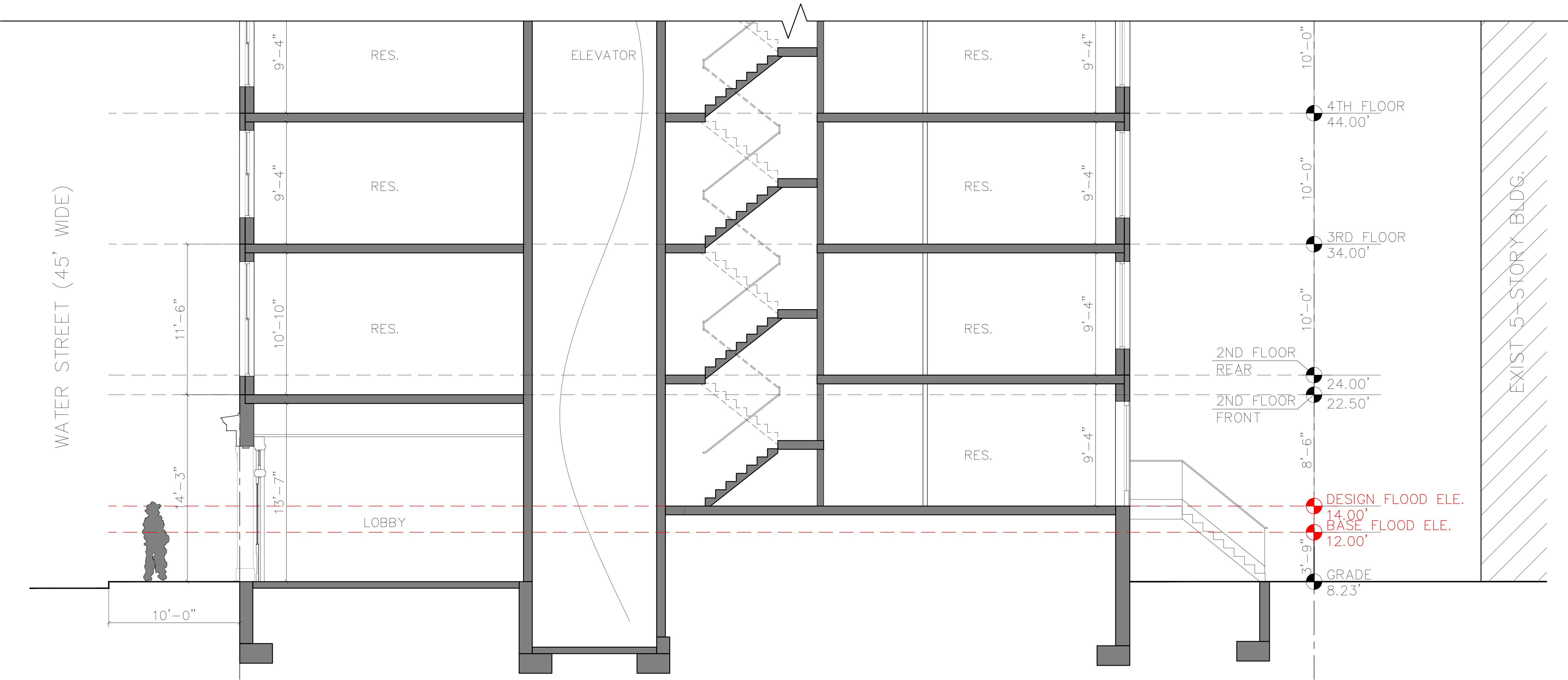
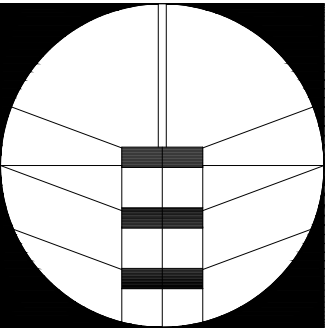
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

**269 WATER STREET
NEW BUILDING**
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-21



1 PROPOSED LONGITUDINAL SECTION - ENLARGED
1/4" = 1'-0"

BASE FLOOD ELEVATION = 12.00'
DESIGN FLOOD ELEVATION: B.F.E. + 2'-0"
D.F.E. = 14.00'
269 WATER STREET IS LOCATED IN ZONE AE (EL. 12).
PROPOSED BASE PLANE WOULD BE 2' - 0" HIGHER THAN
BASE FLOOR ELEVATION WHICH IS **D.F.E. = 14.00'**

SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

269 WATER STREET



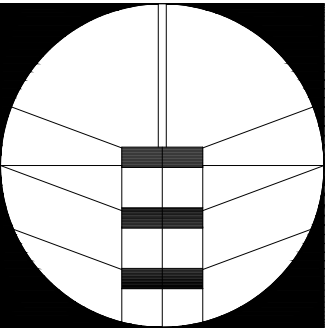
SUBMIT 04	11/18/2025
-----------	------------

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

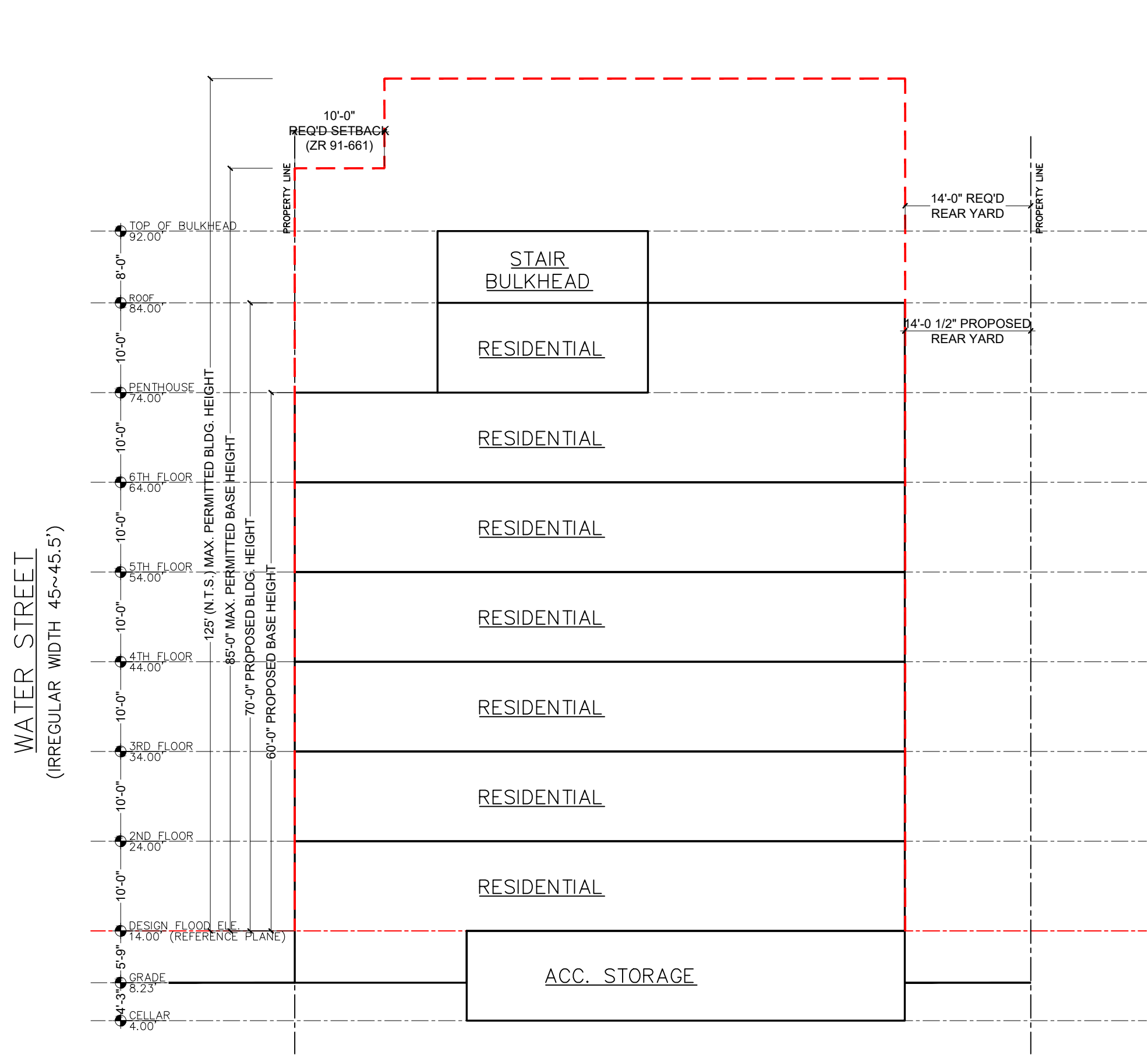
269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-23

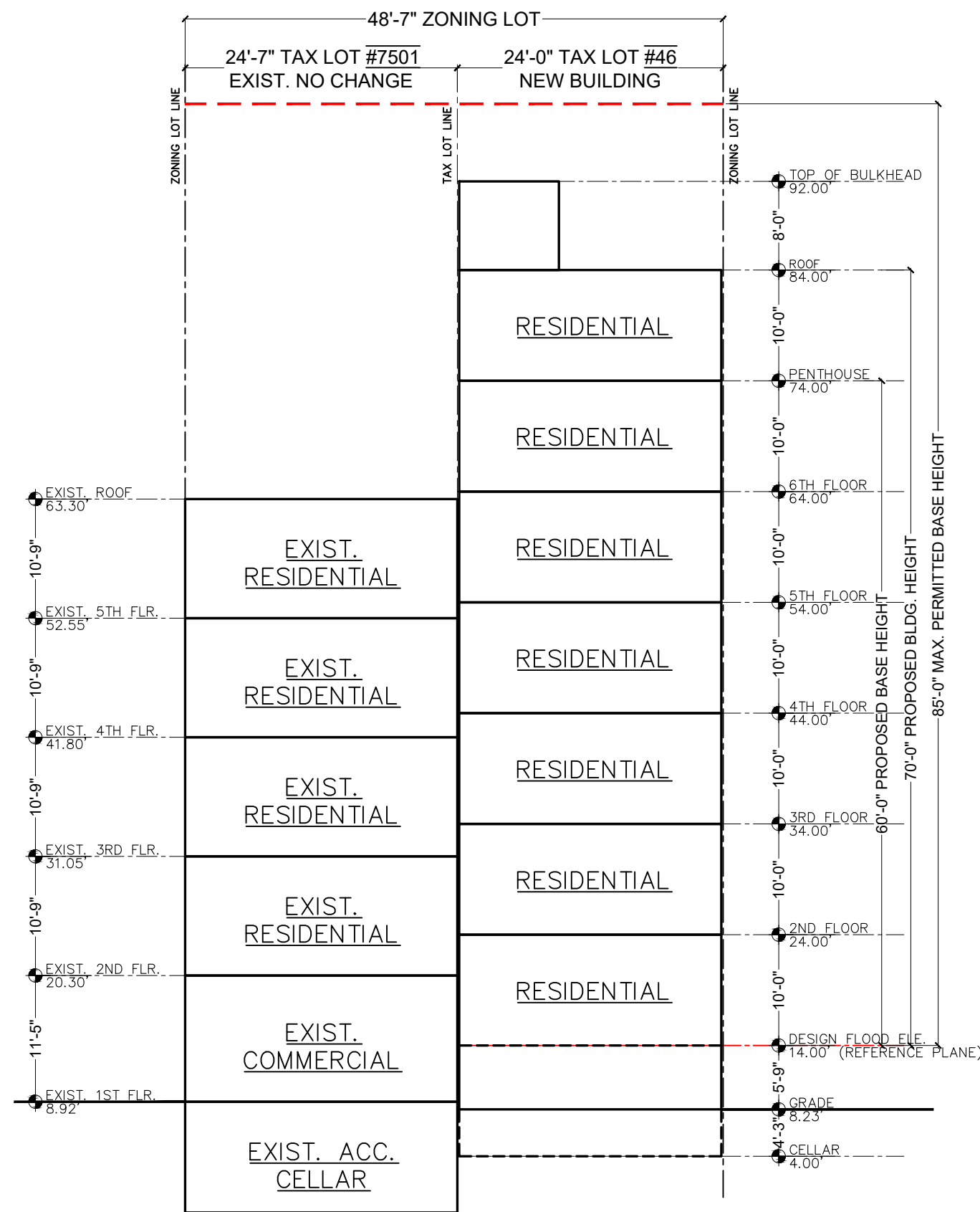


5816 Fort Hamilton Parkway,
Units M21 & M22 Brooklyn, NY 11219
Tel: 718-765-1122 Fax: 718-765-0813



DIAGRAMMATIC SECTION B-B
SCALE: N.T.S.

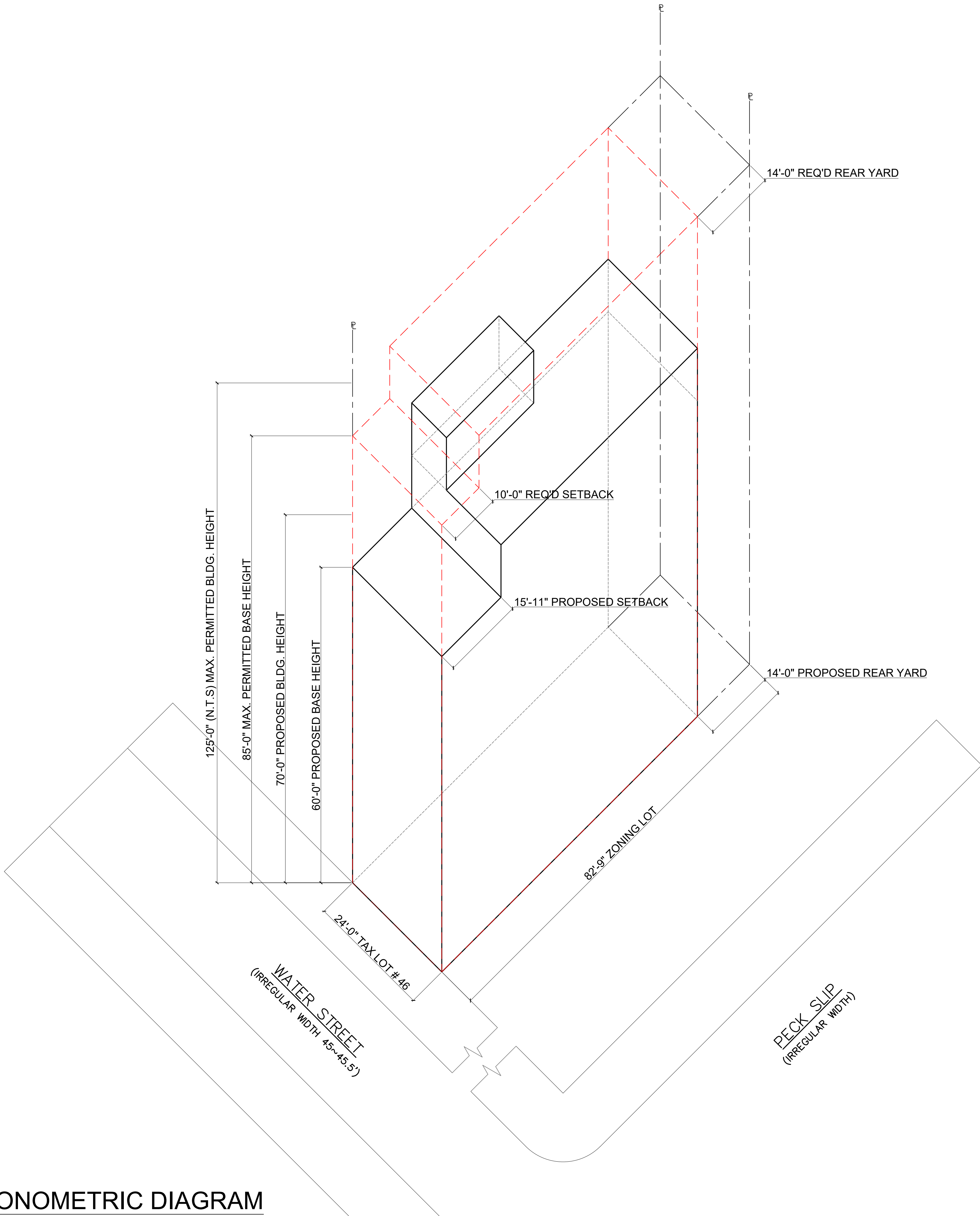
BASE FLOOD ELEVATION = 12.00' (SEE Z-105)
DESIGN FLOOD ELEVATION: B.F.E. + 2'-0"
D.F.E. = 14'-0"
THIS PROPERTY IS LOCATED IN ZONE AE (EL. 12).
PROPOSED BASE PLANE WOULD BE 2'-0" HIGHER
THAN BASE FLOOR ELEVATION WHICH D.F.E. BE
14'-0"



DIAGRAMMATIC SECTION A-A
SCALE: N.T.S.

AXONOMETRIC DIAGRAM

NOT TO SCALE



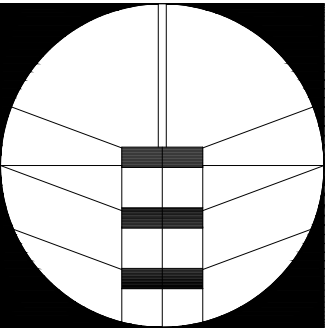
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

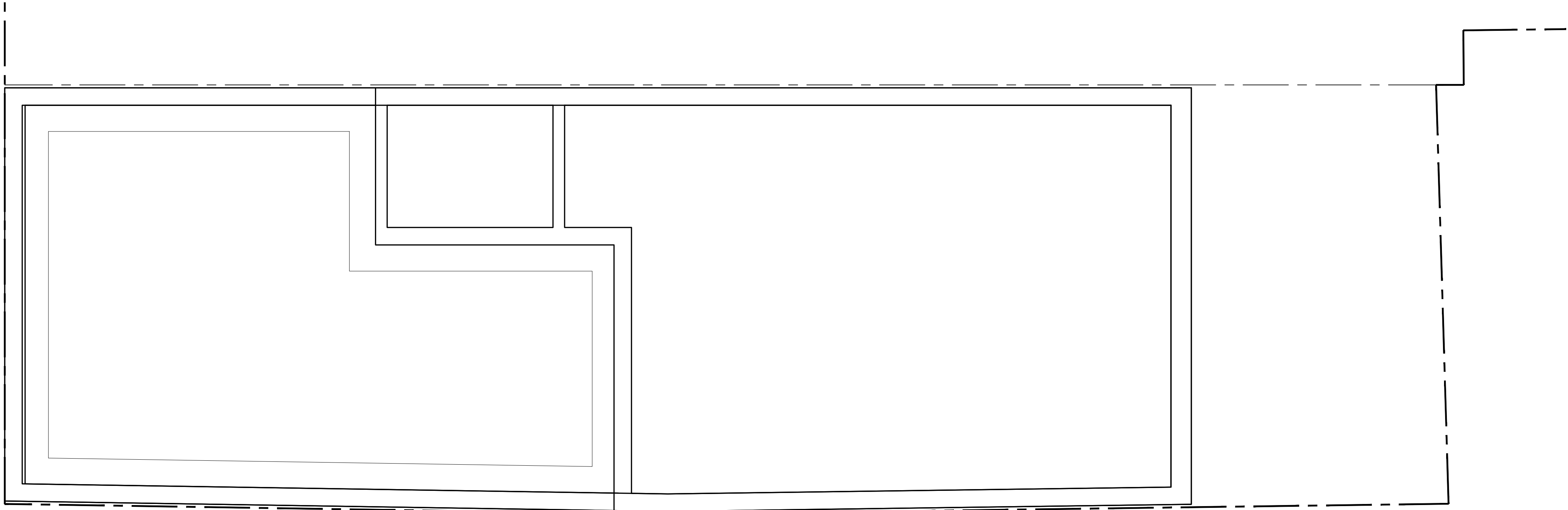
269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-24



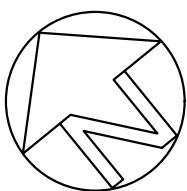
5816 Fort Hamilton Parkway,
Units M21 & M22 Brooklyn, NY 11219
Tel: 718-765-1122 Fax: 718-765-0813



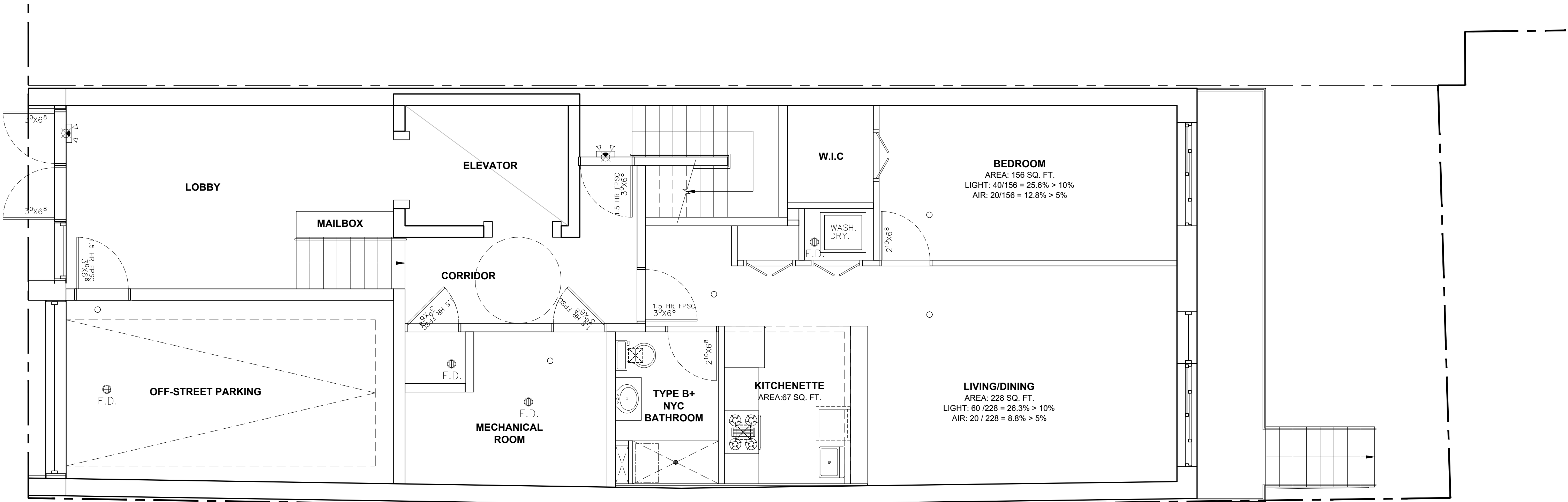
1

PROPOSED CELLAR PLAN

1 / 4" = 1'-0"



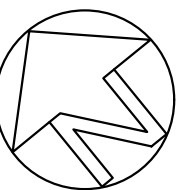
WATER STREET
(IRREGULAR WIDTH 45~45.5')



2

PROPOSED 1ST FLOOR PLAN

1 / 4" = 1'-0"



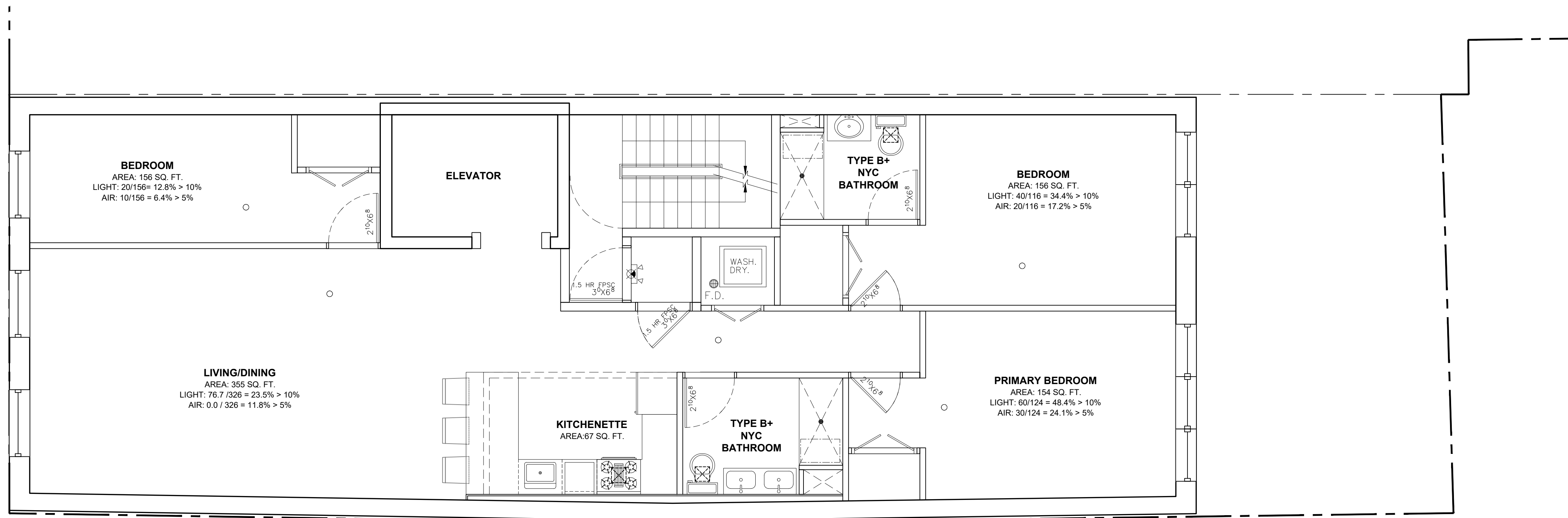
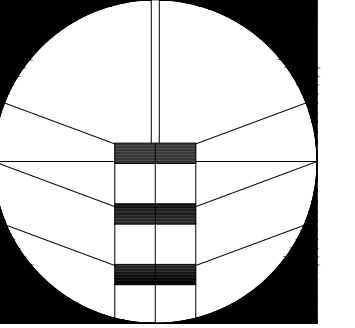
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

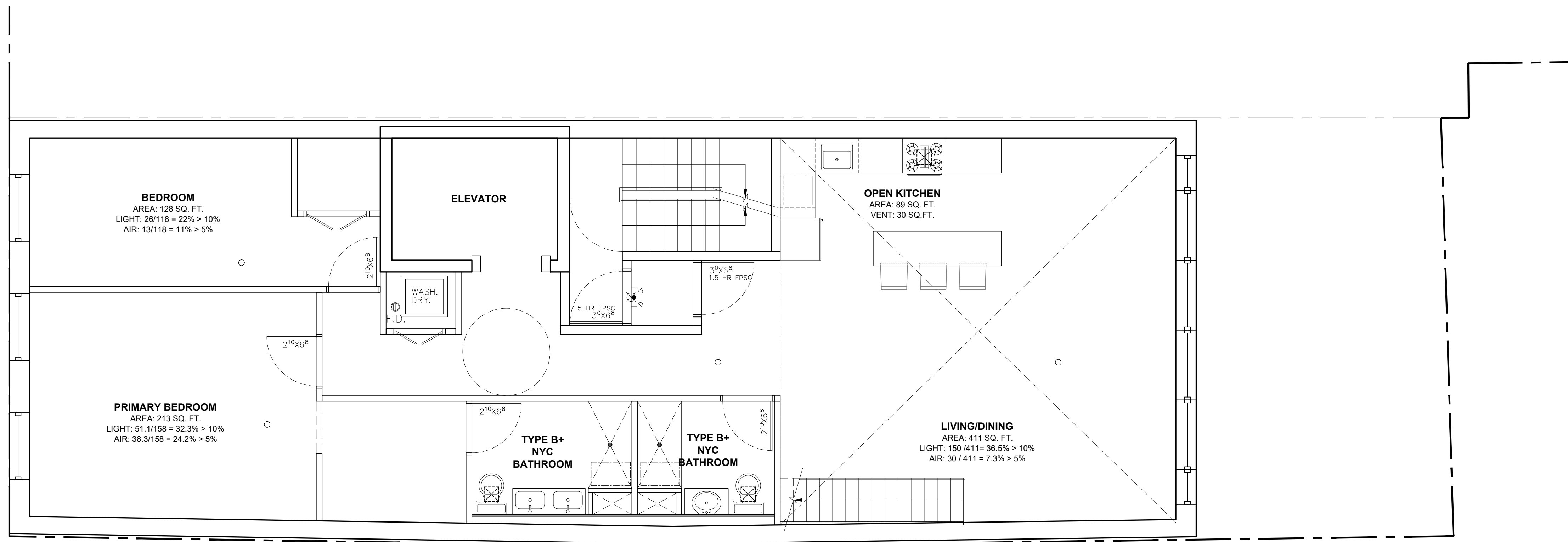
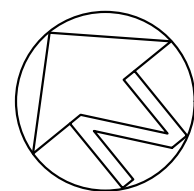
LPC-25



1

PROPOSED 2ND-5TH FLOOR PLANS

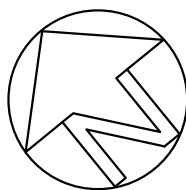
1 / 4" = 1'-0"



2

PROPOSED 6TH FLOOR PLAN

1 / 4" = 1'-0"



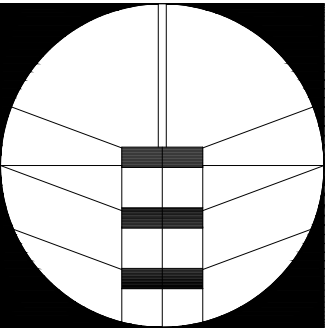
SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

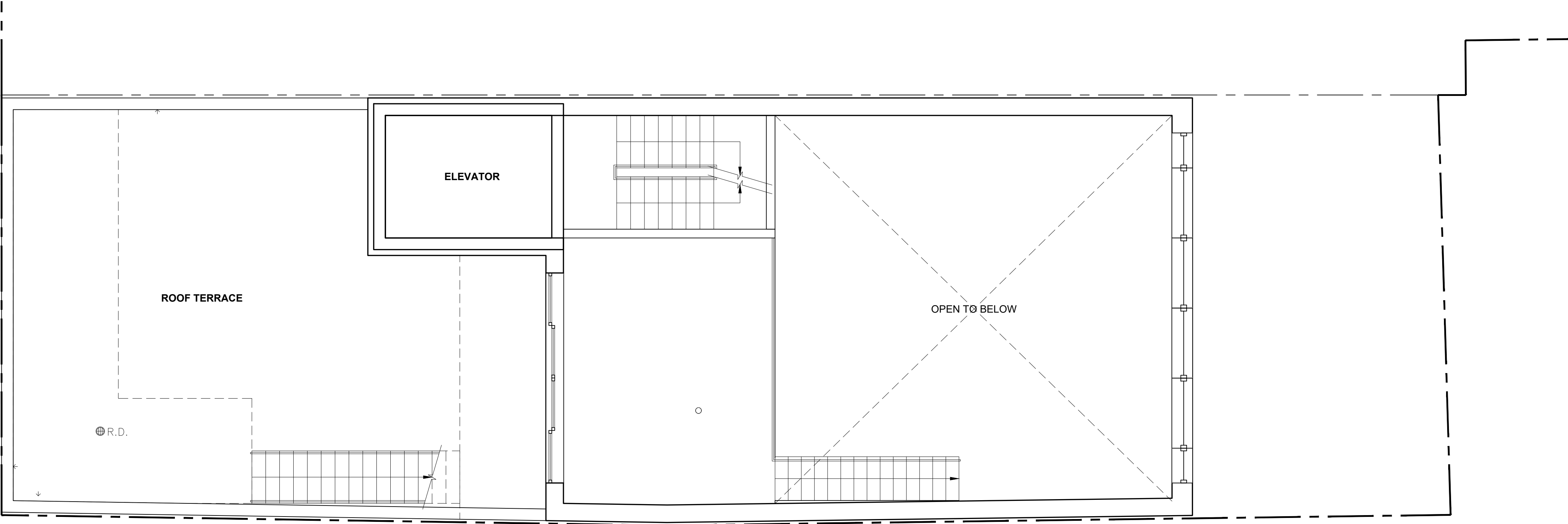
269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

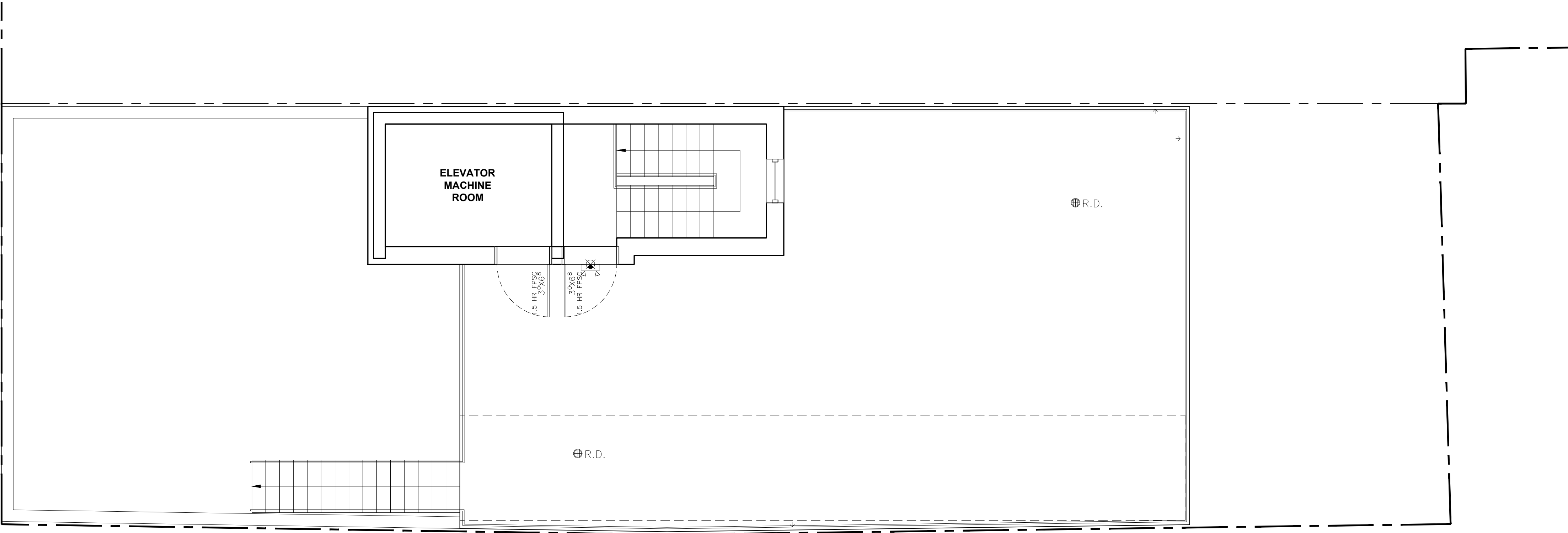
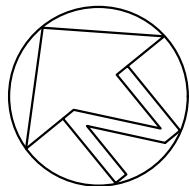
LPC-26



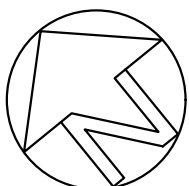
5816 Fort Hamilton Parkway,
Units M21 & M22 Brooklyn, NY 11219
Tel: 718-765-1122 Fax: 718-765-0813



1 PROPOSED PENTHOUSE PLAN
1 / 4" = 1'-0"



2 PROPOSED ROOF PLAN
1 / 4" = 1'-0"



SUBMIT 04 11/18/2025

LPC PUBLIC HEARING
02 DEC 2025
ISSUED TO LPC

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

Copyright © 2025 S M TAM Architect, PLLC

LPC-27

December 2, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-03098

269 Water Street – South Street Seaport Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 812 1468

Passcode: 845296

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.