

December 2, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-03576

**400 Clayton Road – Liggett Hall (building 400) – Governors
Island 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.



The New York Climate Exchange

LPC Public Hearing

December 2, 2025

SOM



Climate change is an escalating global crisis that threatens every person, community, organization, economy, and ecosystem.

Impactful solutions to this crisis are not being unlocked and implemented.

Unprecedented, inclusive collaboration is required.

The New York Climate Exchange is a nonprofit that unlocks climate solutions by activating a unique partner model and climate campus, coming to Governors Island in 2029.



ADVANCING NYC'S CLIMATE LEADERSHIP

The New York Climate Exchange Campus On Governors Island Reinforces NYC's Global Leadership In Sustainability...

Creates Jobs and Workforce Pathways in the Green Economy, with a Focus on New Technologies and Training

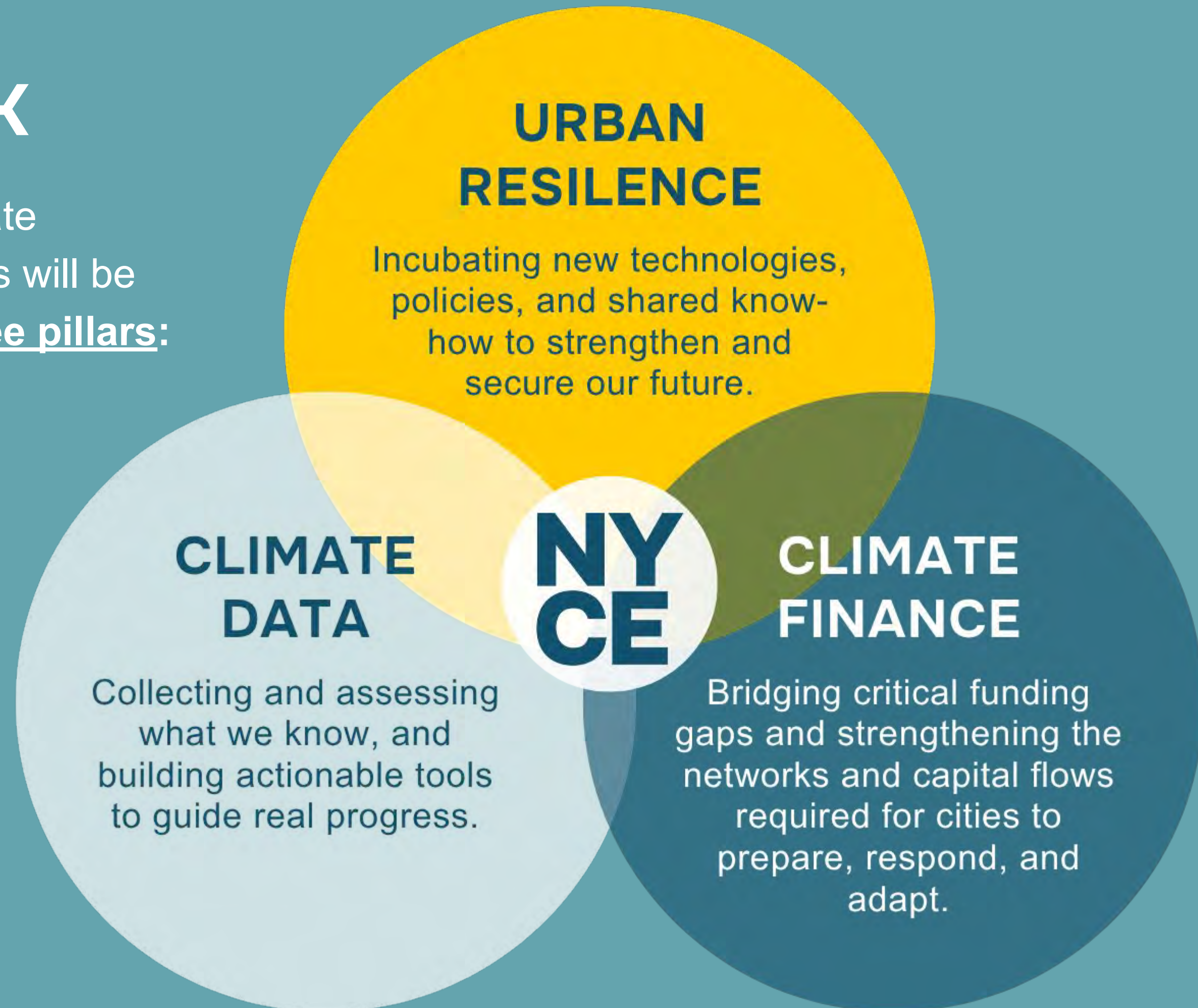
Serves New York City's Innovation Economy by Acting as a Testing ground for Practical Climate Solutions

Focused on Addressing Local Challenges by Partnering with Community Based Organizations

...And Positions Lower Manhattan As Home To One Of The World's Most Sustainable Adaptive Reuse Projects

OUR WORK

The New York Climate Exchange's activities will be focused around three pillars:





GOVERNORS ISLAND
HISTORIC DISTRICT

PROJECT SCOPE

Buttermilk Channel

Site Plan

Project Scope

Student Life

Dorms and living spaces for 100 undergraduates and approximately 25 staff and researchers

Research & Education

State-of-the-art laboratories and classrooms, collaboration spaces, demonstration and exhibition spaces to inspire the public

Convening

World-class convening center with 650-seat main hall that can be configured to host various types of events at a range of capacities

Public Open Spaces (1-5)

More than 4+ acres of publicly accessible and resilient public spaces and landscaping

--- Governor's Island Historic District Boundary



A Sustainable Model for New York

The Exchange will serve as a replicable example for our collective response to climate change.

**All
Electric**
campus with
on-site renewables

Largest
**Living
Building
Challenge**
project in New York

Most ambitious
**Mass
Timber**
construction in NYC.
Low **embodied
carbon**

>80%
reduction in
upfront embodied
emissions **through
adaptive reuse**

**Net
Zero**
Waste: 95%
diversion from
landfill







Liggett Terrace

Section O

Sections LMN

Historic District Boundary

Liggett Courtyard

Historic Images



Liggett Hall, circa 1930



Liggett Hall, 1938

Historic Images



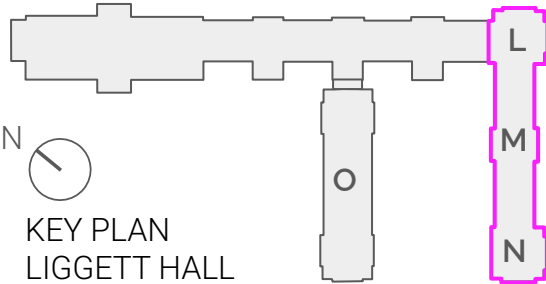
Aerial view of Building 400, 1946



Aerial photo showing Section O (built 1967-68) within the courtyard, 1983 (HABS)

Existing Conditions

Elevations - Sections L-M-N



EAST (FACING KING AVENUE)



NORTH (FACING CLAYTON ROAD)



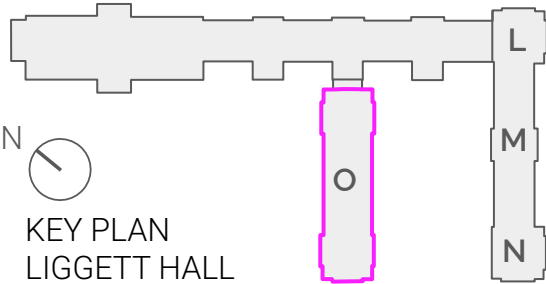
WEST (FACING LIGGETT COURTYARD)



SOUTH (FACING DIVISION ROAD)

Existing Conditions

Elevations - Section O



EAST (FACING LIGGETT COURTYARD)



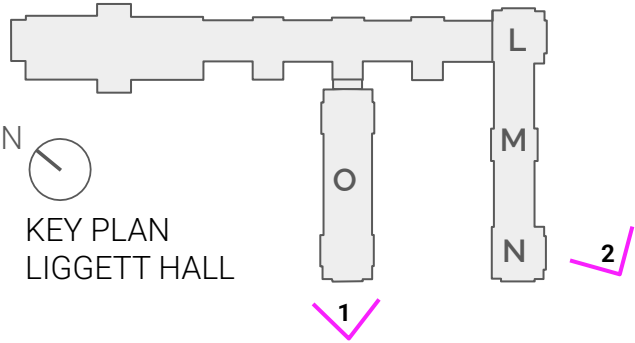
WEST (FACING LIGGETT TERRACE)



SOUTH (FACING DIVISION ROAD)

Existing Conditions

Sections L-M-N



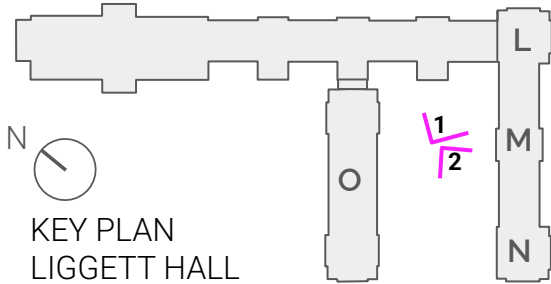
EXISTING CORNER PAVILION - SECTION L



EXISTING OVERALL WEST ELEVATION - SECTIONS L-M-N

Existing Conditions

Sections L-M-N / Courtyard



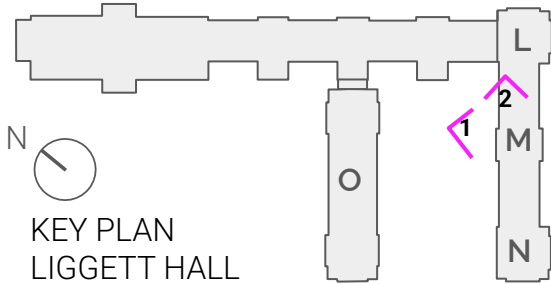
EXISTING WEST COURTYARD ELEVATION - SECTIONS L-M



EXISTING WEST COURTYARD ELEVATION - SECTIONS M-N

Existing Conditions

Sections L-M-N / Arcade



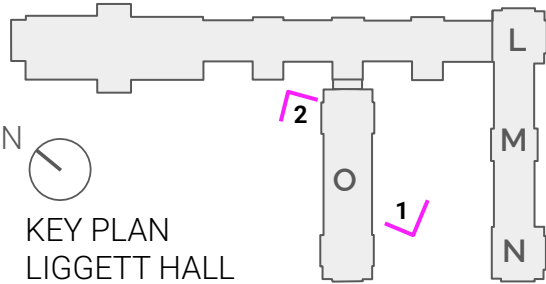
DETAIL OF NON-HISTORIC BRICK AND WINDOWS IN INFILLED ARCADE



INTERIOR VIEW OF INFILLED ARCADE

Existing Conditions

Section O



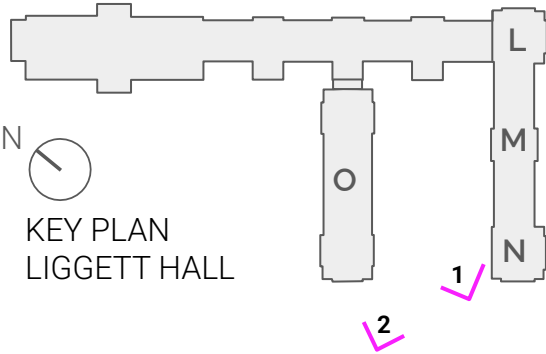
WEST ELEVATION VIEW FROM LIGGETT TERRACE



EAST ELEVATION VIEW FROM LIGGETT COURTYARD

Existing Conditions

Liggett Courtyard



VIEWS OF LIGGETT COURTYARD



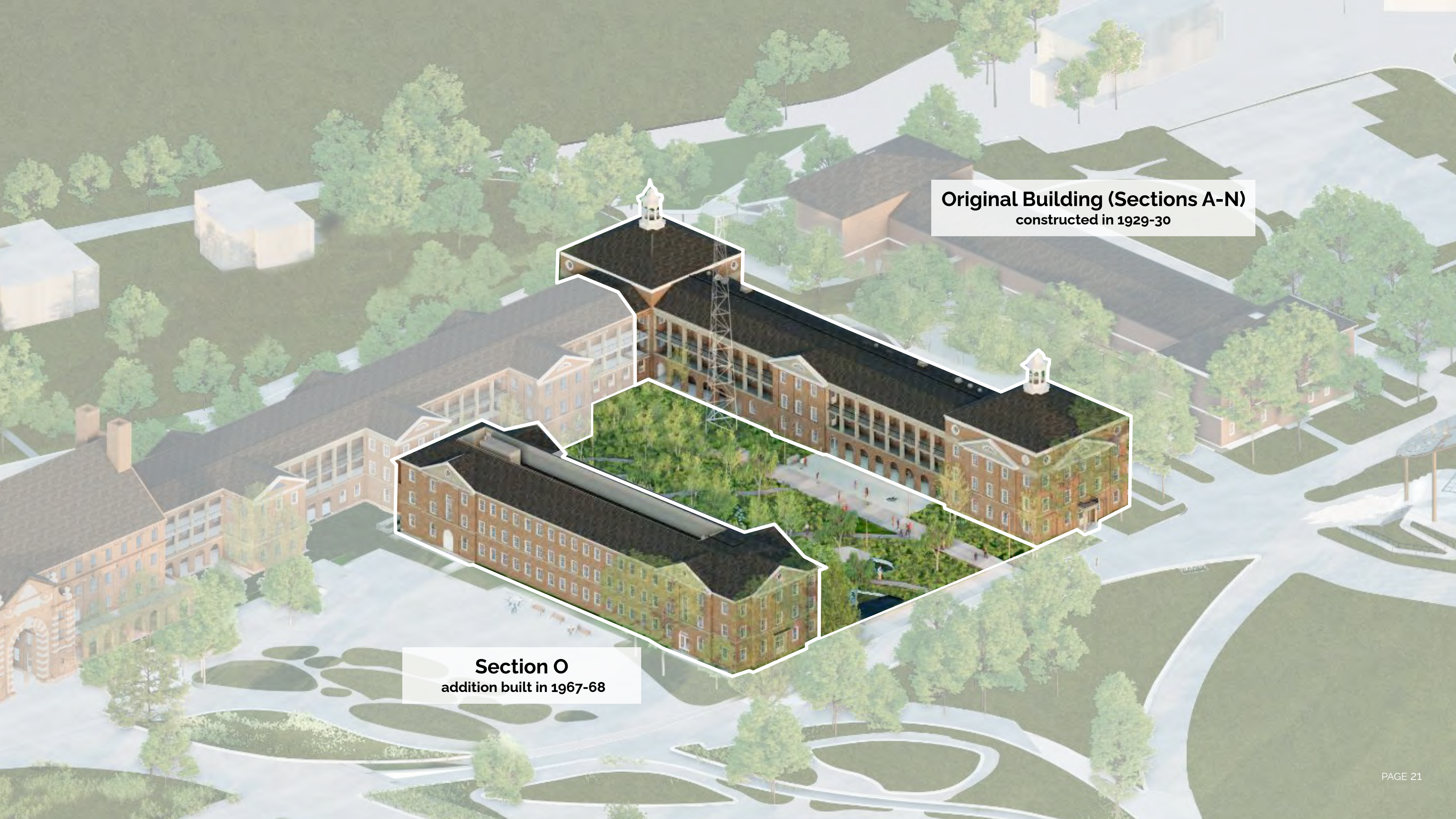
Site Plan

Scope of work for review by LPC:

- 1 Window replacement at all facades
- 2 Exterior door replacement at ground floor
- 3 Installation of loading door and ramp at Section L
- 4 Liggett Courtyard landscape modifications
- 5 Installation of lighting and signage within Liggett Courtyard
- 6 Installation of signage at building entries
- 7 Installation of EV parking and maintenance access along King Avenue
- 8 Division Road pedestrian path modifications
- 9 Yankee Pier Plaza construction
- 10 Modifications to existing seawall

--- Governor's Island Historic District Boundary





Original Building (Sections A-N)
constructed in 1929-30

Section O
addition built in 1967-68

1 Window Replacement



Existing Window Conditions

Sections L, M, N



HISTORIC - ARCHED WINDOW



EXISTING - ARCHED WINDOW



EXISTING - SQUARE-HEADED WINDOW

Existing Window Conditions

Section O



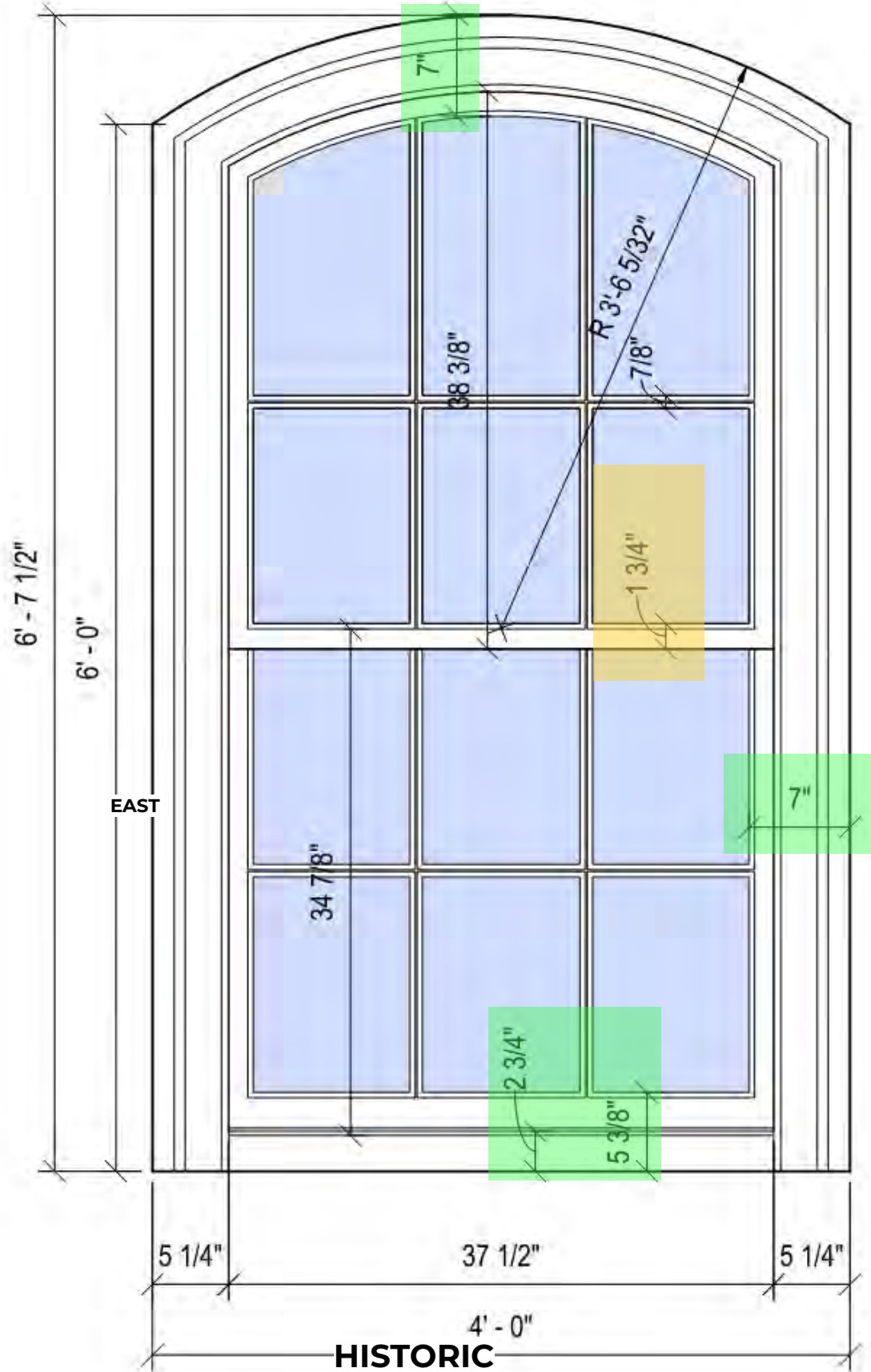
EXISTING - SQUARE-HEADED WINDOW WITHIN ARCHED OPENING



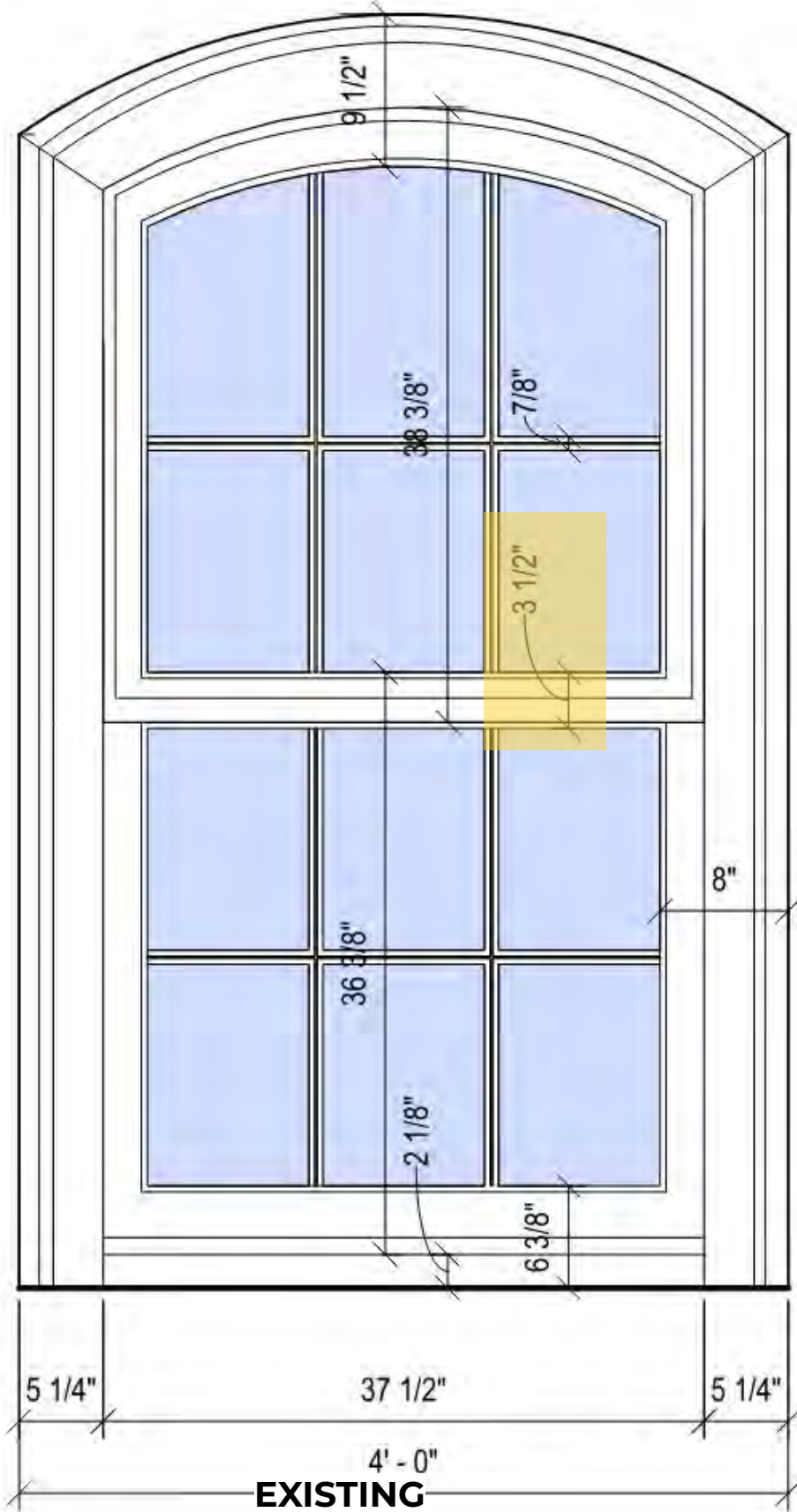
EXISTING - SQUARE-HEADED WINDOW

Enlarged Elevations

Typical Arch Window

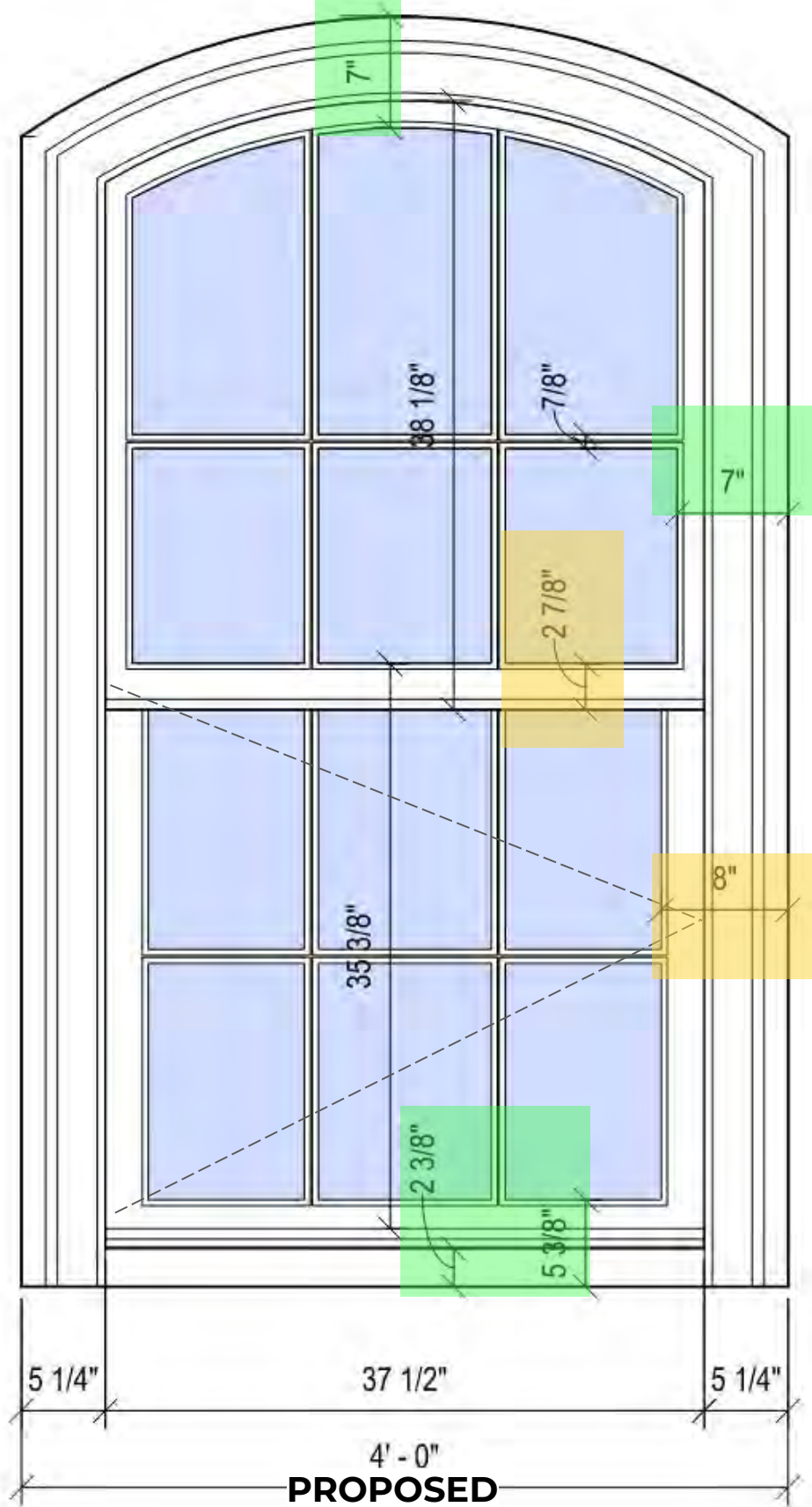


14.2% GLAZING DECREASE FROM HISTORIC



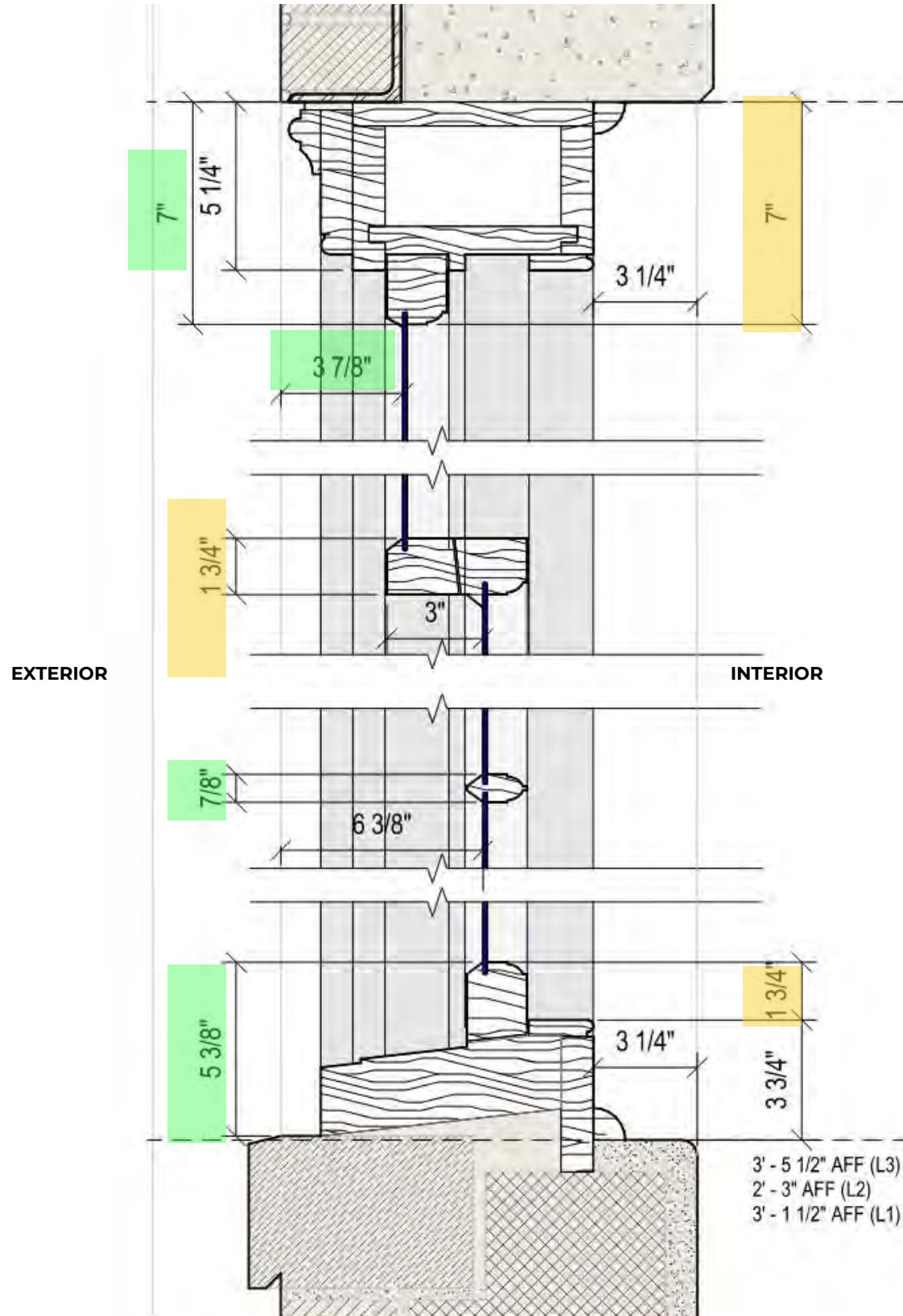
11.2% GLAZING INCREASE FROM EXISTING

4.6% GLAZING DECREASE FROM HISTORIC

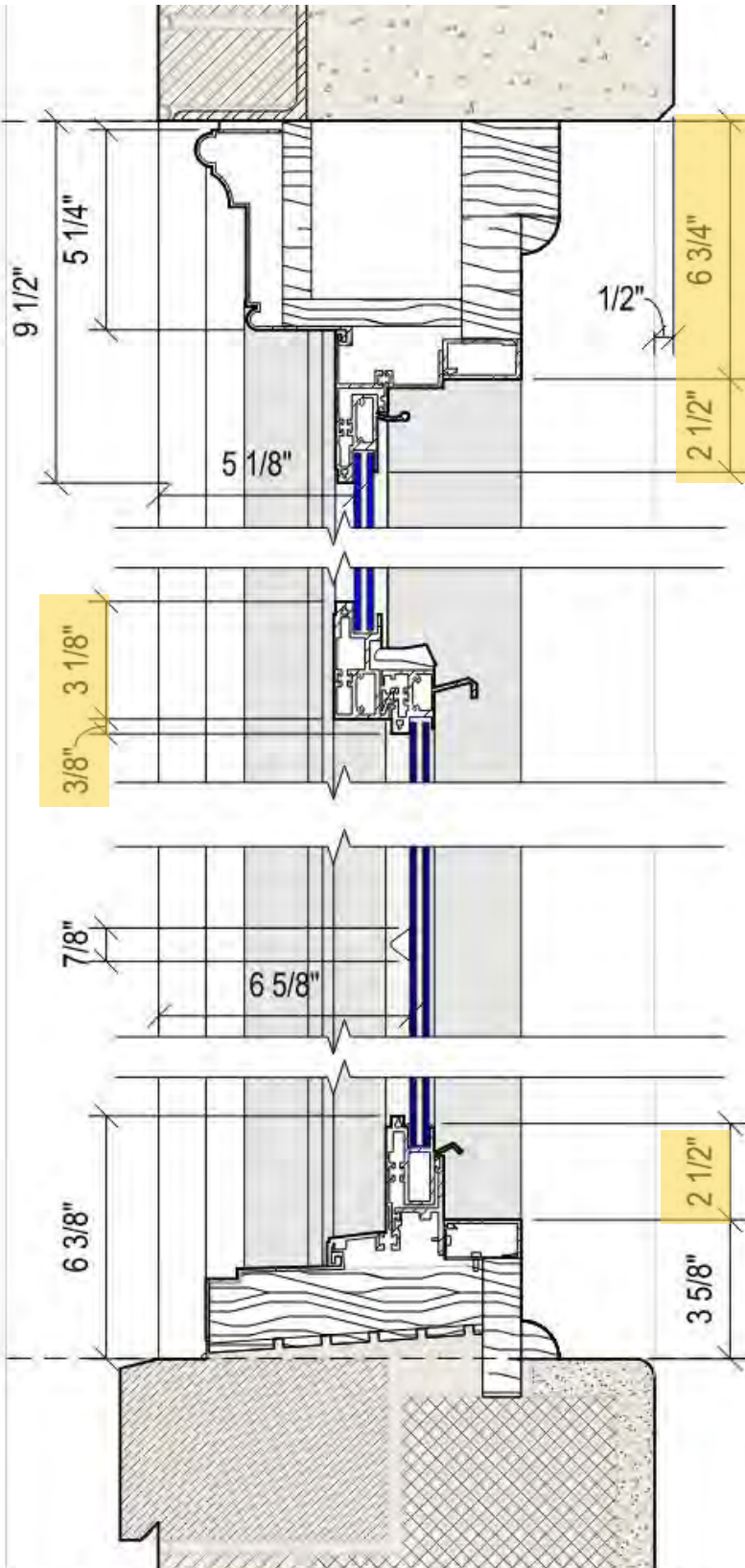


Enlarged Sections

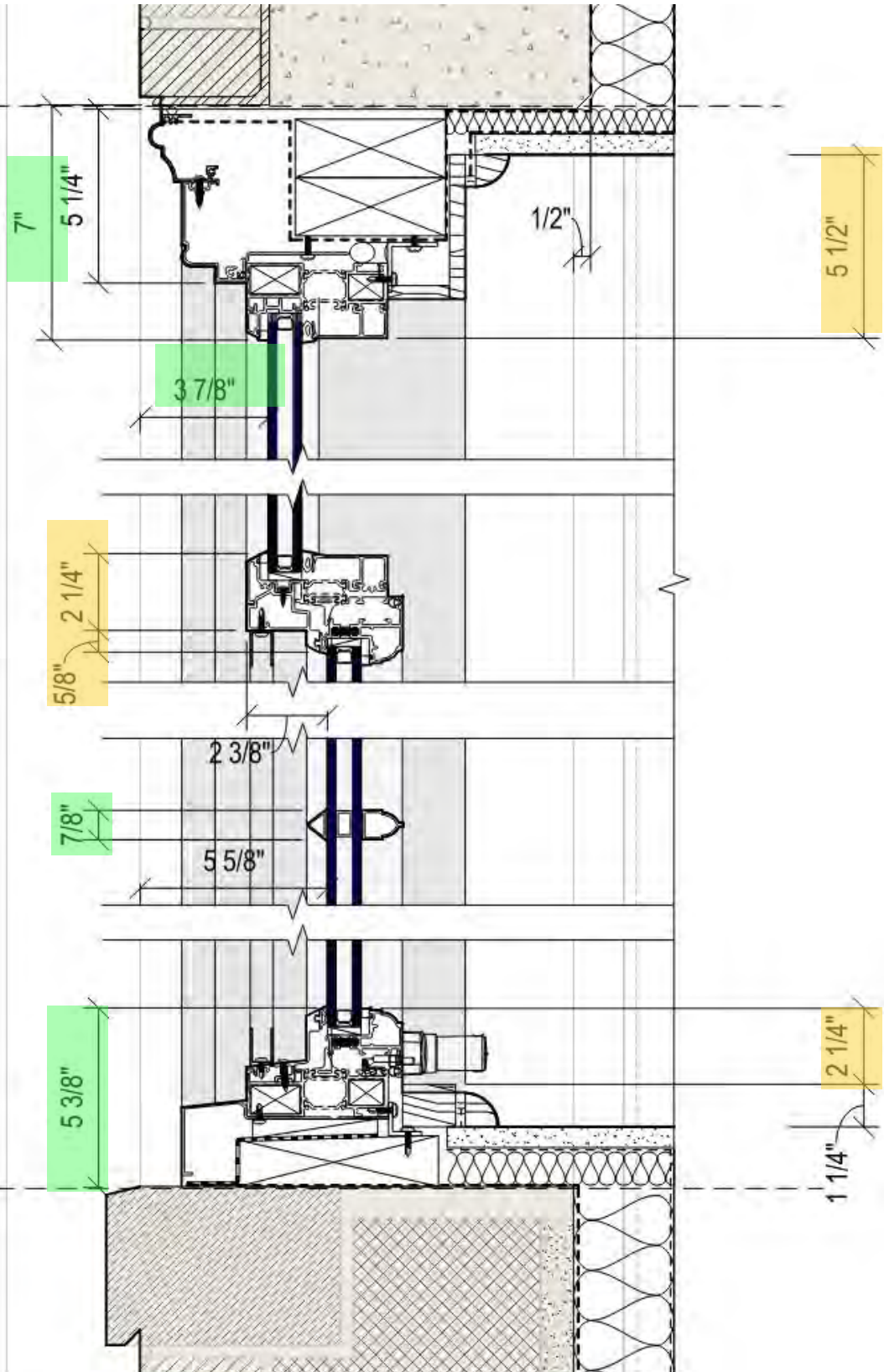
Typical Arch Window



HISTORIC

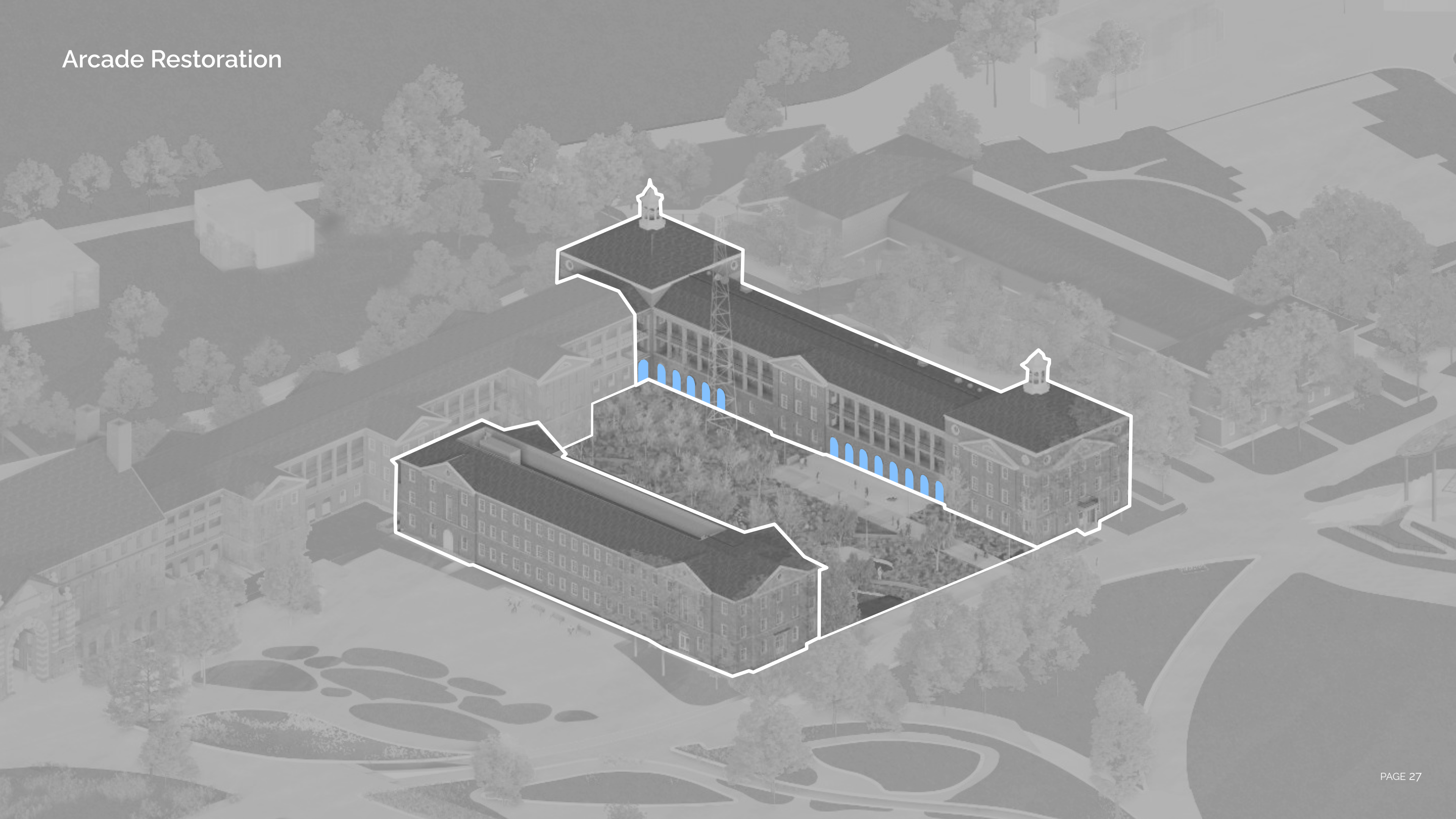


EXISTING



PROPOSED

Arcade Restoration



Arcade Restoration

Changes Over Time



LIGGETT HALL, 1938



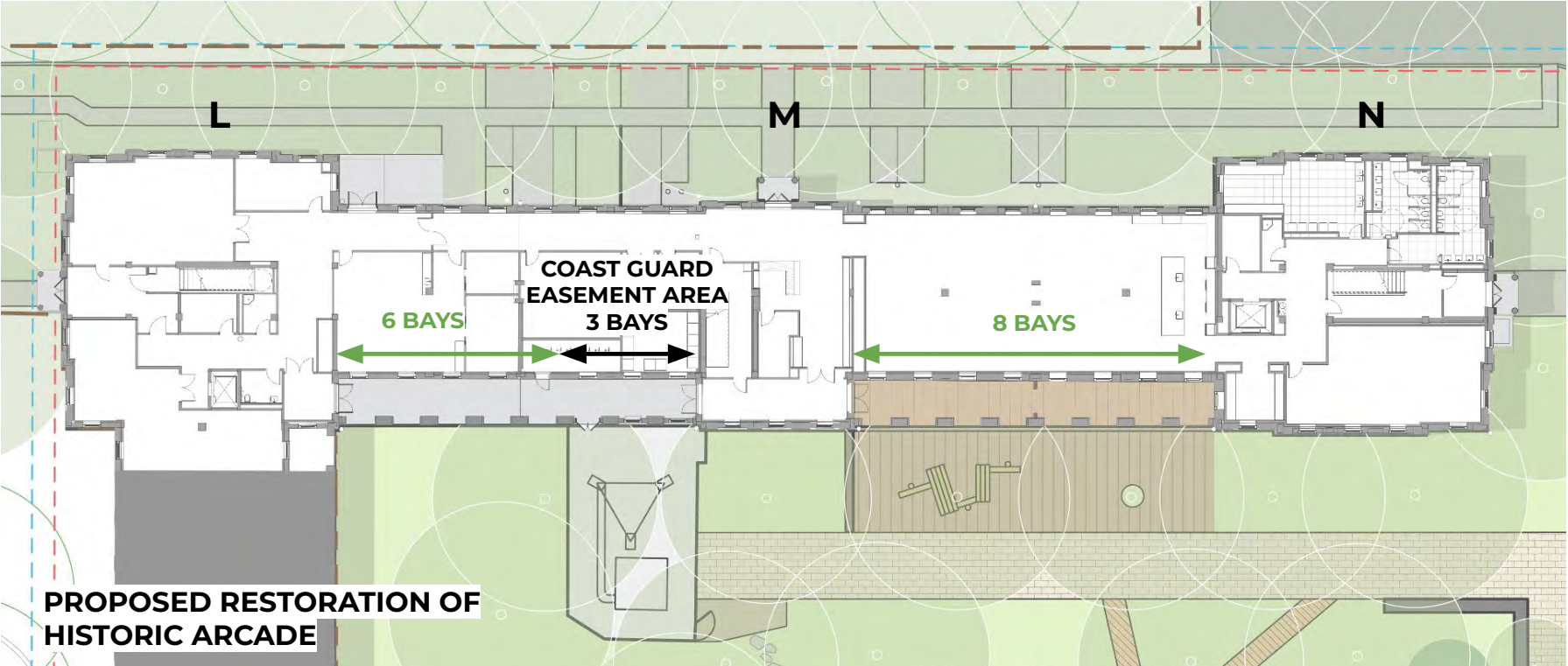
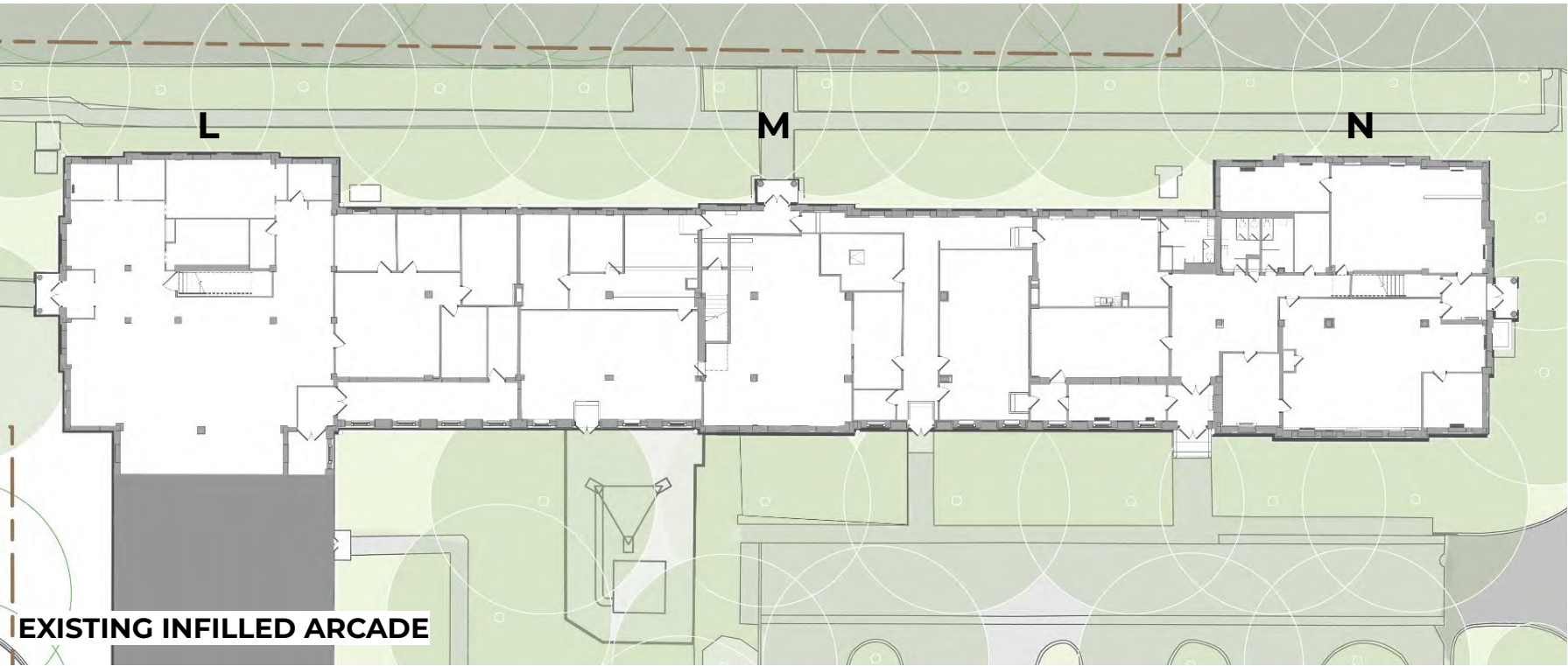
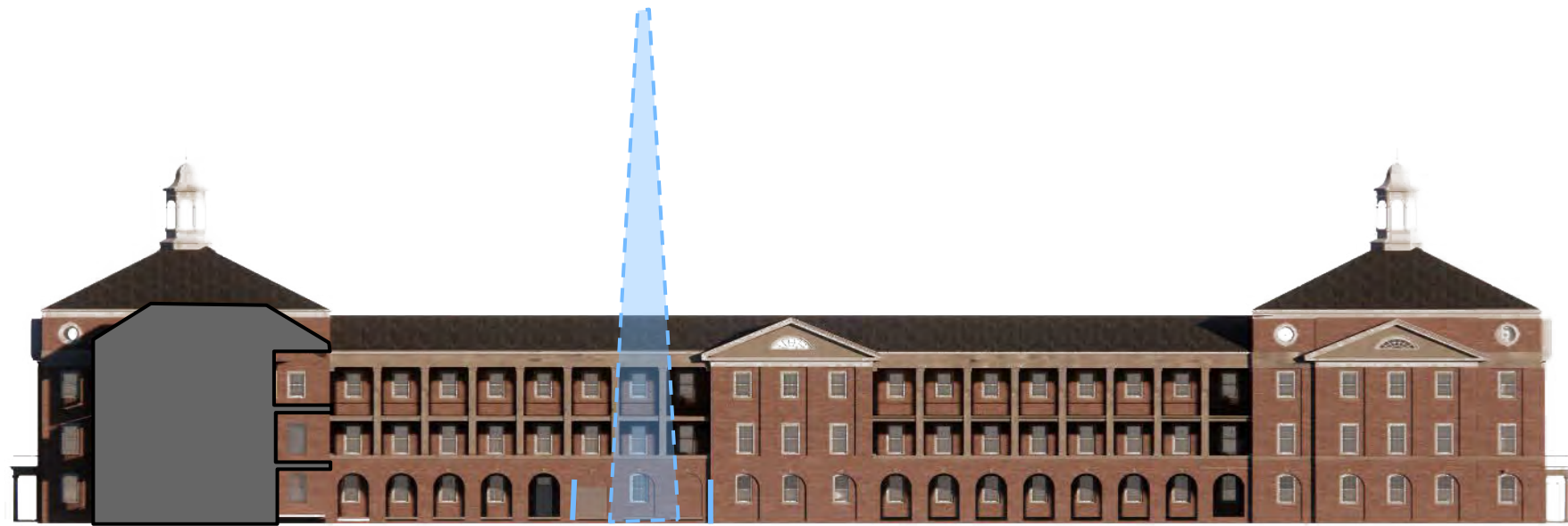
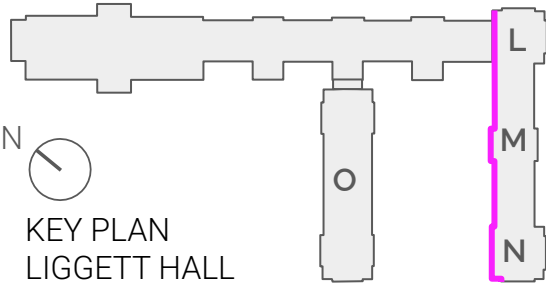
EXISTING INFILLED ARCADE



PROPOSED ARCADE RESTORATION

Arcade Restoration

Proposed Restoration Scope



Arcade Restoration

Existing vs. Proposed Views

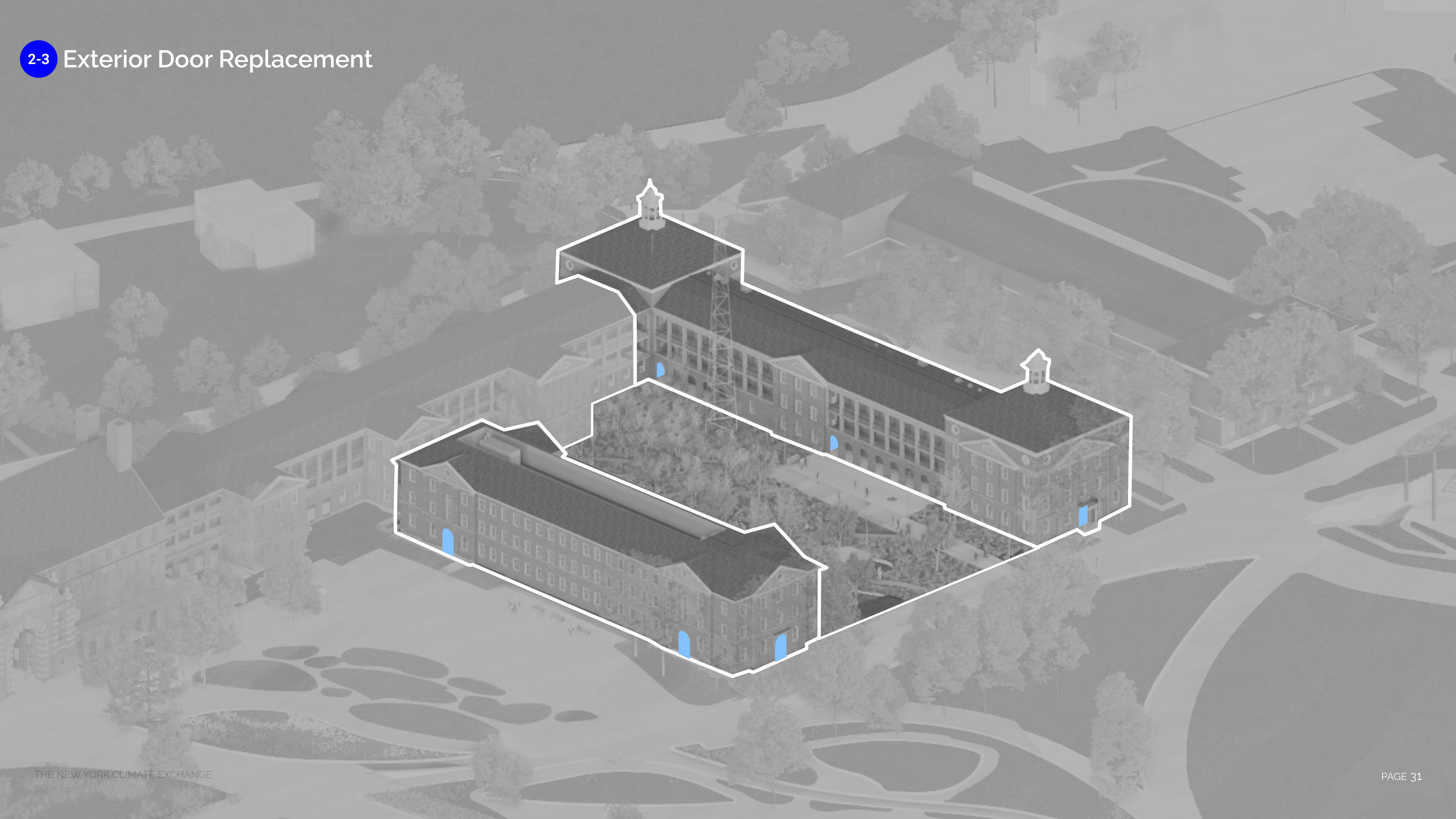


EXISTING INFILLED ARCADE



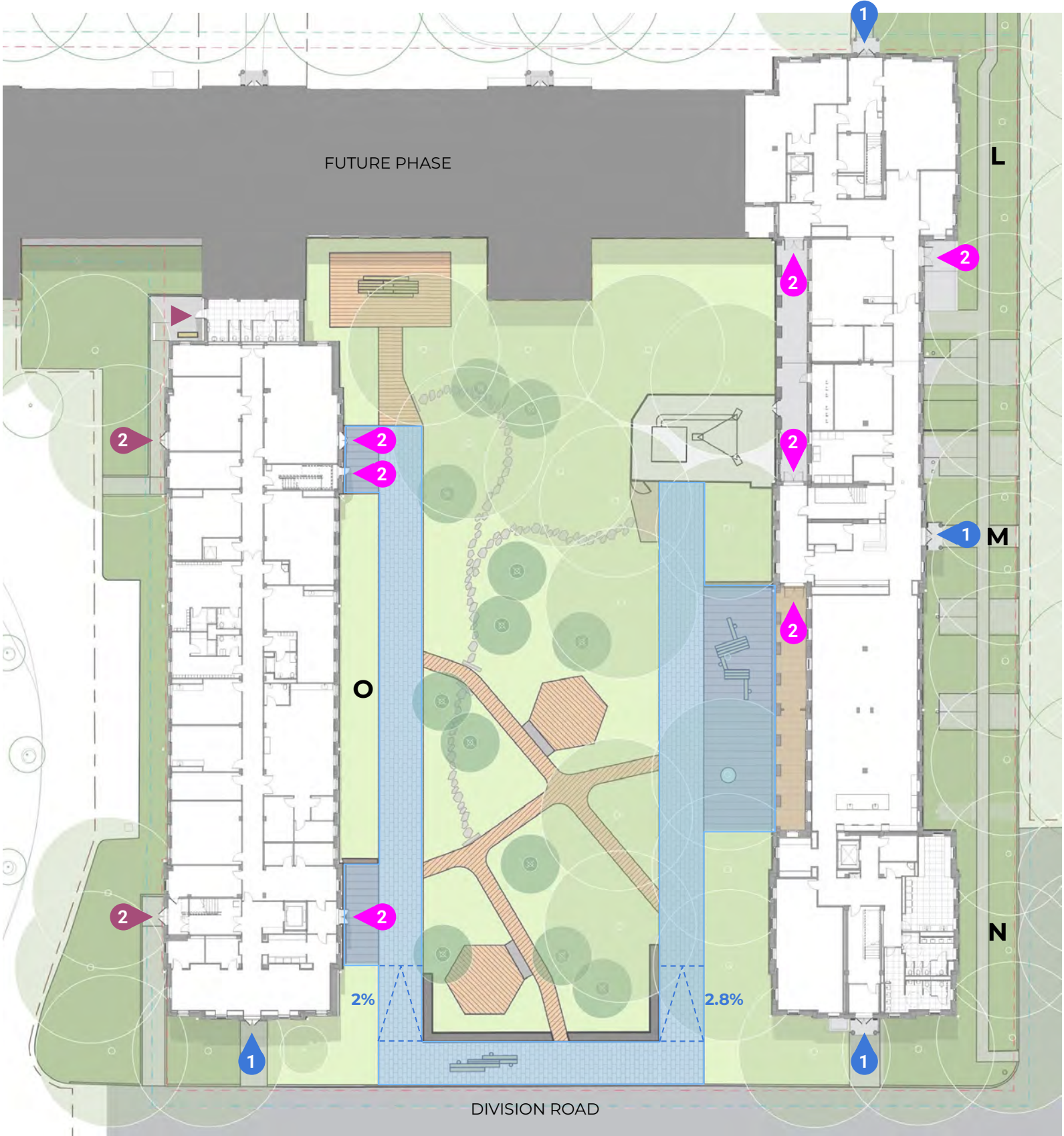
PROPOSED RESTORATION OF HISTORIC ARCADE

2-3 Exterior Door Replacement



Exterior Door Replacement

Ground Floor Plan



EXISTING DOOR TO BE REPLACED WITH HISTORIC DOOR DESIGN



EXISTING DOOR TO BE REPLACED WITH MODERN DOOR



NEW MODERN DOOR TO BE INSTALLED IN ENLARGED OPENING



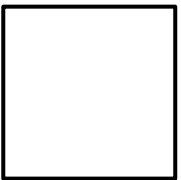
RAMPED ADA ACCESS IN LANDSCAPE



1
Wood Door



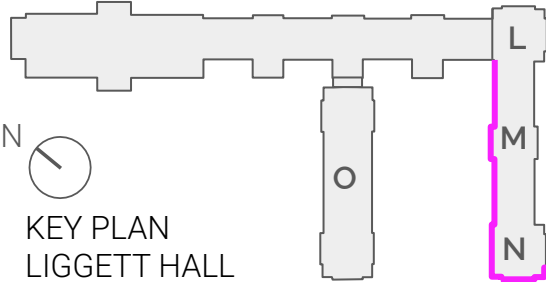
2
Aluminum Door



ALL NEW DOOR INFILL TO BE PAINTED WHITE

Exterior Door Replacement

Sections L-M-N

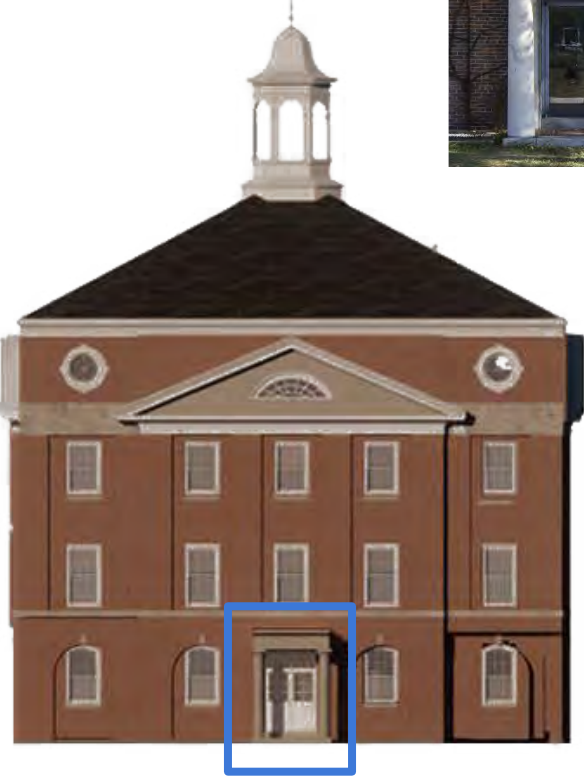


EXISTING



PROPOSED

WEST ELEVATION



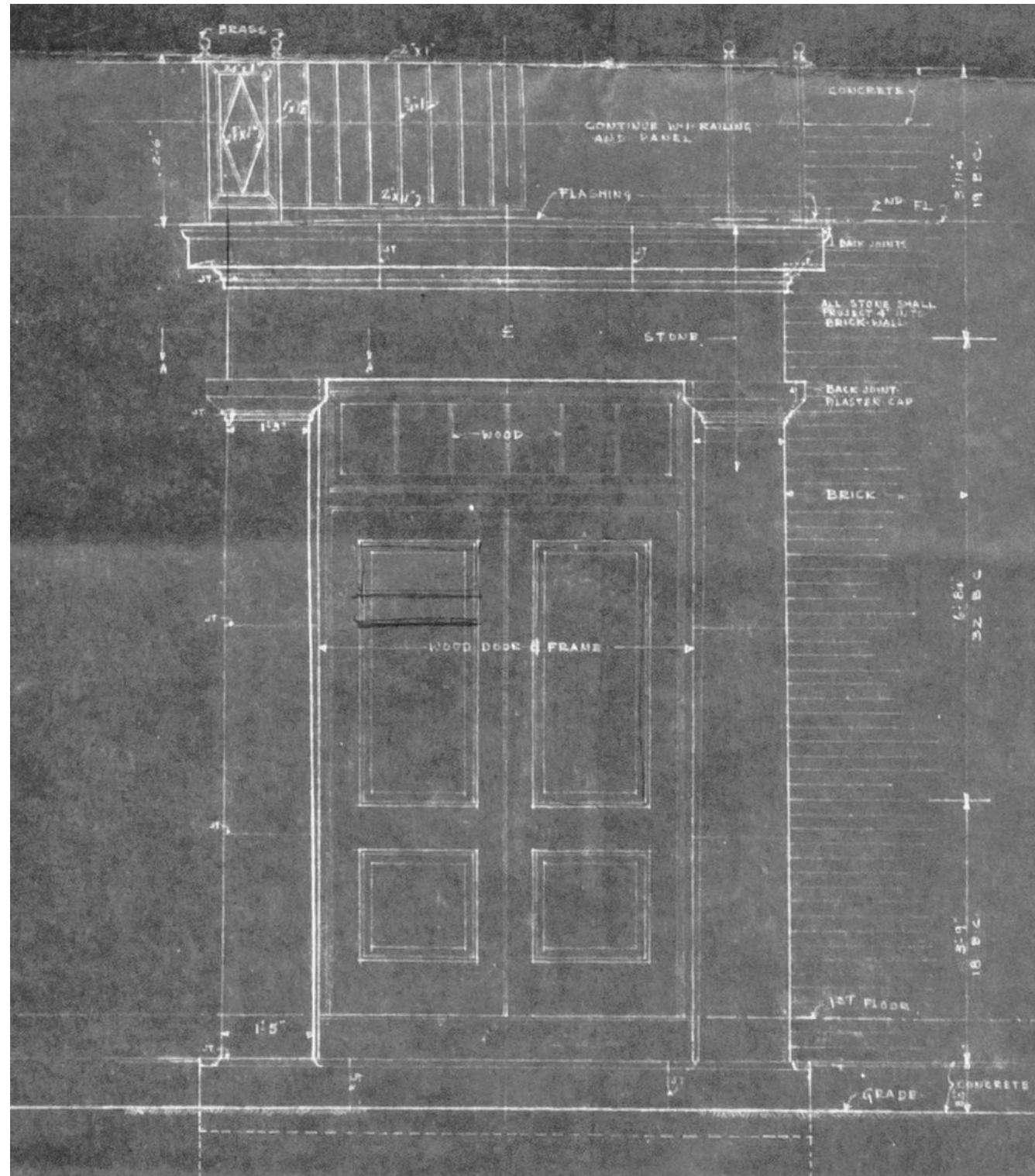
SOUTH ELEVATION

Exterior Door Replacement

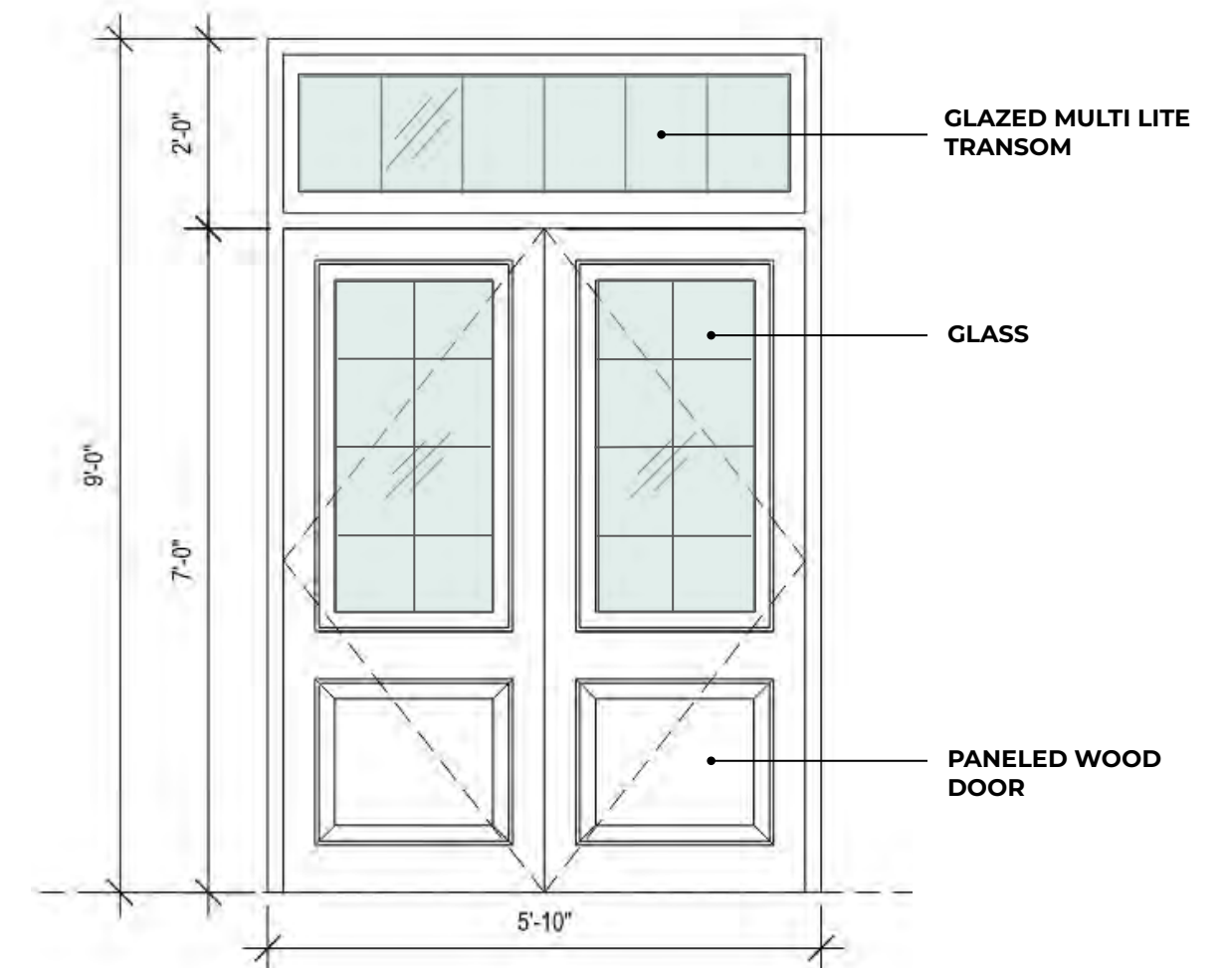
Historic Portico Doors at Sections L-M-N



EXISTING NON-HISTORIC DOORS



**ORIGINAL DOOR ELEVATION AS DRAWN
MCKIM MEAD & WHITE**



PROPOSED DOOR ELEVATION



Exterior Door Replacement

New Main Entry From Liggett Courtyard



EXISTING INFILLED ARCADE WITH NON-HISTORIC DOOR



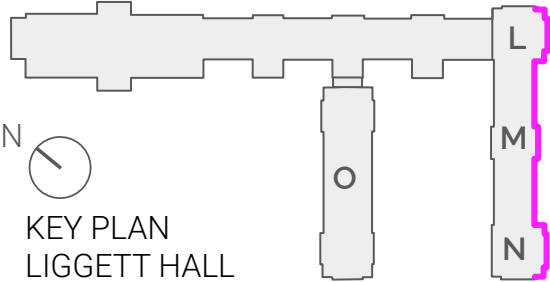
EXISTING NON-HISTORIC DOOR



PROPOSED RESTORATION OF HISTORIC ARCADE

Exterior Door Replacement

Section L,M,N



EXISTING



PROPOSED

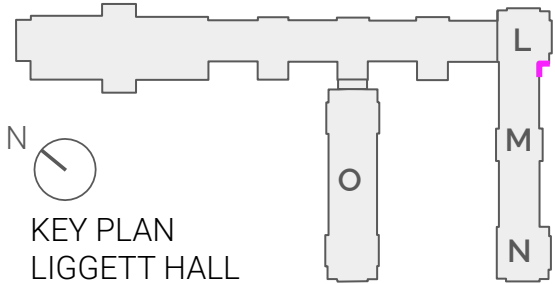
EAST ELEVATION



NORTH ELEVATION

Exterior Door Replacement

New Double Door for Maintenance Access



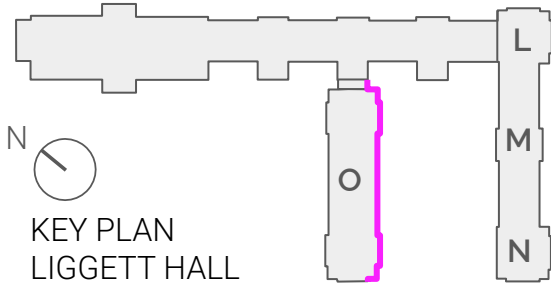
EXISTING



PROPOSED - PERSPECTIVE

Exterior Door Replacement

Section O



EXISTING

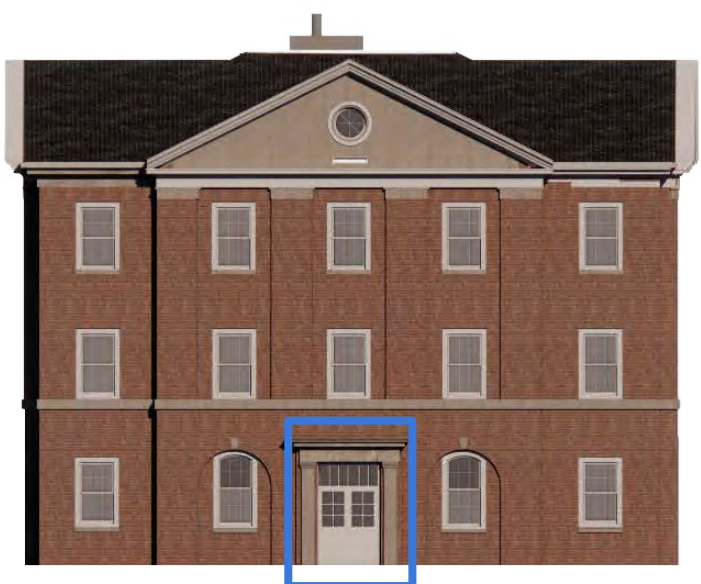
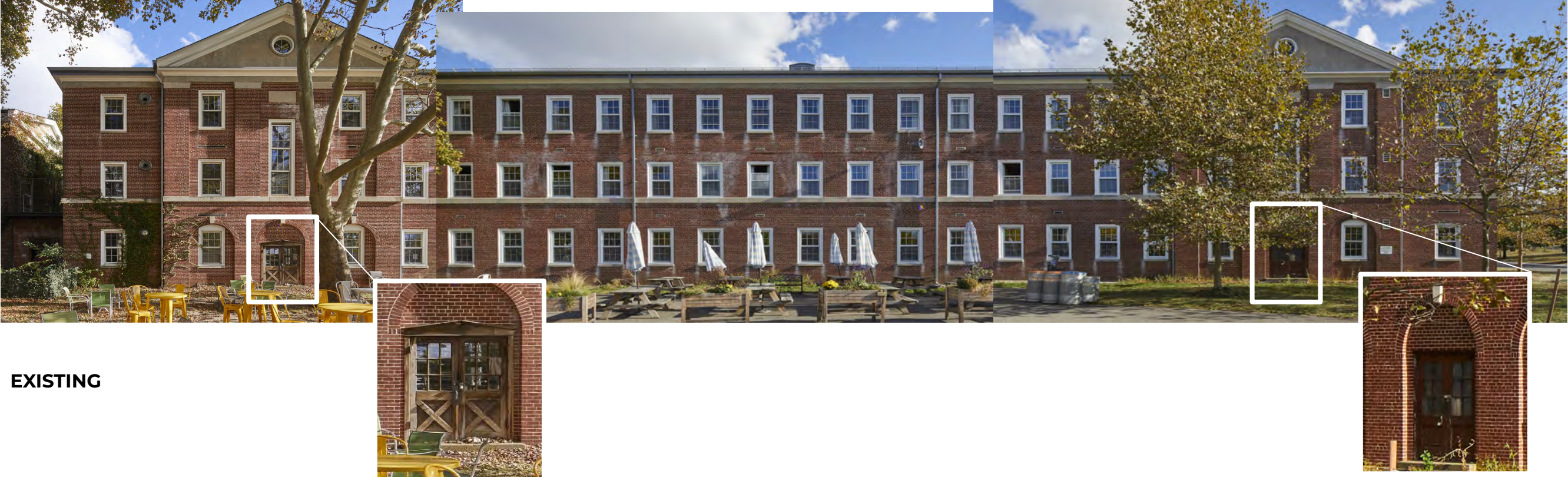
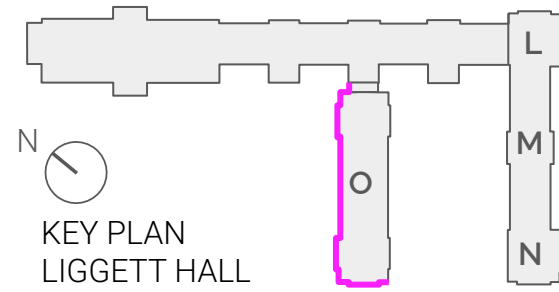


PROPOSED

EAST ELEVATION

Exterior Door Replacement

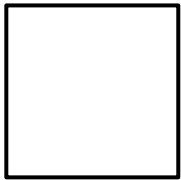
Section O



WEST ELEVATION

SOUTH ELEVATION

Exterior Door Type

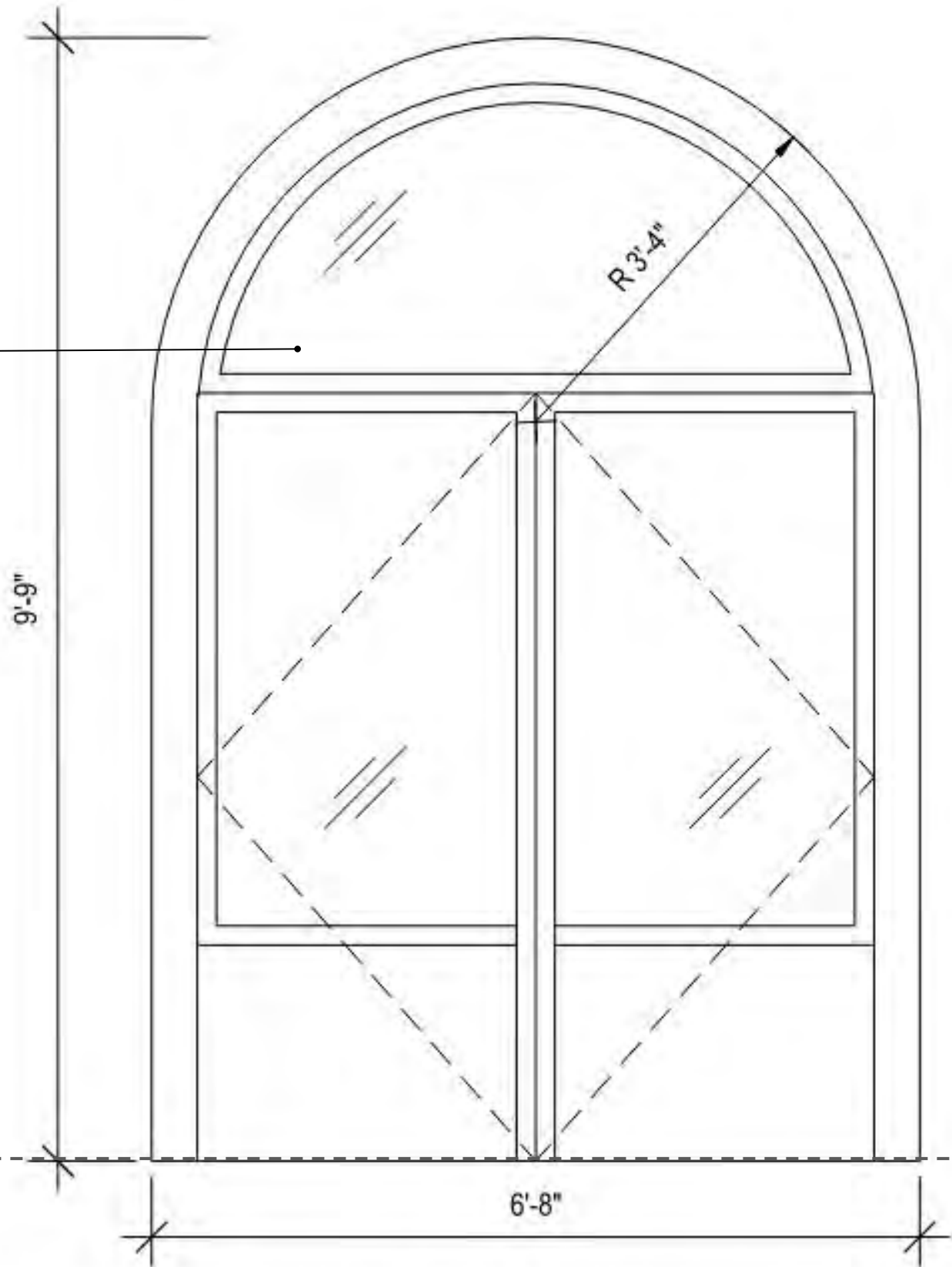


ALL NEW DOOR INFILL
TO BE PAINTED WHITE

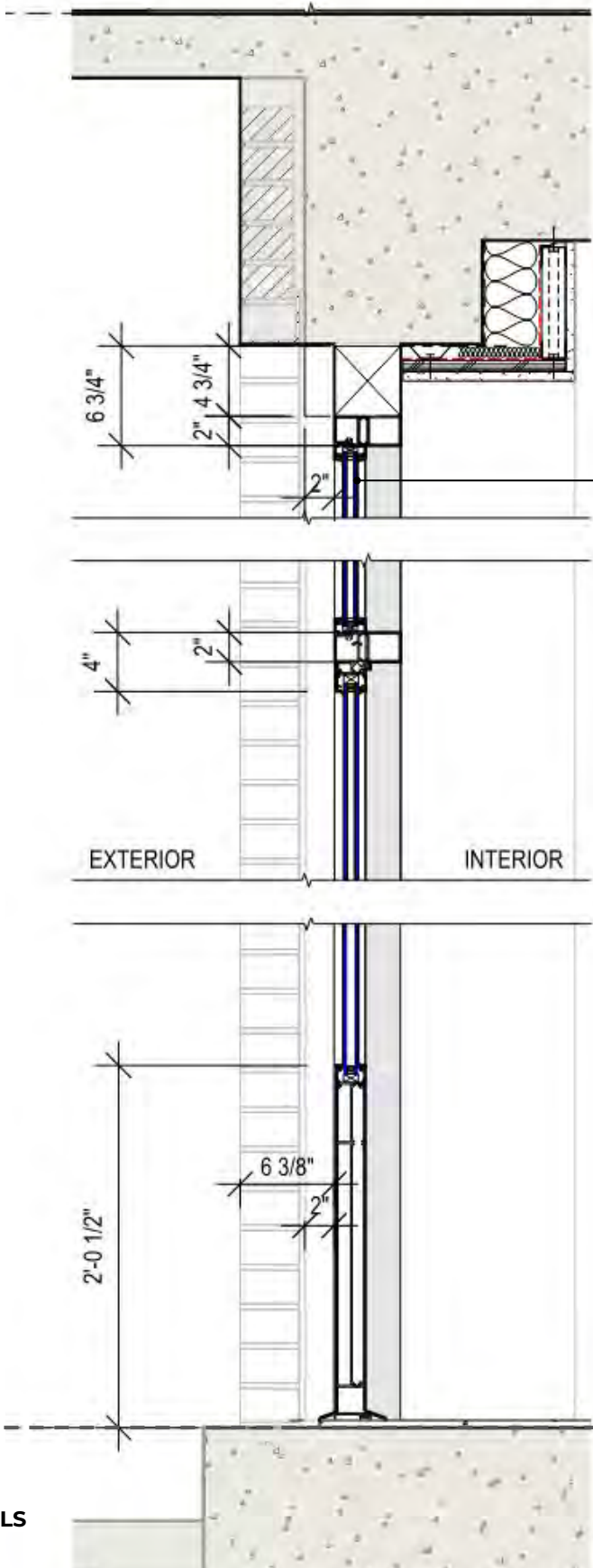
GLASS OR METAL TRANSOM



Decorative Window Film
Glacier (NRM55 PS4)

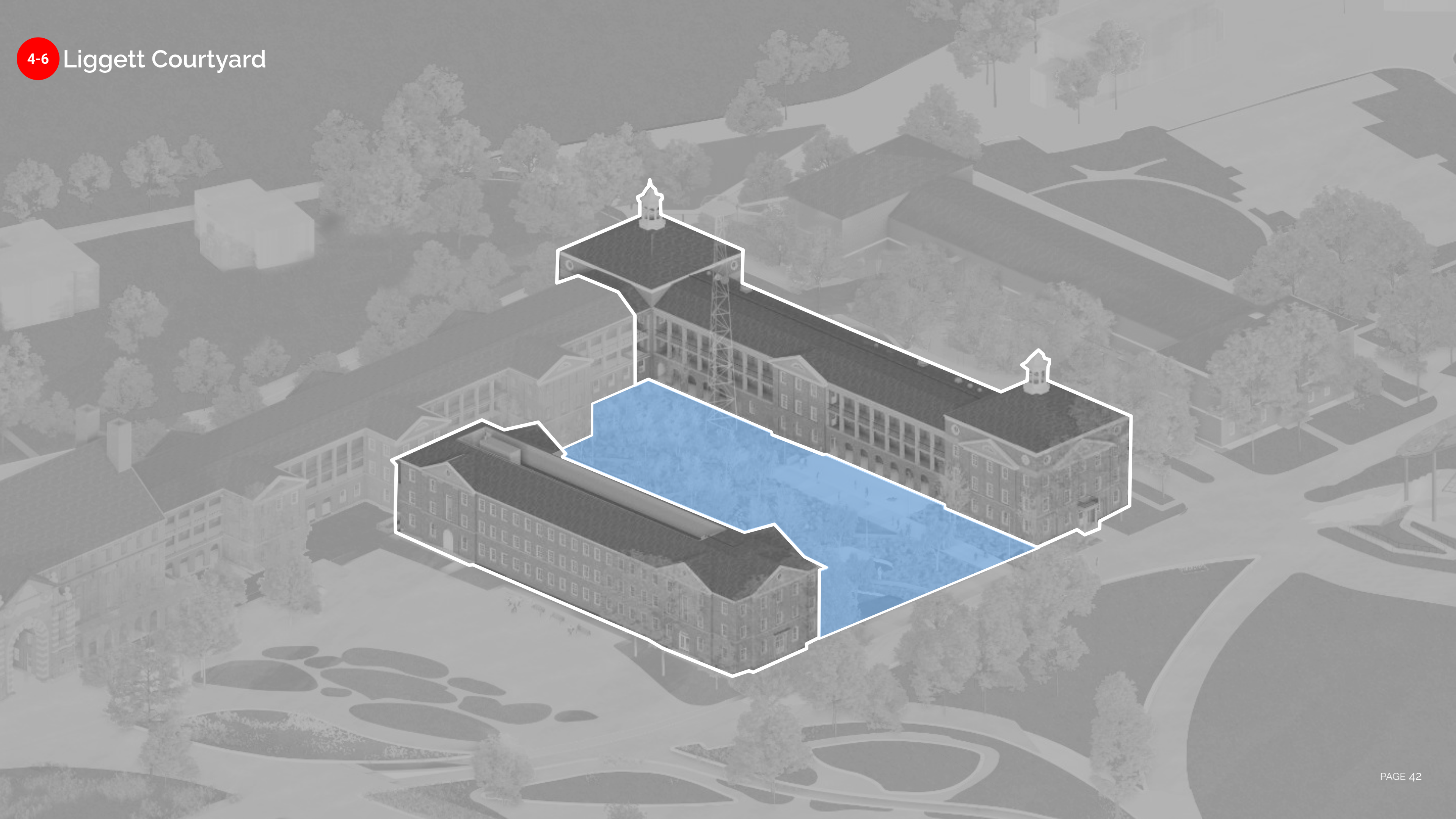


PROPOSED MODERN DOOR
ELEVATION



GLASS OR METAL TRANSOM

SECTION DETAILS



Liggett Courtyard

Context Plan



Liggett Courtyard

Overview



1980s CONDITION, HABS REPORT



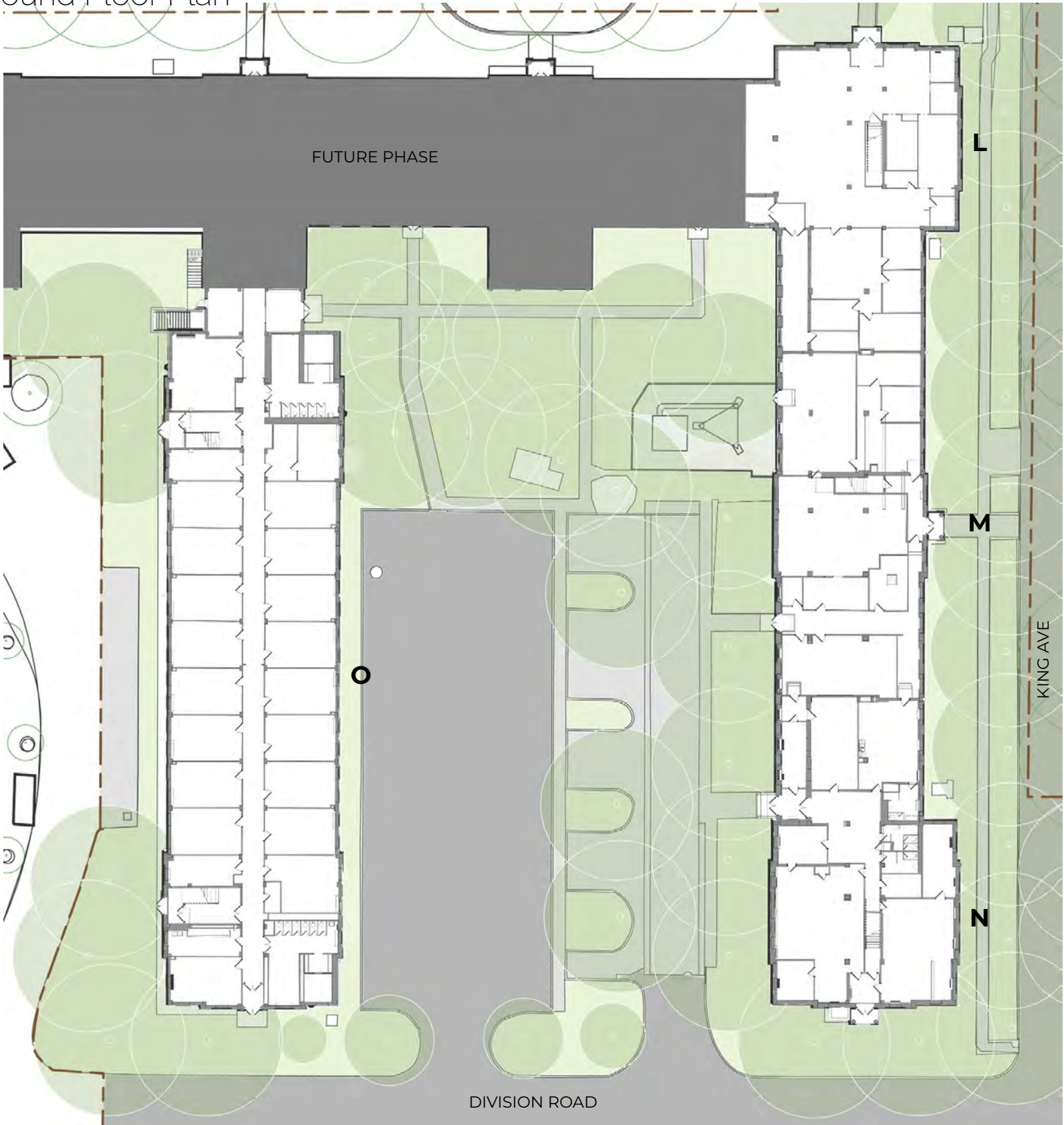
EXISTING PARKING LOT



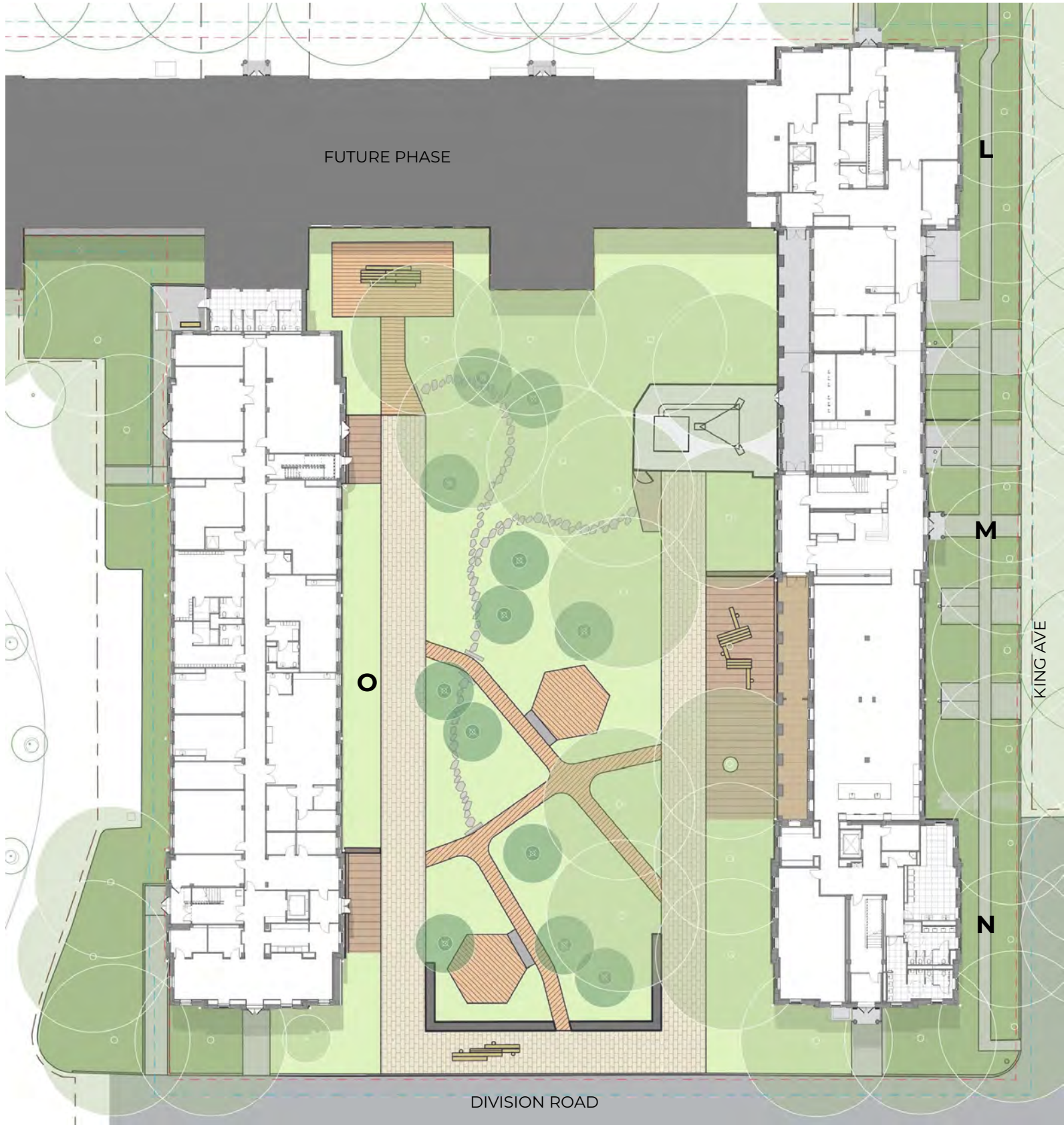
PROPOSED COURTYARD DESIGN

Liggett Courtyard

Ground Floor Plan



EXISTING PLAN



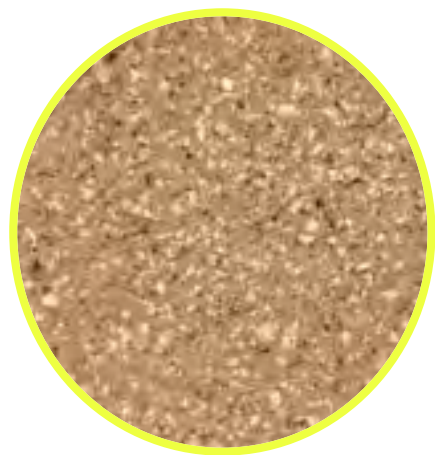
PROPOSED PLAN

Liggett Courtyard

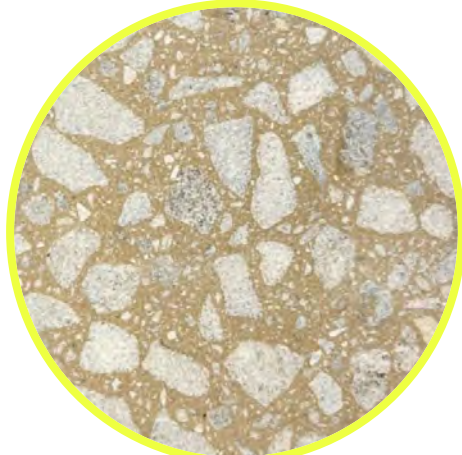
Key Plan

- 1 Gathering Deck
- 2 Living Platform
- 3 Boardwalk
- 4 Seawall Boulder Seat Wall
- 5 Egress Deck
- 6 Picnic Deck
- 7 Existing Mature Tree Canopy
- 8 Coast Guard Tower
- 9 Informal stepping stone path

Material Palette



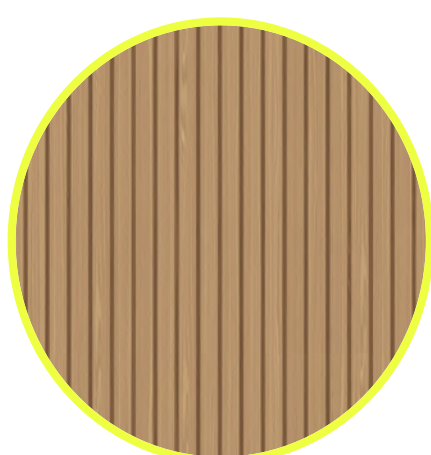
A Precast Concrete Planks



B Precast Concrete Pavers



C Reclaimed Seawall Block Wall



D Wood deck pathways



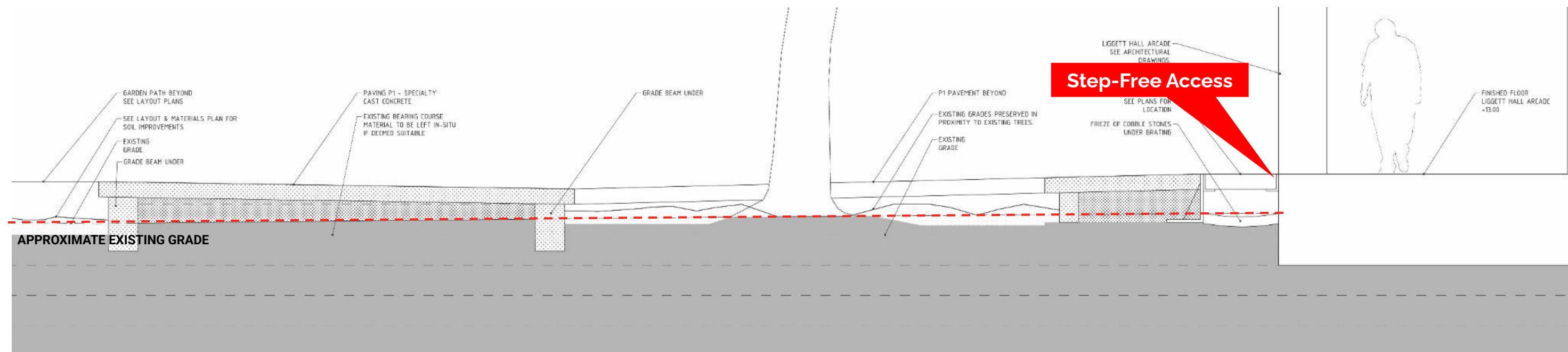
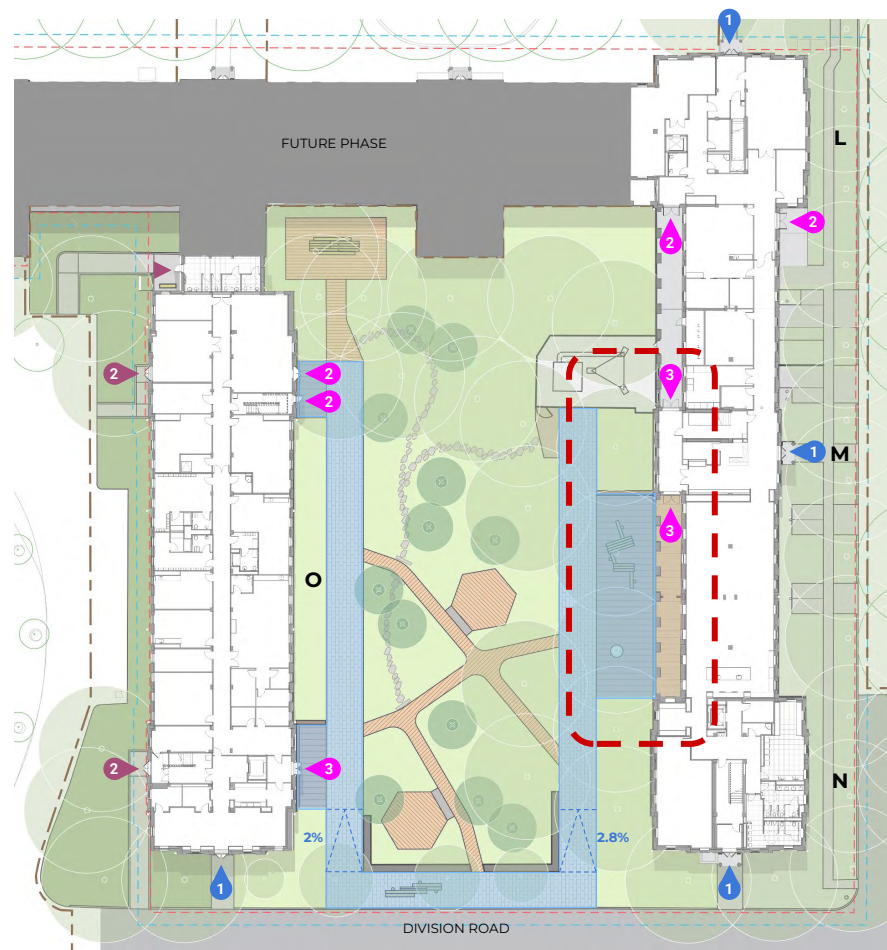






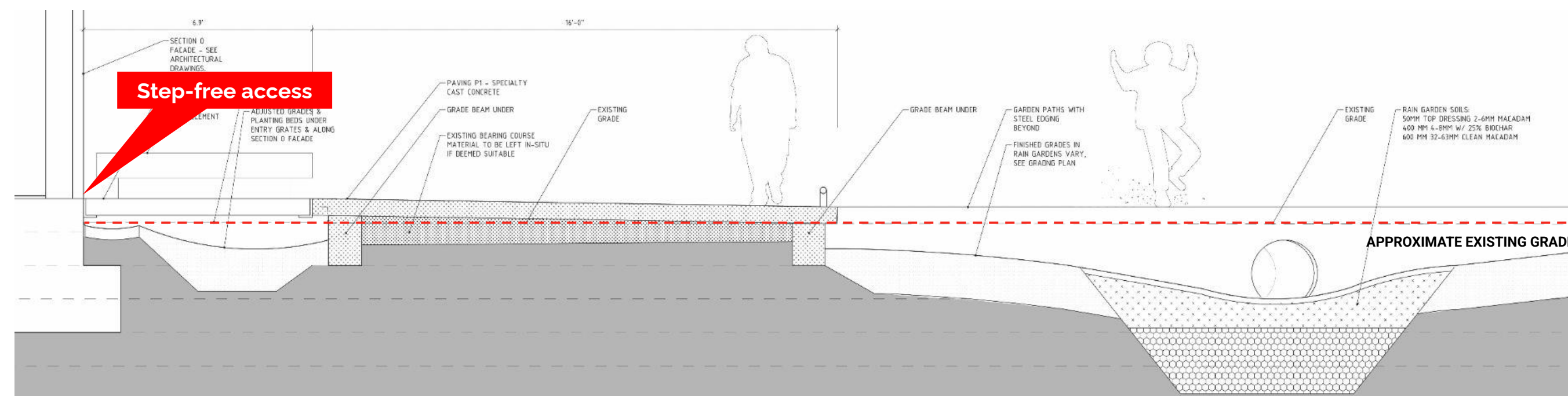
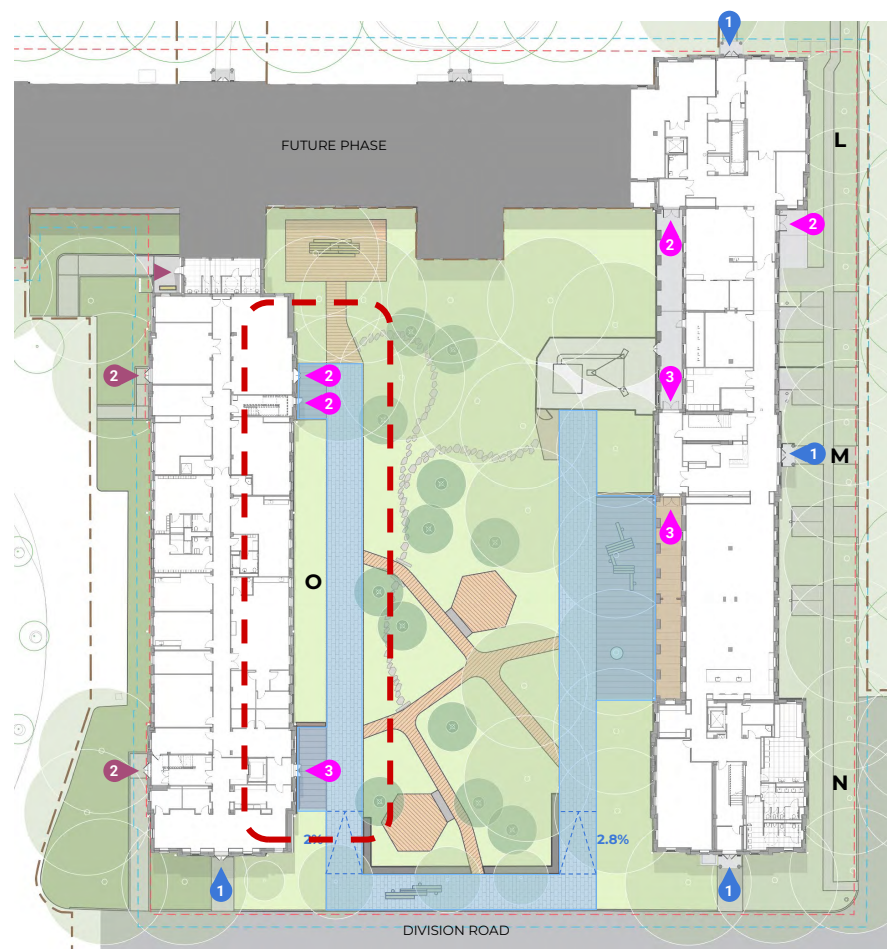
Liggett Courtyard

Universal Access - Section L,M,N



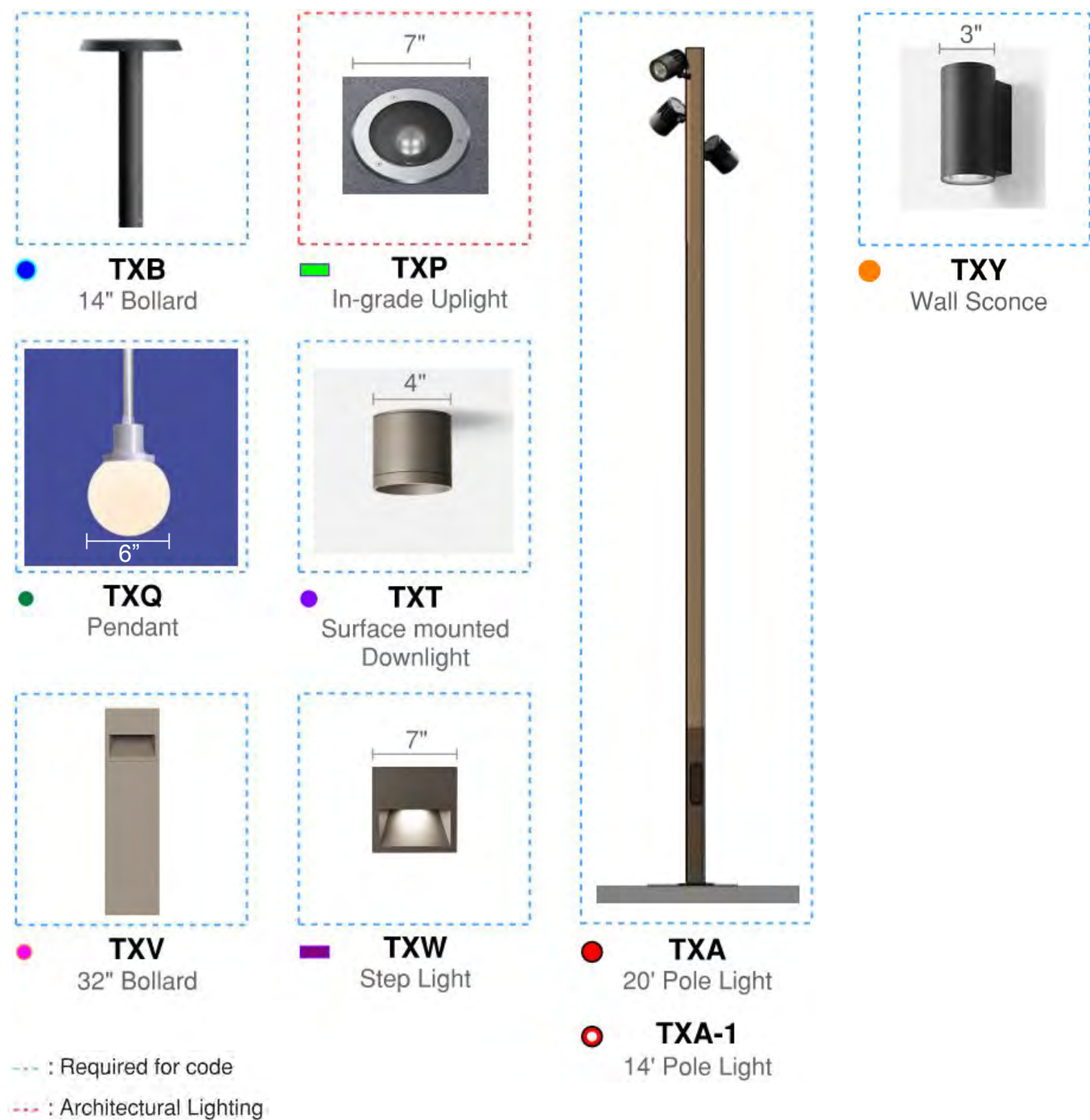
Liggett Courtyard

Universal Access - Section O



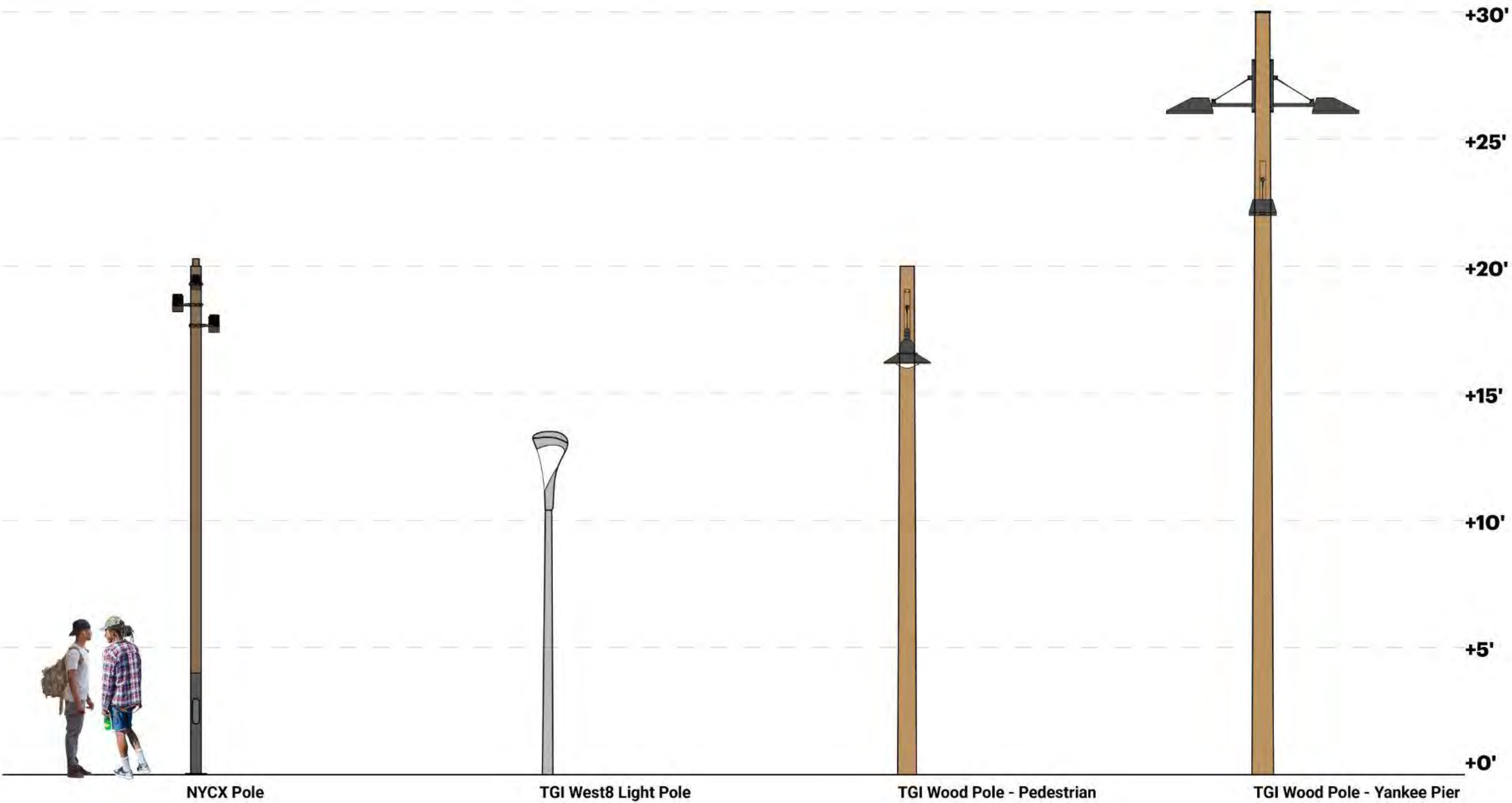
Liggett Courtyard

Lighting & Devices



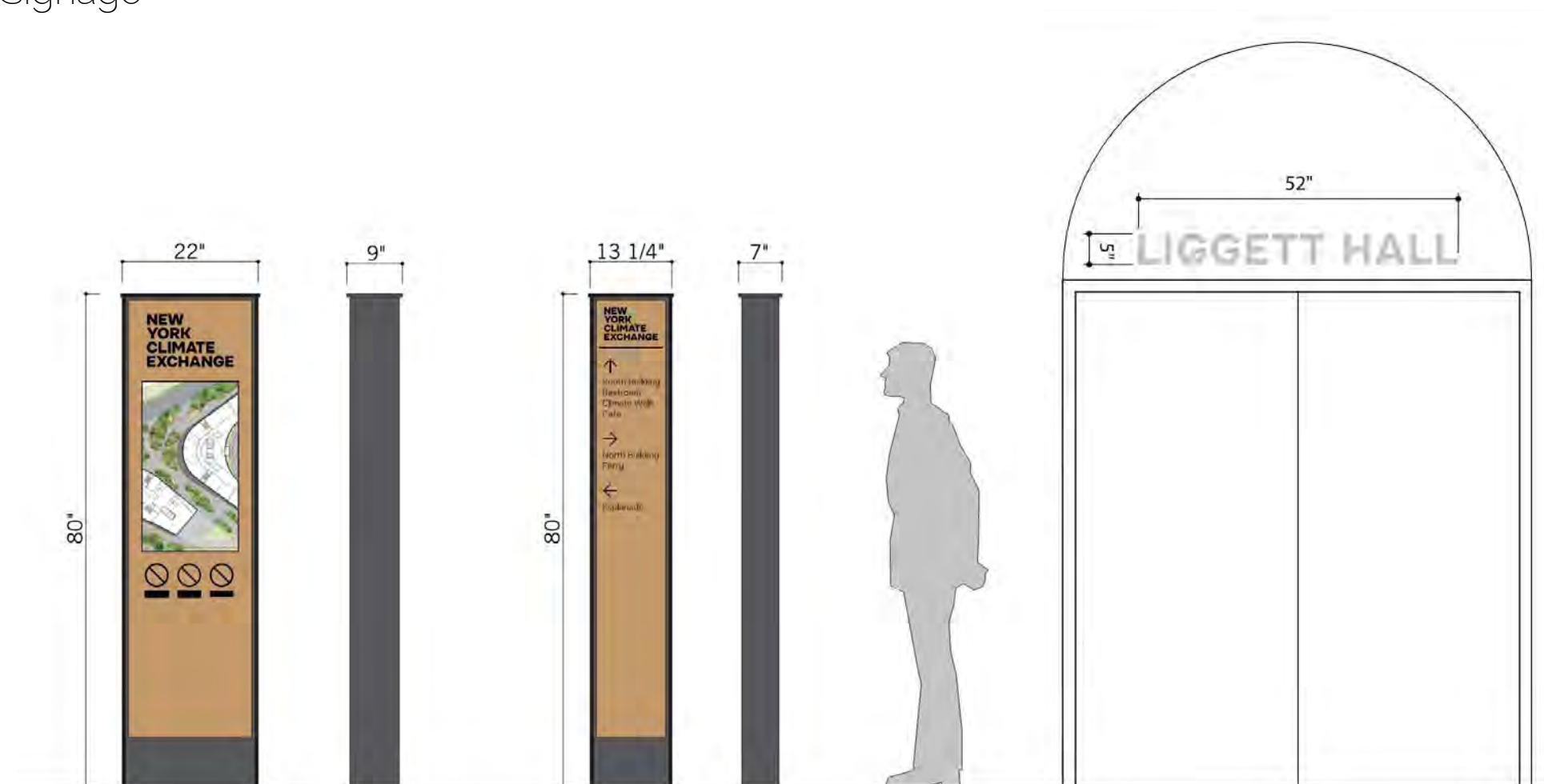
PROPOSED PLAN

Governors Island Lighting



Liggett Courtyard

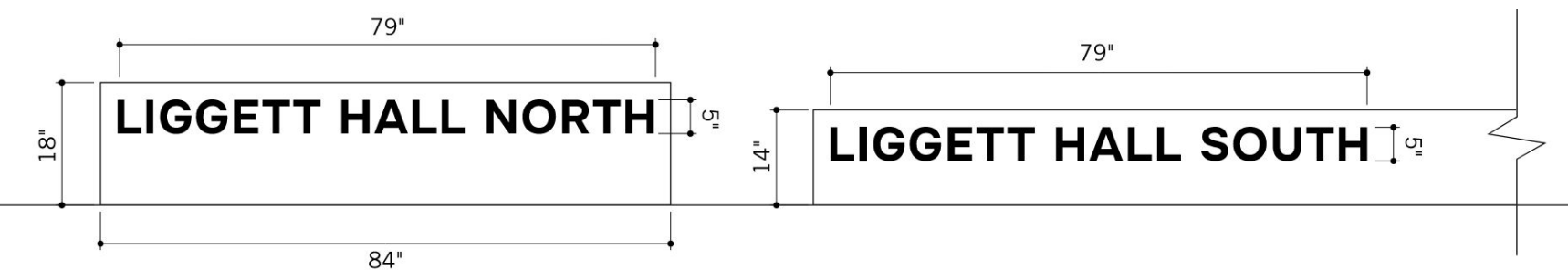
Signage



1 SITE DIRECTORY WITH DIGITAL TOUCH DISPLAY
WOOD AND PAINTED ALUMINUM

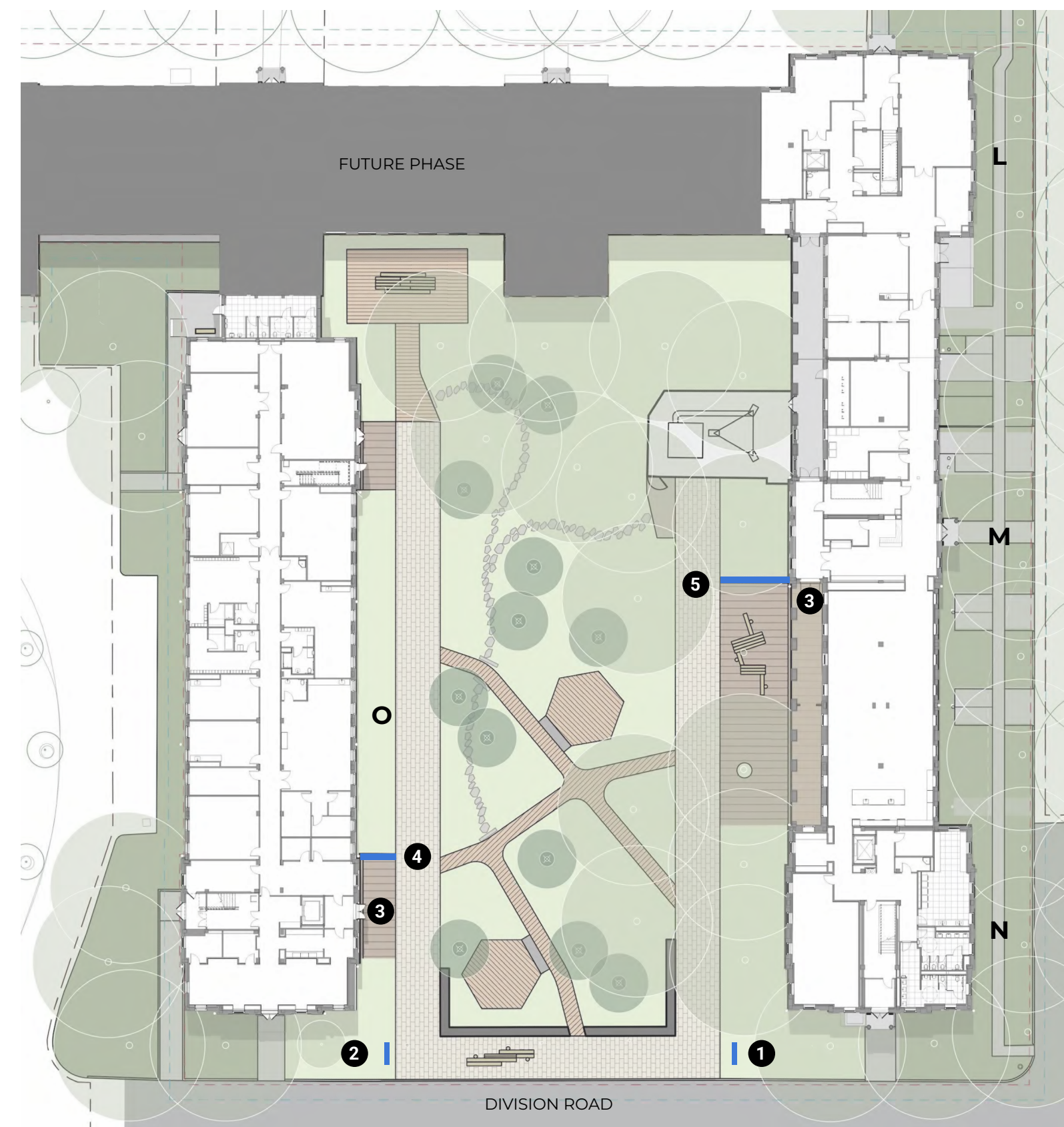
2 WAYFINDING SIGN
WOOD AND PAINTED ALUMINUM

3 BUILDING DOOR SIGNAGE
APPLIED ALUMINUM LETTERS



4 LANDSCAPE SIGN
PRECAST CONCRETE WITH INCISED LETTERS

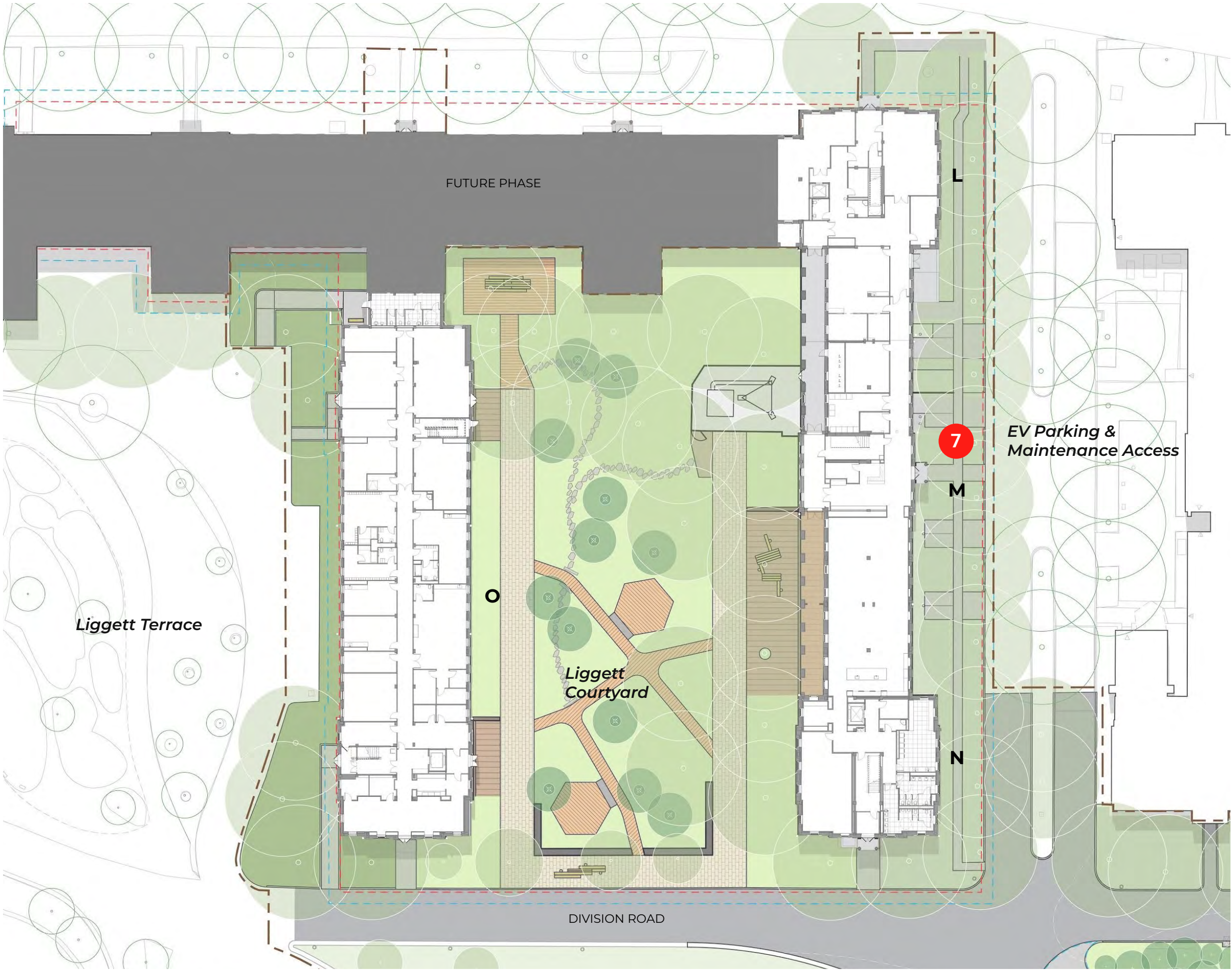
5 LANDSCAPE SIGN
PRECAST CONCRETE WITH INCISED LETTERS



PROPOSED PLAN

Landscape Plan

Scopes of Work



King Avenue

Existing Condition



ALLEE OF EXISTING LONDON PLANE TREES

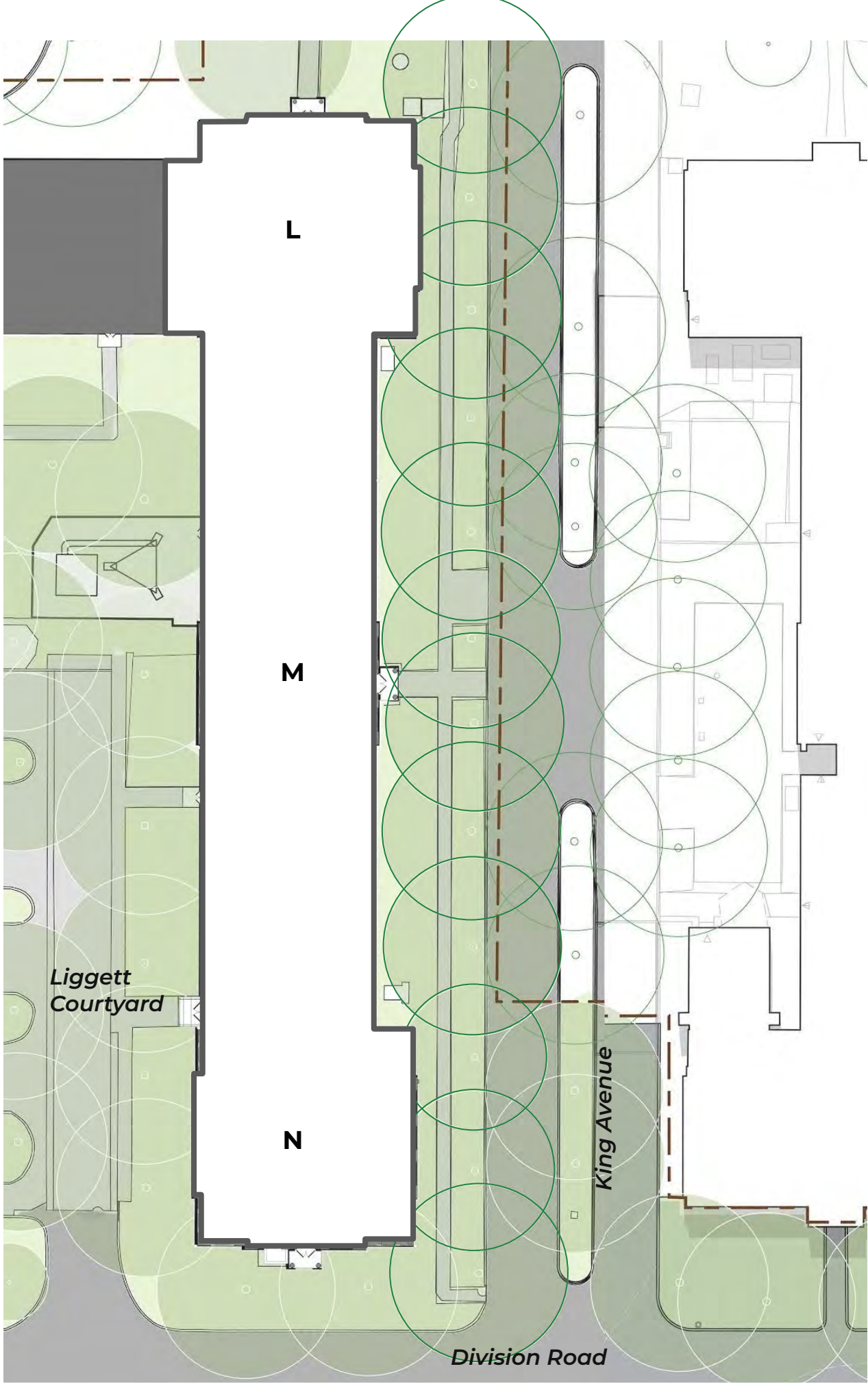


EXISTING PEDESTRIAN PATHWAY

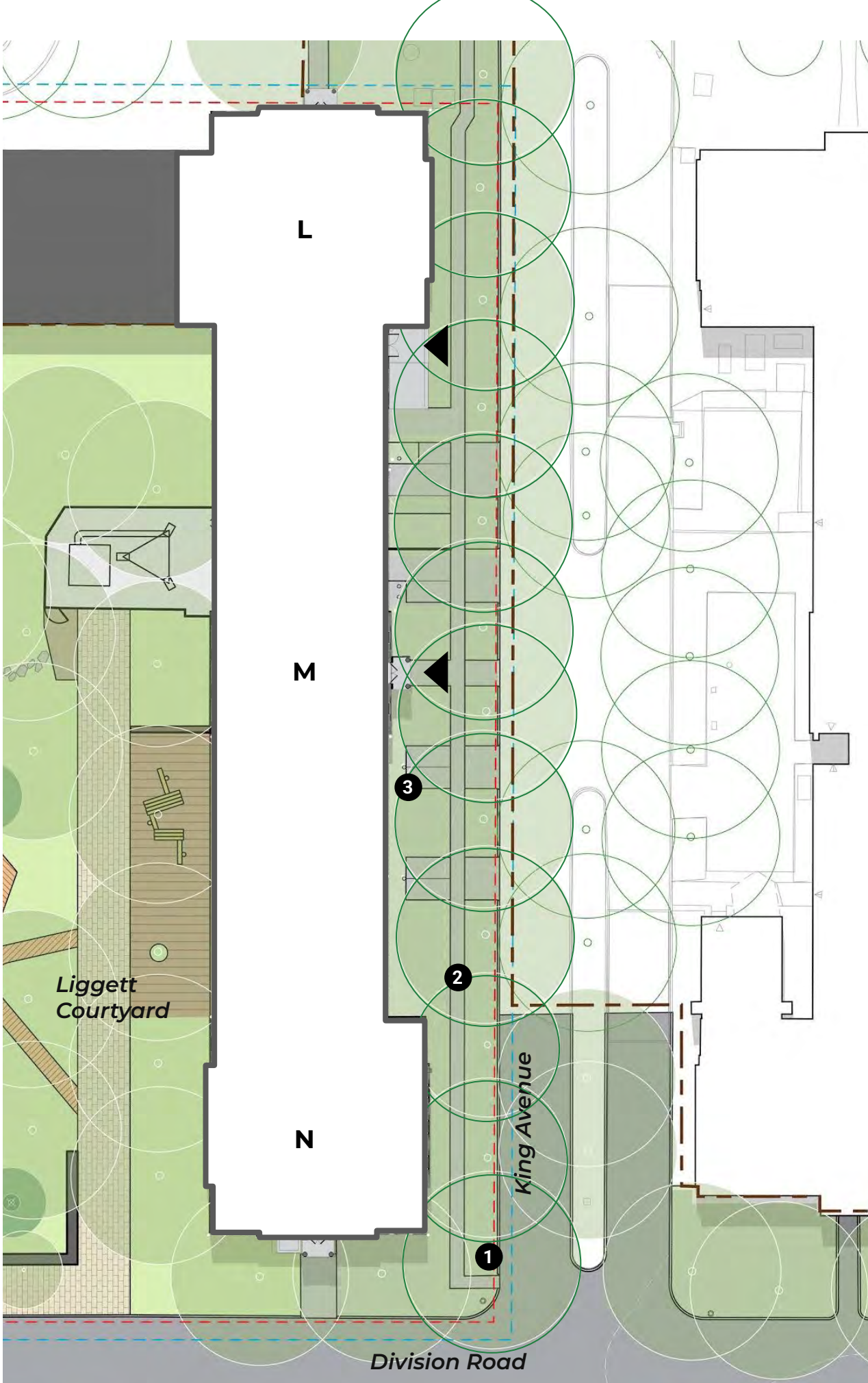
King Avenue

EV Parking & Maintenance Access

- 1 All existing trees protected & remain
 - 2 ADA accessible pathway
 - 3 Electric vehicle charging & parking station
- 4 curb cuts are introduced along King Ave
Accommodates 5 golf carts and 2 full size vehicles.



EXISTING PLAN



PROPOSED PLAN

Division Road

Existing Condition



EXISTING SIDEWALK BETWEEN KING AVE AND OWASCO RD



EXISTING CORNER OF DIVISION RD AND OWASCO RD

THE NEW YORK CLIMATE EXCHANGE
SOM 2025



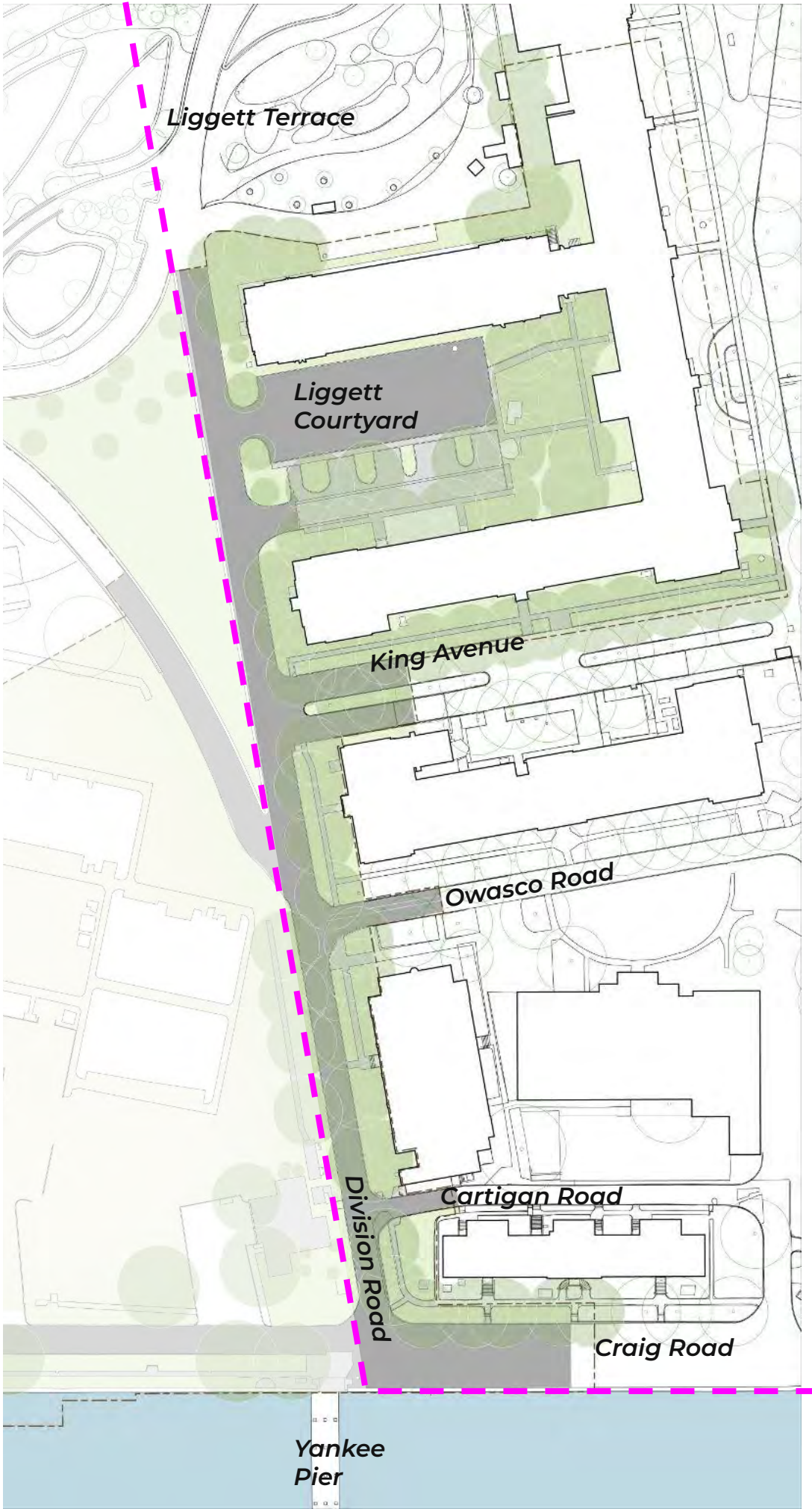
SIDEWALK AND LAWN ALONG DIVISION RD

Division Road

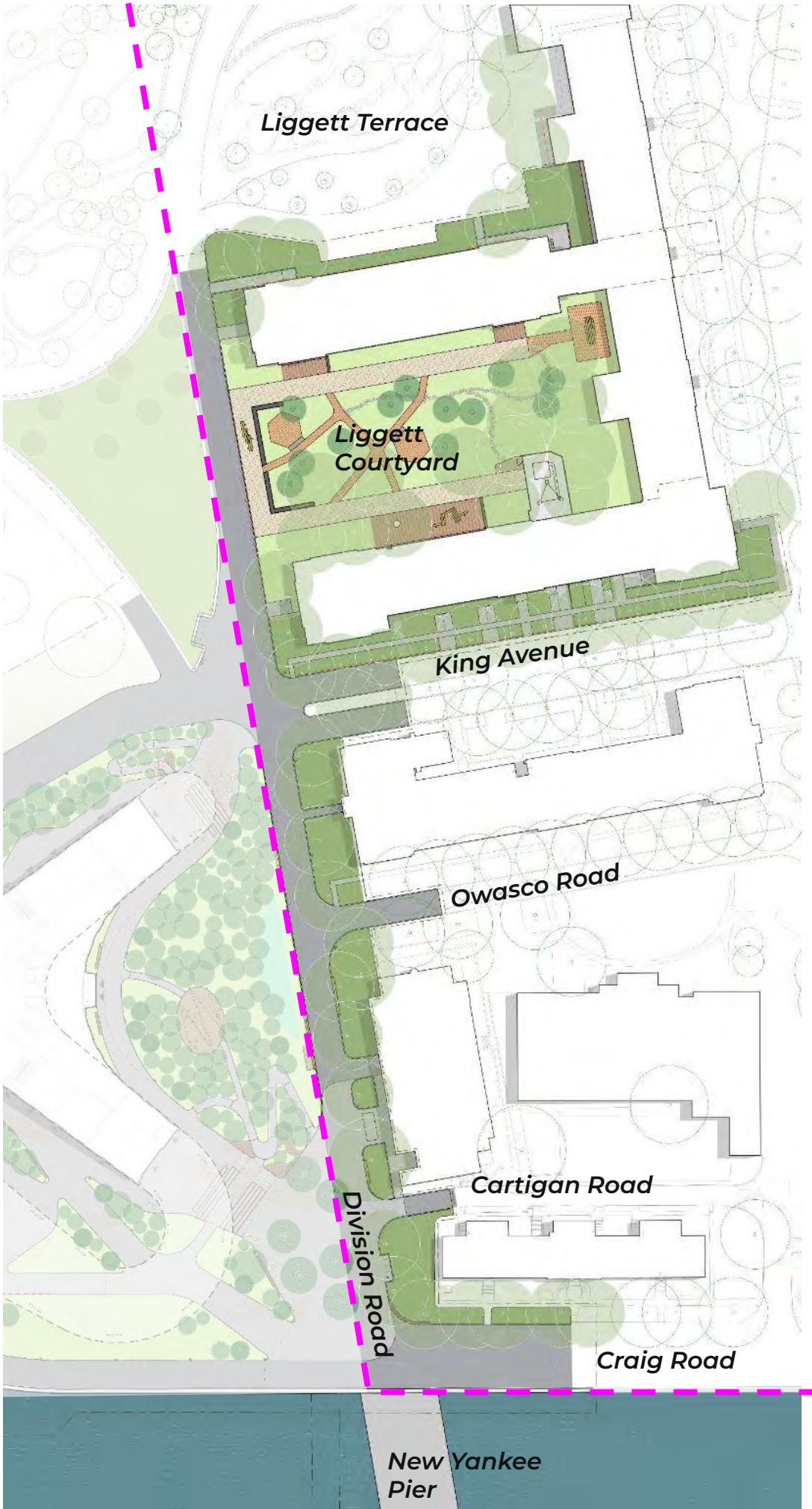
Existing & Proposed



Governor's Island Historic District Boundary



EXISTING PLAN



PROPOSED PLAN

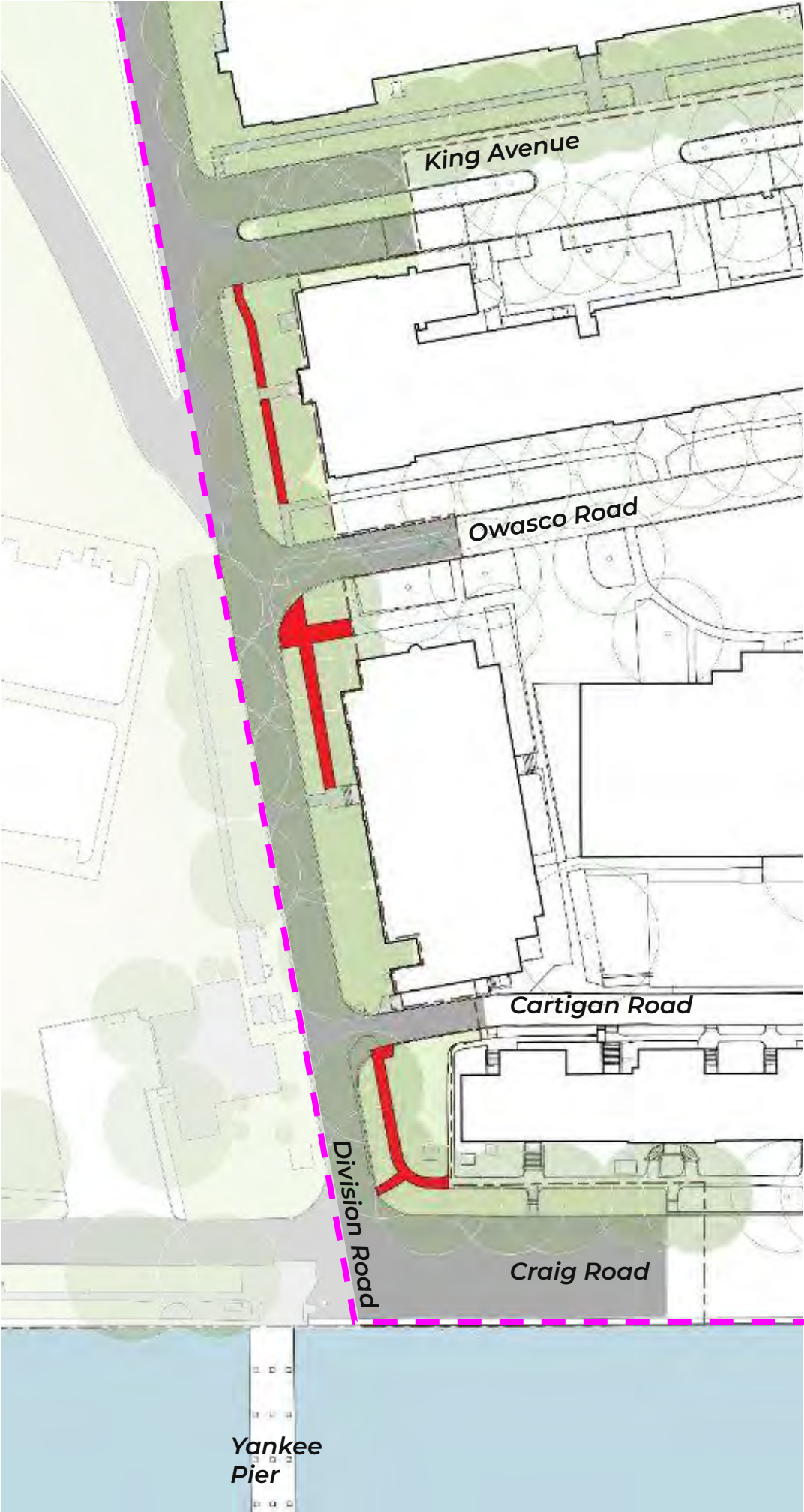
Division Road

Pedestrian Pathway Removal

- Governor's Island Historic District Boundary
- Proposed sidewalk removals



EXISTING SIDEWALK CONDITION
AT OWASCO RD



EXISTING PLAN



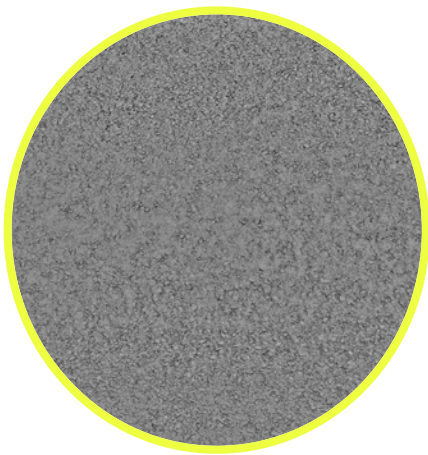
PROPOSED PLAN

Division Road

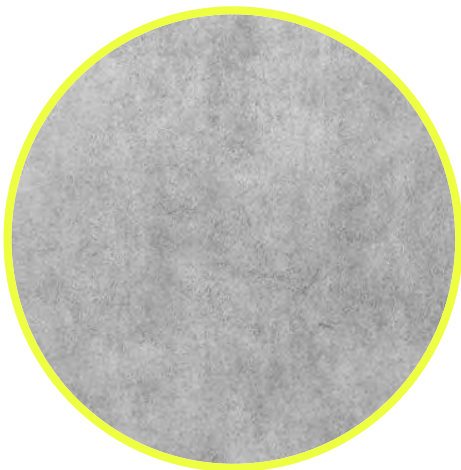
Proposed

Governor's Island Historic District Boundary

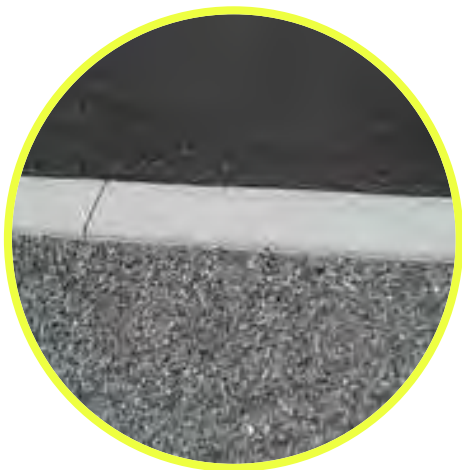
Material Palette



Asphalt



Cast in Place Concrete
Carbon Negative "Prometheus"
Blend Concrete



Flush concrete curbs

Furnishing & Lighting Palette



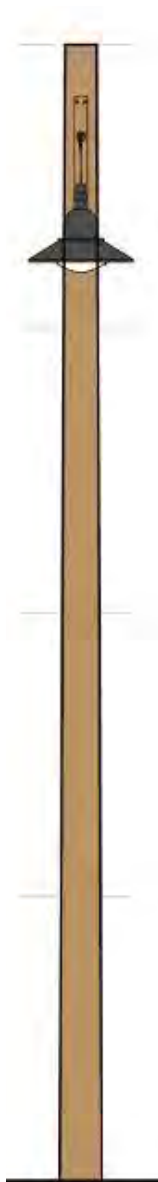
A Division Road Bench



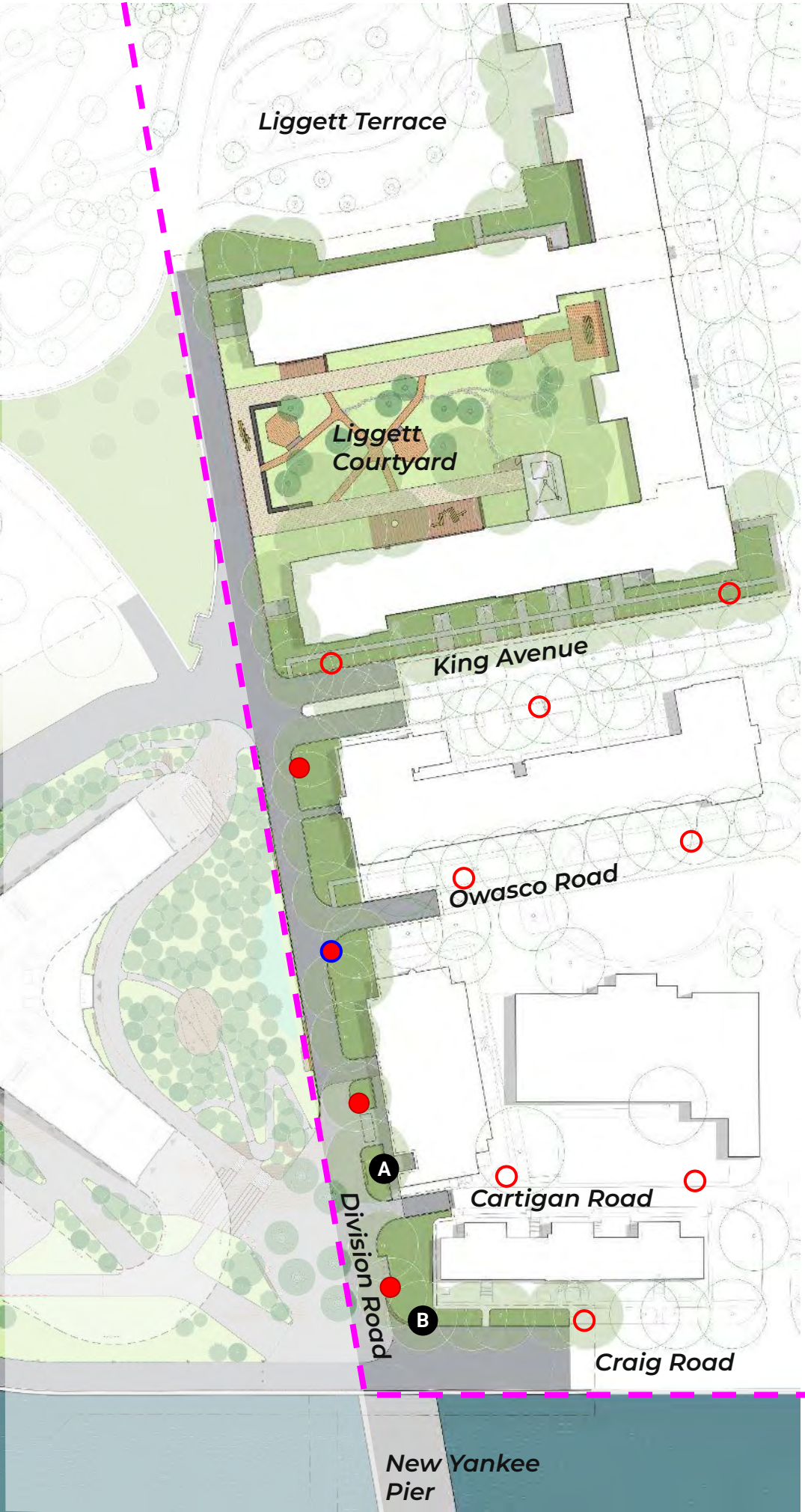
B Yankee Pier Arrival Bench



**EMERGENCY BLUE PHONE -
POLE MOUNTED**



**PROPOSED PEDESTRIAN HEIGHT
WOOD POLE**
**LPC APPROVED PEDESTRIAN
HEIGHT WOOD POLE**



PROPOSED PLAN

Yankee Pier Arrival

Existing Condition



EXISTING VIEW LOOKING NORTH ON CRAIG RD

THE NEW YORK CLIMATE EXCHANGE

SOM 2025



EXISTING VIEW LOOKING WEST ON DIVISION RD



EXISTING VIEW LOOKING EAST ON DIVISION RD TOWARD BUTTERMILK CHANNEL

Division Road

Yankee Pier Plaza



EXISTING PLAN



PROPOSED PLAN



Seawall Modification

Seawall Elevation

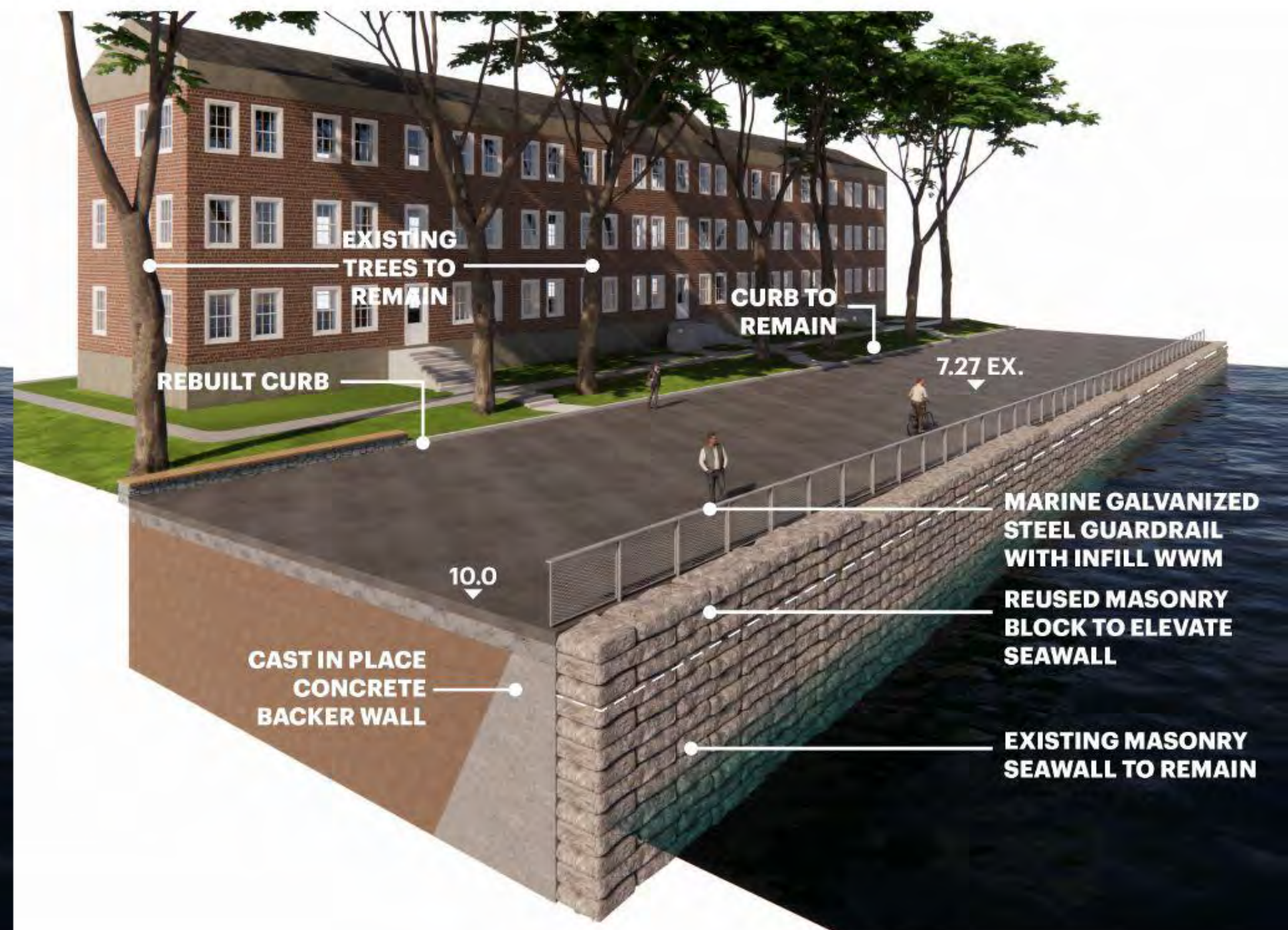
FLAT SEAWALL

SLOPED SEAWALL



Seawall Modification

Seawall Elevation





December 2, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-03576

**400 Clayton Road – Liggett Hall (building 400) – Governors
Island 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)

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Appendix

Existing Conditions

Existing Conditions and Proposed Repairs



REPAIR SPALLED STONE WITH STONE DUTCHMAN REPAIRS



REPLACE DETERIORATED FLASHING TO MATCH EXISTING



PATCH SPALLED CONCRETE



REPLACE DETERIORATED STUCCO TO MATCH EXISTING



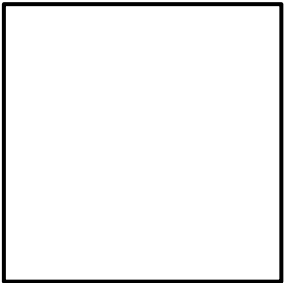
REPLACE DETERIORATED BRICK WITH NEW BRICK TO MATCH EXISTING



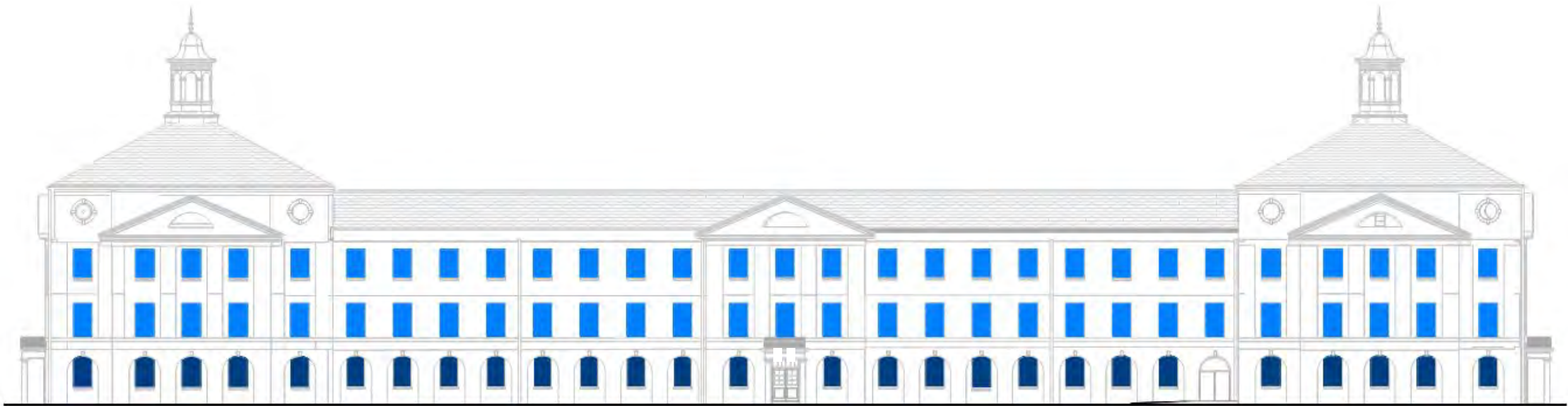
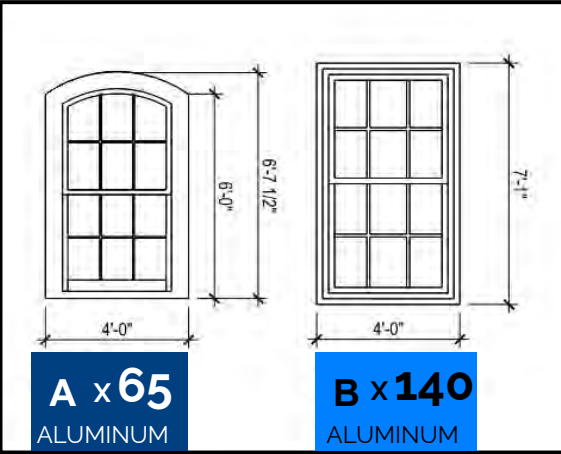
REPLACED MISSING AND DETERIORATED WOOD ELEMENTS

Window Replacement

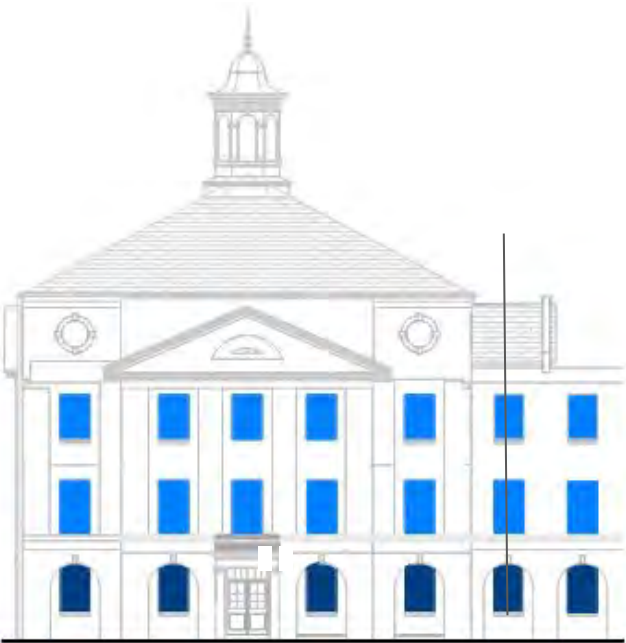
Proposed Elevation - Sections L, M, N



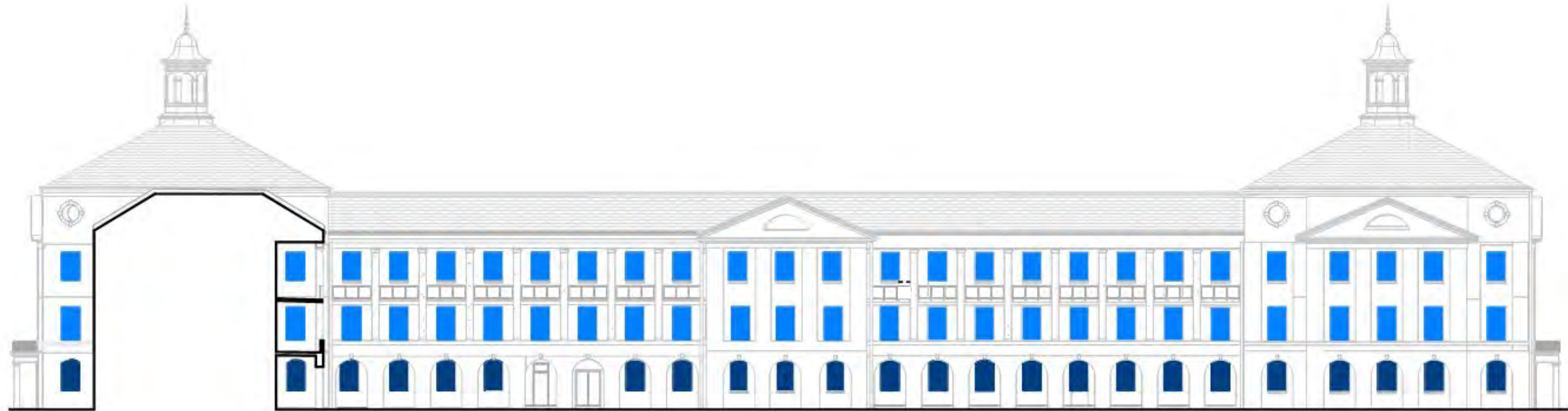
ALL WINDOWS TO BE
PAINTED WHITE



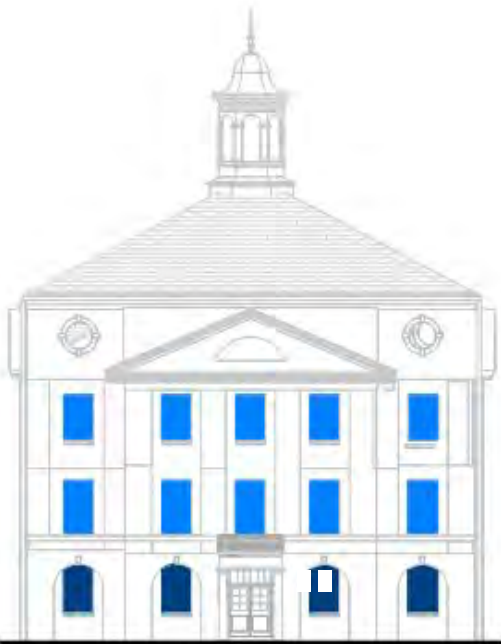
EAST ELEVATION



NORTH ELEVATION



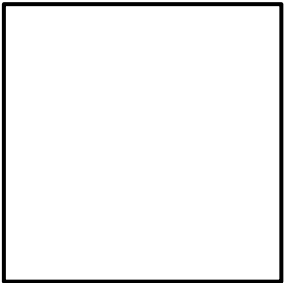
WEST ELEVATION



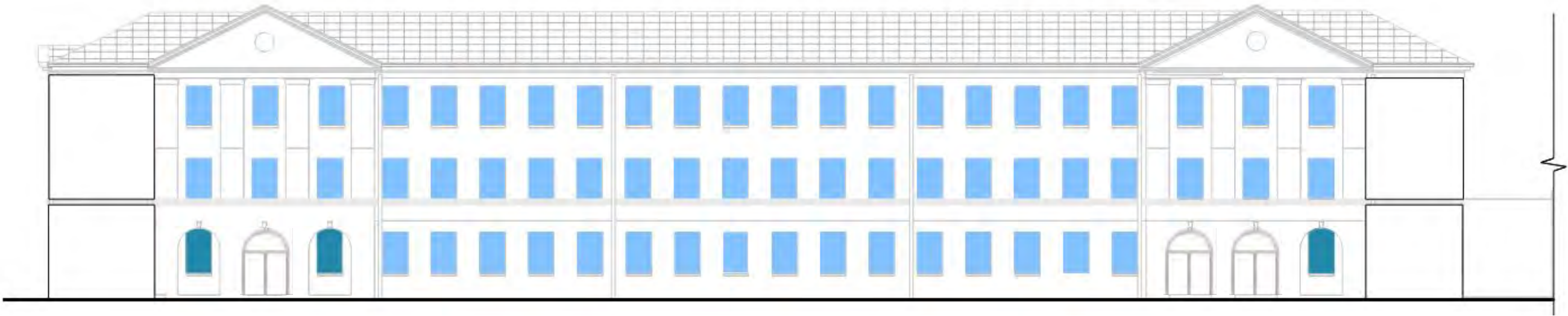
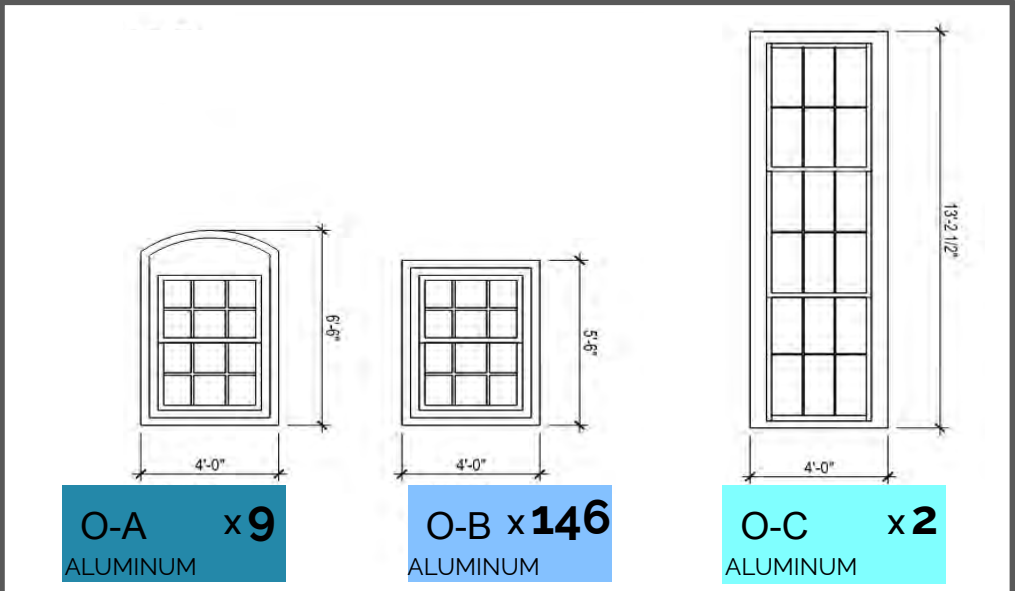
SOUTH ELEVATION

Window Replacement

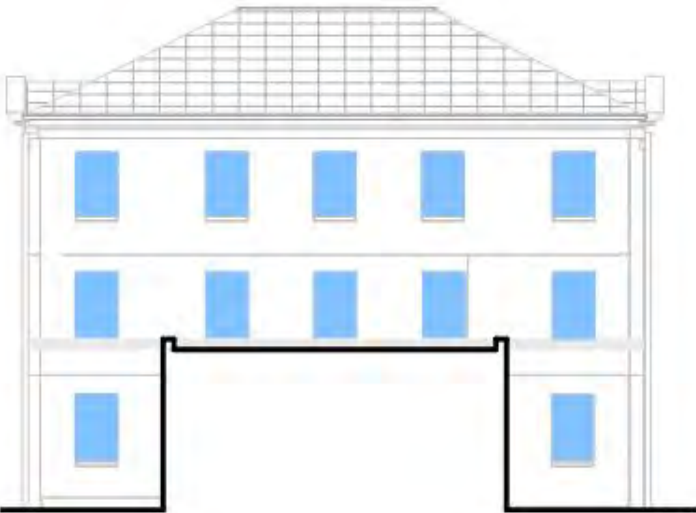
Proposed Elevation - Section O



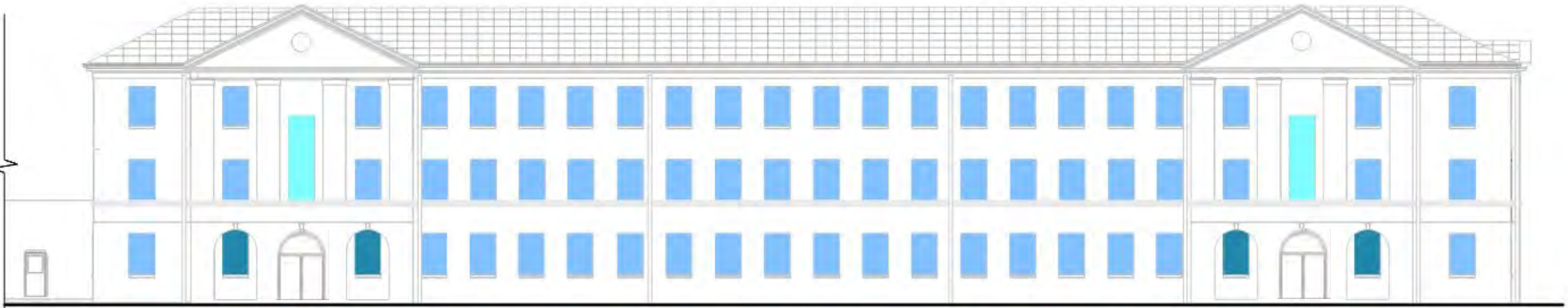
ALL WINDOWS TO BE
PAINTED WHITE



EAST ELEVATION



NORTH ELEVATION

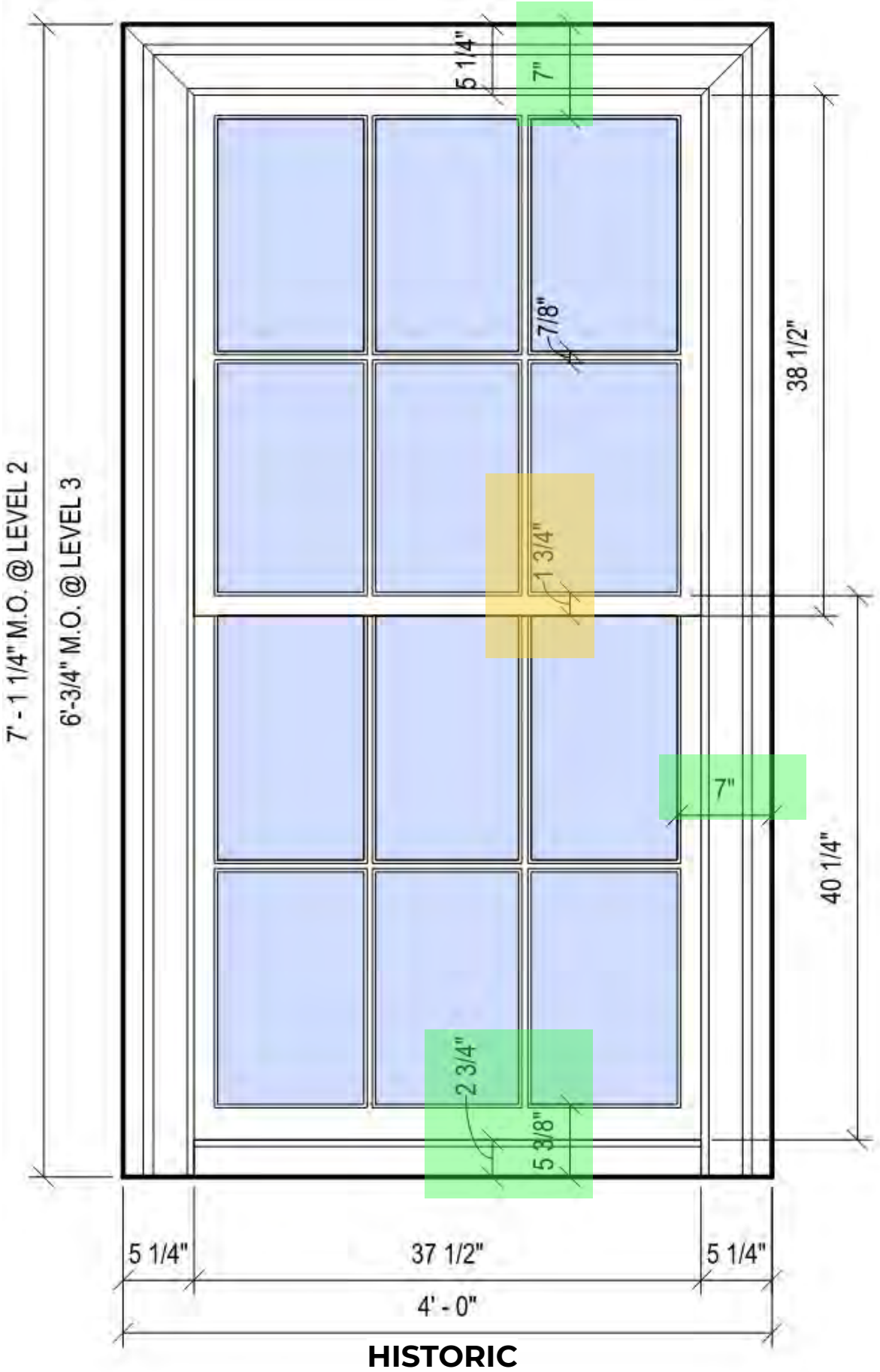


WEST ELEVATION

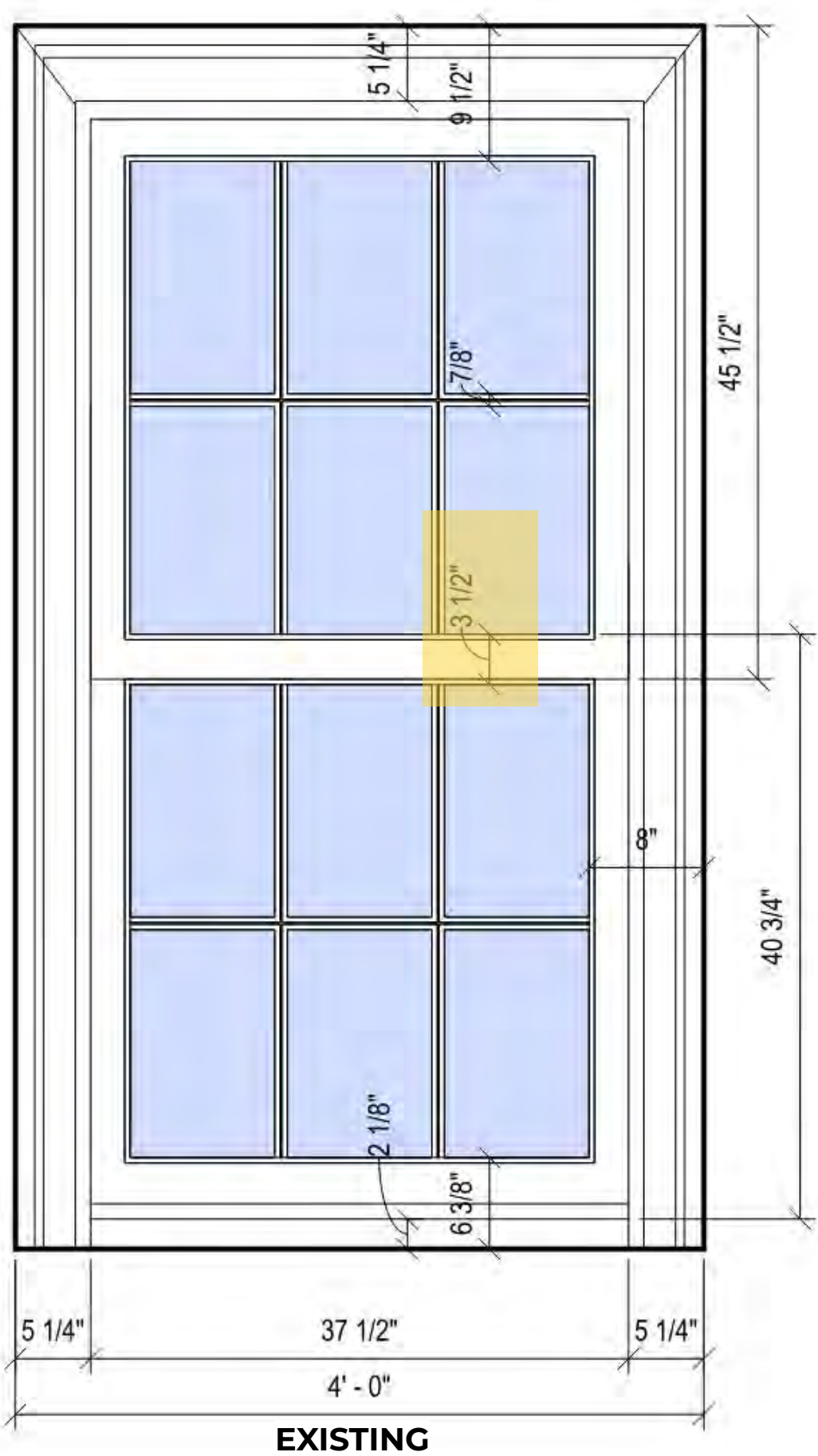


SOUTH ELEVATION

Window Type B

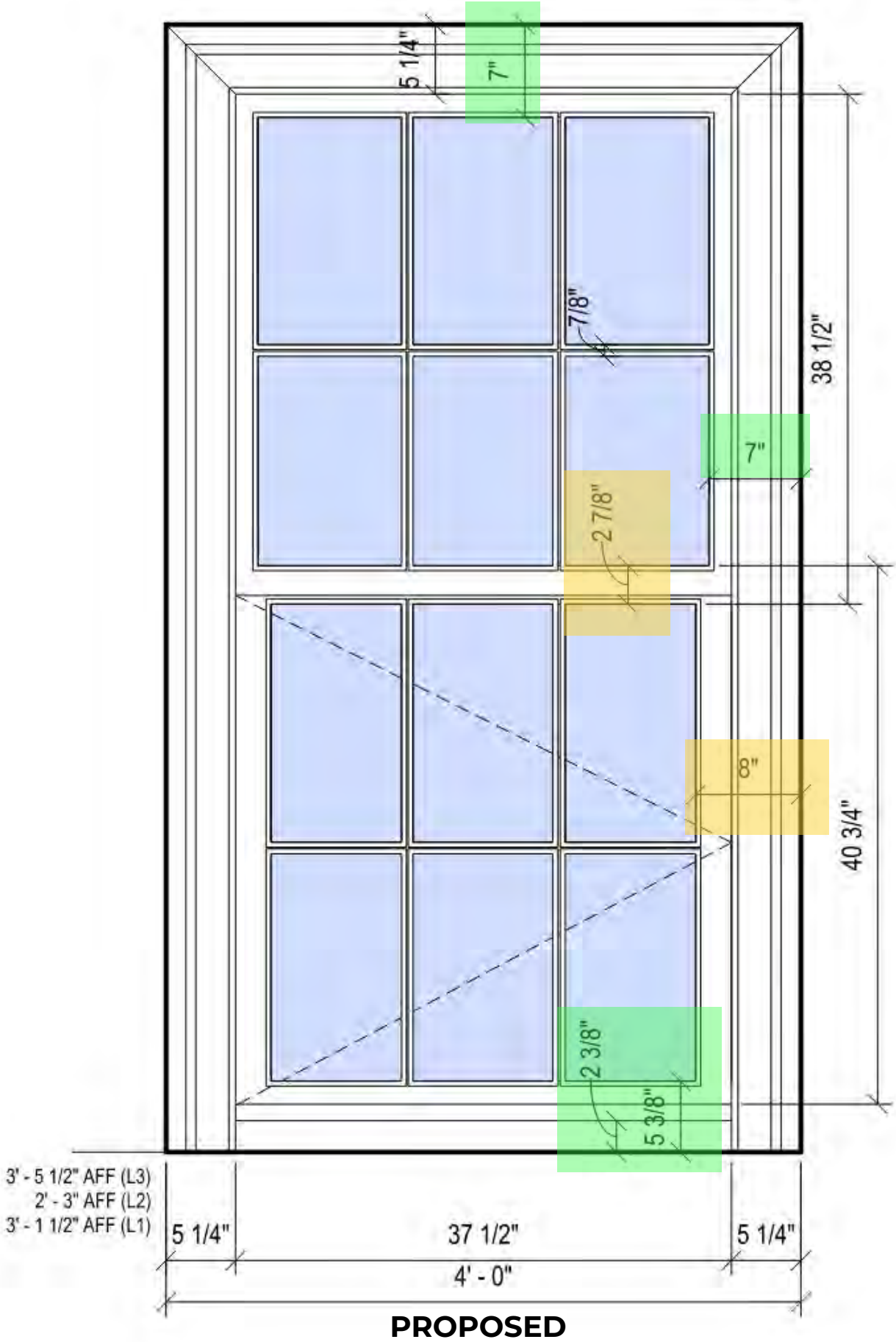


13.1% GLAZING DECREASE FROM HISTORIC

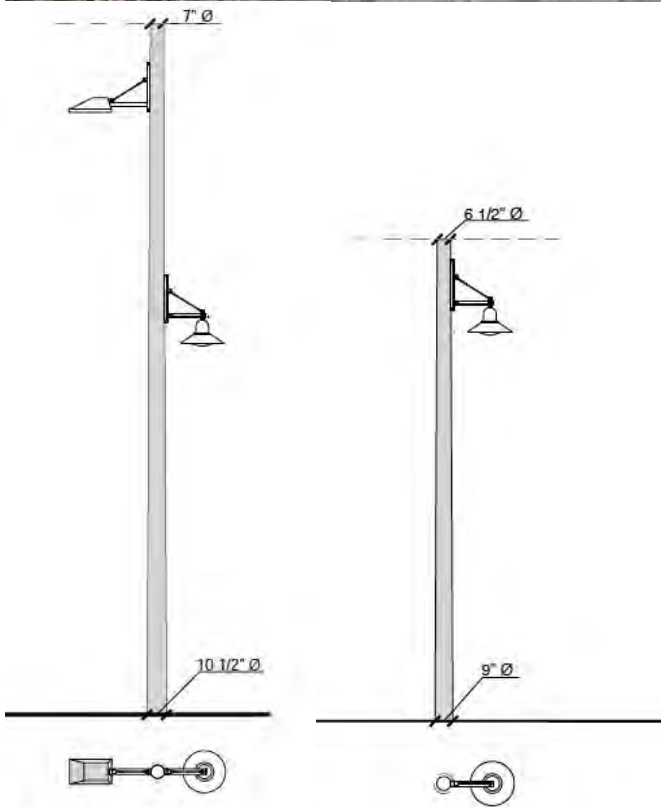


9.9% GLAZING INCREASE TO EXISTING

4.5% GLAZING DECREASE FROM HISTORIC

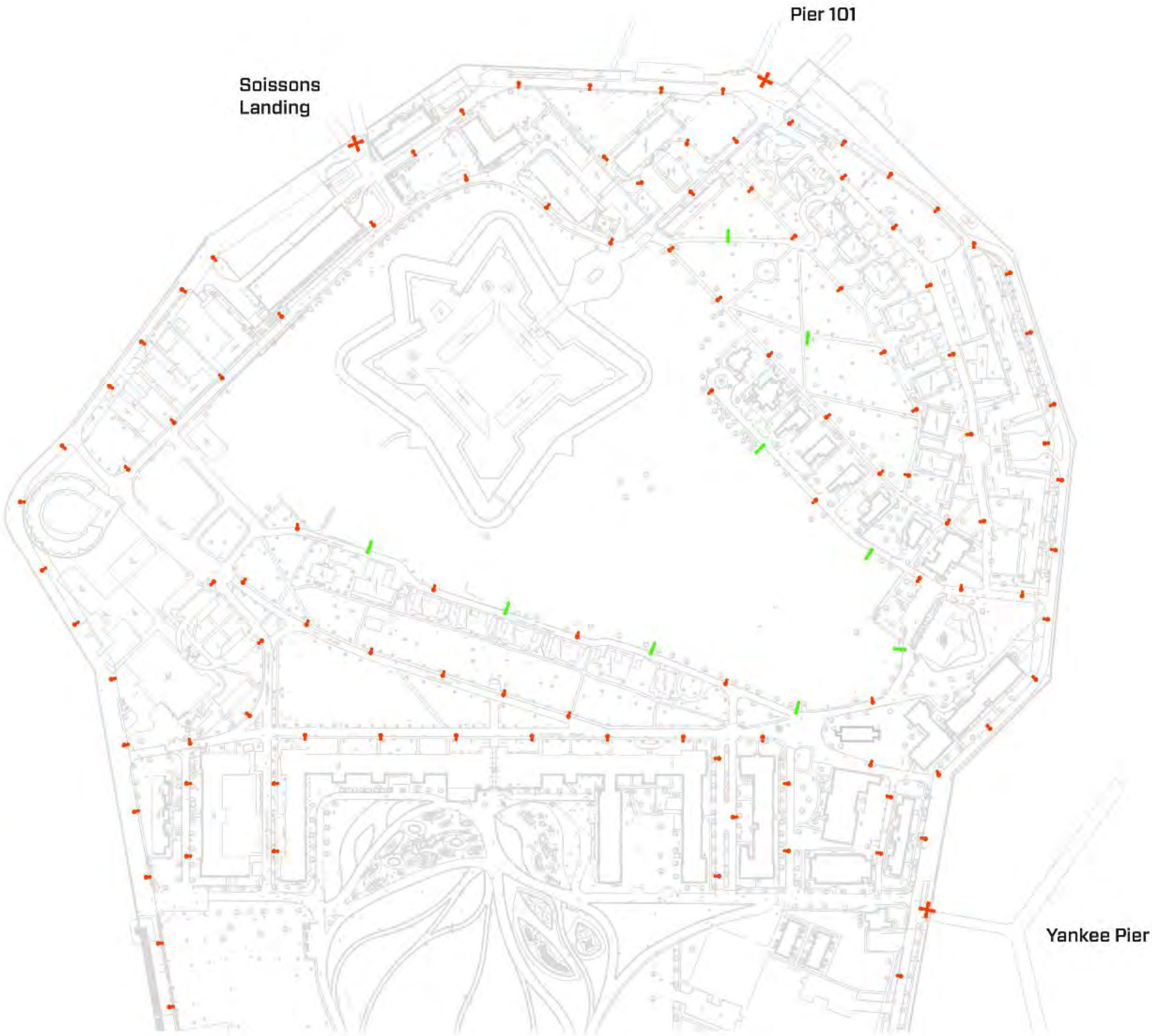


Governors Island Approved Lighting



- Moonlight + streetlight (x9) ●
- Streetlight (x104) ●
- Mast light (x3) ✕

2023 LPC APPROVED DESIGN



Historic Images



c. 1946 view of Governors Island



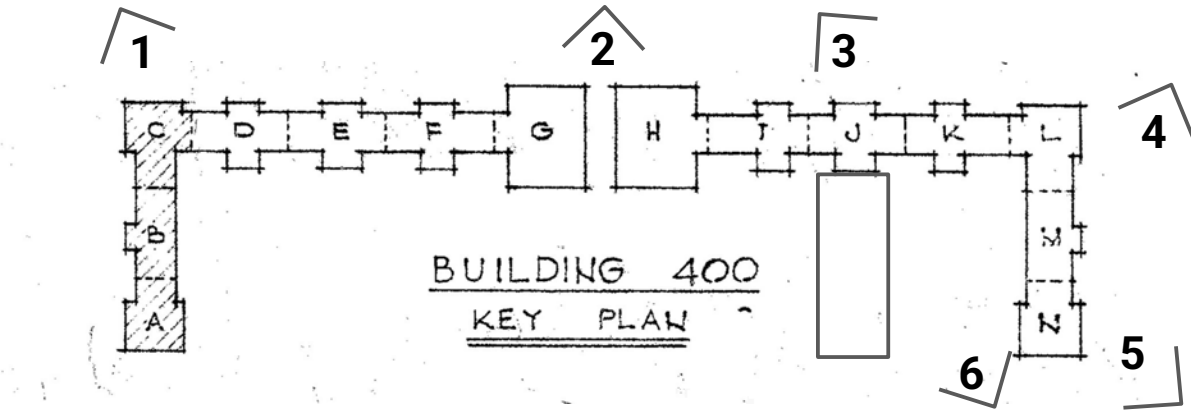
Enlarged view of area southeast of Building 400, c.1946



c. 1983 HABS view of Building 400 and surrounding area

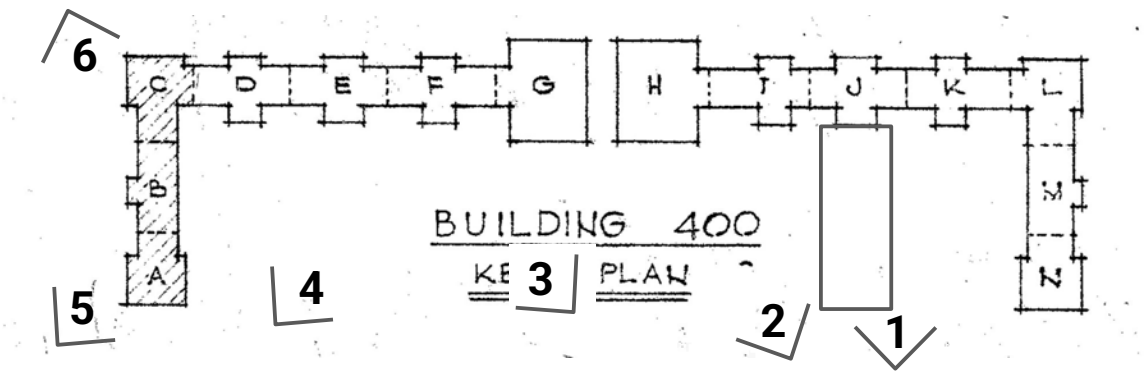
Existing Conditions

Building 400



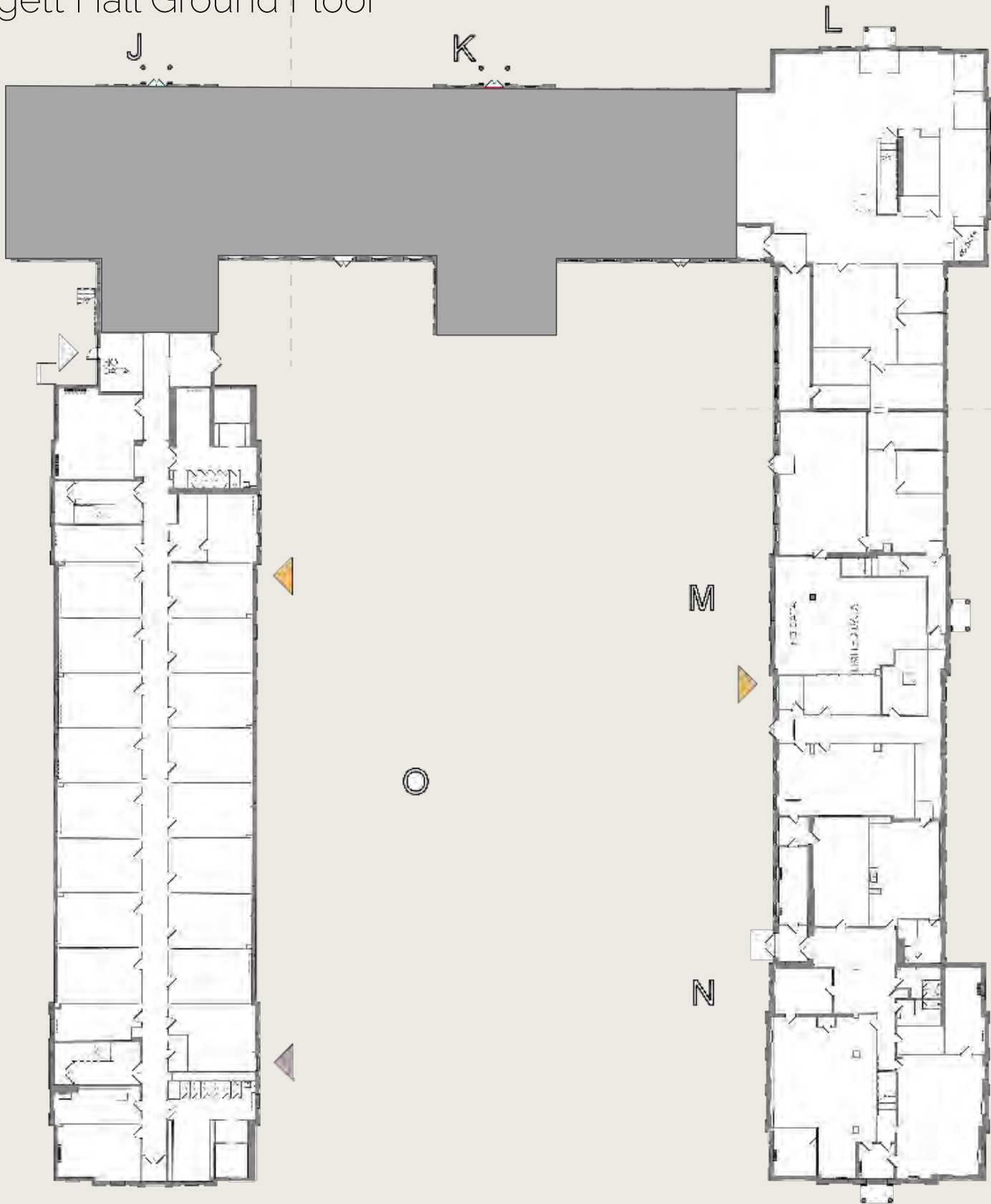
Existing Conditions

Building 400



Existing vs. Proposed Plans

Liggett Hall Ground Floor



LEGEND

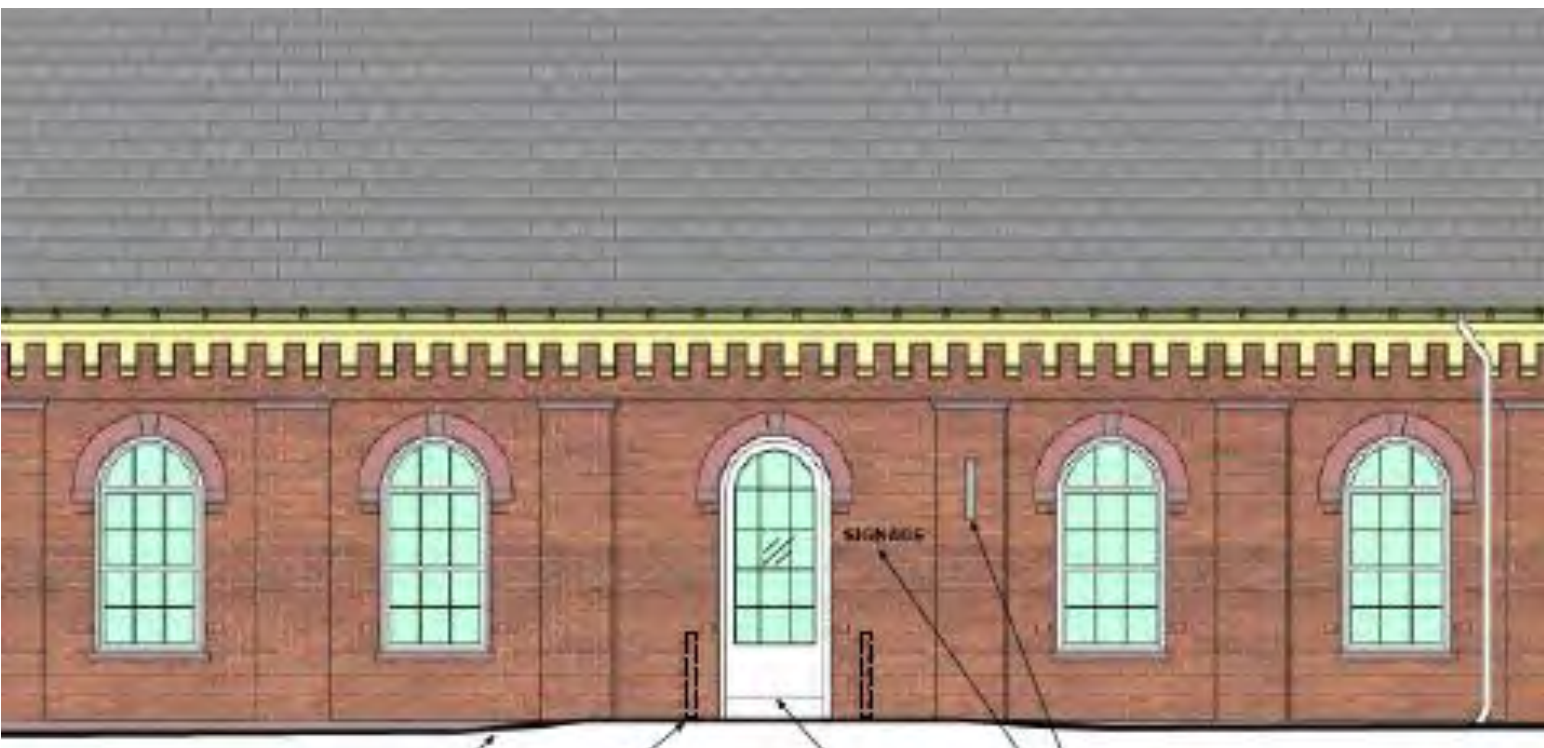
- Office
- Graduate and Staff Residence
- Undergraduate Life
- BOH
- MEP

Governors Island Signage

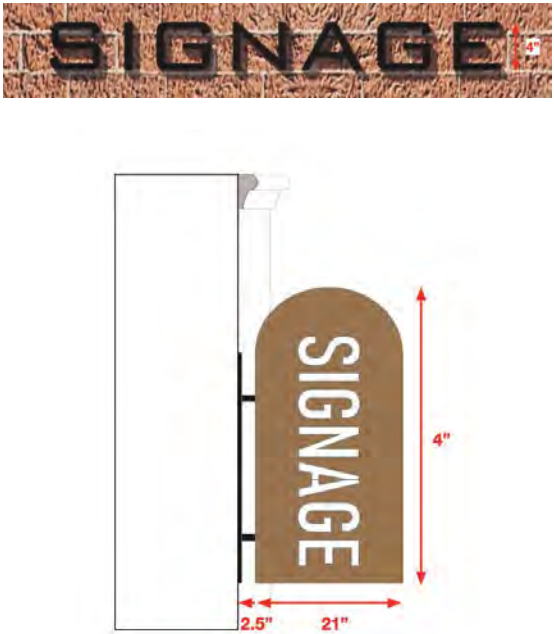
Existing and Approved Signage



Existing Signage



Building 140 - Approved in 2024



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