

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-01803

144 Greenpoint Avenue – Greenpoint Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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CB-01 LANDMARKS COMMITTEE

RESIDENTIAL MULTIFAMILY BUILDING

DECEMBER 01, 2025

144 GREENPOINT AVENUE, BROOKLYN, NY 11222

LPC DOCKET: LPC-26-01803

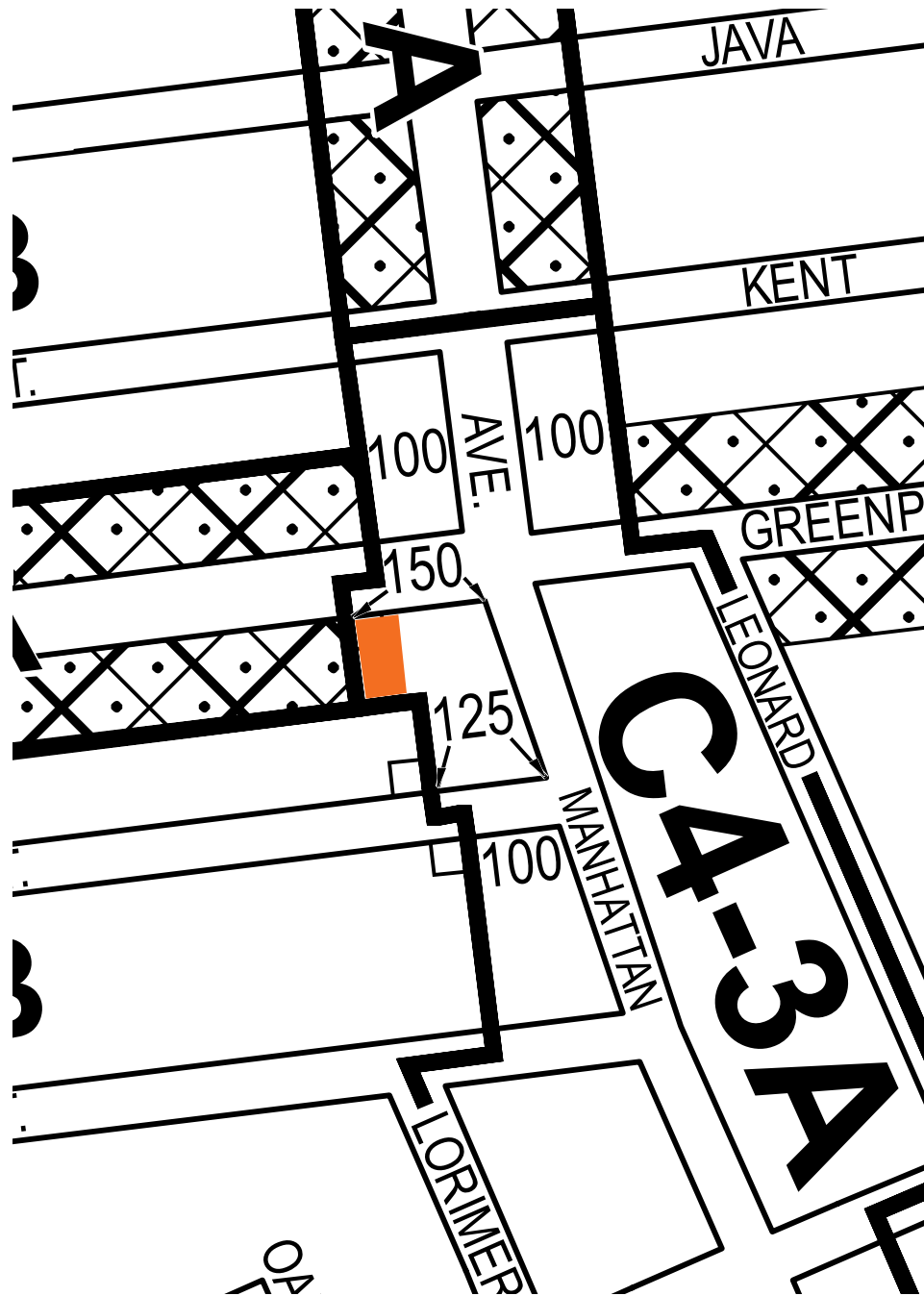
DISTRICT INFORMATION

BOROUGH: BROOKLYN

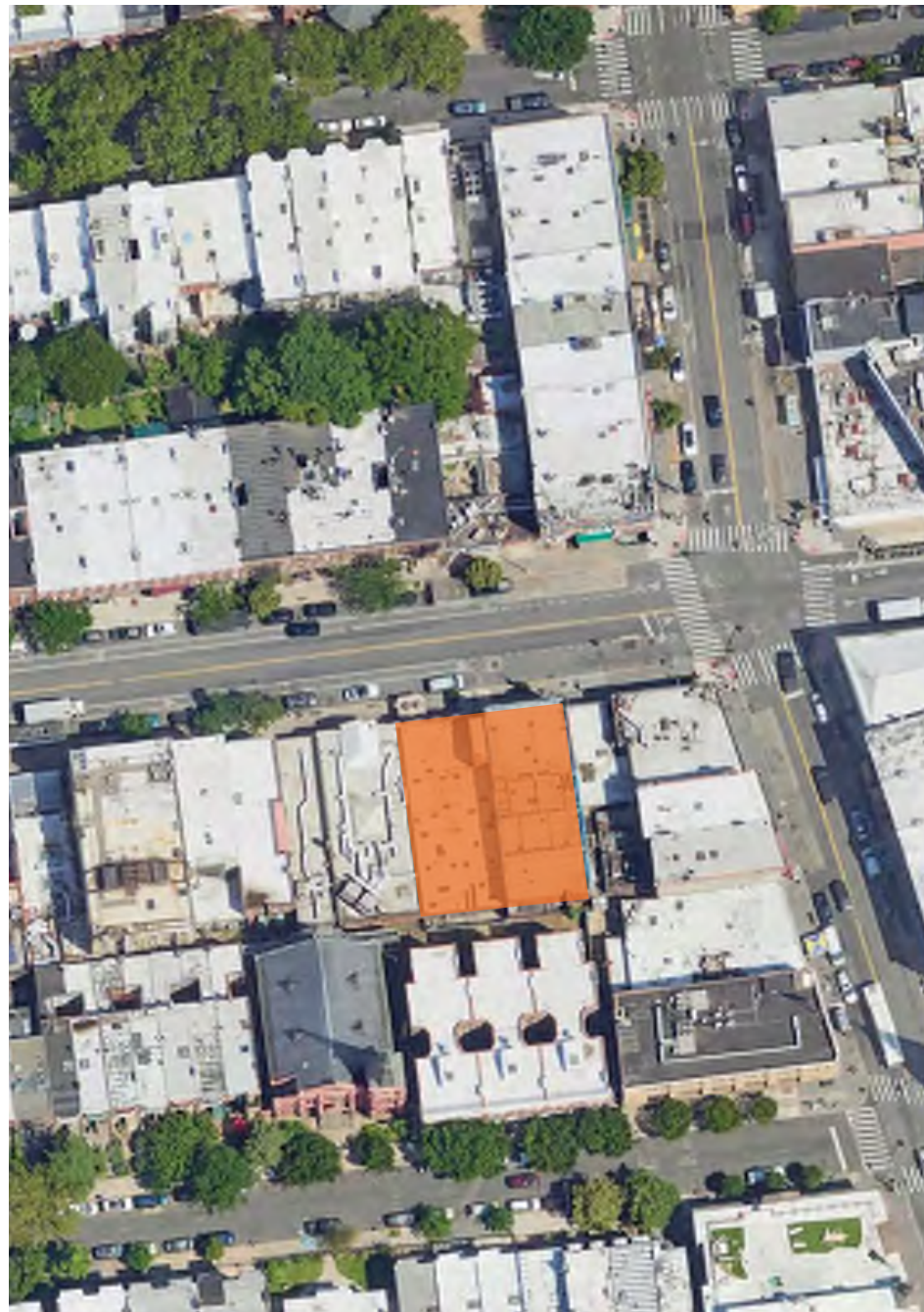
BLOCK: 2563

TAX LOT: 37

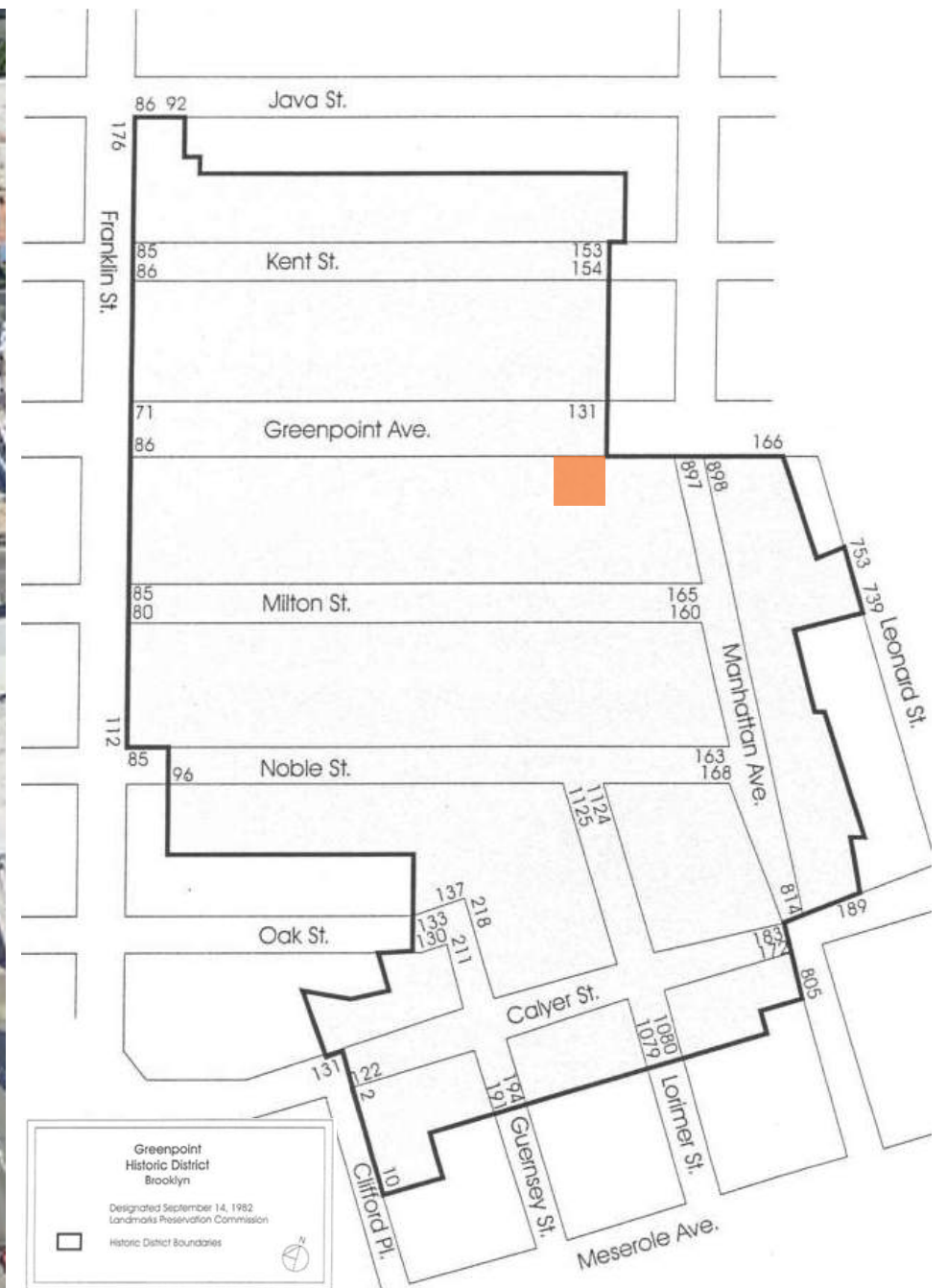
ZONING DISTRICT: C4-3A (R6A Equivalent) MAP 13a



ZONING MAP



AERIAL VIEW OF SITE



GREENPOINT HISTORIC DISTRICT BROOKLYN

DISTRICT INFORMATION

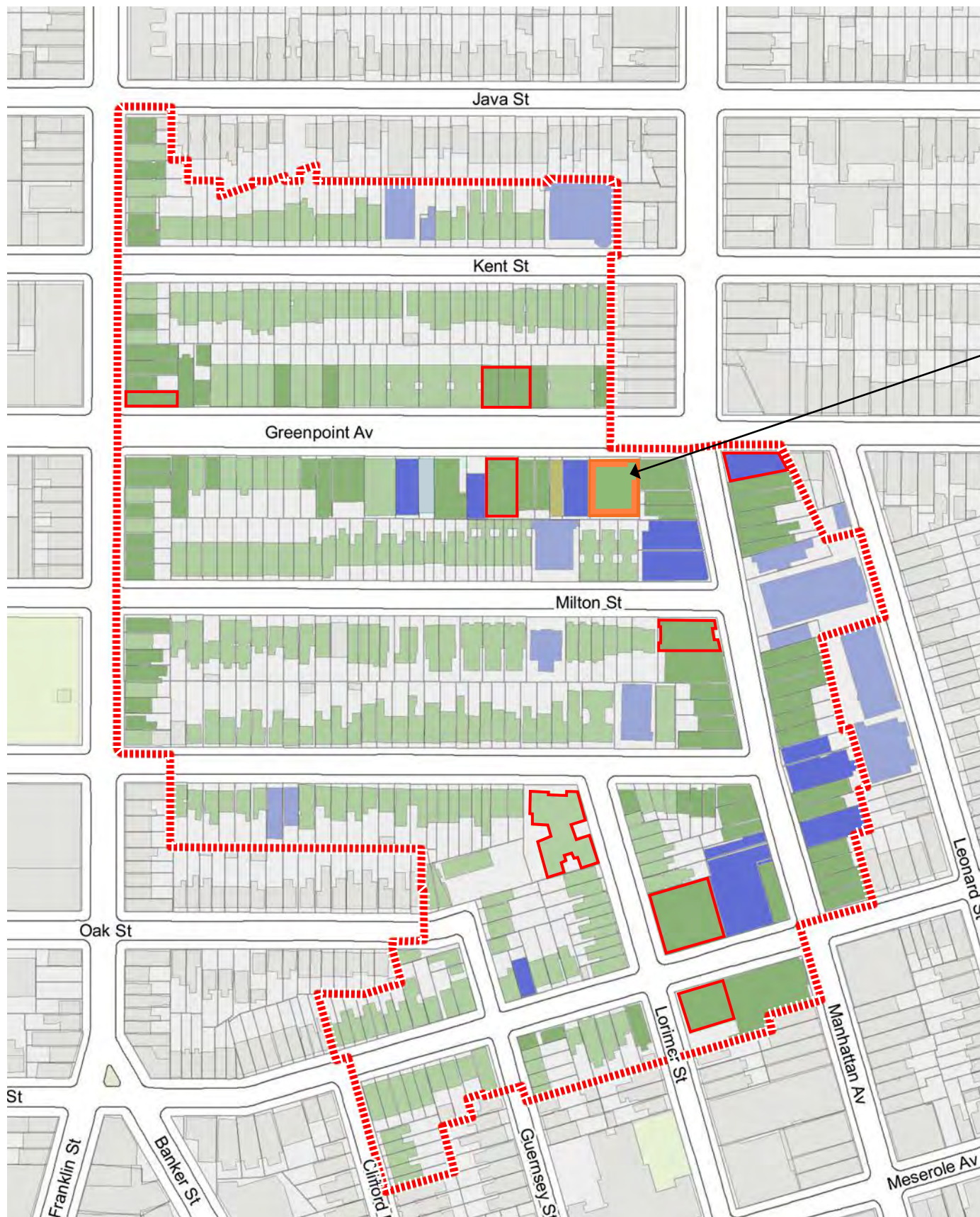
BOROUGH: BROOKLYN

BLOCK: 2563

TAX LOT: 37

ZONING DISTRICT: C4-3A (R6A Equivalent) MAP 13a

LANDMARK STATUS: L - LANDMARK



The project is a completely new design to the previously approved commercial project at this location.

The project has new ownership and is now a multifamily residential project with 55 dwelling units, 20% of which will be affordable.

The intent of the design is a standalone building, with a brick façade and regular cadence of windows recalling the historic tenement housing along Greenpoint avenue.

Street wall height will be similar to the existing residential street wall on the avenue, and a projecting cornice will reduce sightlines of the set back upper floors.

On a volumetric basis the proposed residential building is 30% smaller at 257,008 cubic feet from the previously approved commercial project which was 366,564 cubic feet.

Our floor area has increased from the previously approved with the conversion and change to residential zoning but is still about 15% less than the allowable on the site. The lot coverage is also reduced with our full open rear yard to improve the interior of the block.

- ||||| HISTORIC DISTRICT BOUNDARY
- REFERENCES
- RESIDENTIAL BUILDING
- MIXED USE BUILDING - COMMERCIAL + RESIDENTIAL
- COMMERCIAL + OFFICE
- CHURCH, SYNAGOGUE, CHAPEL
- INDUSTRIAL + MANUFACTURING
- MUSEUM/INSTITUTE



1940 TAX PHOTO



EXISTING



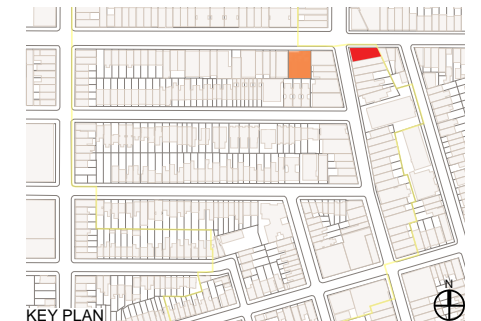
PREVIOUSLY APPROVED



1906 PHOTO OF UNION BANK AT 894 MANHATTAN AVE, CORNER VIEW



894 MANHATTAN AVE, CORNER VIEW

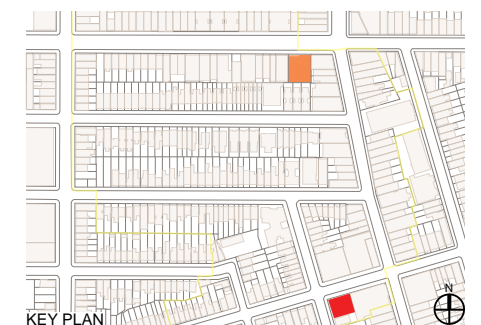




807 MANHATTAN AVE, CORNER VIEW



807 MANHATTAN AVE, WEST VIEW

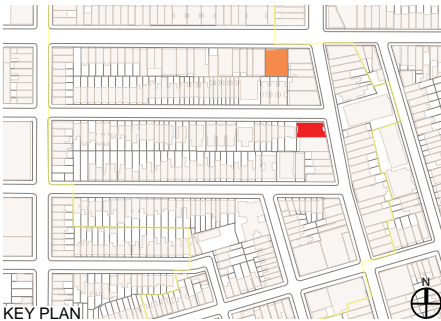




863 MANHATTAN AVE, EAST VIEW



863 MANHATTAN AVE, CORNER VIEW

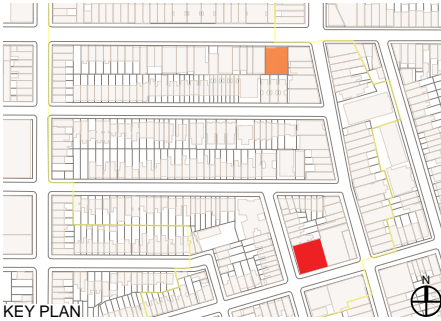




171 CALYER ST, CORNER VIEW



171 CALYER ST, SOUTH VIEW, RENDERING





1125 LORIMER, CORNER VIEW



1125 LORIMER, NORTH VIEW





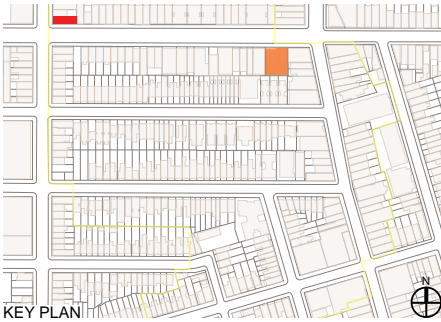
CORNER VIEW



1982 MECHANIC'S AND TRADER'S BANK, SOUTH VIEW



SOUTH VIEW

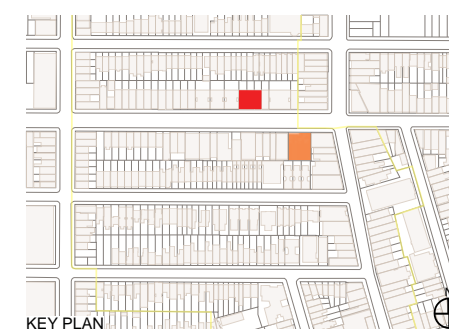




117 + 119 GREENPOINT AVE



119 + 121 GREENPOINT AVE

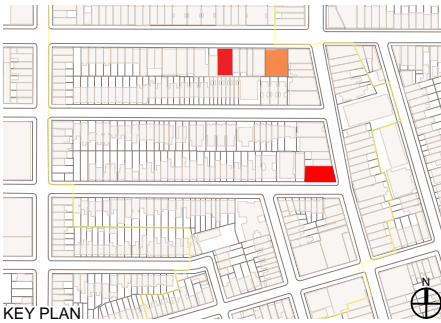




130 GREENPOINT AVE, SOUTH VIEW



845 MANHATTAN AVE, CORNER VIEW

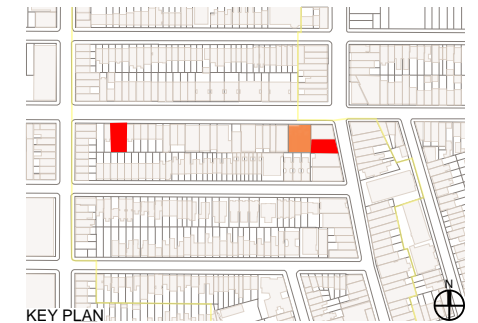




887 MANHATTAN AVE



104 GREENPOINT AVE





897 MANHATTAN AVE **144 GREENPOINT AVE** 140 138 136 134 130 128 126 124 122 118 114 112 110 108 106 104 102 100 98 96 94 142 FRANKLIN ST

GREENPOINT AVENUE ELEVATION LOOKING SOUTH



144 FRANKLIN ST 79 81 83 85 87 89 91 93 95 97 99 101 103 107 111 115 117 119 121 123 125 131 133 NOT IN HISTORIC DISTRICT

GREENPOINT AVENUE ELEVATION LOOKING NORTH



807



817 821 825 829 831 833 837



845 849 851 853 863



875 885 887 889 897

MANHATTAN AVENUE ELEVATION LOOKING WEST



896 892 888 886 882 880 878 866 862 860 856 854 850 848 846 842 836 832 830 826 824 820 818 814

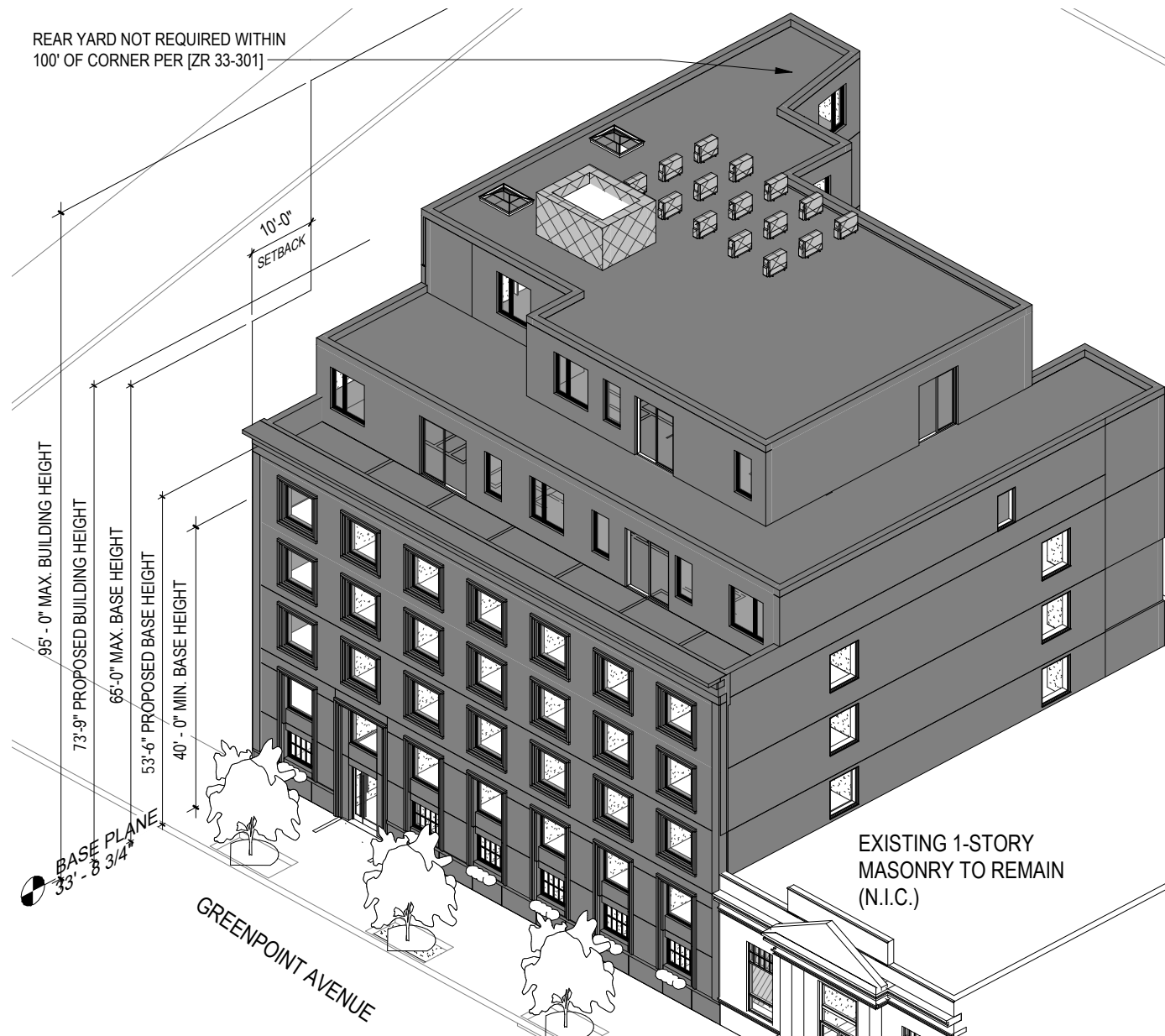
MANHATTAN AVENUE ELEVATION LOOKING EAST



PREVIOUSLY APPROVED STREET ELEVATION



PROPOSED STREET ELEVATION



PROPOSED: RESIDENTIAL, 20% AFFORDABLE

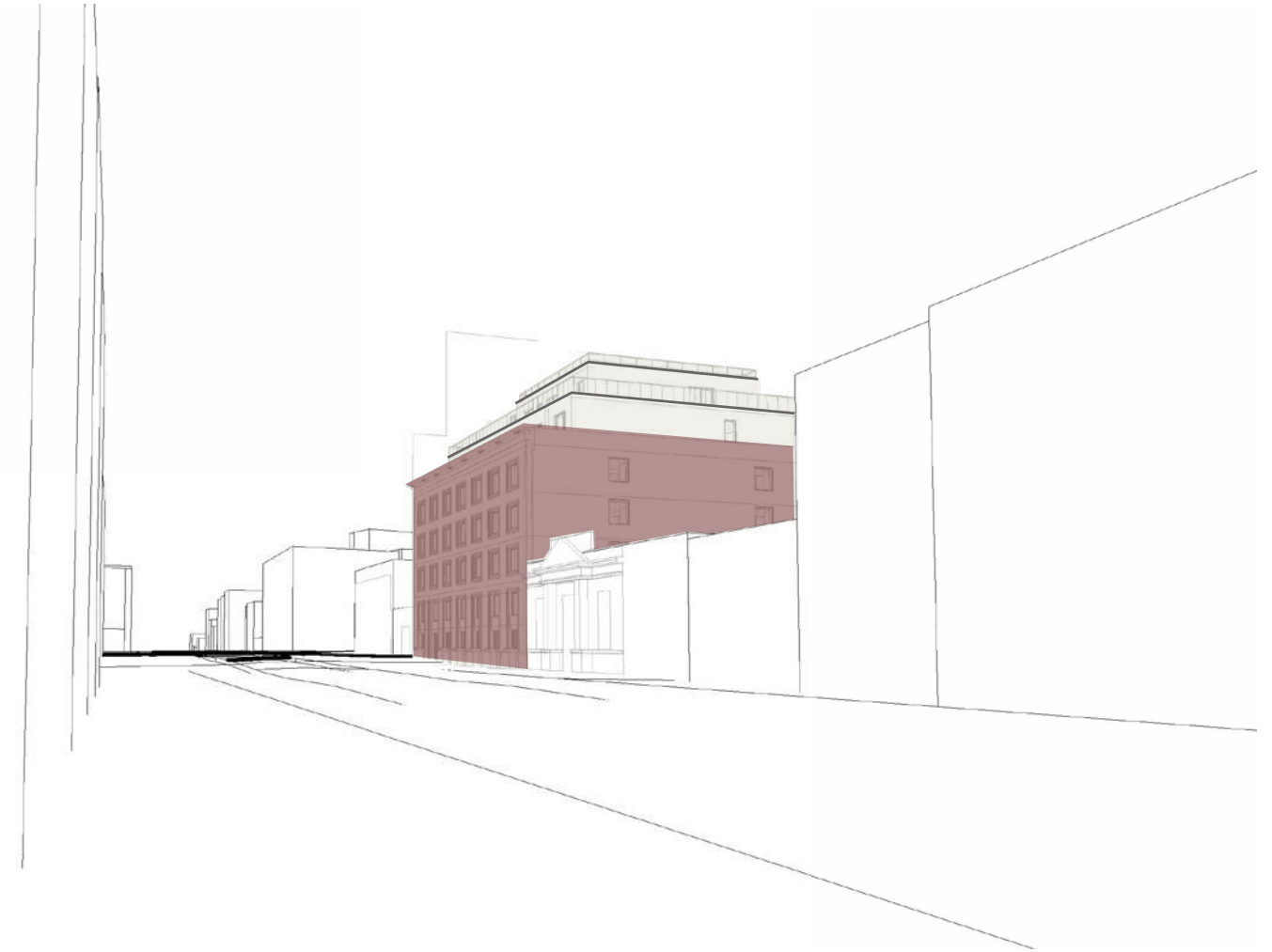
COMMERCIAL FLOOR AREA TO RESIDENTIAL CONVERSION: [ZR 15-11] 11,163 SF
 ALLOWABLE NEW F.A.R.: ZR23-22: 3.90 [ZR 23-22] x 7,600 SF = 29,640.00 SF
 MAX ALLOWABLE FLOOR AREA: [ZR - 15-11] 40,803 SF
 PROPOSED ZONING FLOOR AREA: [ZR23-22, 15-11] 34,351 SF
 STORIES: 7
 BUILDING HEIGHT: 73'-9"
 BASE HEIGHT: 53'-6"
 FRONT SETBACK: 10'
 REAR YARD: 20'
 TOTAL STREET FRONTAGE: 80'
 DWELLING UNITS: 55

PREVIOUSLY APPROVED: COMMERCIAL

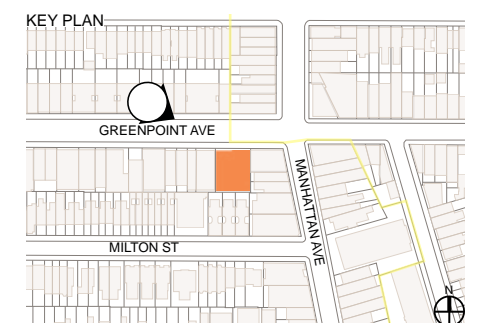
PROPOSED ZONING FLOOR AREA: 20,959.21 SF
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PREVIOUSLY APPROVED

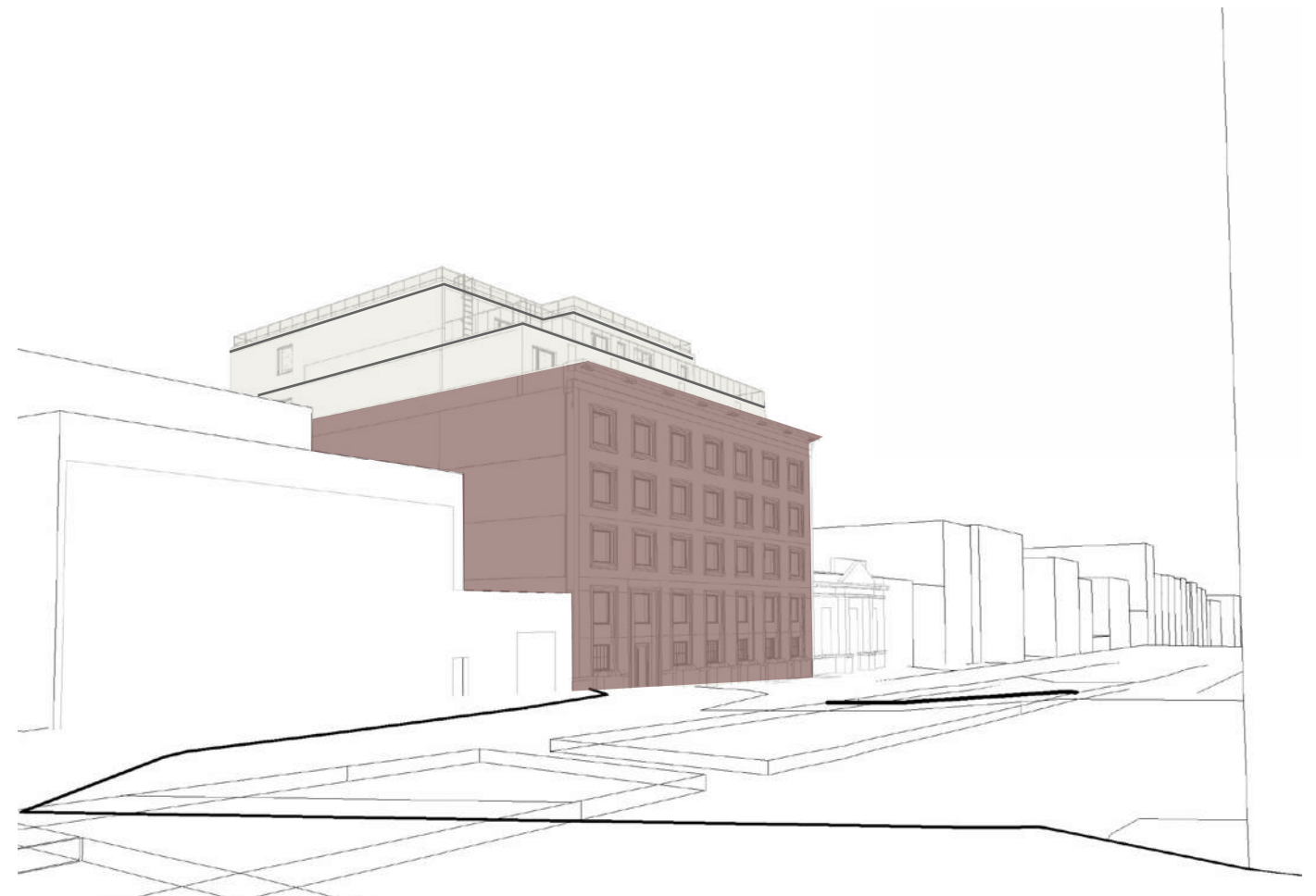


PROPOSED

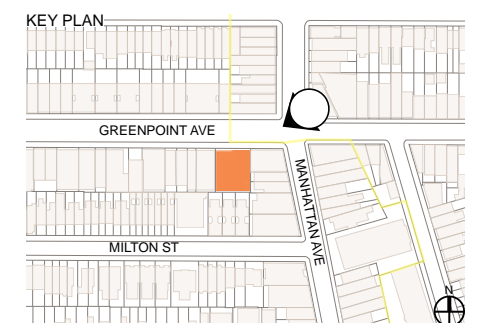




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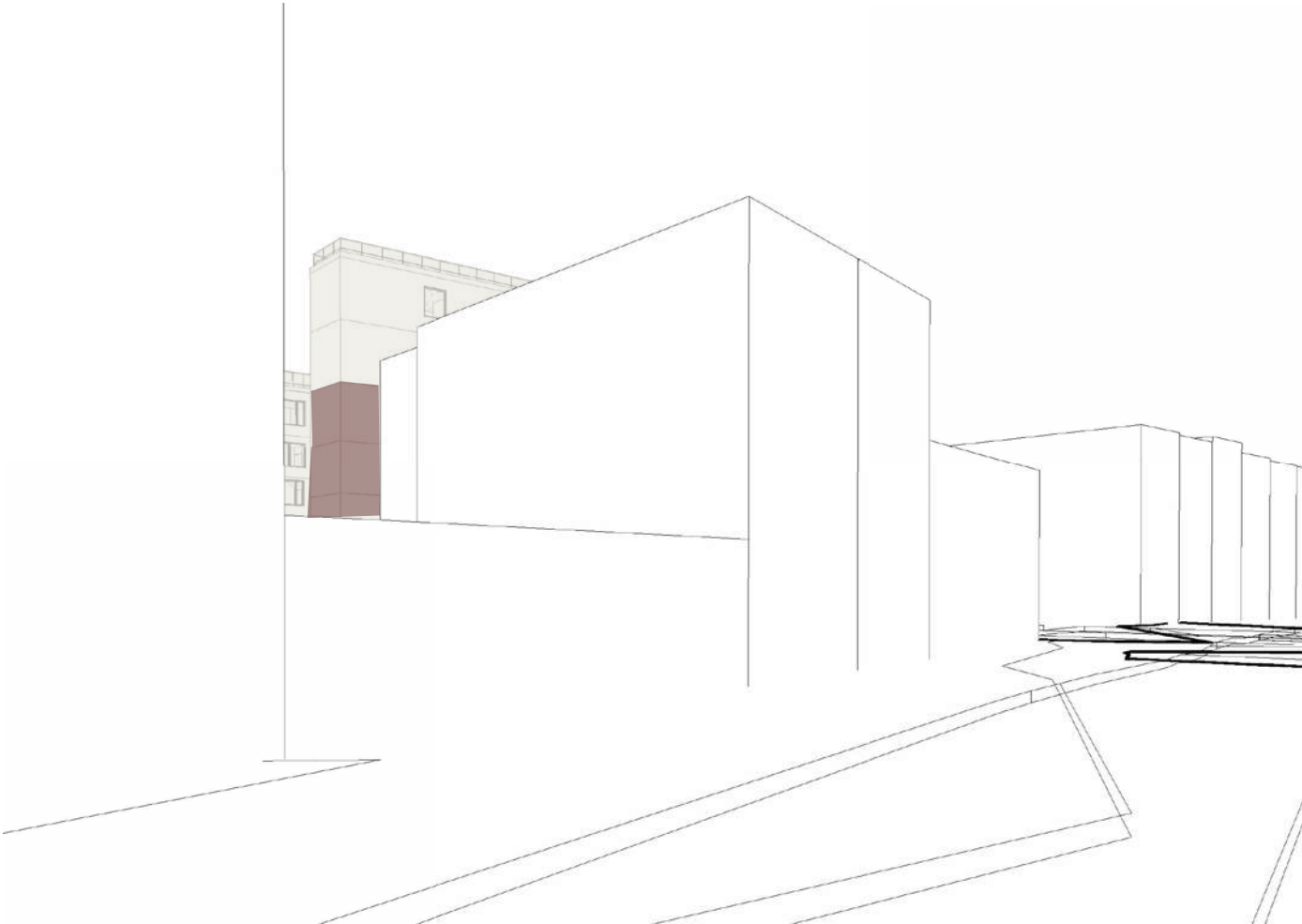


PROPOSED

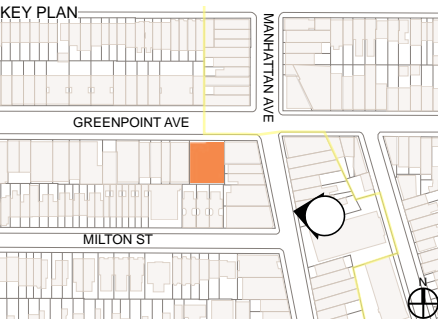




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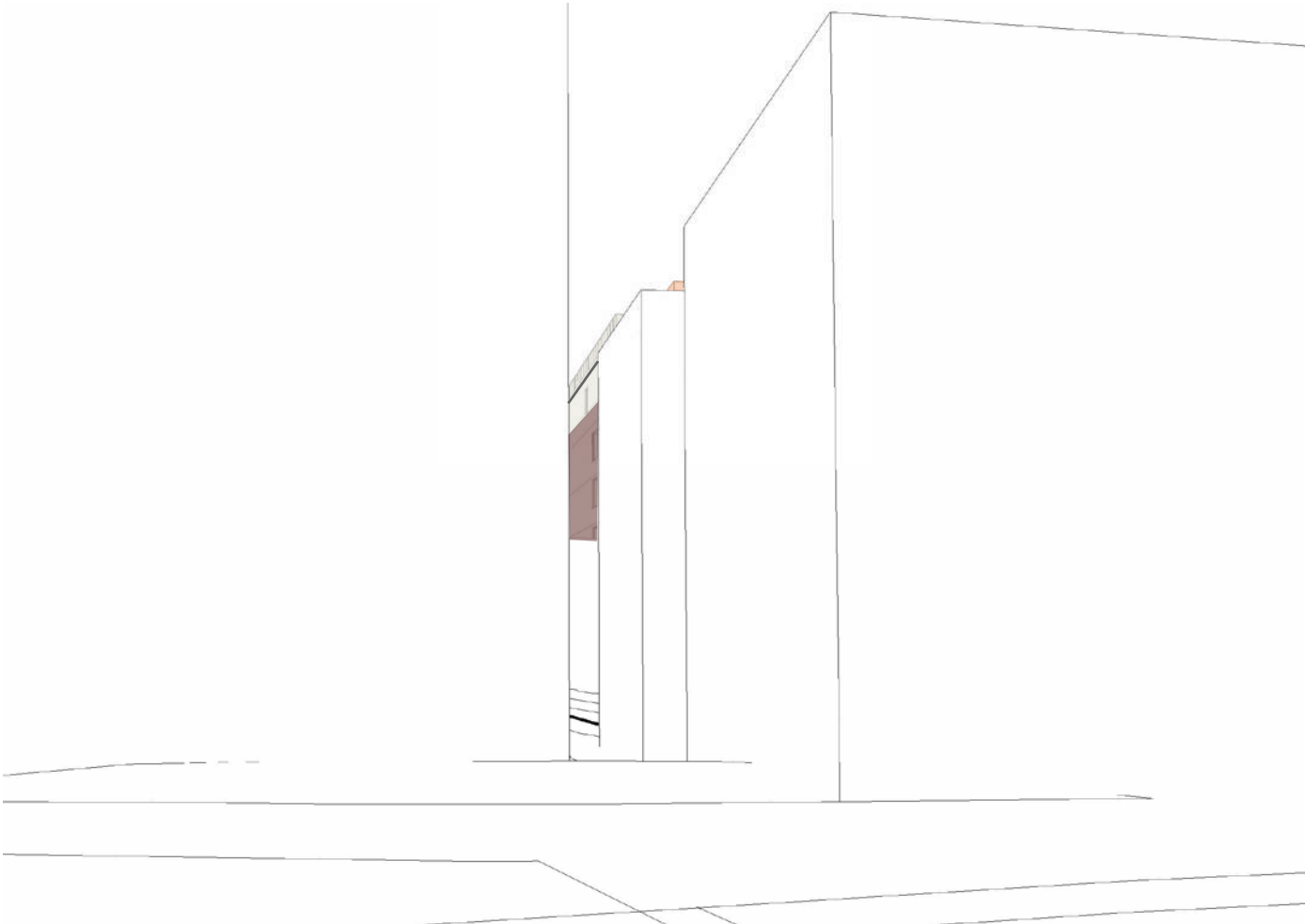


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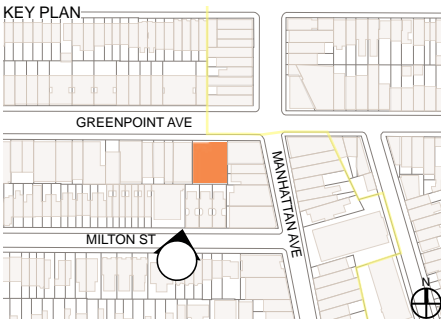




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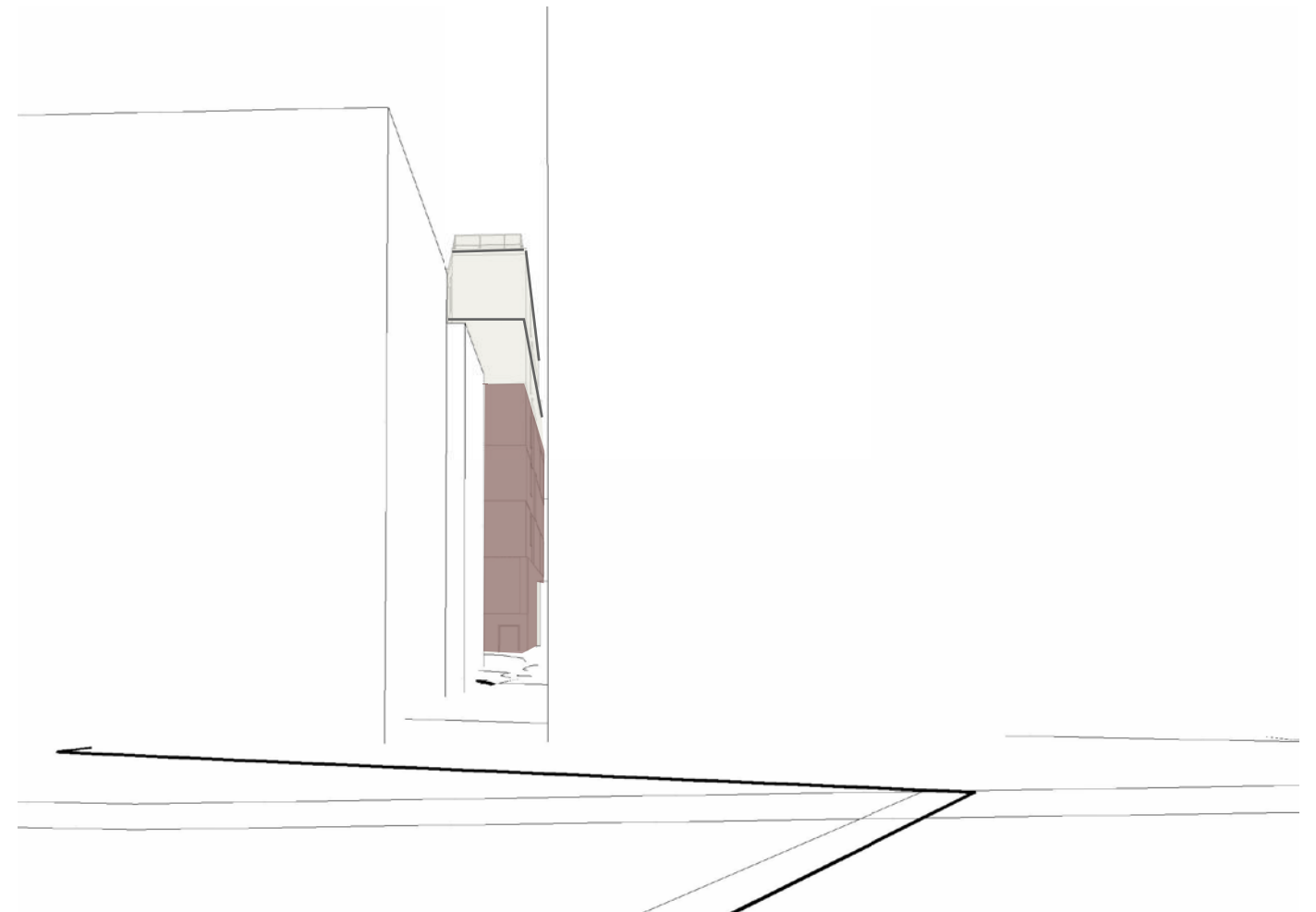


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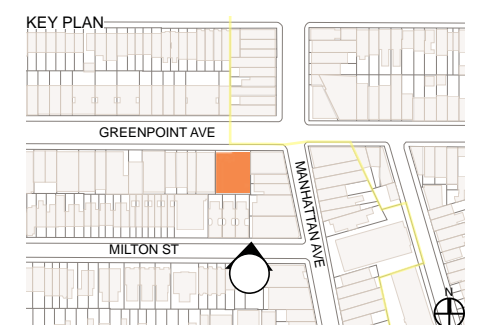




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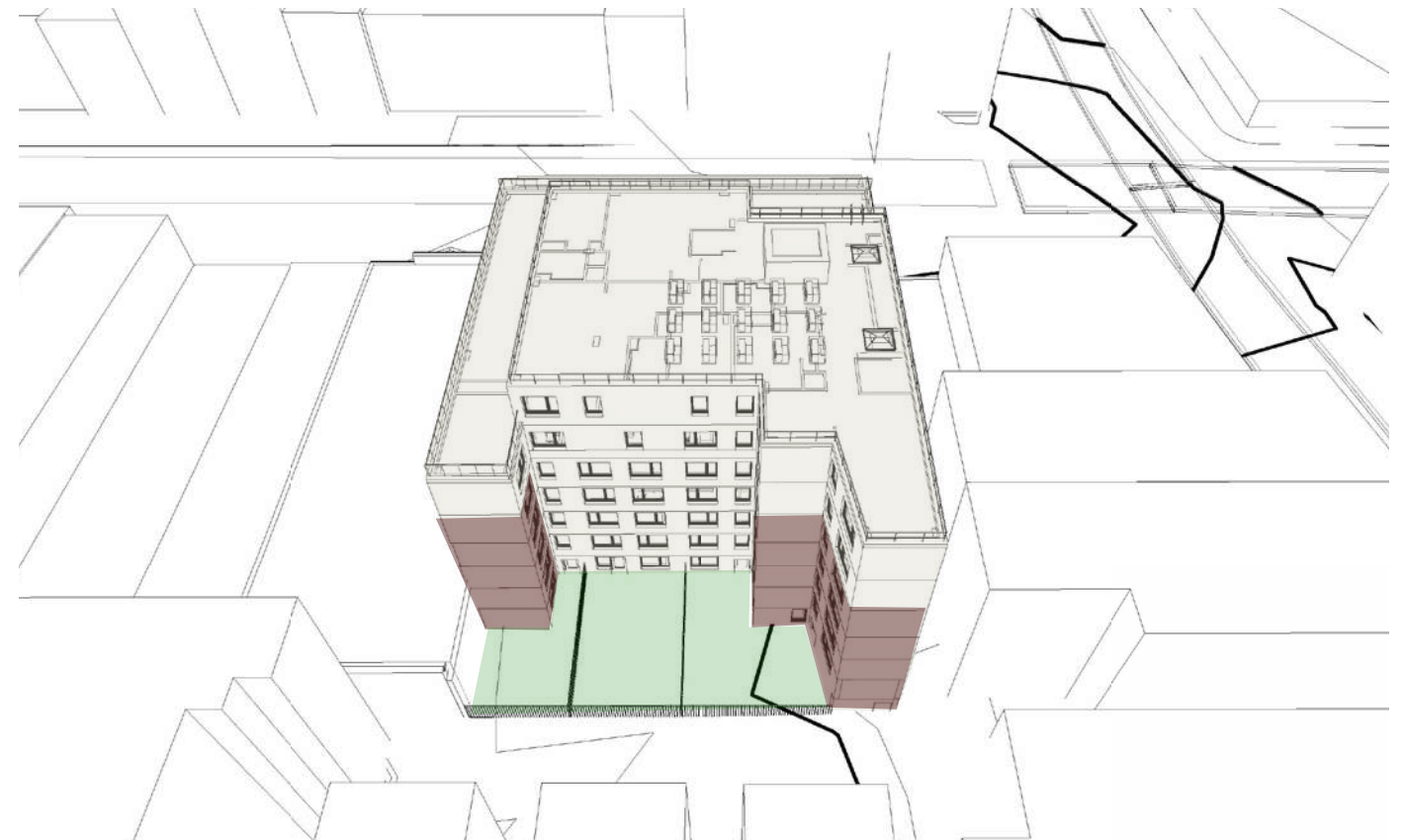


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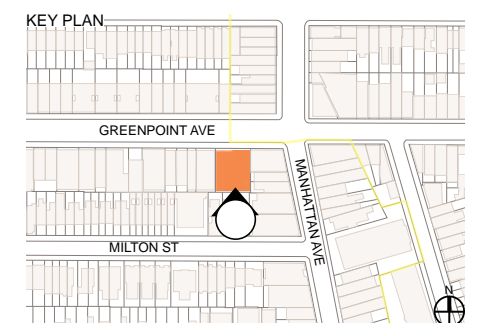




PREVIOUSLY APPROVED



PROPOSED

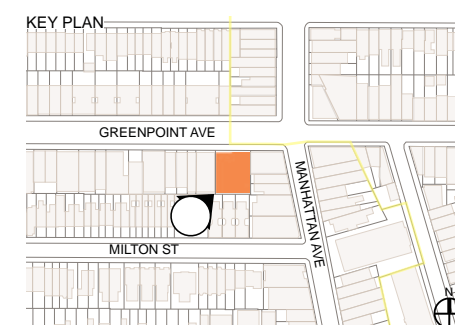




PREVIOUSLY APPROVED



PROPOSED





● 138 GREENPOINT AVE



● 104 GREENPOINT AVE



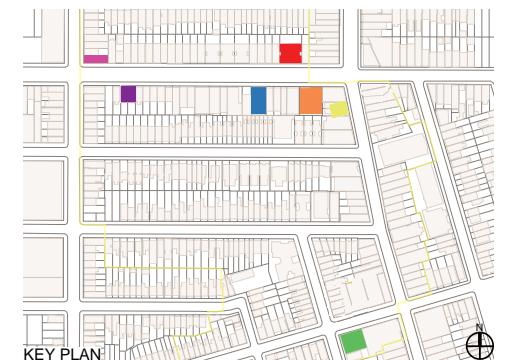
● 130 GREENPOINT AVE



● 887 MANHATTAN AVE



● 807 MANHATTAN AVE

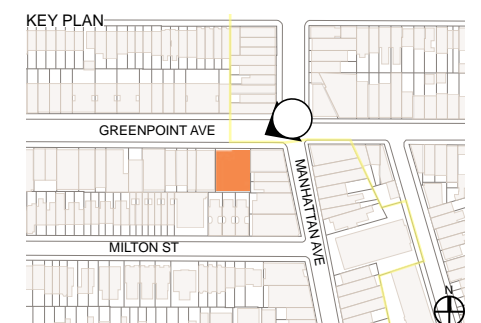




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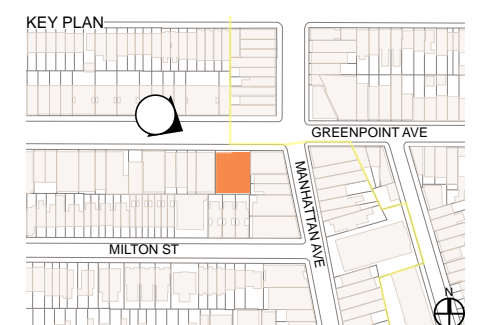


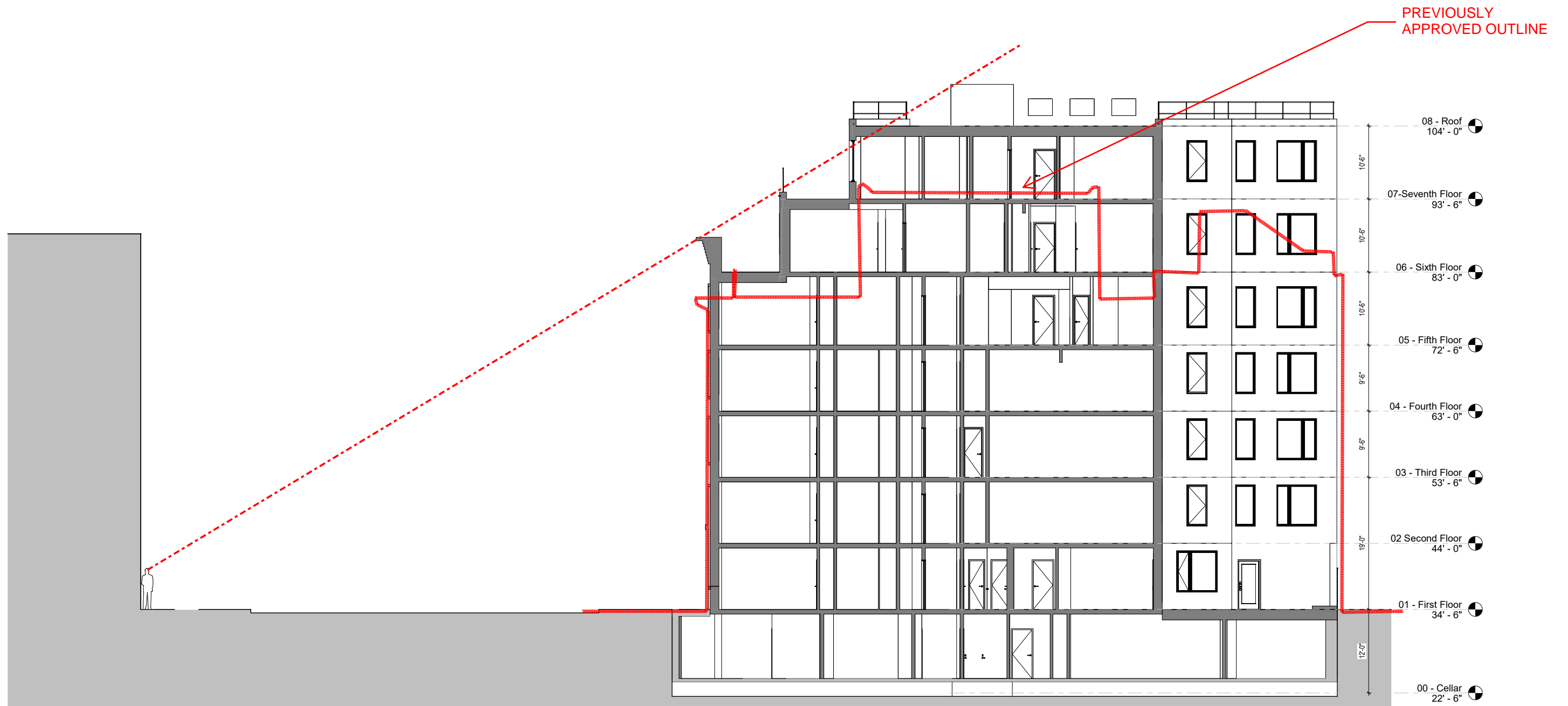


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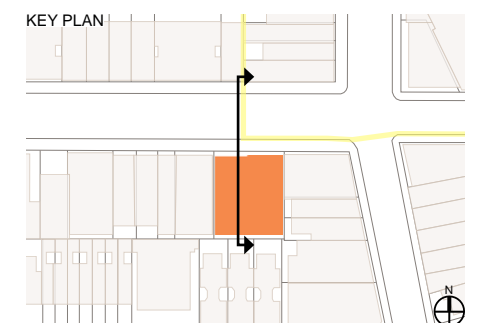


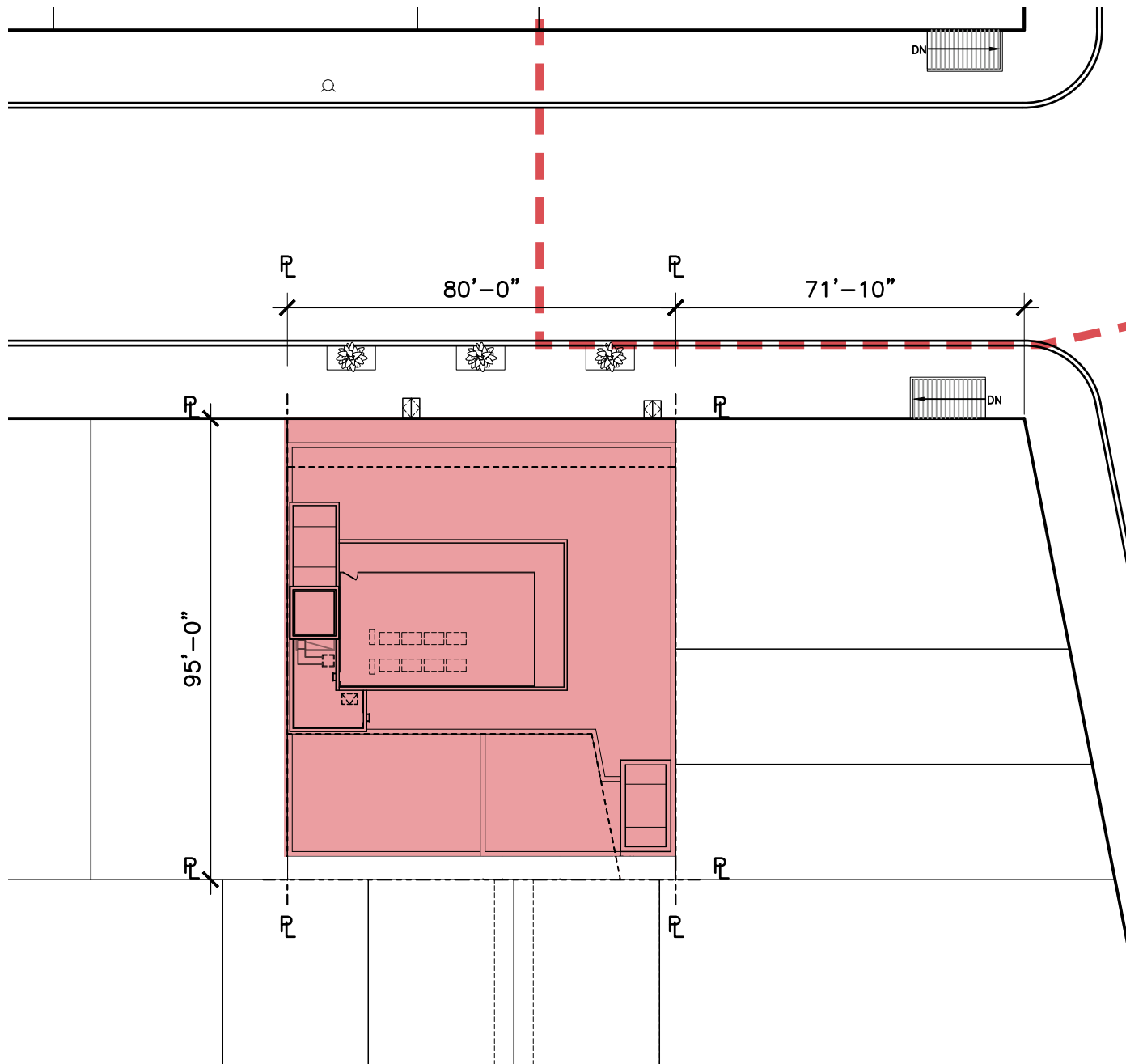
PROPOSED





PROPOSED SITE LINE SECTION

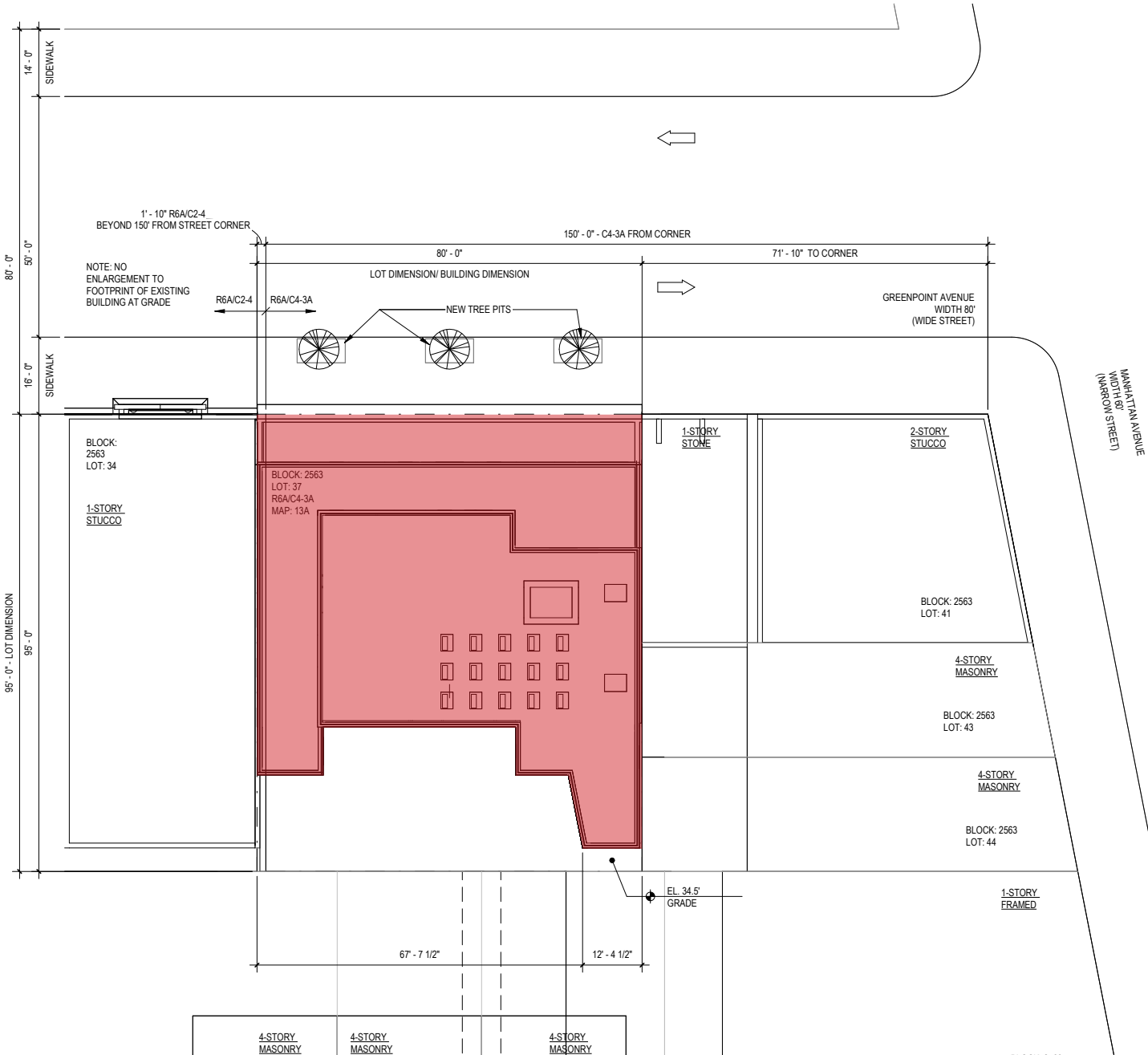




PREVIOUSLY APPROVED

PREVIOUSLY APPROVED: COMMERCIAL

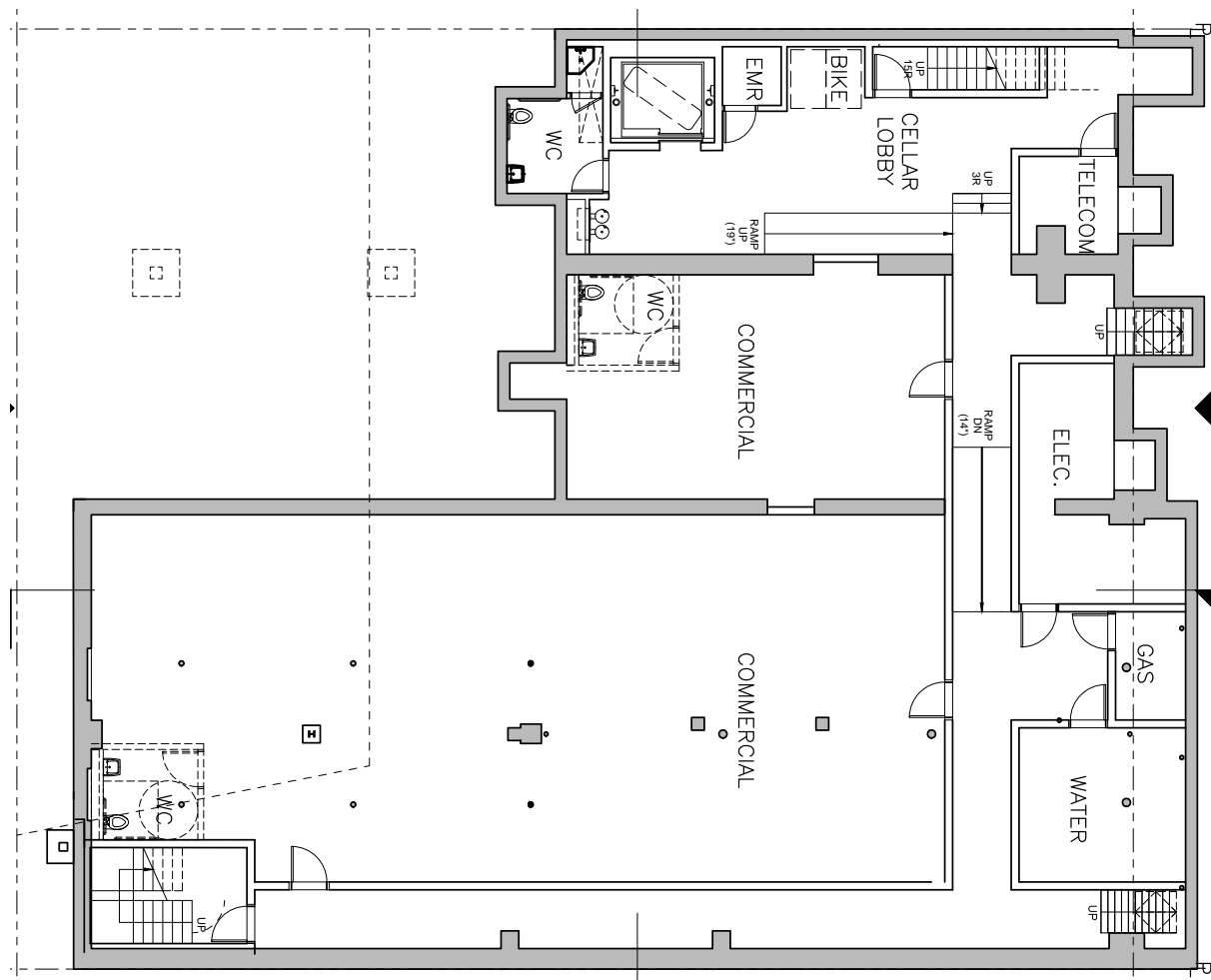
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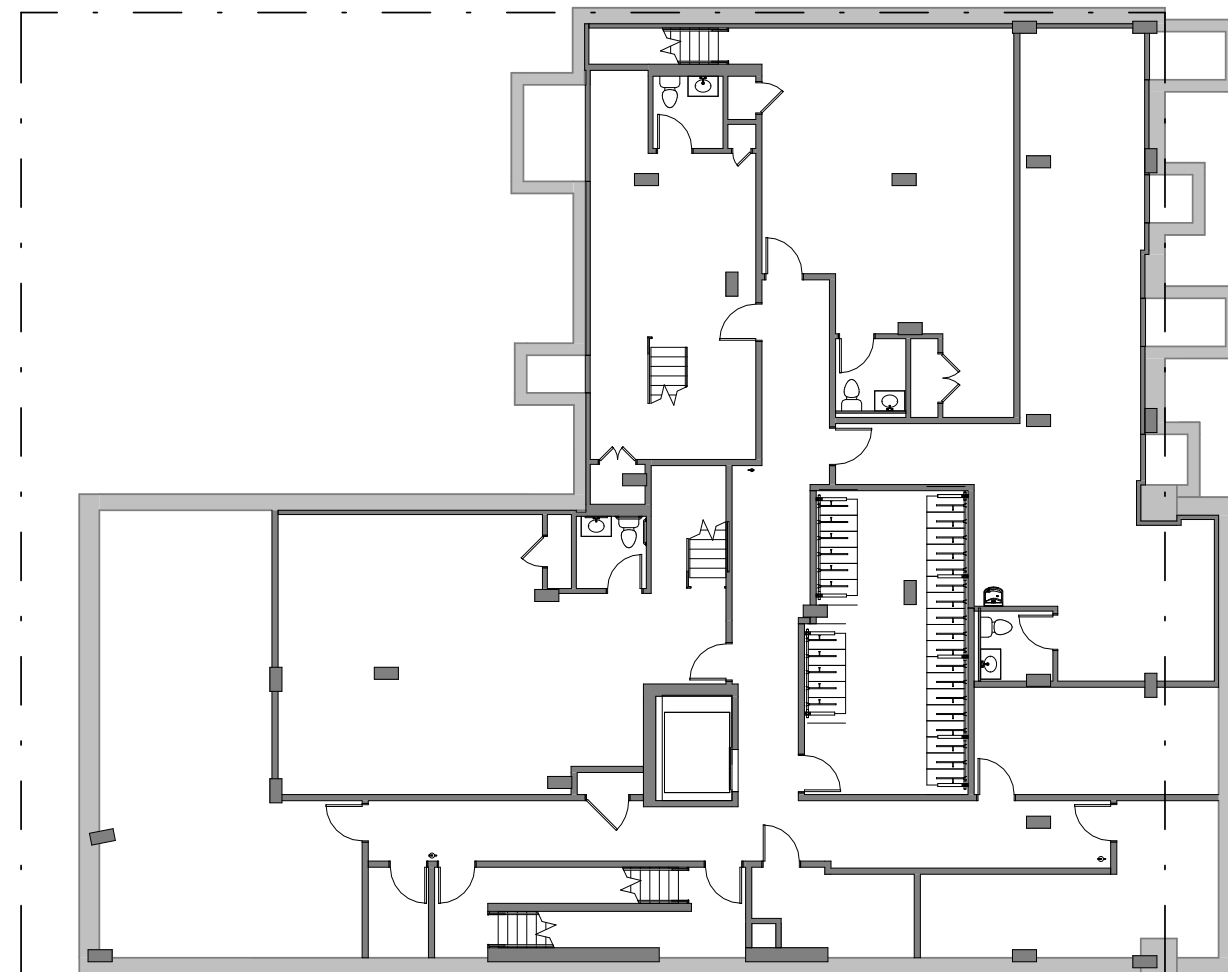
PROPOSED

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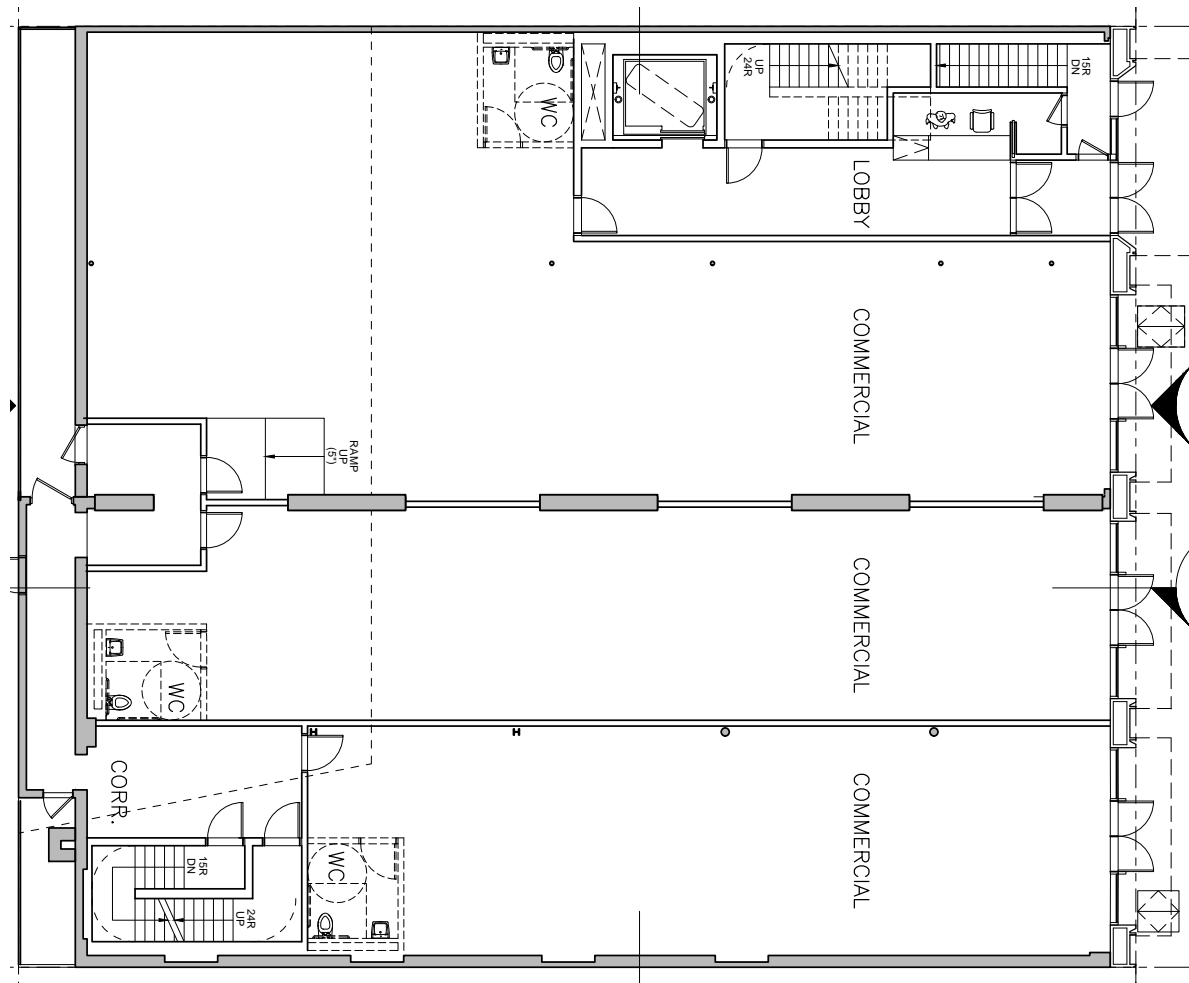
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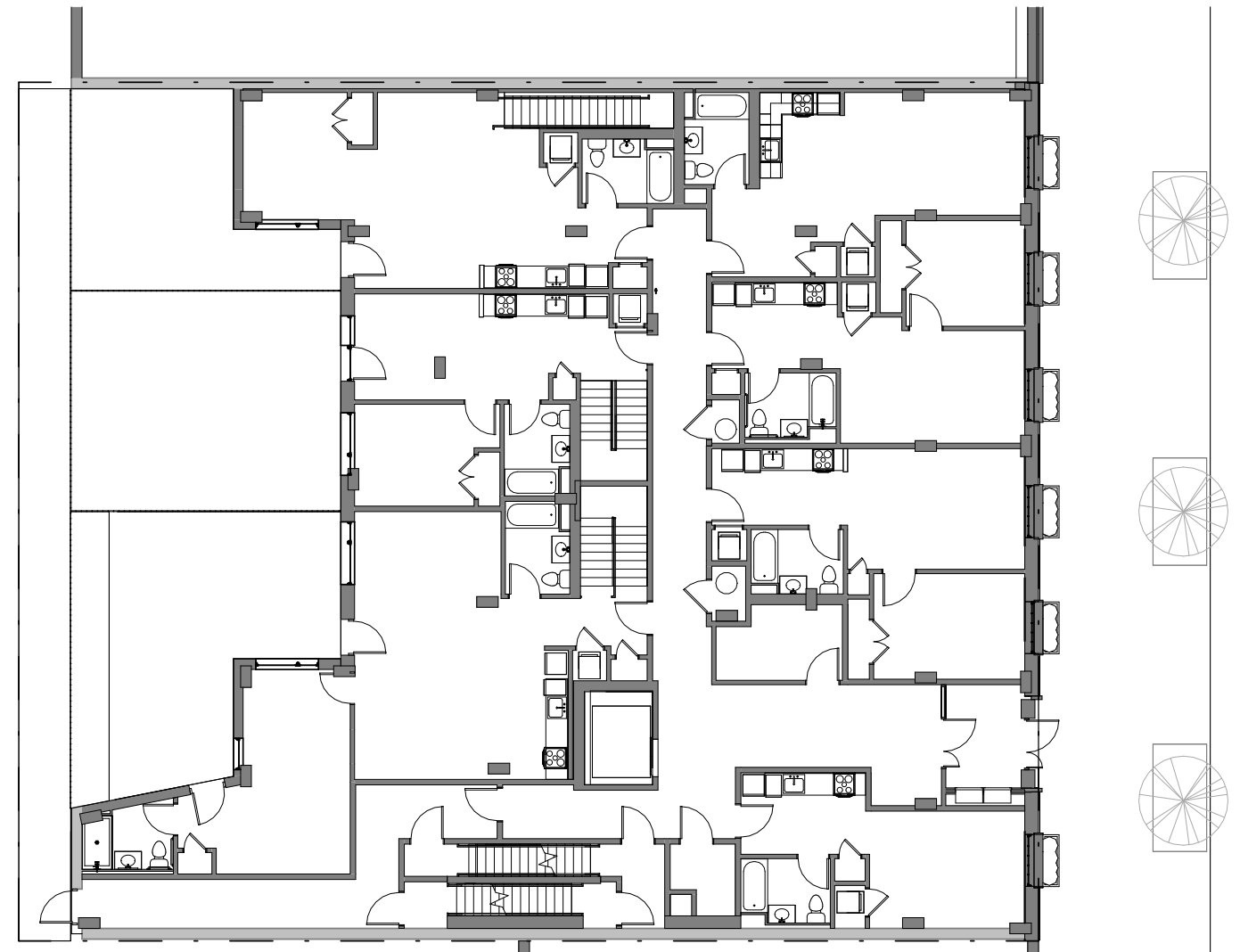
PREVIOUSLY APPROVED CELLAR PLAN



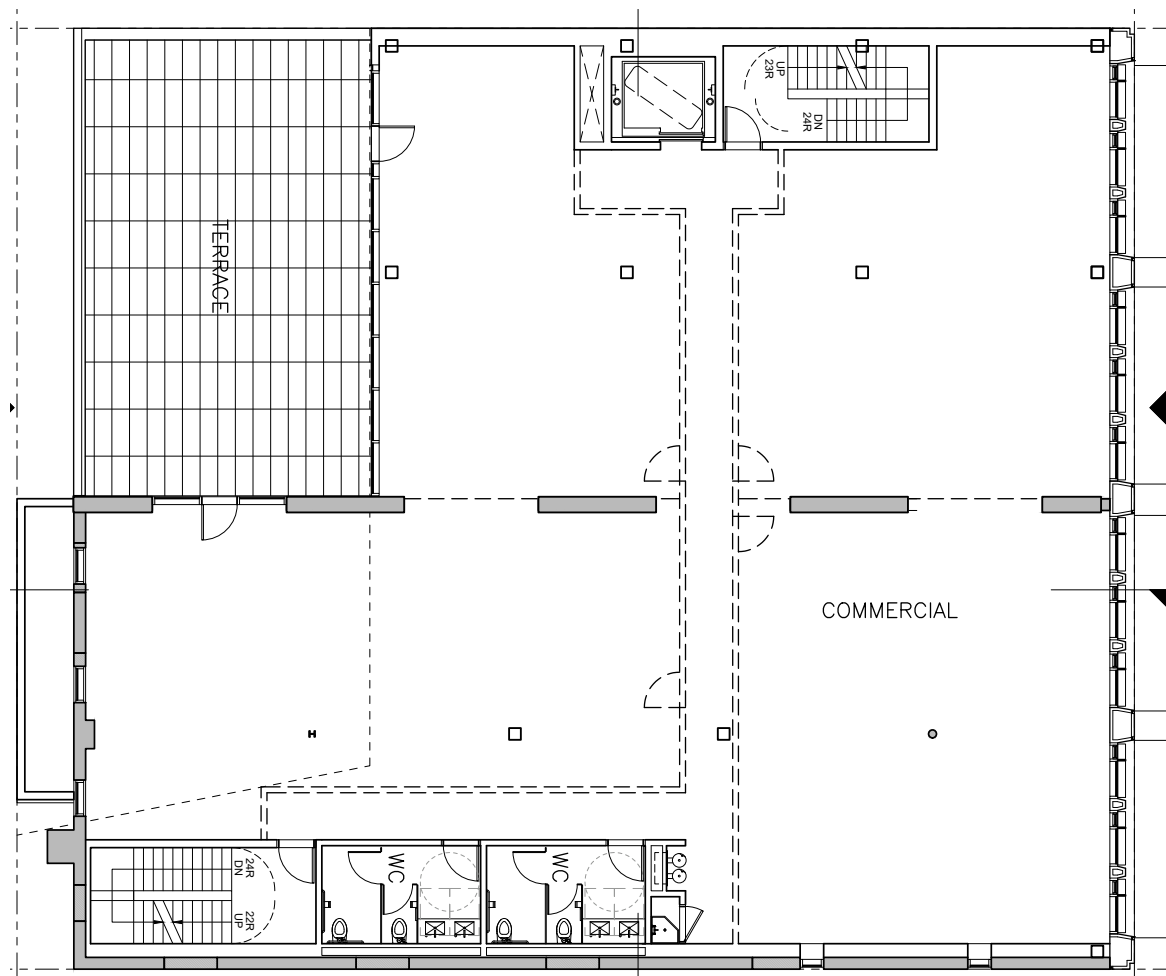
PROPOSED CELLAR PLAN



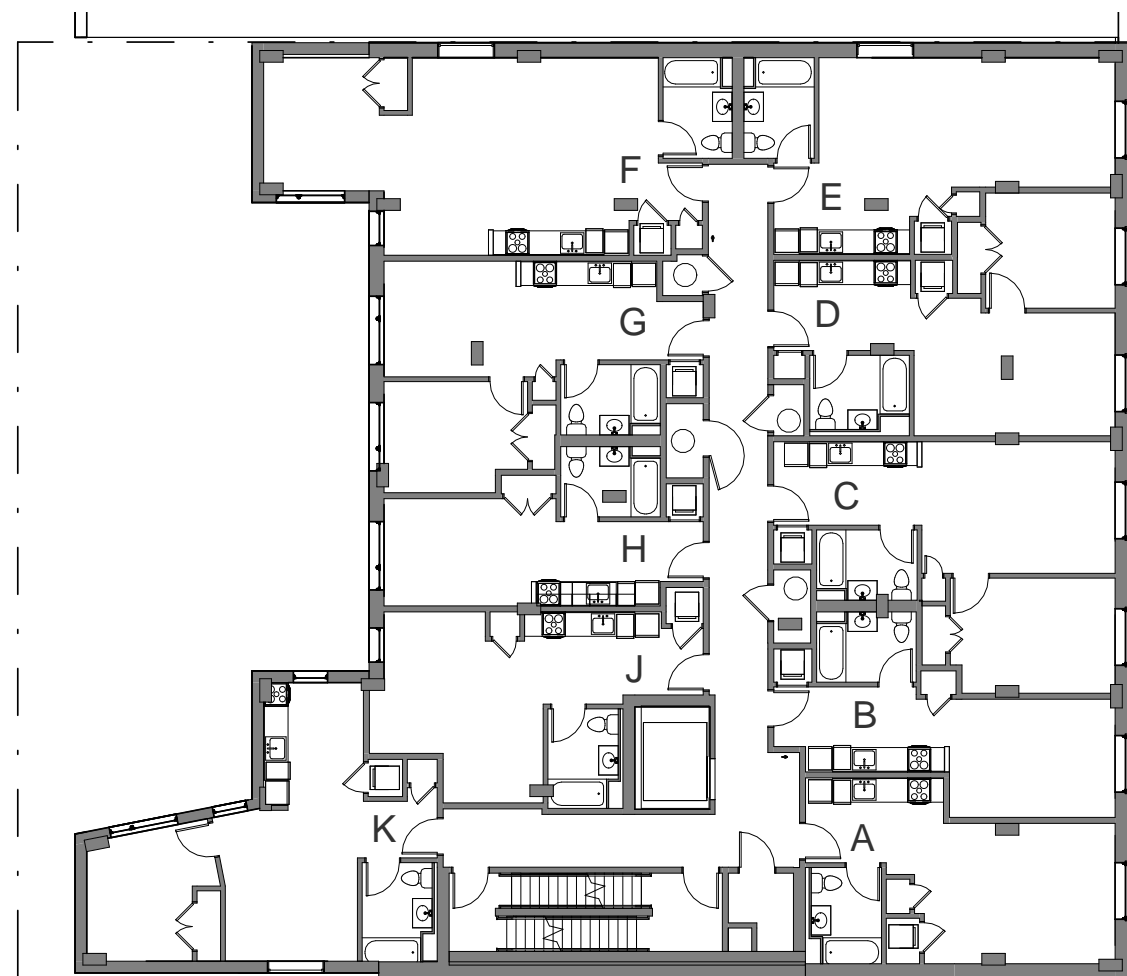
PREVIOUSLY APPROVED FIRST FLOOR PLAN



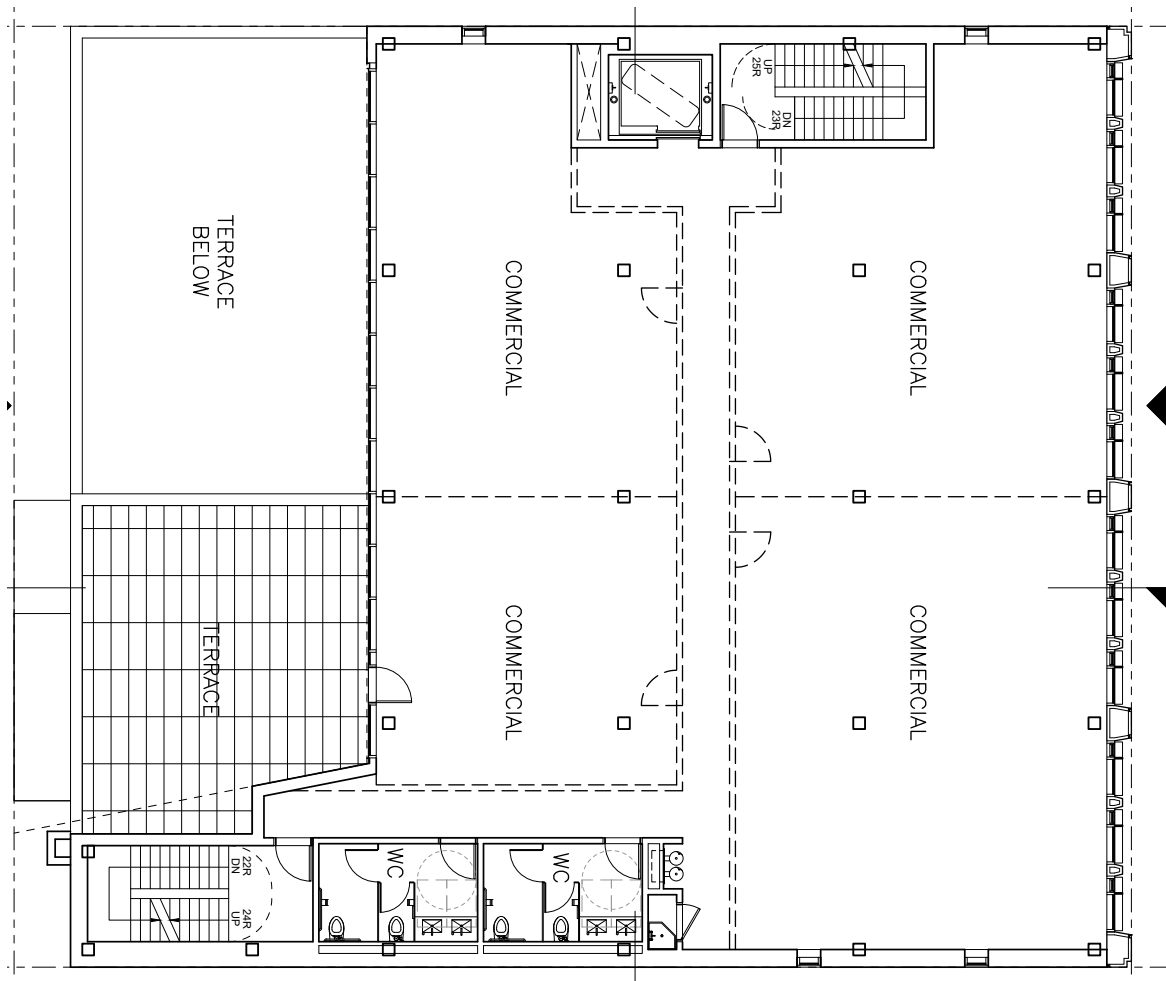
PROPOSED FIRST FLOOR PLAN



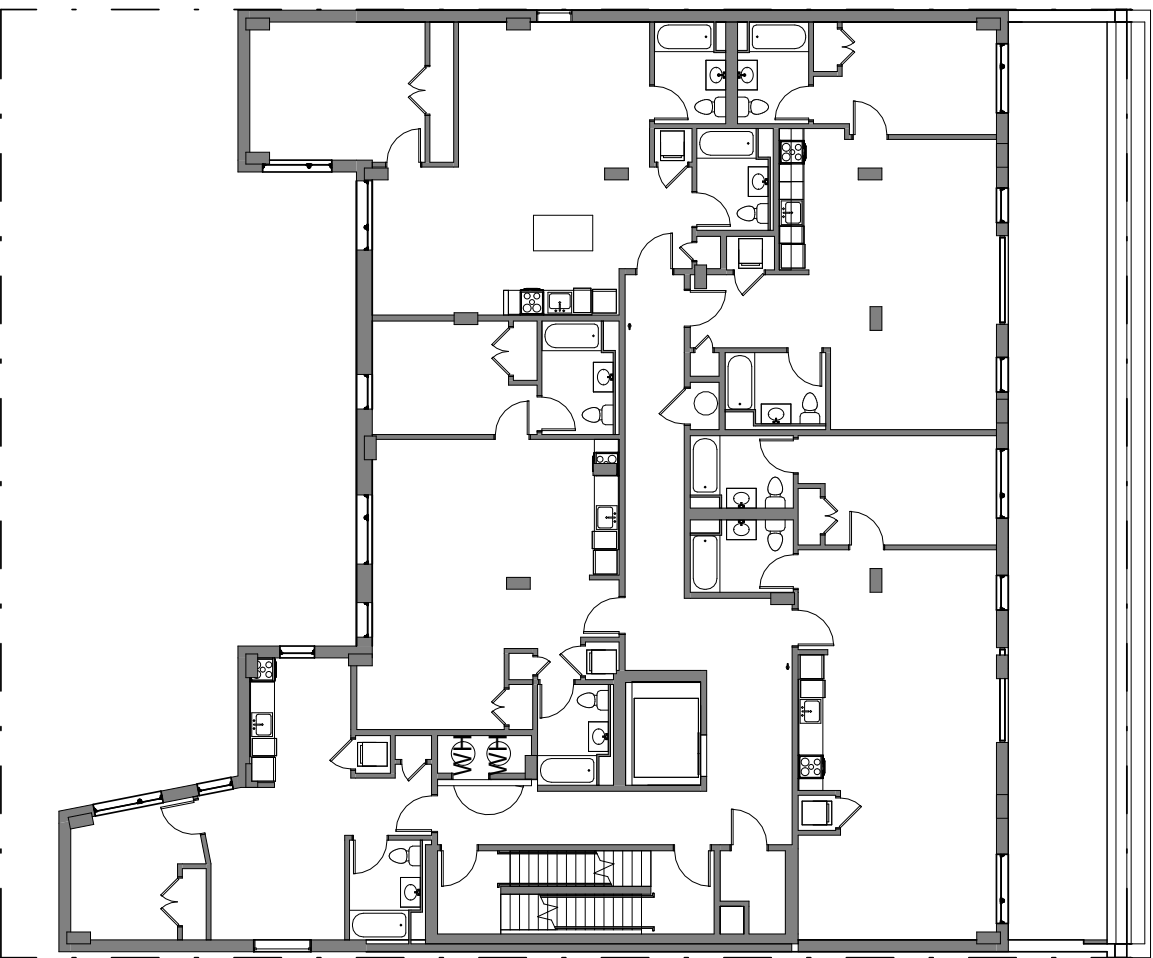
PREVIOUSLY APPROVED SECOND FLOOR PLAN COMMERCIAL



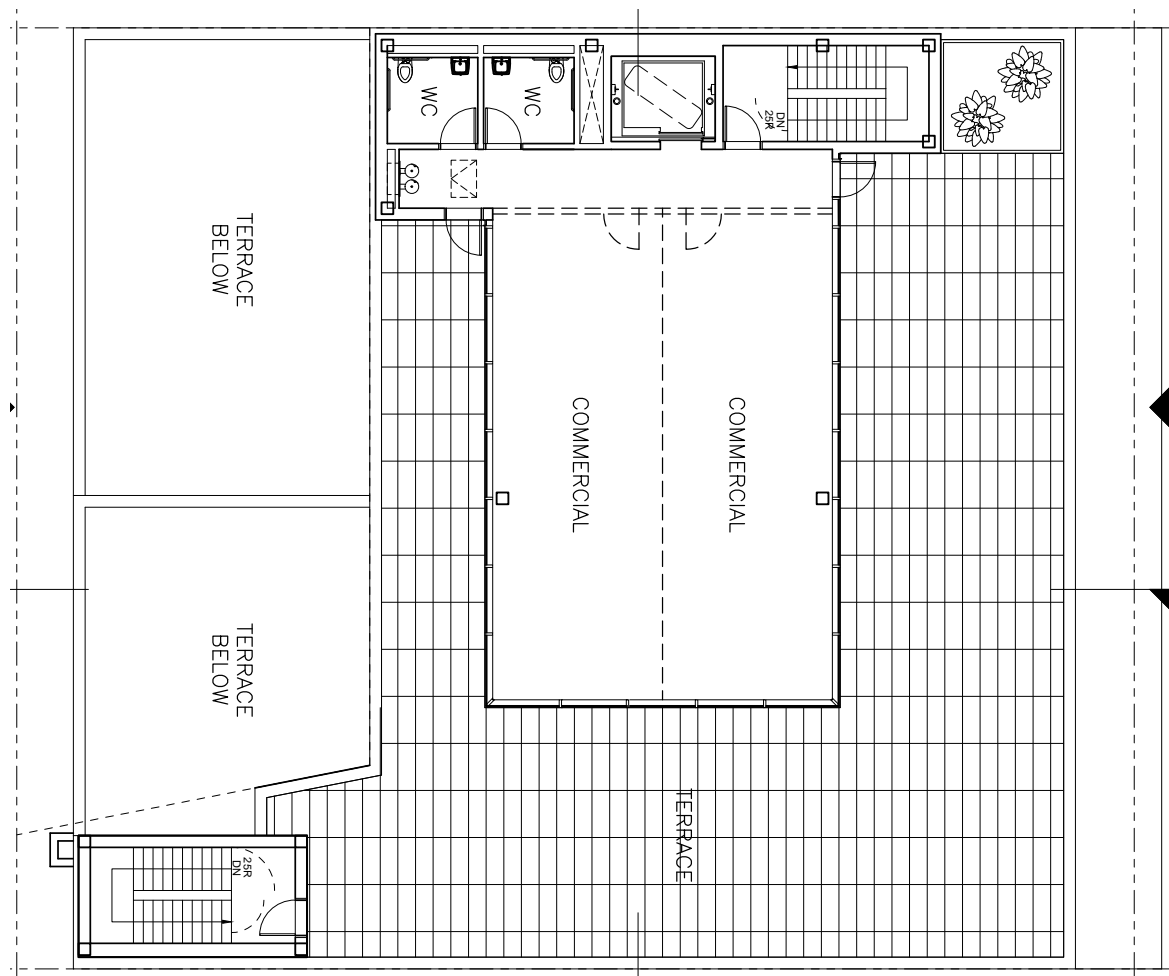
TYPICAL FLOOR PLAN RESIDENTIAL



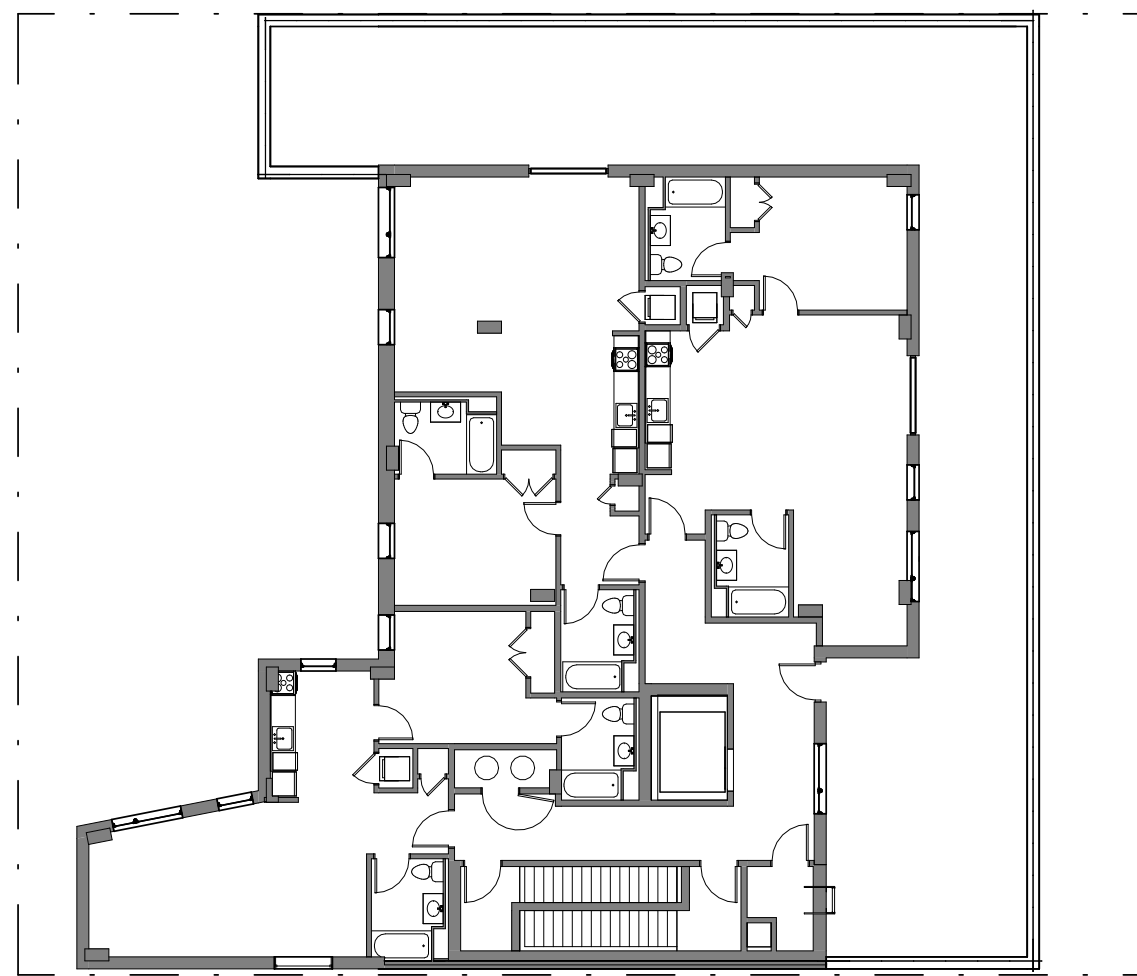
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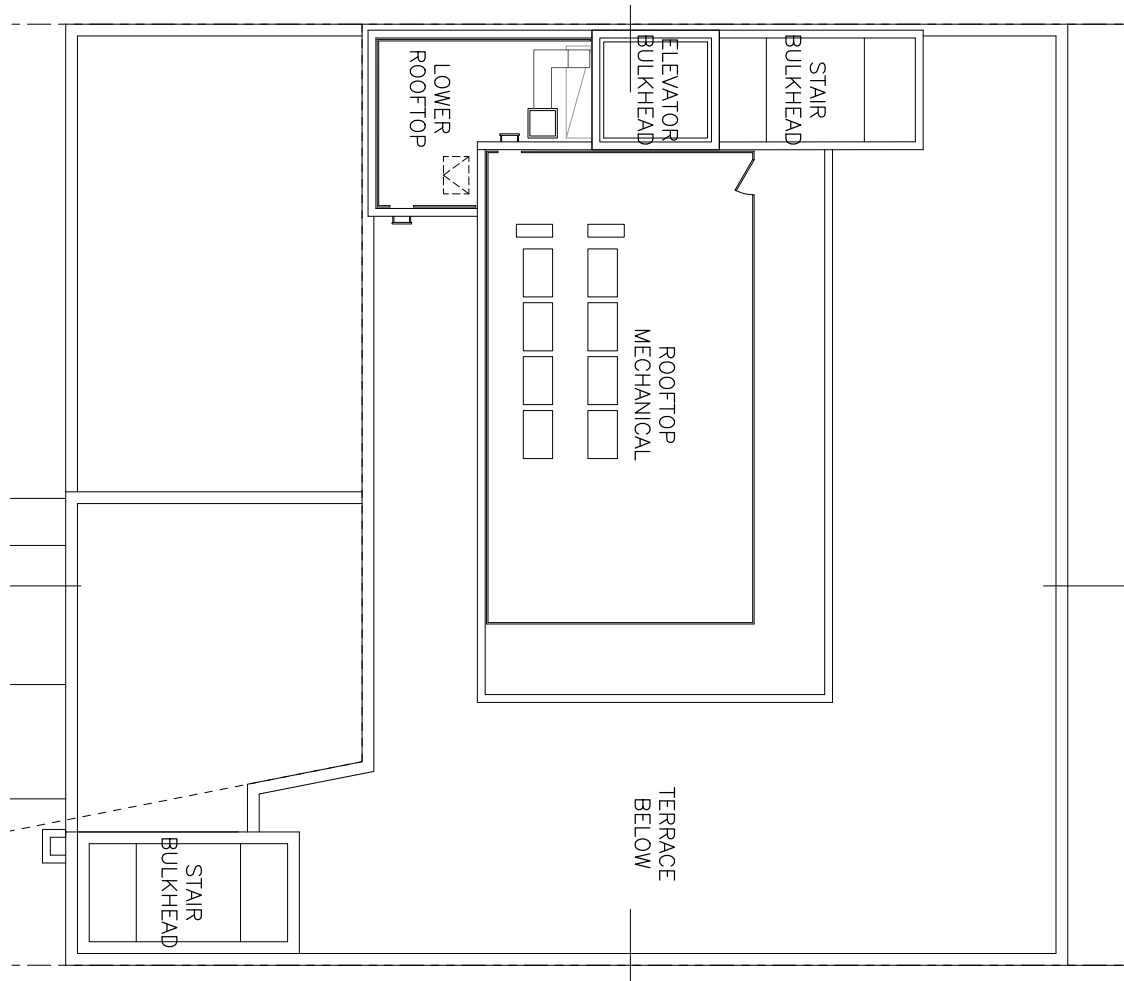
PROPOSED SIXTH FLOOR PLAN



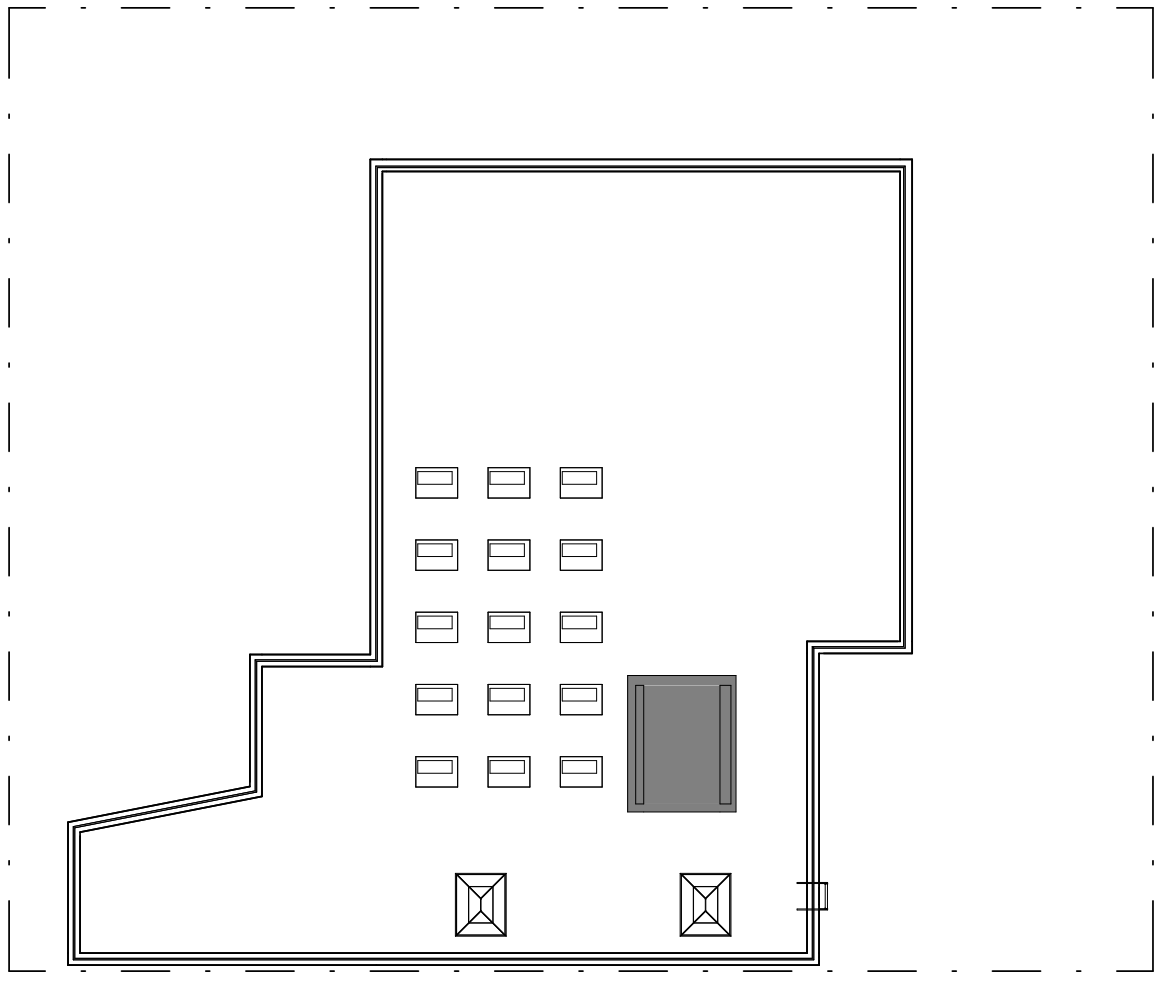
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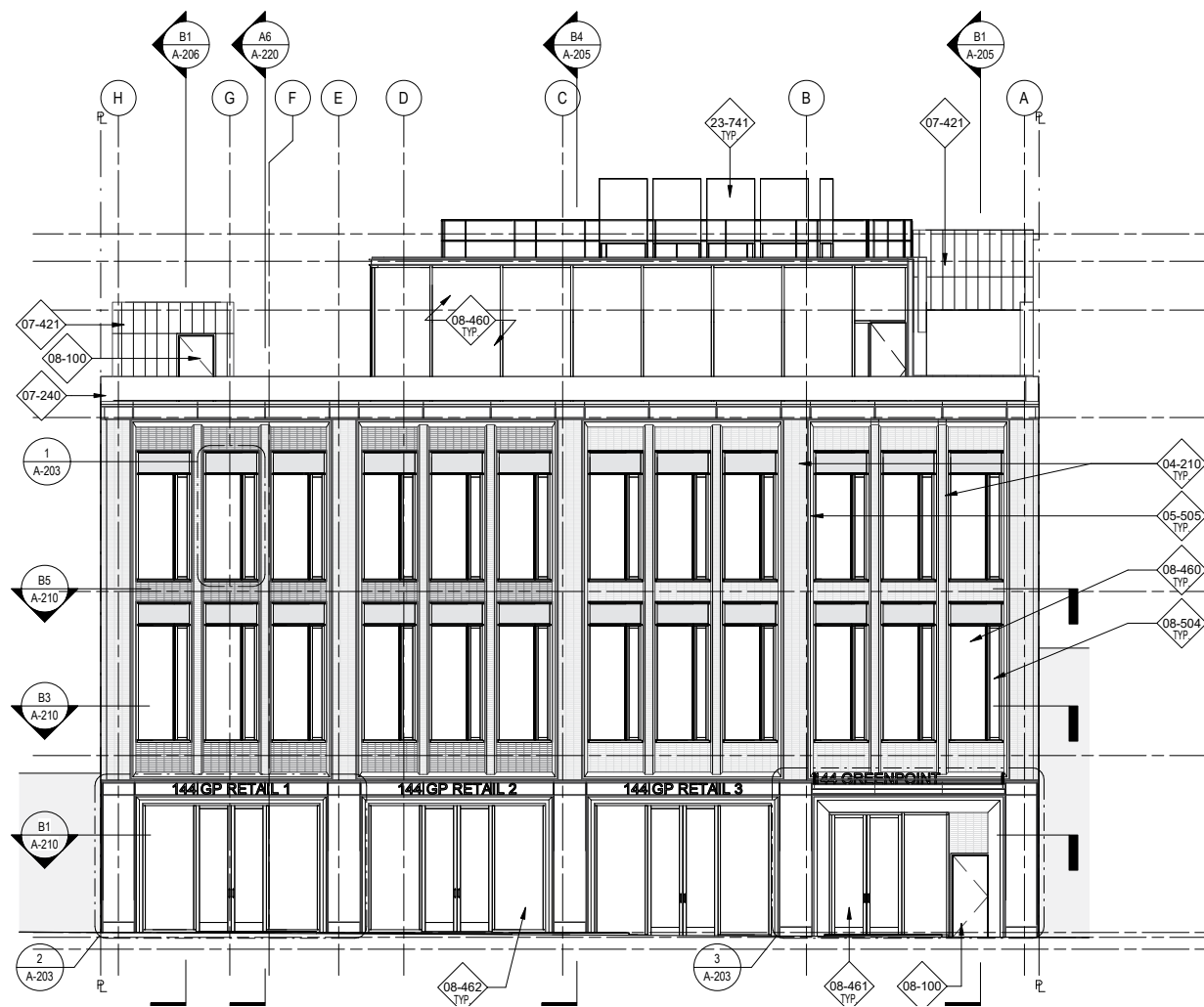
PROPOSED SEVENTH FLOOR



PREVIOUSLY APPROVED ROOF PLAN



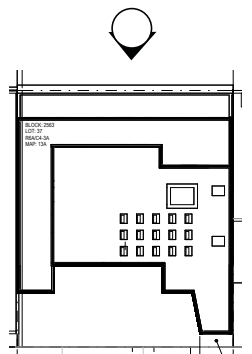
ROOF PLAN

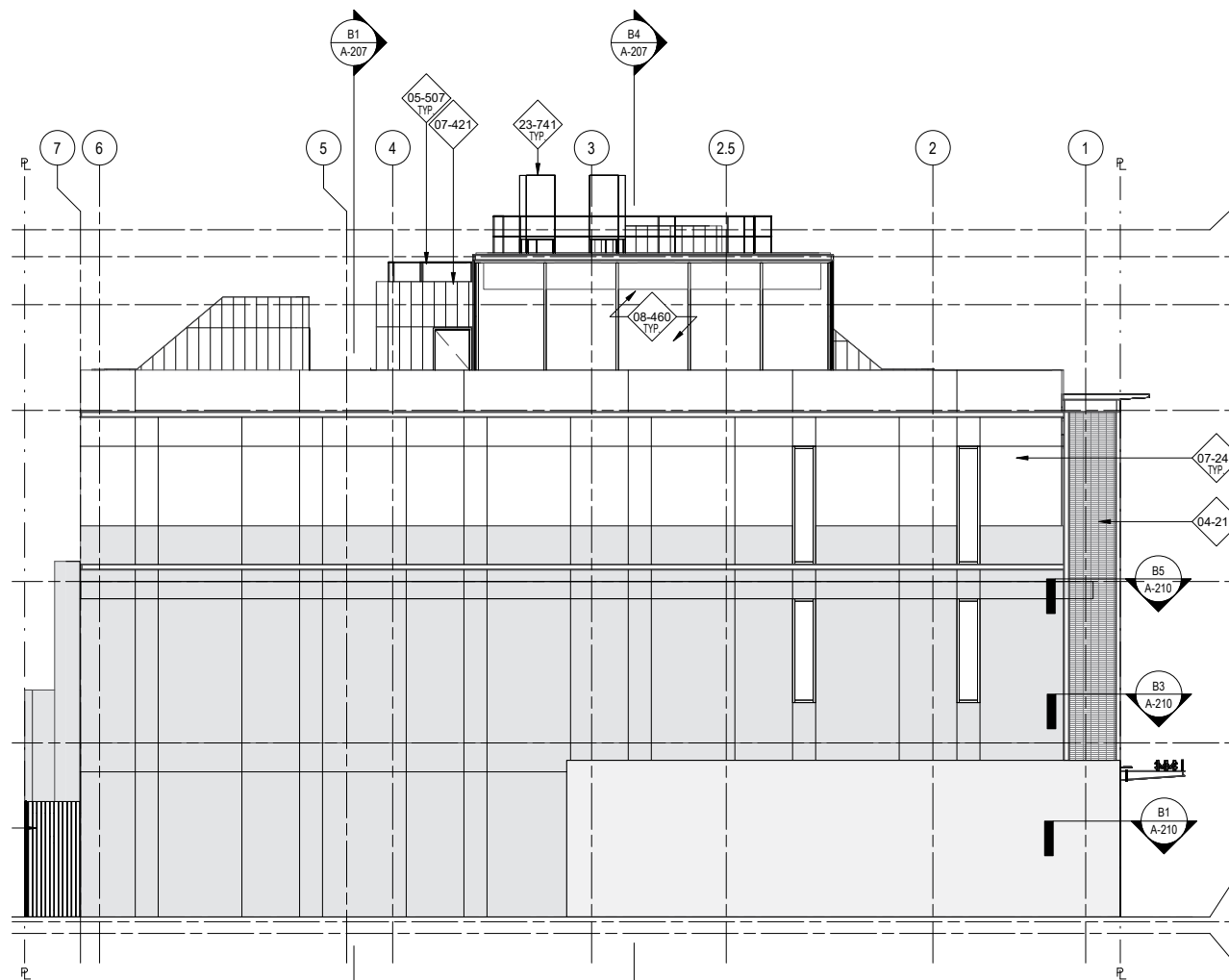


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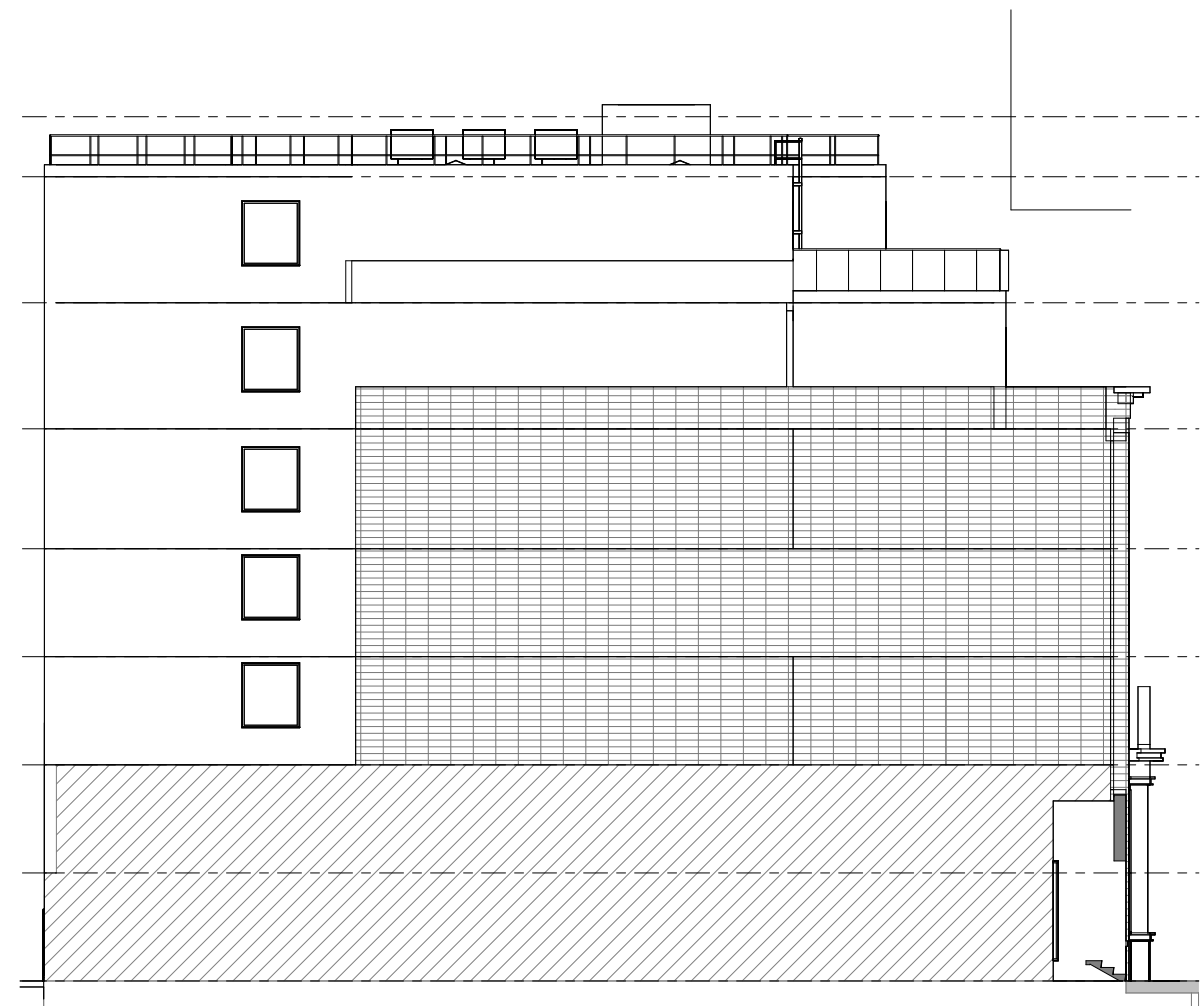


PROPOSED

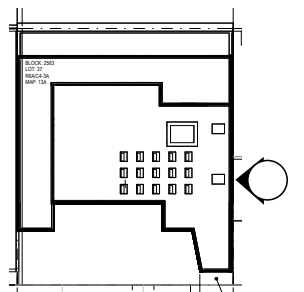


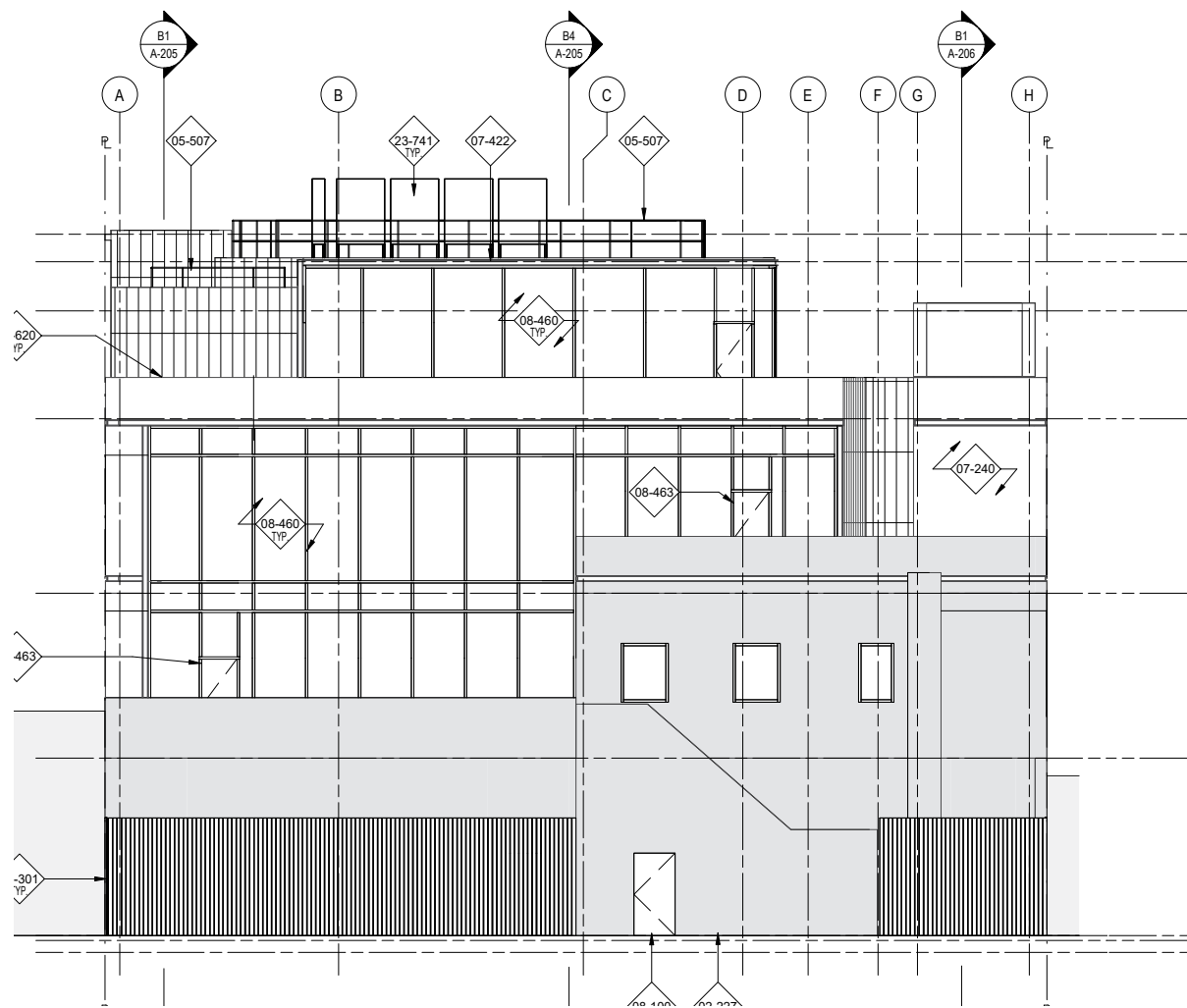


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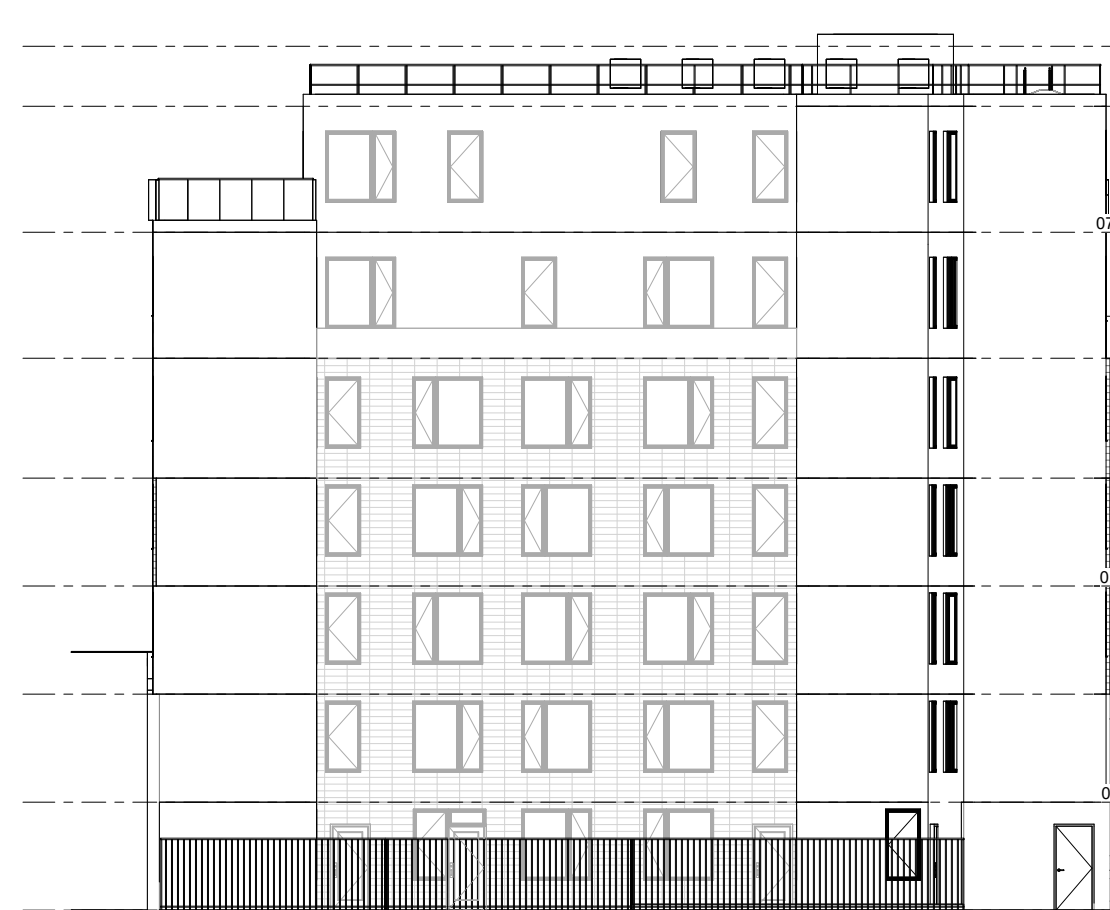


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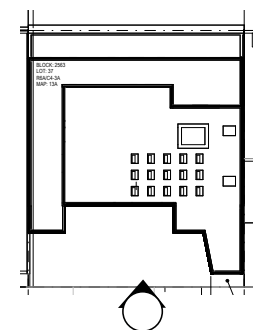


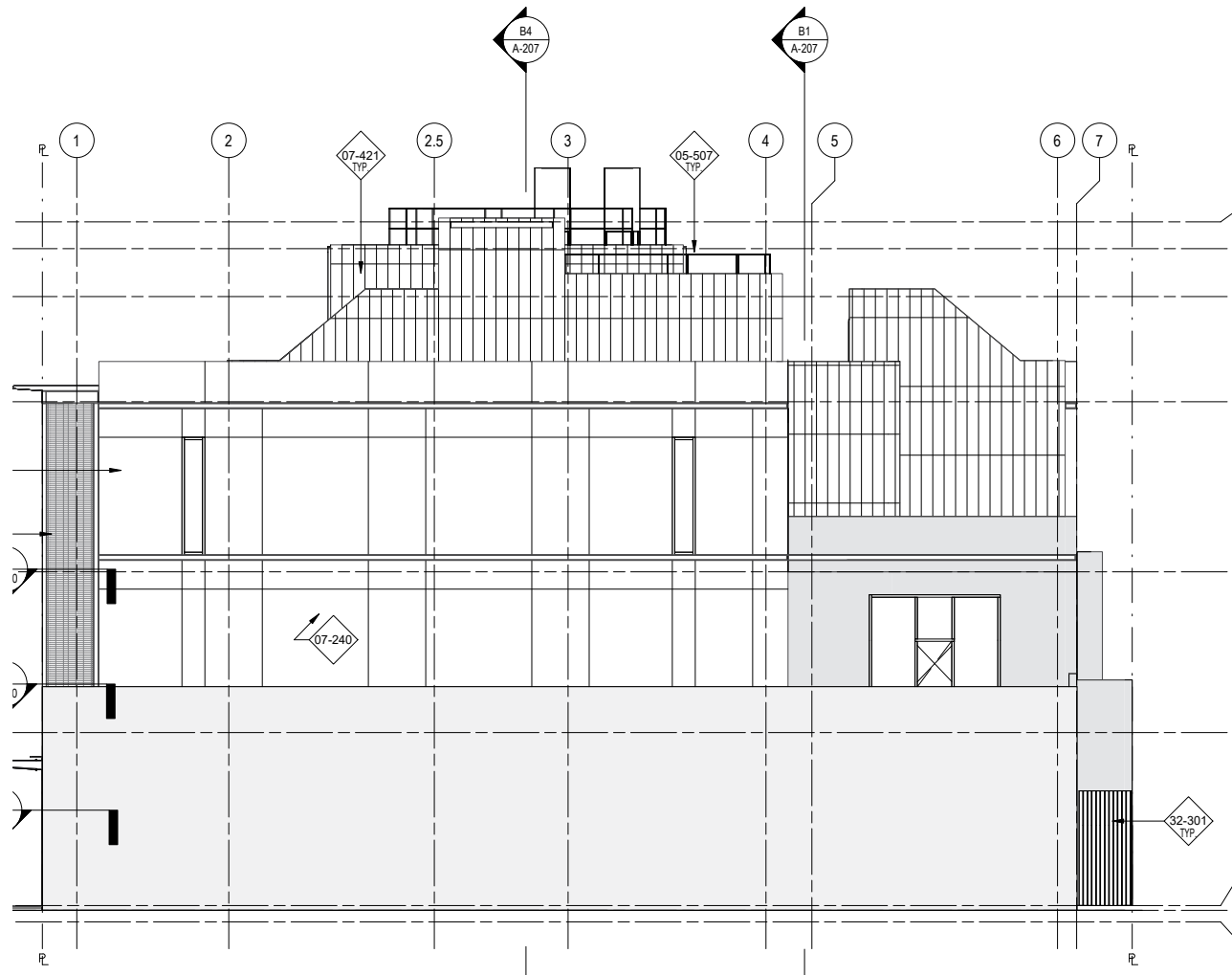


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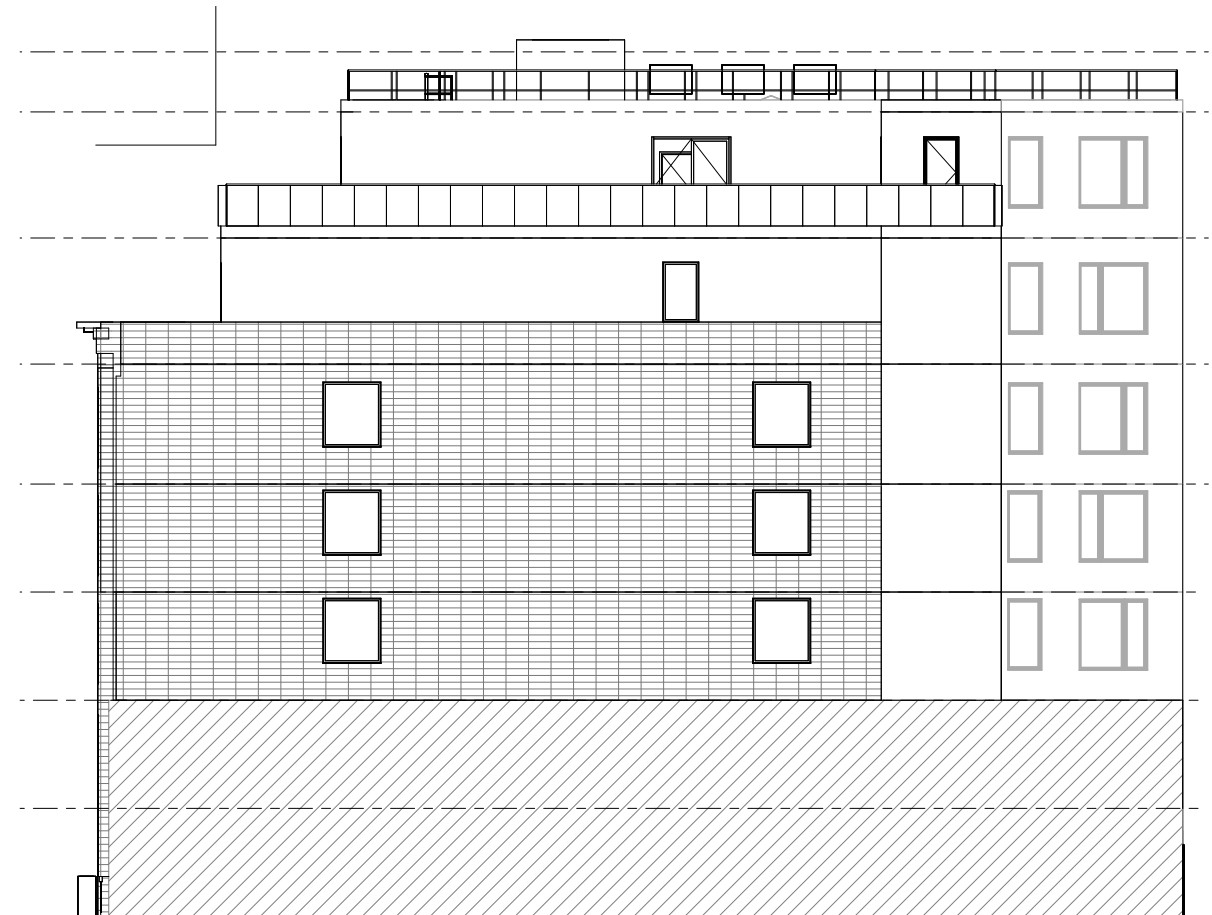


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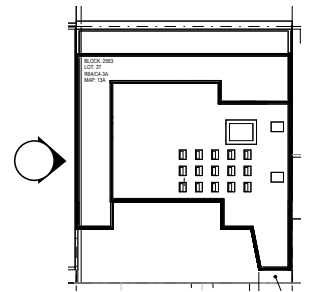




PREVIOUSLY APPROVED



PROPOSED





EXISTING



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