

**December 16, 2025**  
Public Meeting

The current proposal is:

**Preservation Department – Item 3, LPC-26-01803**

**144 Greenpoint Avenue – Greenpoint Historic District**  
**Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 921 2964

**Passcode:** 846692

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.



# 144 GREENPOINT AVENUE LANDMARKS PRESERVATION PUBLIC HEARING PRESENTATION

RESIDENTIAL MULTIFAMILY BUILDING

DECEMBER 16, 2025

144 GREENPOINT AVENUE, BROOKLYN, NY 11222

LPC DOCKET: LPC-26-01803

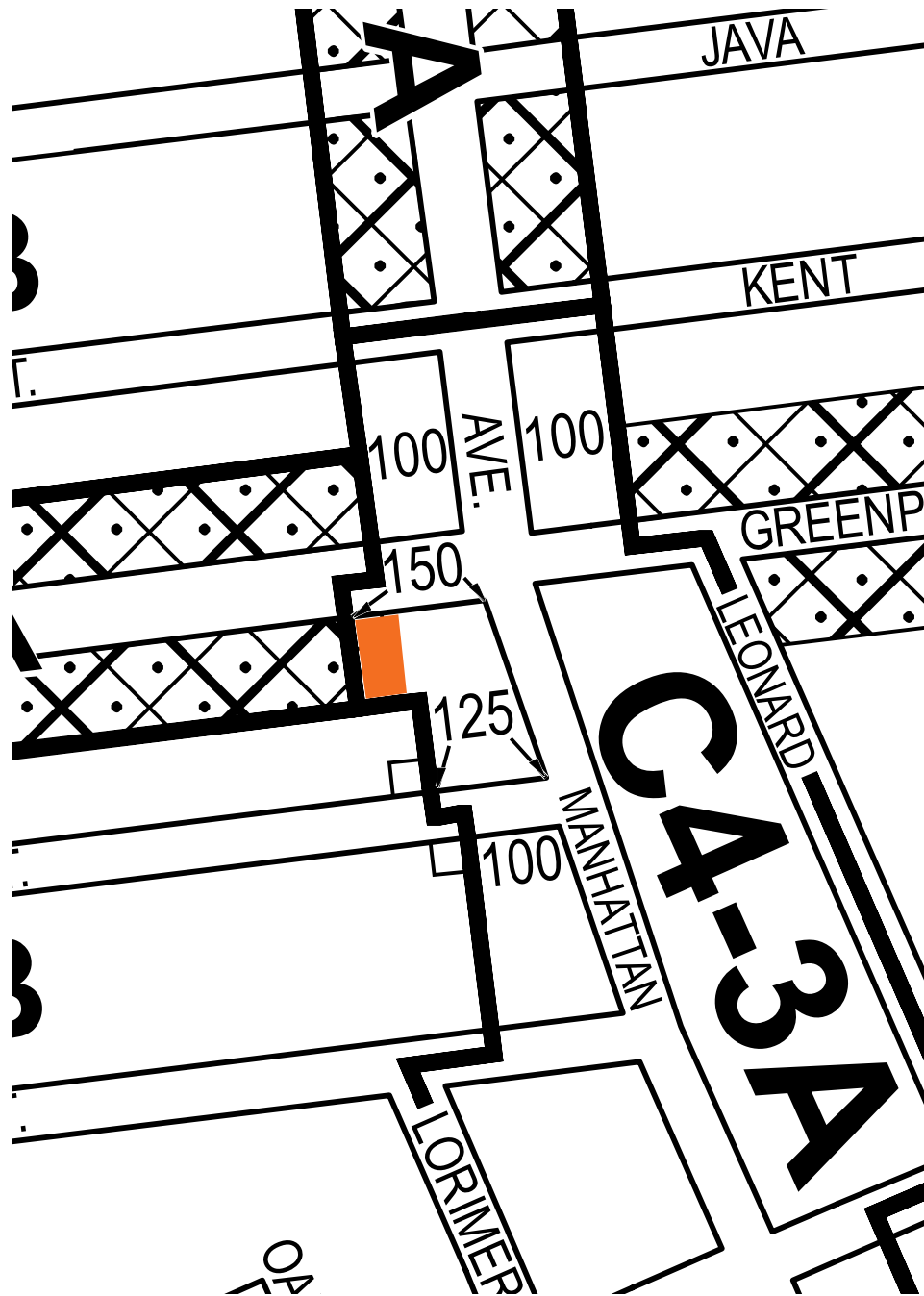
## DISTRICT INFORMATION

BOROUGH: BROOKLYN

BLOCK: 2563

TAX LOT: 37

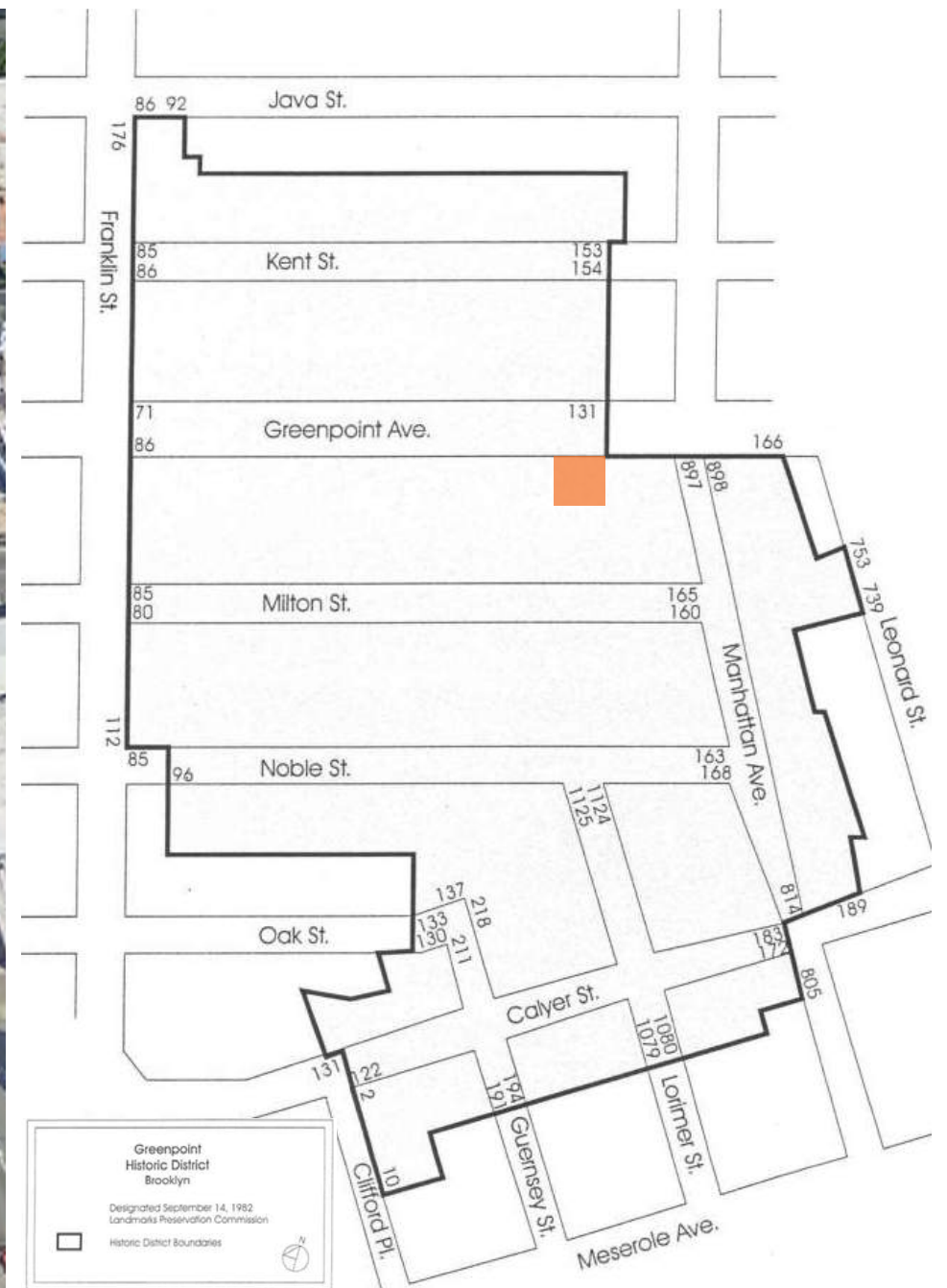
ZONING DISTRICT: C4-3A (R6A Equivalent) MAP 13a



ZONING MAP



AERIAL VIEW OF SITE



GREENPOINT HISTORIC DISTRICT BROOKLYN

**DISTRICT INFORMATION**

BOROUGH: BROOKLYN

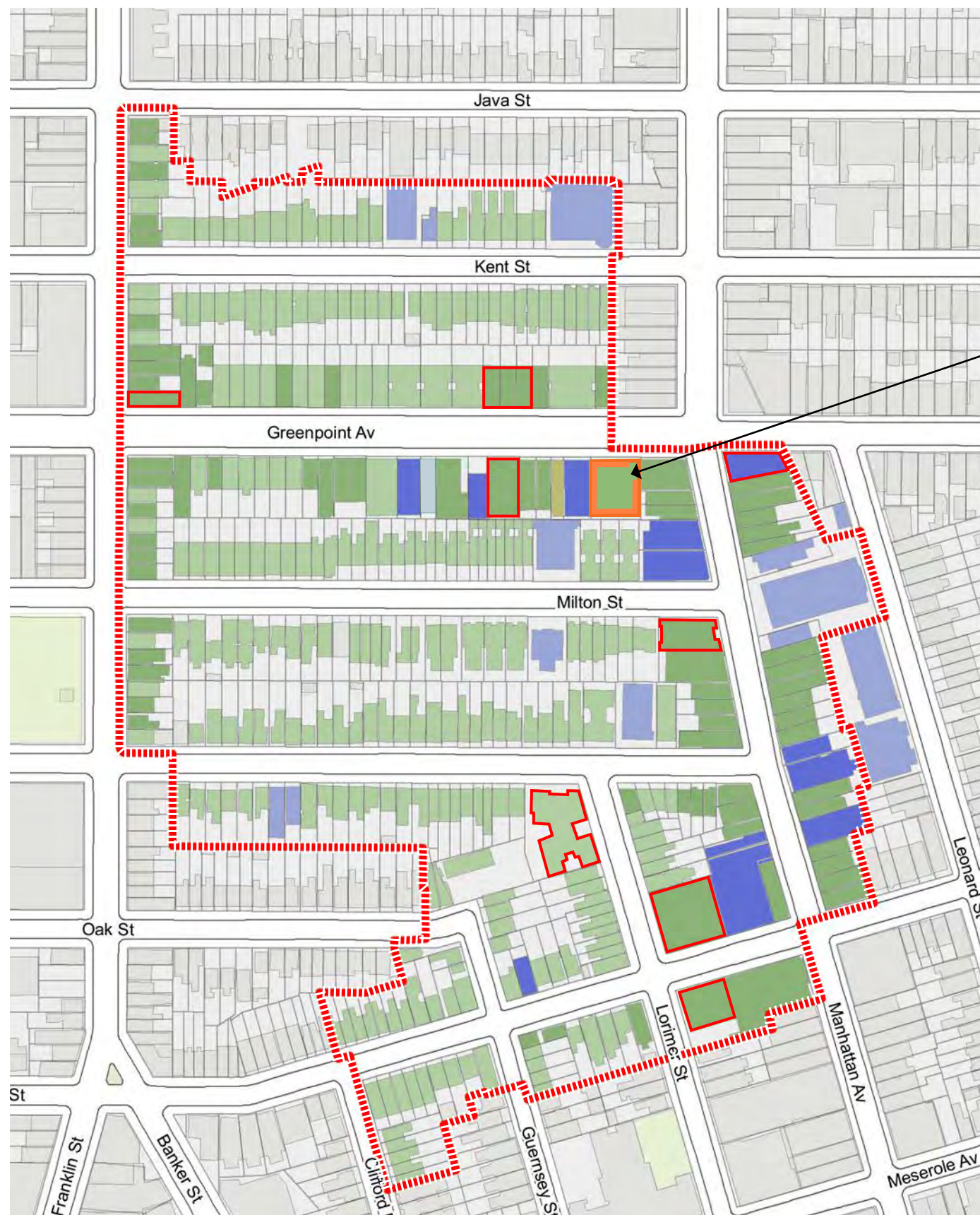
BLOCK: 2563

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 office building at this location.

This has new ownership and now a multifamily residential project with 55 dwelling units is proposed. 28 1 bedrooms, 27 studios and 20% of which will be 485X affordable and permanently stabilized under the new City of Yes Zoning.

The intent of the design is a standalone building, with a brick facade and regular cadence of windows with modern detailing that recalls profiles from Historic Greenpoint.

The street-wall height is raised approximately 7 feet from prior approval, to align with the typical residential heights on the avenue. The projecting corbeled brick cornice reduces site lines of the upper floors.

The total height of the building is also increased from the prior approval, and the setback upper floors are treated in a more celebratory and visible fashion, clad in metallic diamond shingles which allude to the Germanic history in Greenpoint.

On a volumetric basis, the proposed residential building is 30% smaller at 257,008 cubic feet than 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 allowable on the site. The lot coverage is also reduced with our fully 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





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





1940 TAX PHOTO



EXISTING



PREVIOUSLY APPROVED

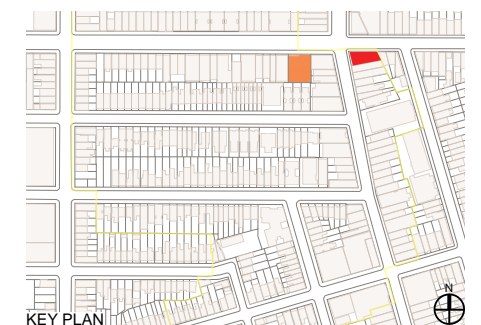




1906 PHOTO OF UNION BANK AT 894 MANHATTAN AVE, CORNER VIEW



894 MANHATTAN AVE, CORNER VIEW



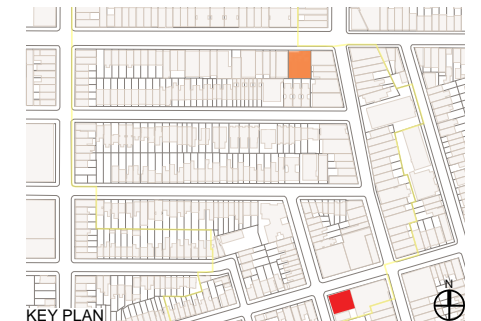




807 MANHATTAN AVE, CORNER VIEW



807 MANHATTAN AVE, WEST VIEW



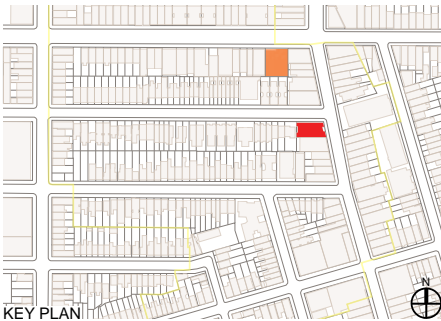




863 MANHATTAN AVE, EAST VIEW



863 MANHATTAN AVE, CORNER VIEW



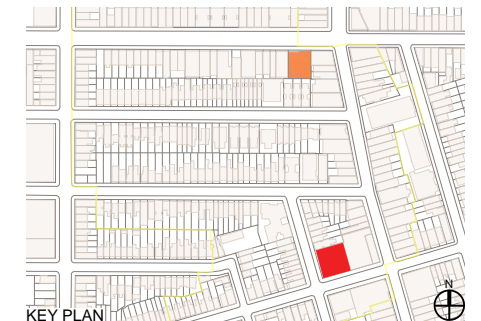




171 CALYER ST, CORNER VIEW



171 CALYER ST, SOUTH VIEW, RENDERING



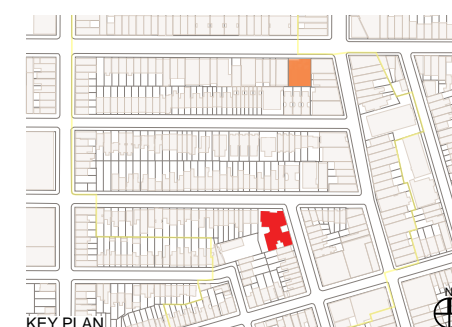




1125 LORIMER, CORNER VIEW



1125 LORIMER, NORTH VIEW







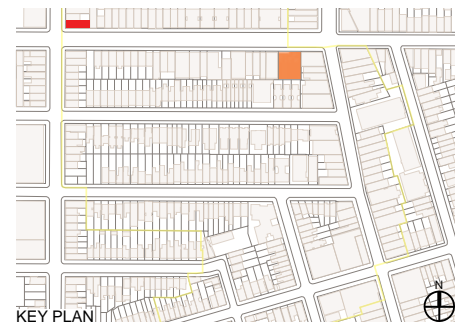
CORNER VIEW



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



SOUTH VIEW



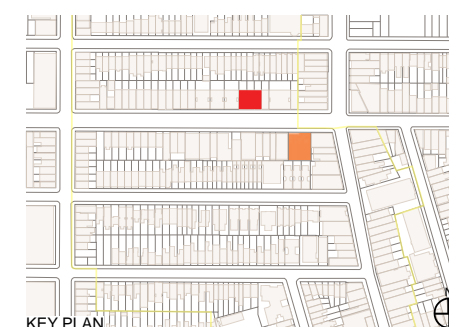




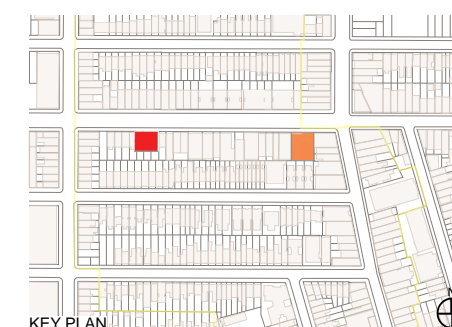
117 + 119 GREENPOINT AVE



119 + 121 GREENPOINT AVE











897 MANHATTAN AVE 144 GREENPOINT AVE SITE 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

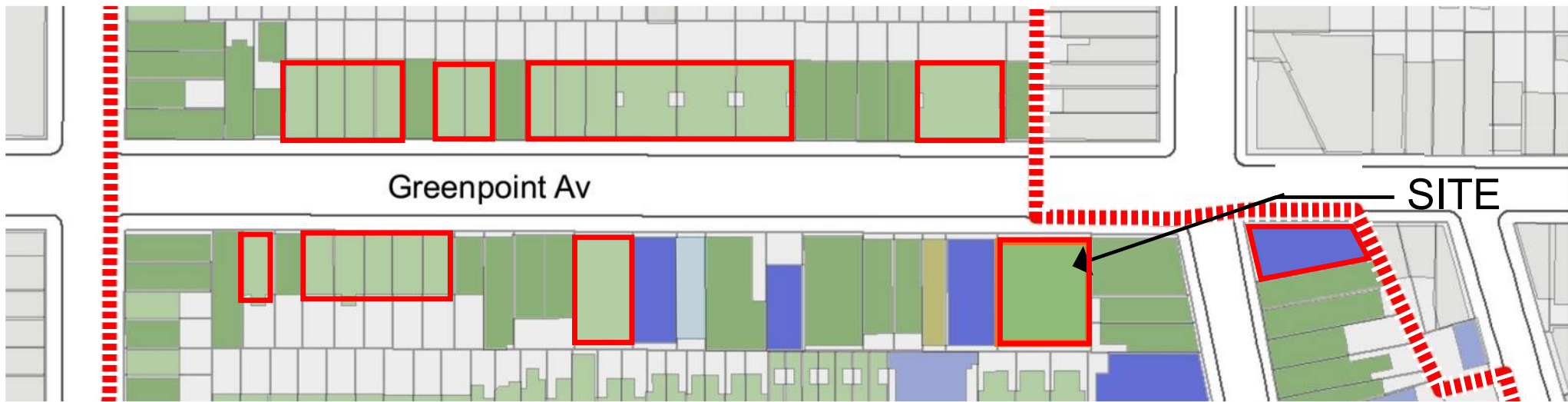


144 FRANKLIN ST 79 81 83 85 87 89 91 93 95 97 99 101 103 107 111 115 117 119 121 123 125 131 133 NOT IN HISTORIC DISTRICT

GREENPOINT AVENUE ELEVATION LOOKING NORTH

ACROSS FROM SITE

RESIDENTIAL BUILDINGS AT STREET LEVEL ALONG GREENPOINT AVE



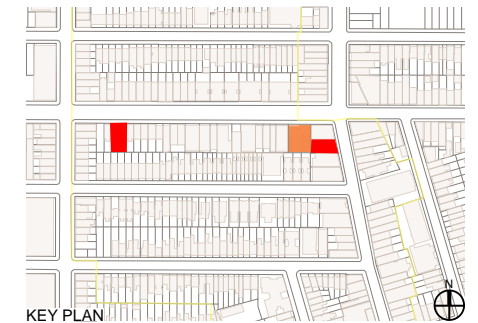




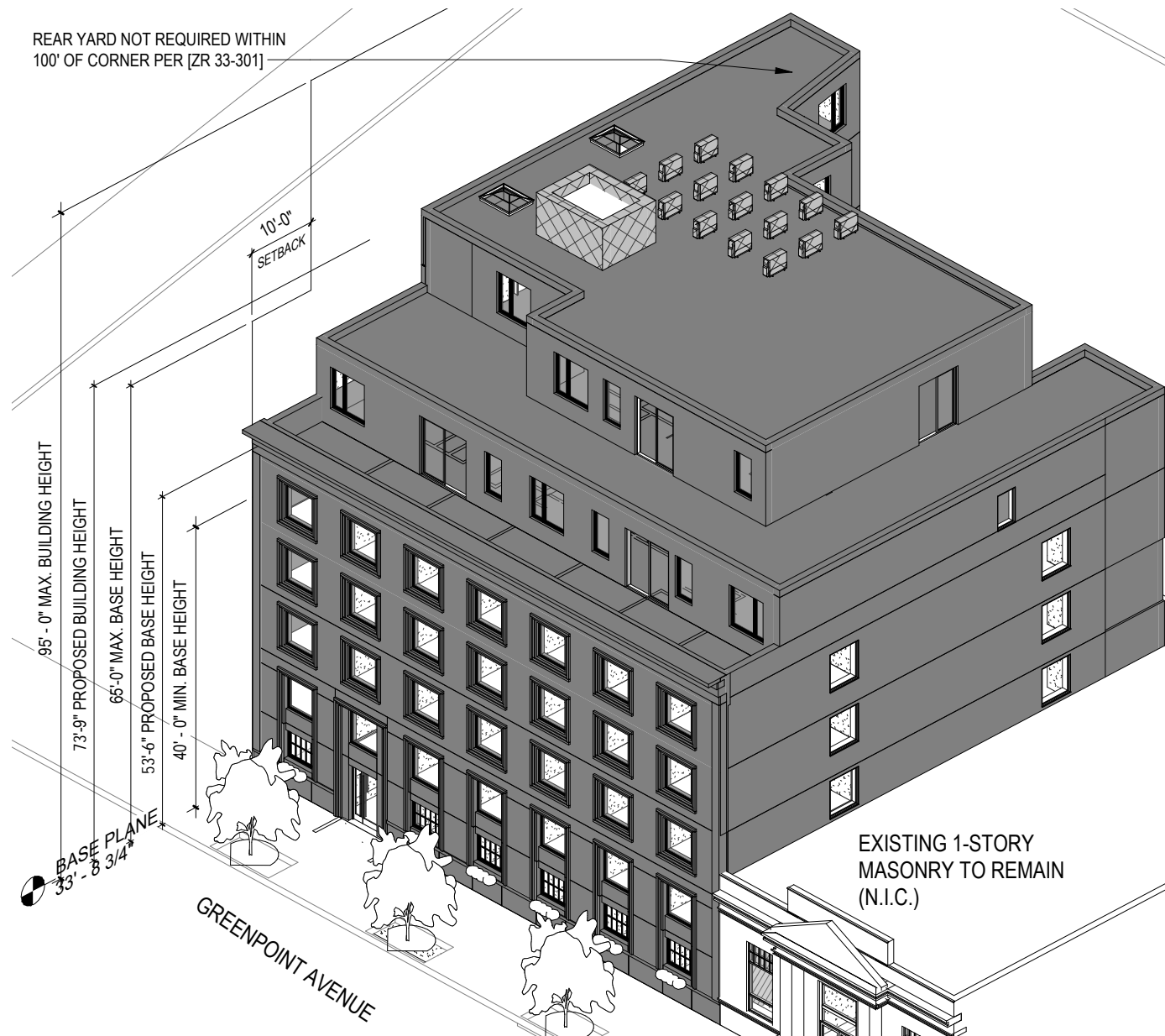
887 MANHATTAN AVE



104 GREENPOINT AVE







#### 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  
 STORIES: 4  
 BUILDING HEIGHT: 58'-8"  
 BASE HEIGHT: 45'-4"  
 FRONT SETBACK: 10'  
 REAR YARD: NONE  
 TOTAL STREET FRONTAGE: 80'  
 DWELLING UNITS: NONE





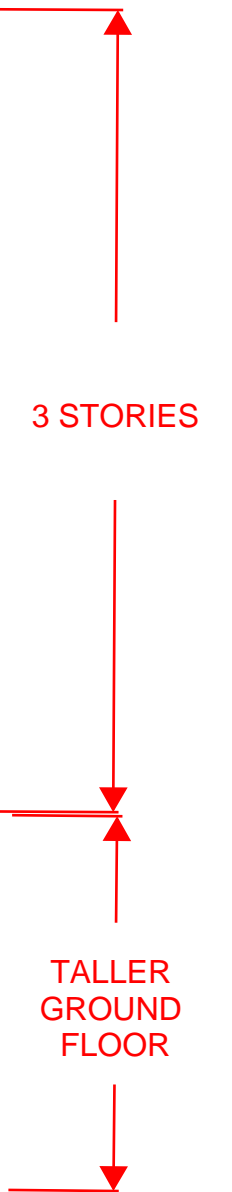
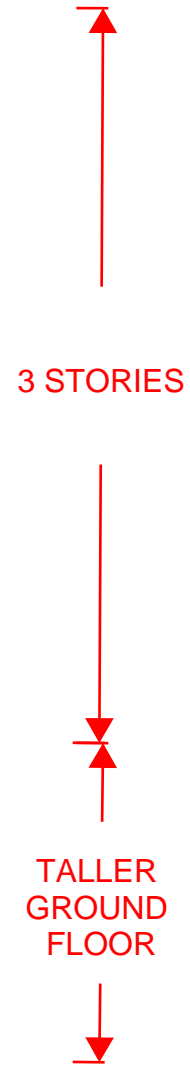
PREVIOUSLY APPROVED STREET ELEVATION



PROPOSED STREET ELEVATION

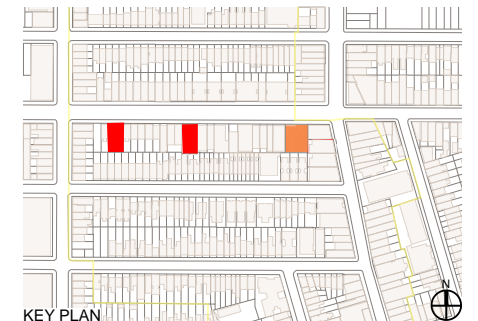
STREETWALL HEIGHT ALIGNMENT WITH TENEMENTS ACROSS GREENPONT





## Street typology

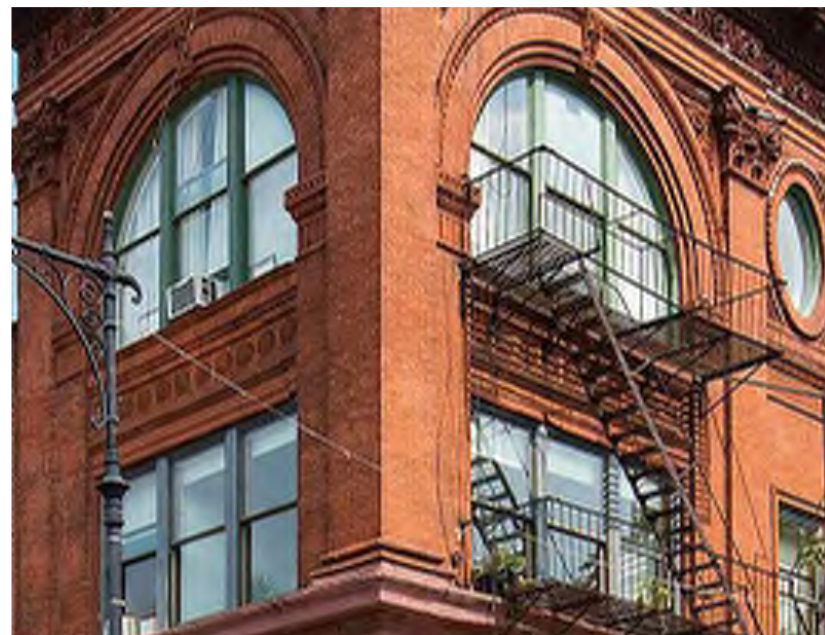
4 story typically with taller ground floor story, formerly commercial.  
Building cornices along Greenpoint ave stand ~53 feet







● 138 GREENPOINT AVE



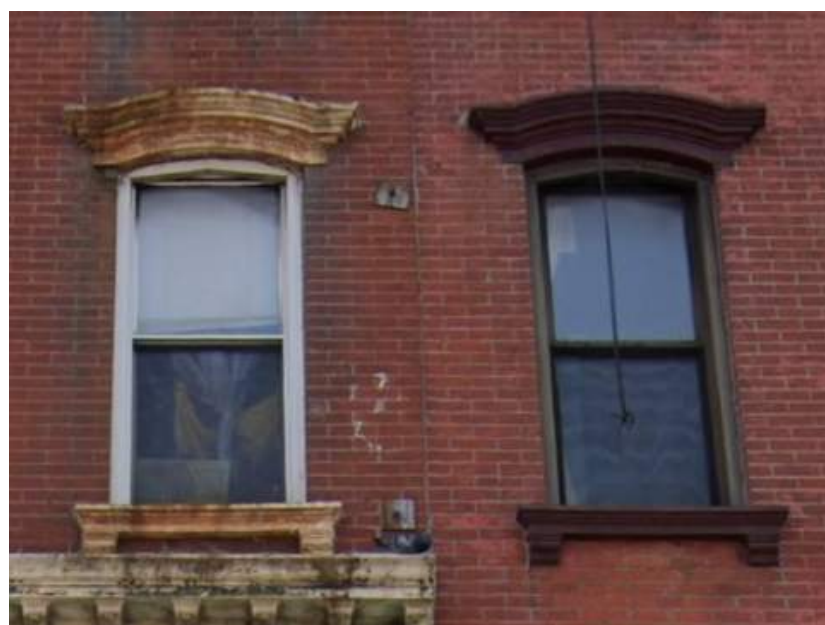
● 144 FRANKLIN ST



● 104 GREENPOINT AVE



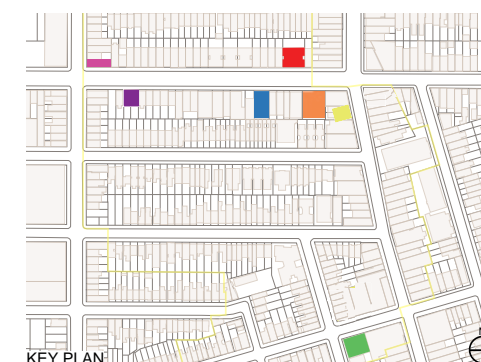
● 130 GREENPOINT AVE



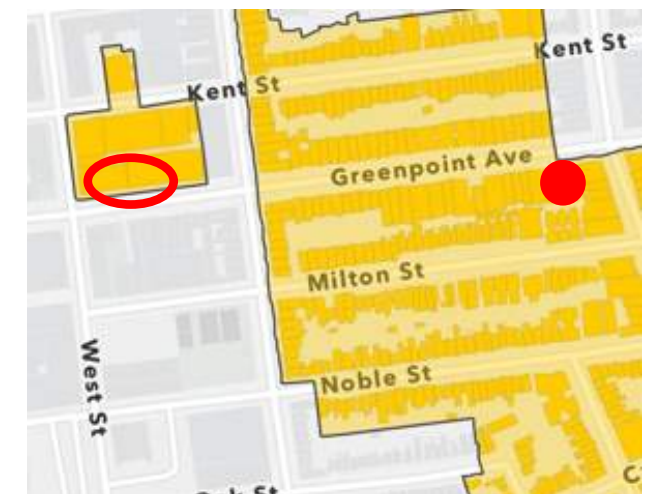
● 887 MANHATTAN AVE



● 807 MANHATTAN AVE







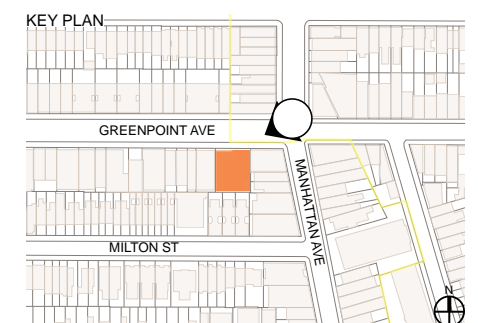




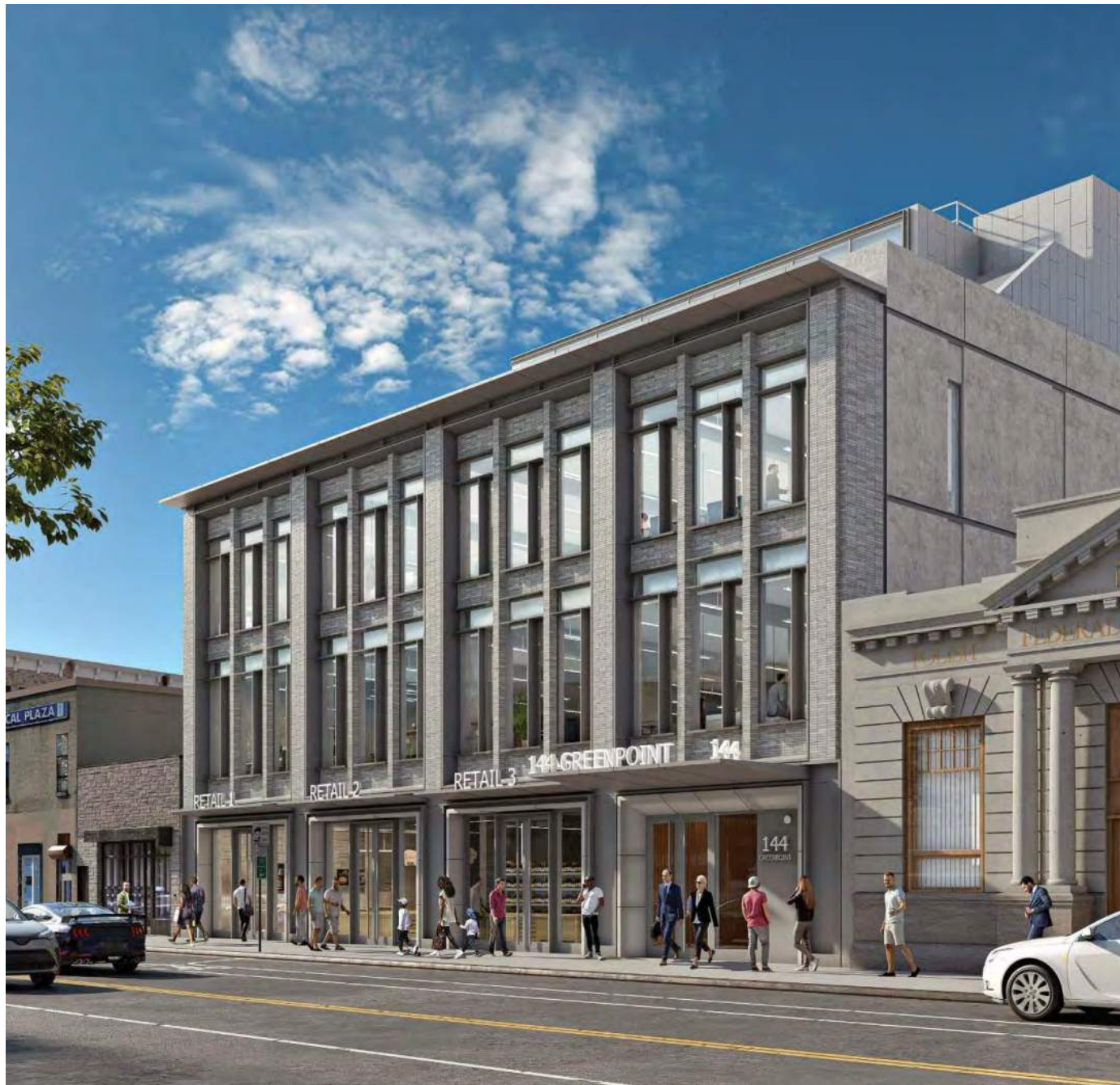
PREVIOUSLY APPROVED



PROPOSED



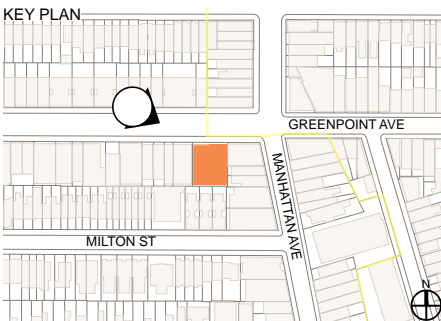




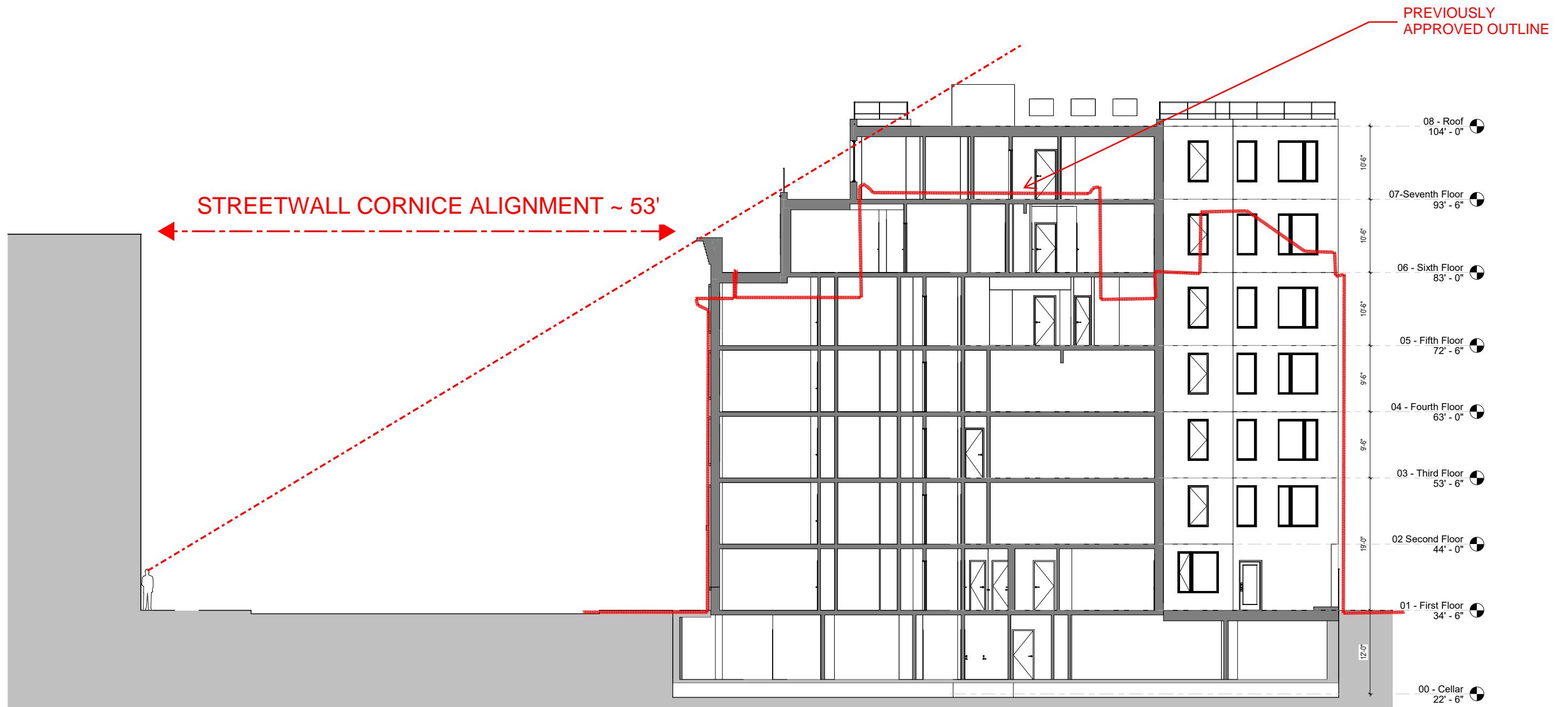
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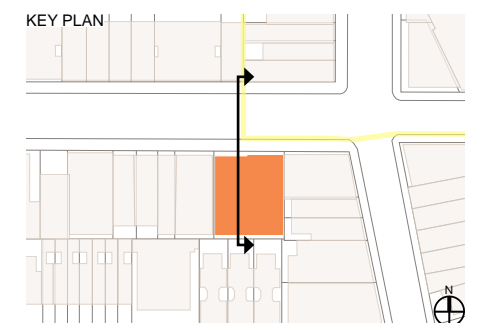
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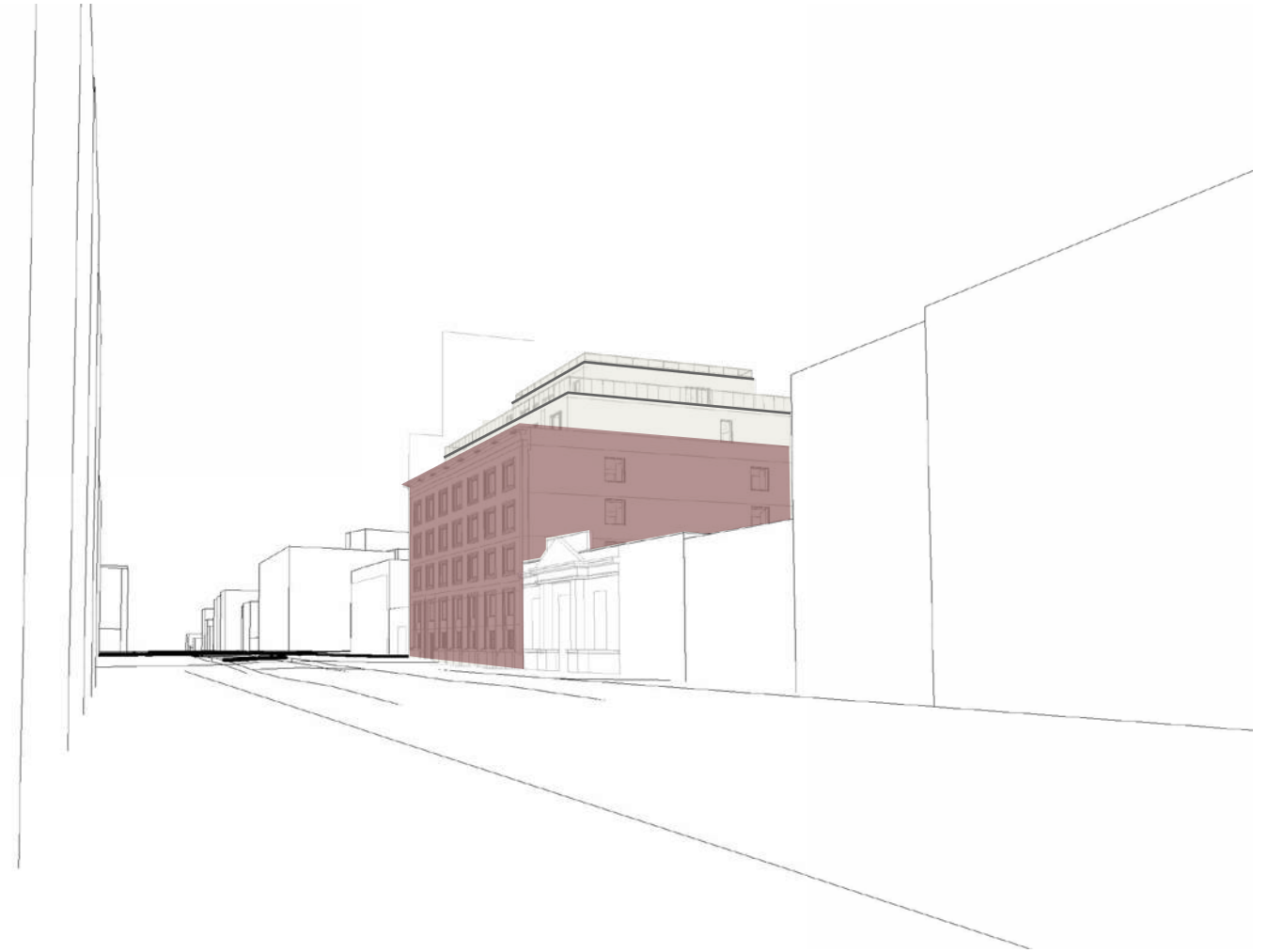
PROPOSED SITE LINE SECTION







PREVIOUSLY APPROVED



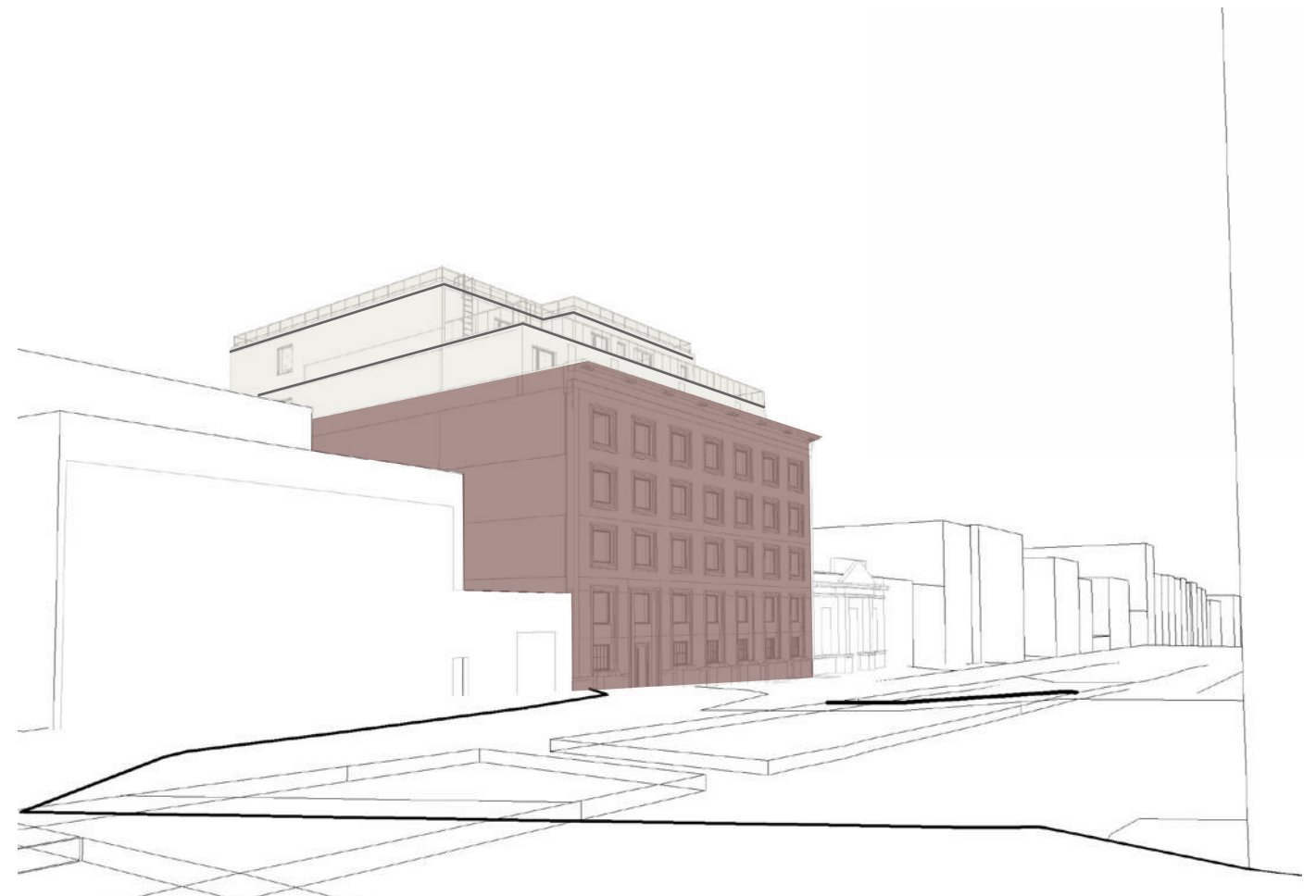
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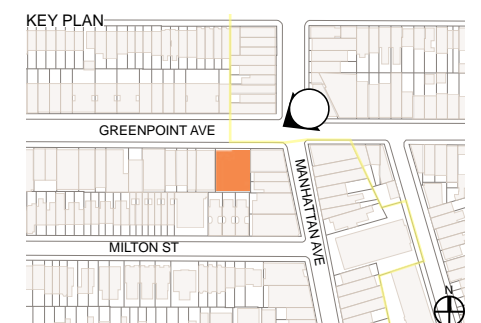




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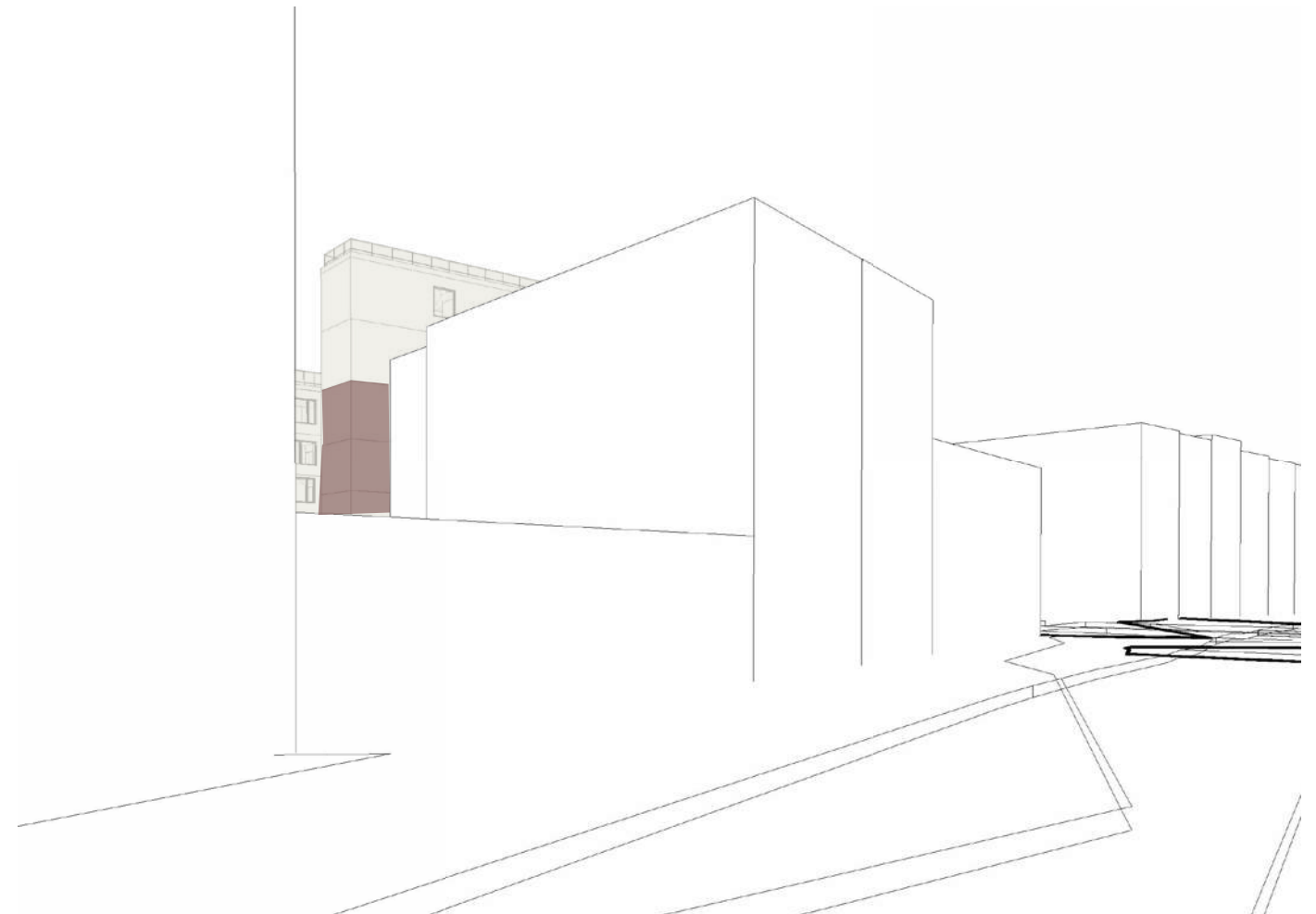
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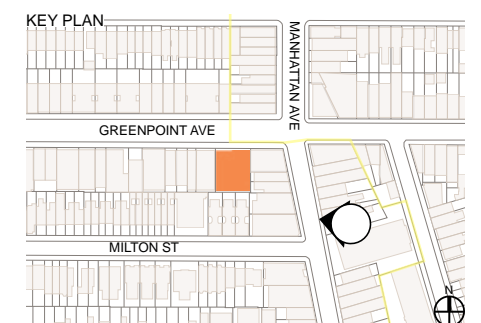




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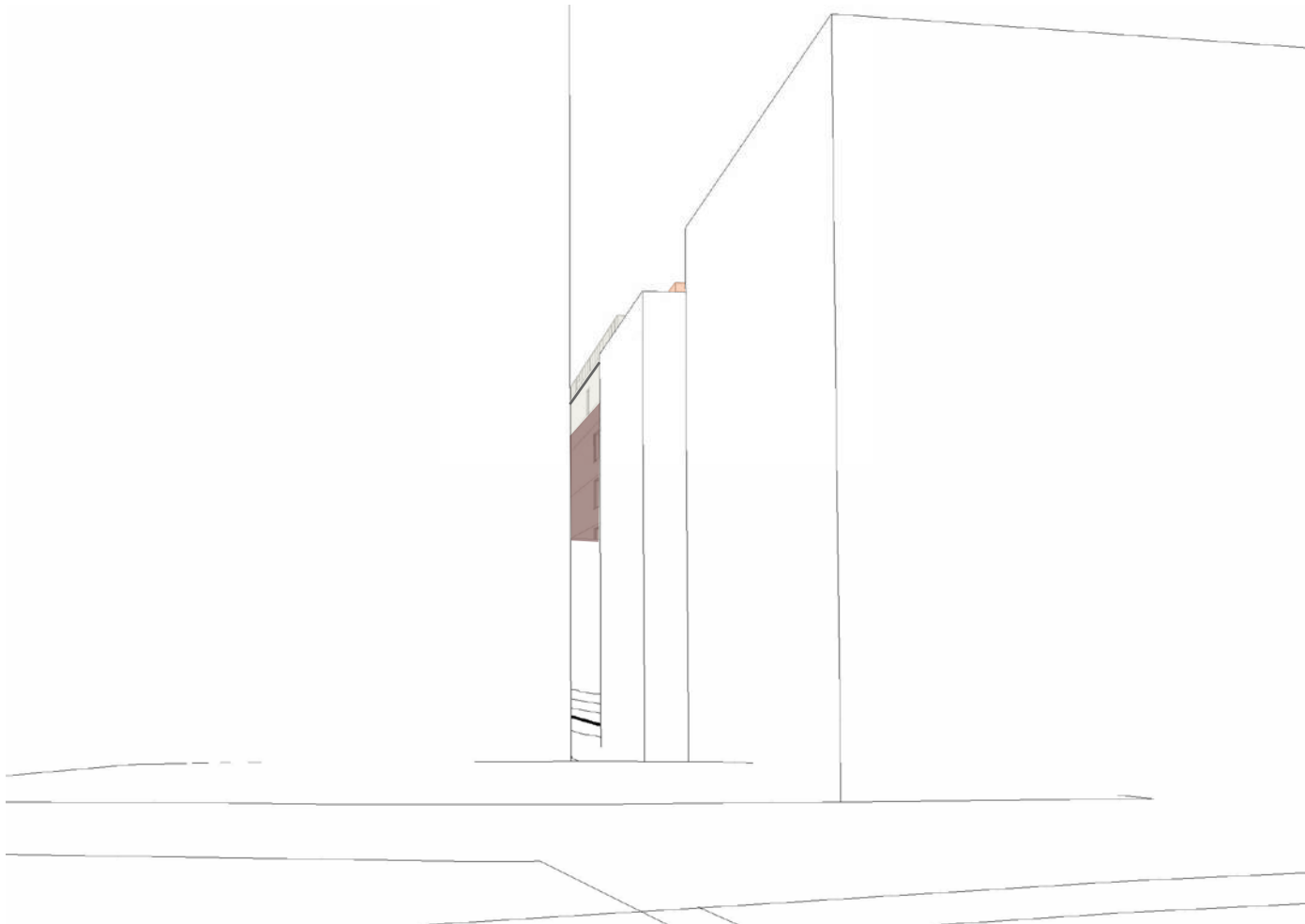
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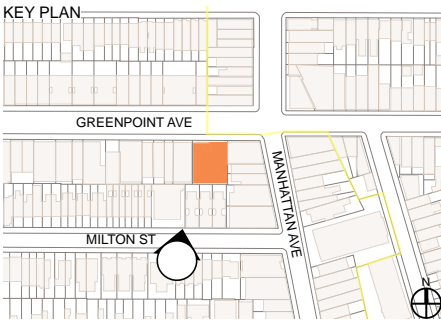




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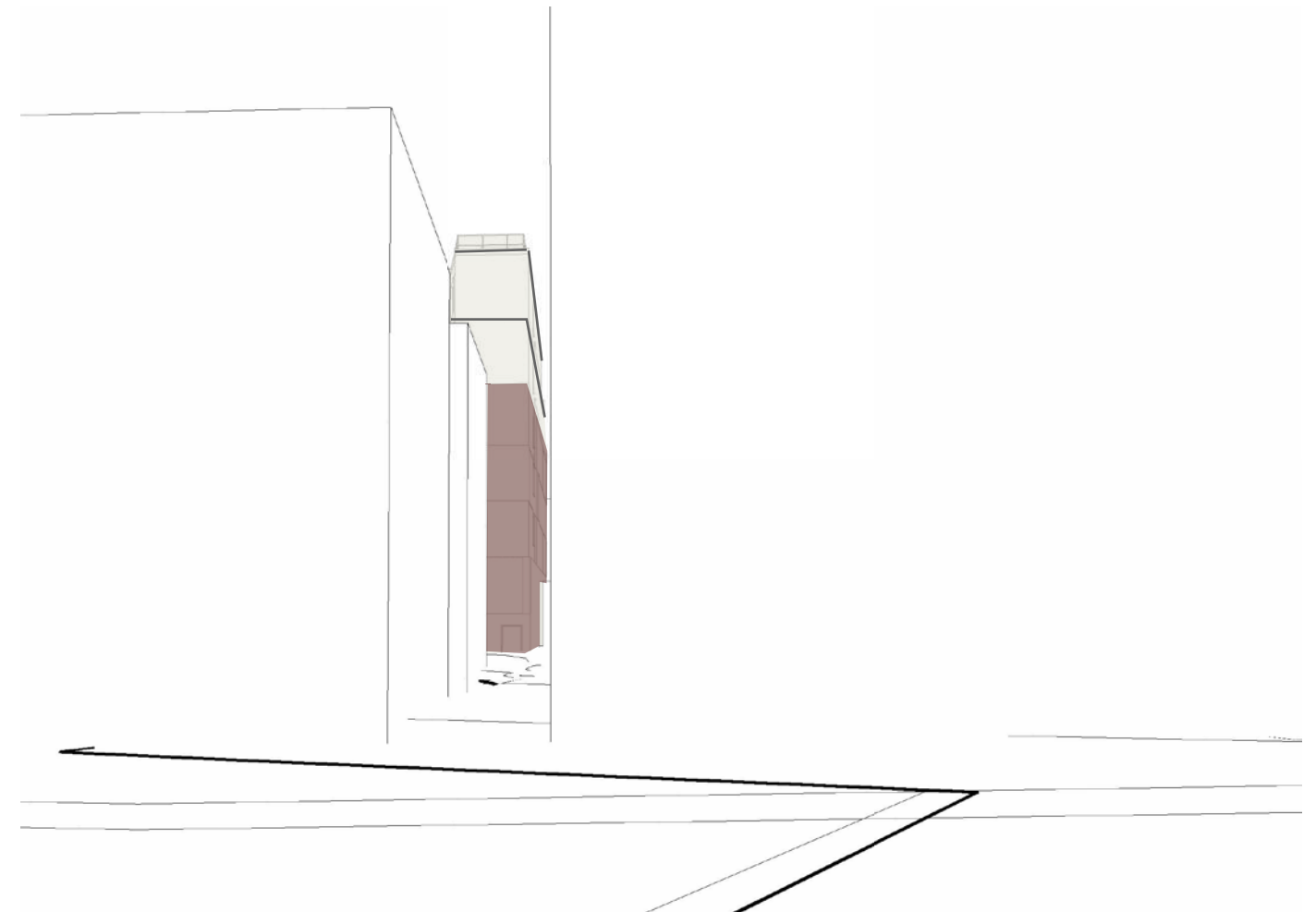
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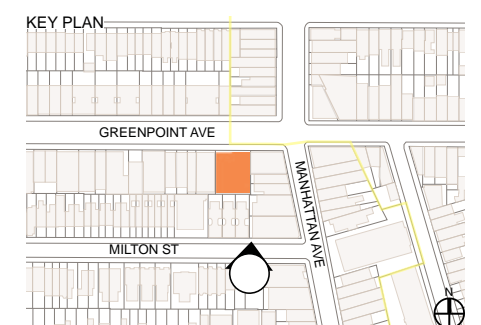




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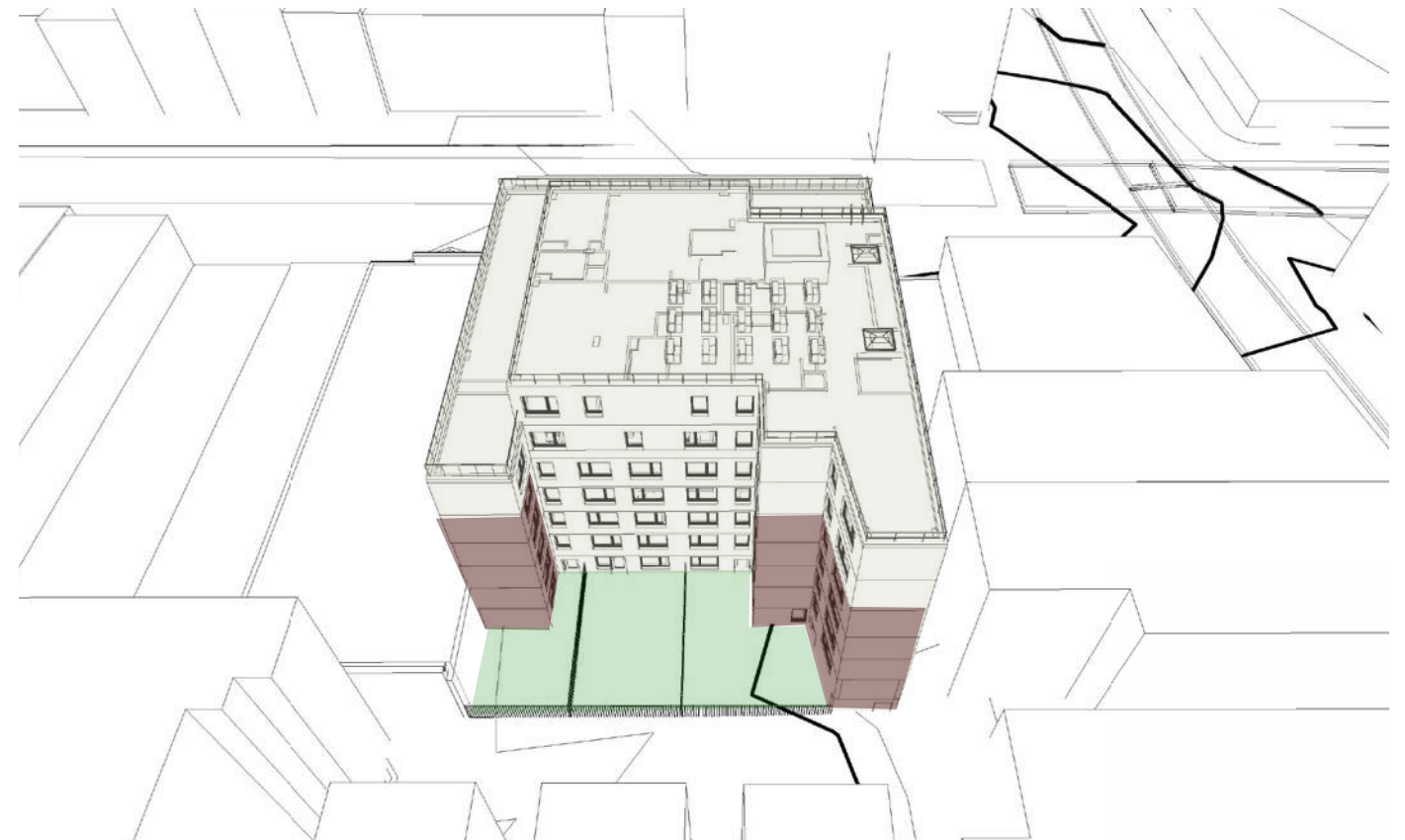
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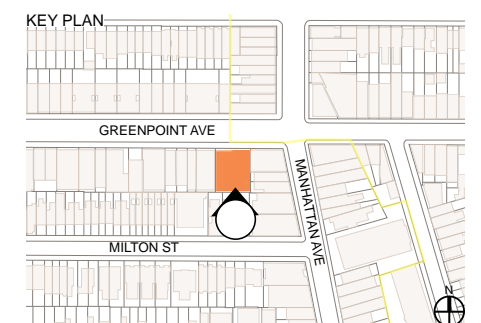




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PROPOSED



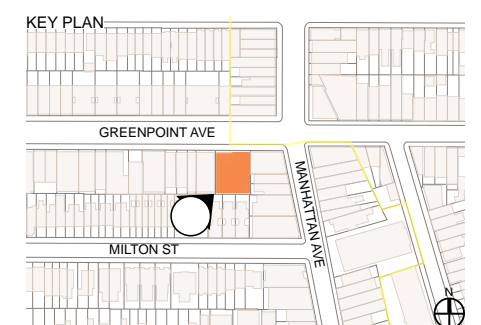




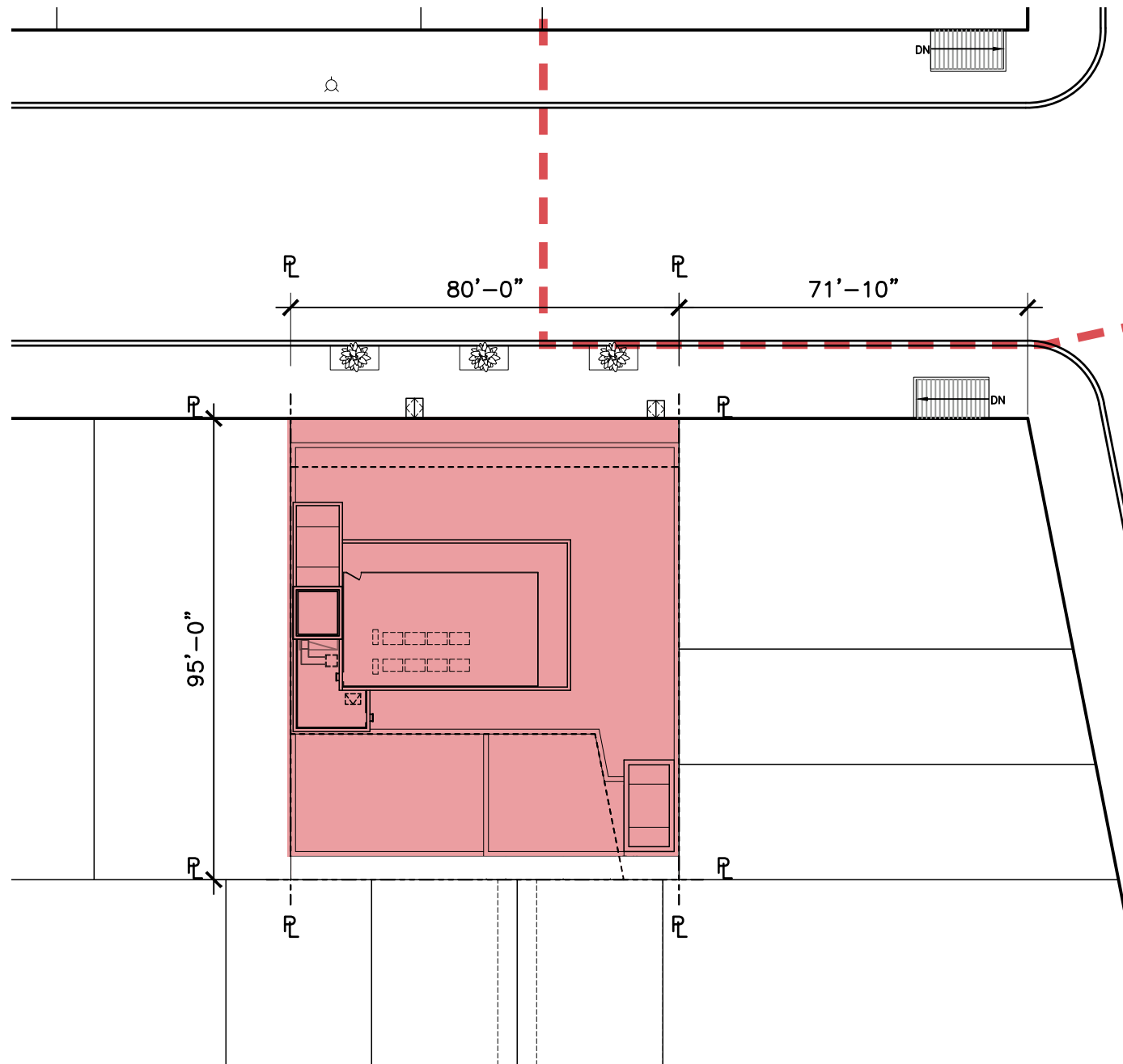
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PROPOSED



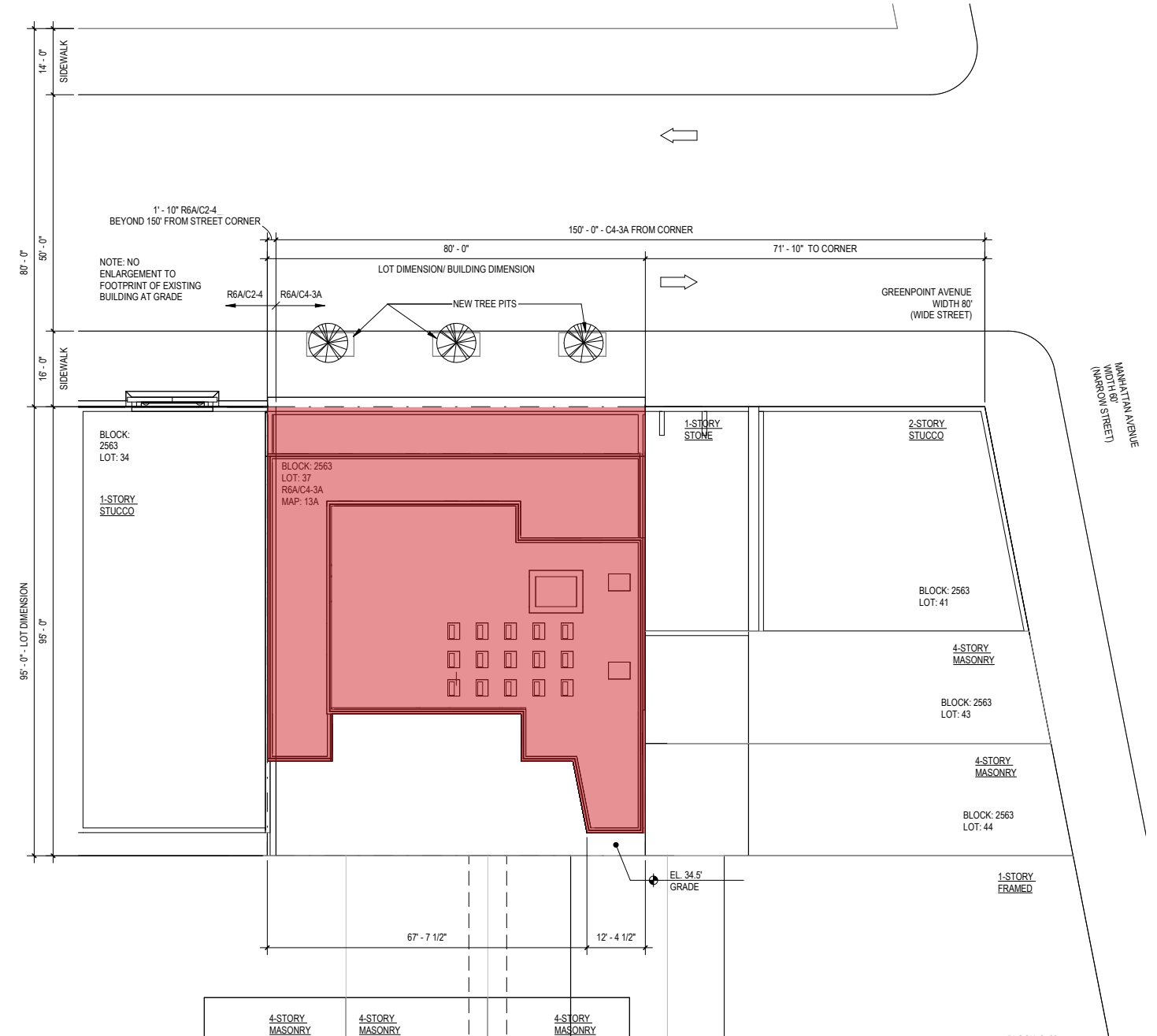




PREVIOUSLY APPROVED

PREVIOUSLY APPROVED: COMMERCIAL

PROPOSED ZONING FLOOR AREA: **20,959.21 SF**  
 STORIES: **4**  
 BUILDING HEIGHT: **58'-8"**  
 BASE HEIGHT: **45'-4"**  
 FRONT SETBACK: **10'**  
 REAR YARD: **NONE**  
 TOTAL STREET FRONTAGE: **80'**  
 DWELLING UNITS: **NONE**

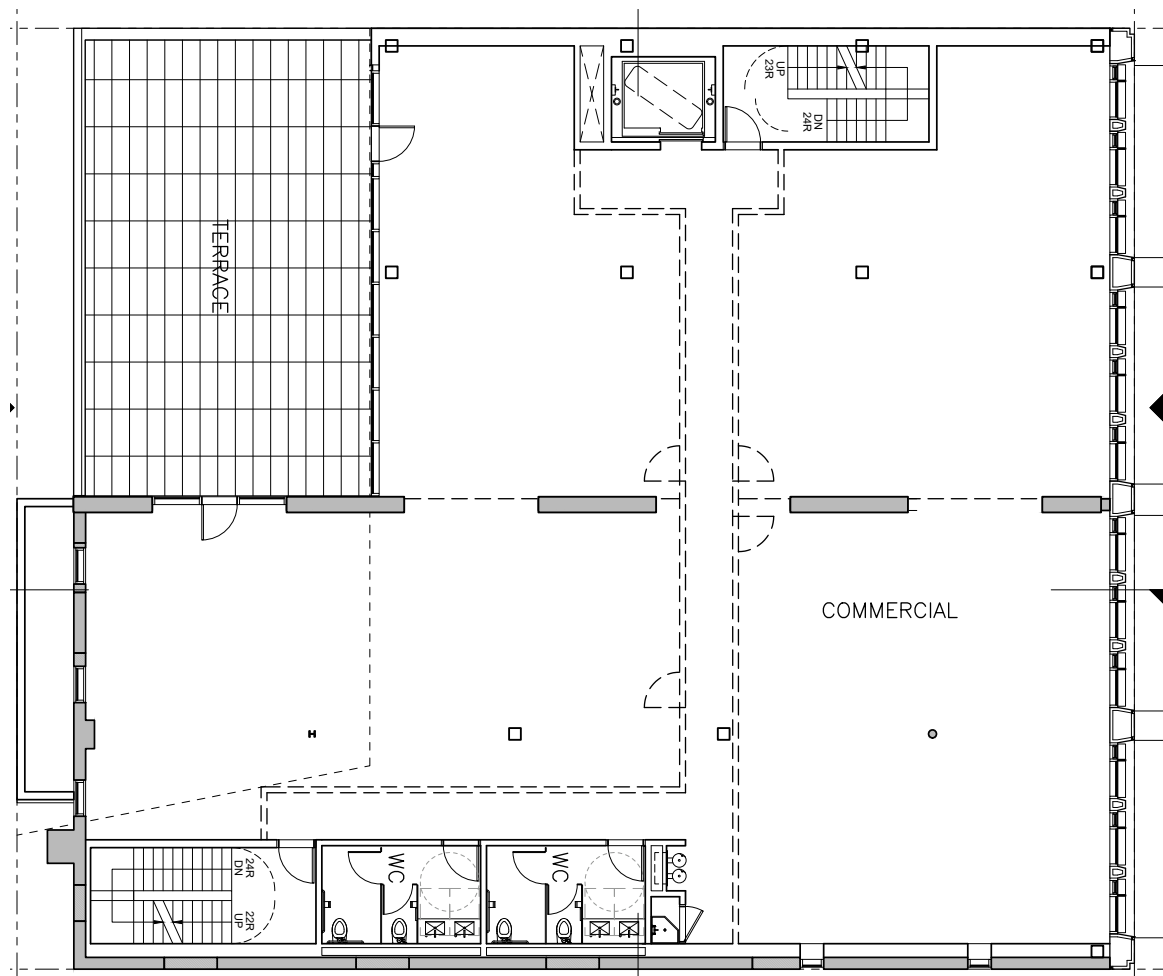


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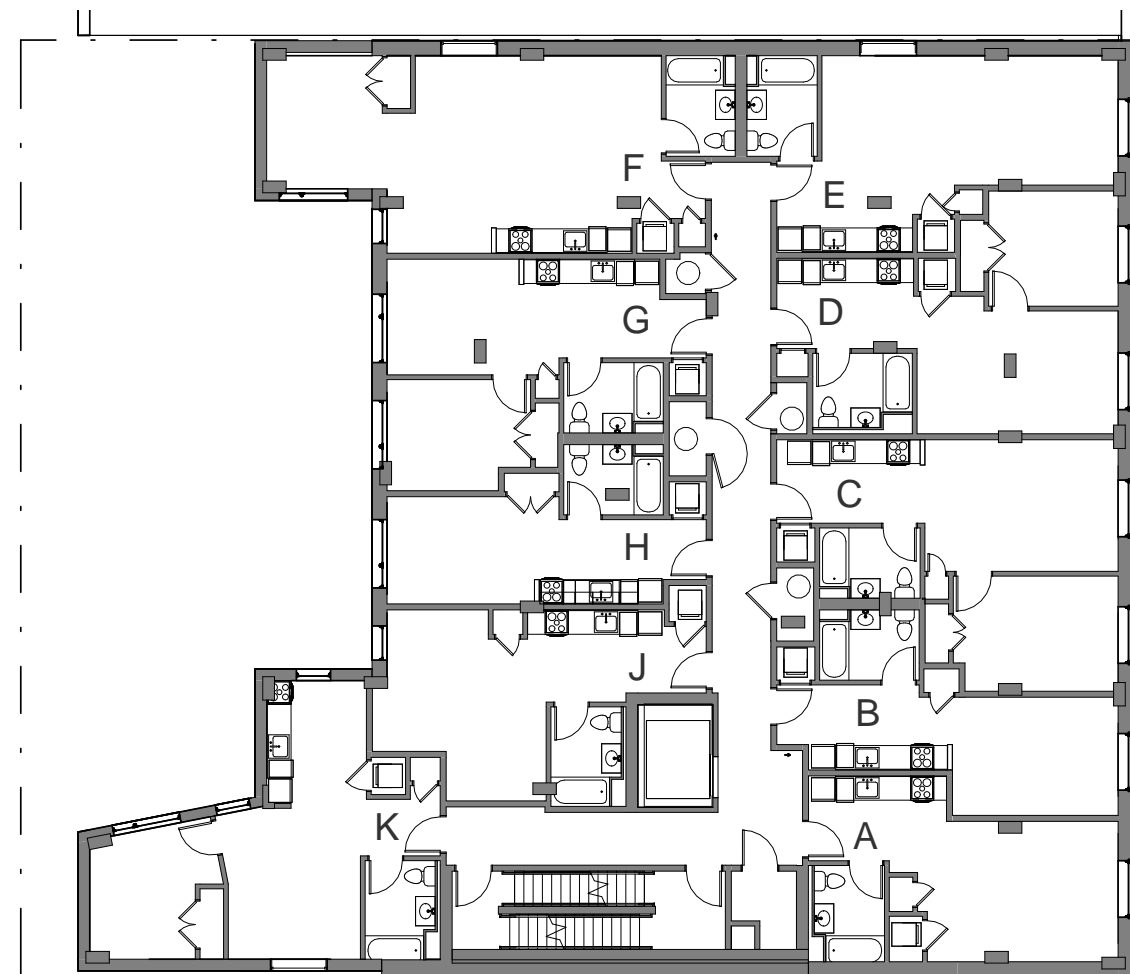
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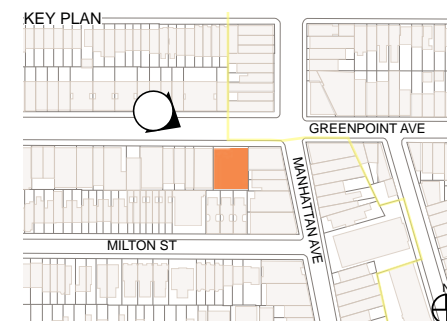


PREVIOUSLY APPROVED SECOND FLOOR PLAN COMMERCIAL

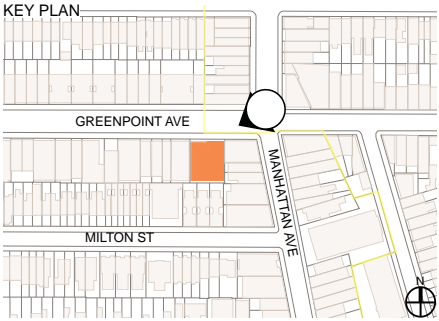


TYPICAL FLOOR PLAN RESIDENTIAL













rendering by stasis3D





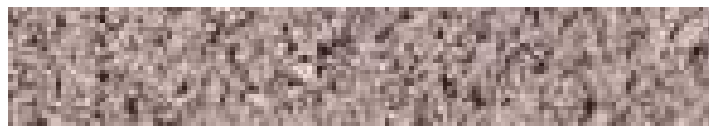
RIMEX PEGASUS BLACK  
COLORTECH TEXTURED METAL



ACCESS LIGHTING BLACK METAL  
OUTDOOR WALL SCONCE  
UP AND DOWNLIGHT



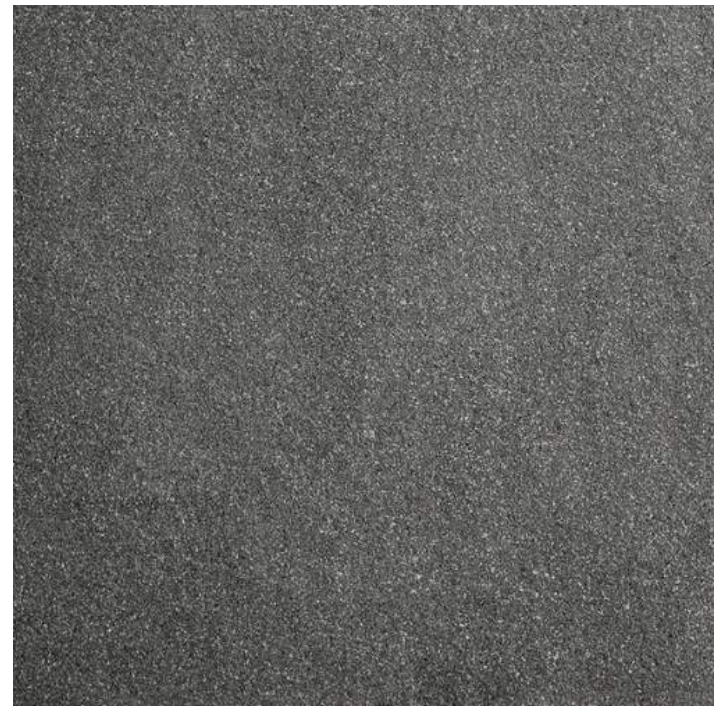
BLACK METAL STREETSCAPE  
REMOVABLE PLANTER BOXES



WARM GRAY BROWN GROUT, SANDED  
617 / WESTBROOK / 617 COFFEE DCS



McAVOY FULL RANGE CHARLESTON  
SANDED SMOOTH TOWN SERIES FLASHED



FLAME FINISH ABSOLUTE BLACK GRANITE  
WATER TABLE BASE AND SILL



CORBLED BRICK  
WINDOW SURROUND

PELLA RESERVE  
CONTEMPORARY AND  
FIXED WINDOW BLACK  
CLAD EXTERIOR

WINDOW PLANTER  
BOX 10" X 10"

WALL SCONCE

TEXTURED BLACK  
METAL PANEL

McAVOY FACE  
BRICK

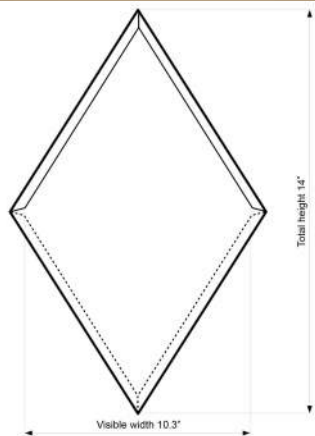
FIRST FLOOR  
WINDOW WITH SDL  
MULLIONS

GRANITE SILL

GRANITE BASE

PLANTER BOX





Size 10 shingle, 72 degree on top Drawing not to scale

**SPENGLER CHAMPAGNE  
COLOR #10 ALUMINUM  
72 DEGREE SHINGLES**



BLACK METAL  
COPING

GLASS RAILING

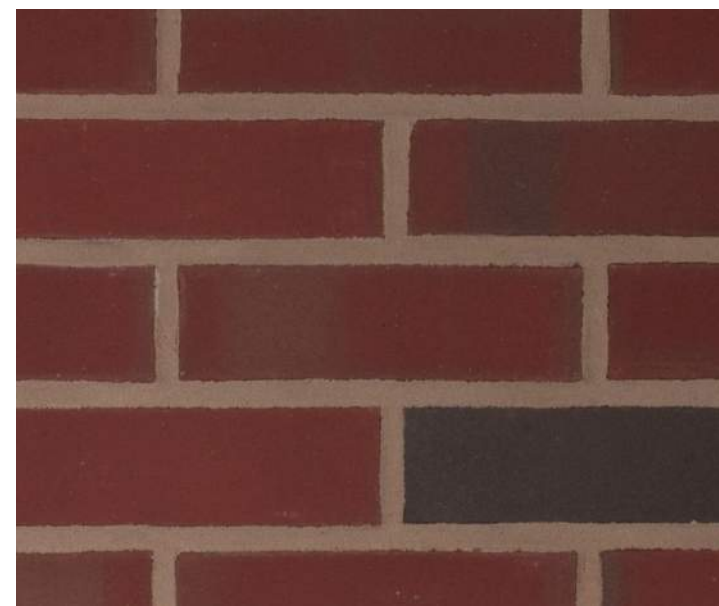
BLACK METAL  
COPING

BRICK CORBLED  
CORNICE

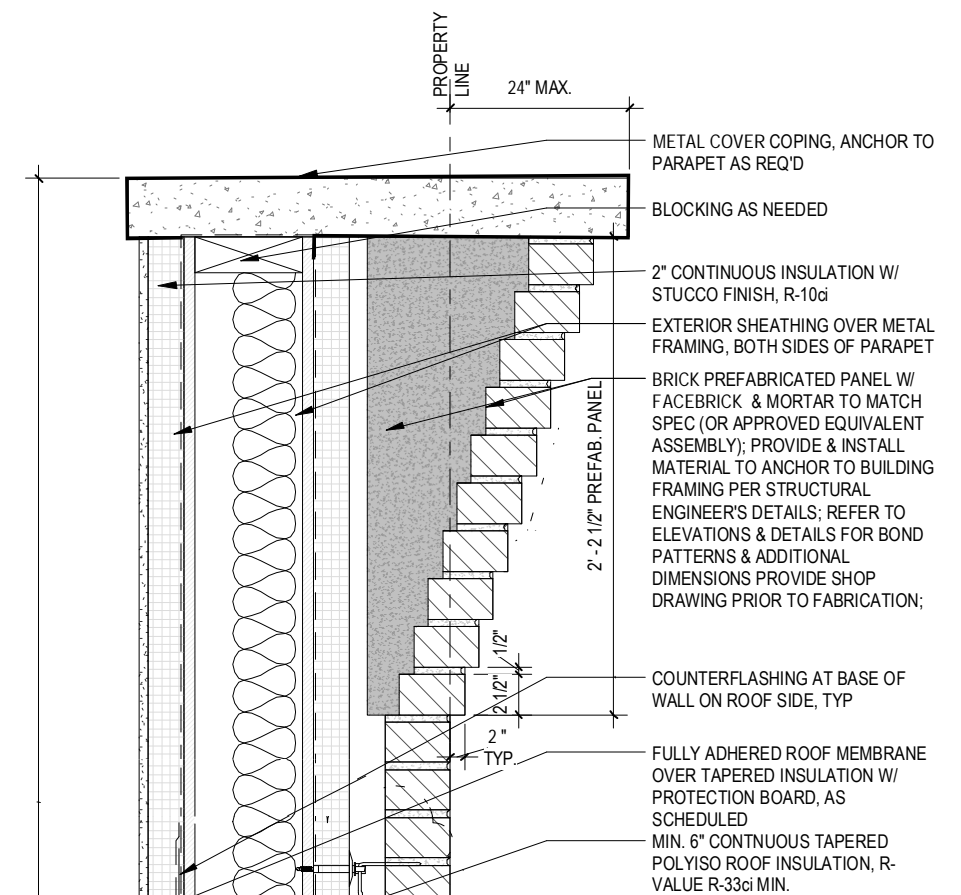
SPENGLER METAL  
SHINGLES

BLACK METAL  
COPING

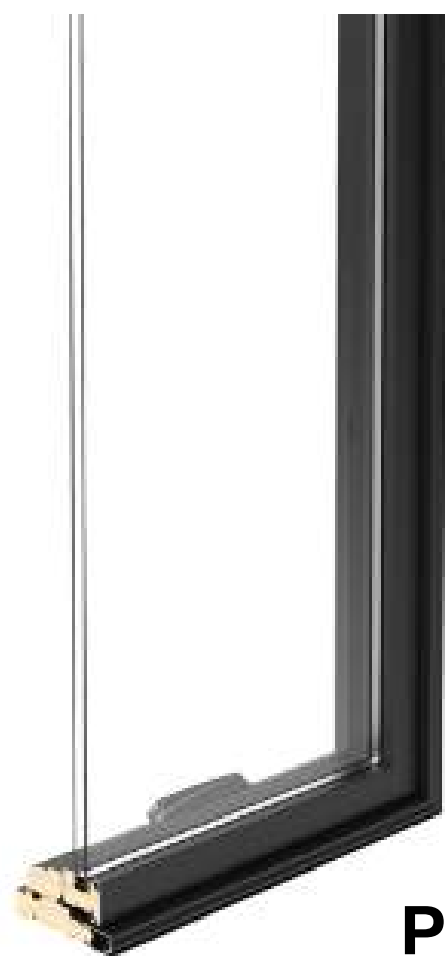
SANDED McAVOY  
FACE BRICK



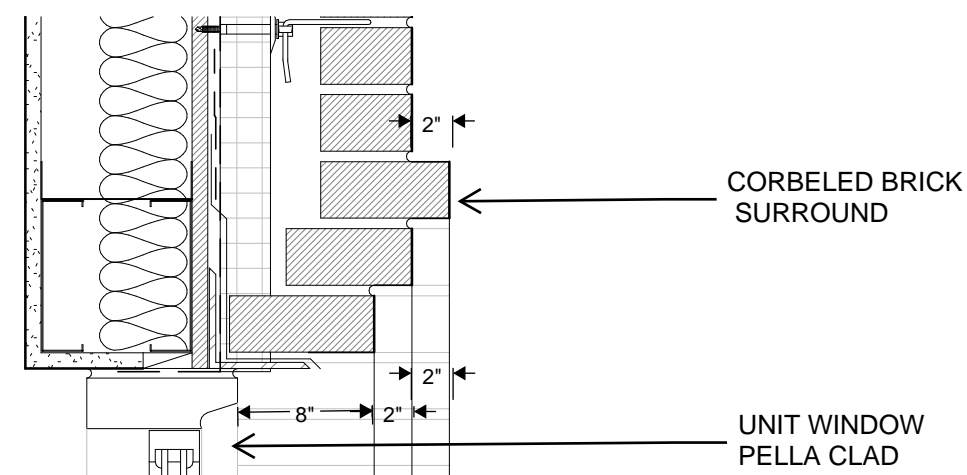
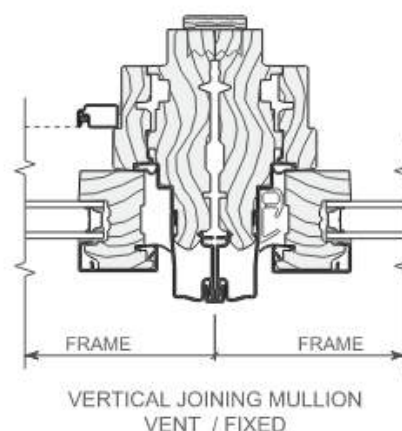
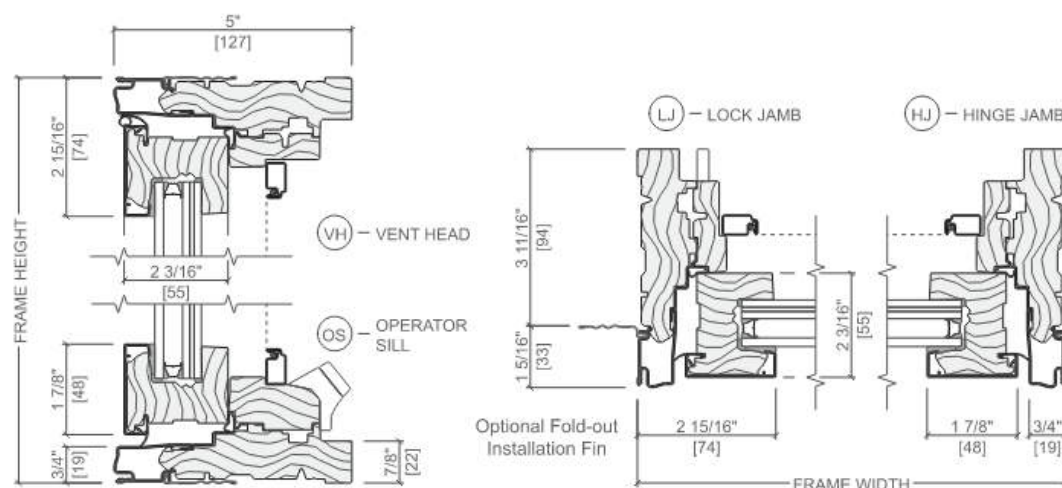
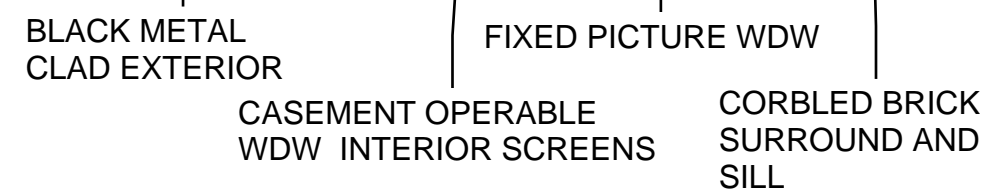
**McAVOY FULL RANGE CHARLESTON  
SANDED SMOOTH TOWN SERIES FLASHED**







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EXISTING

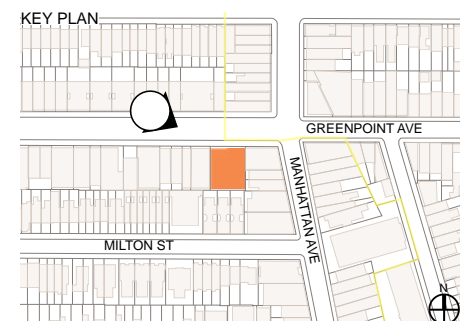


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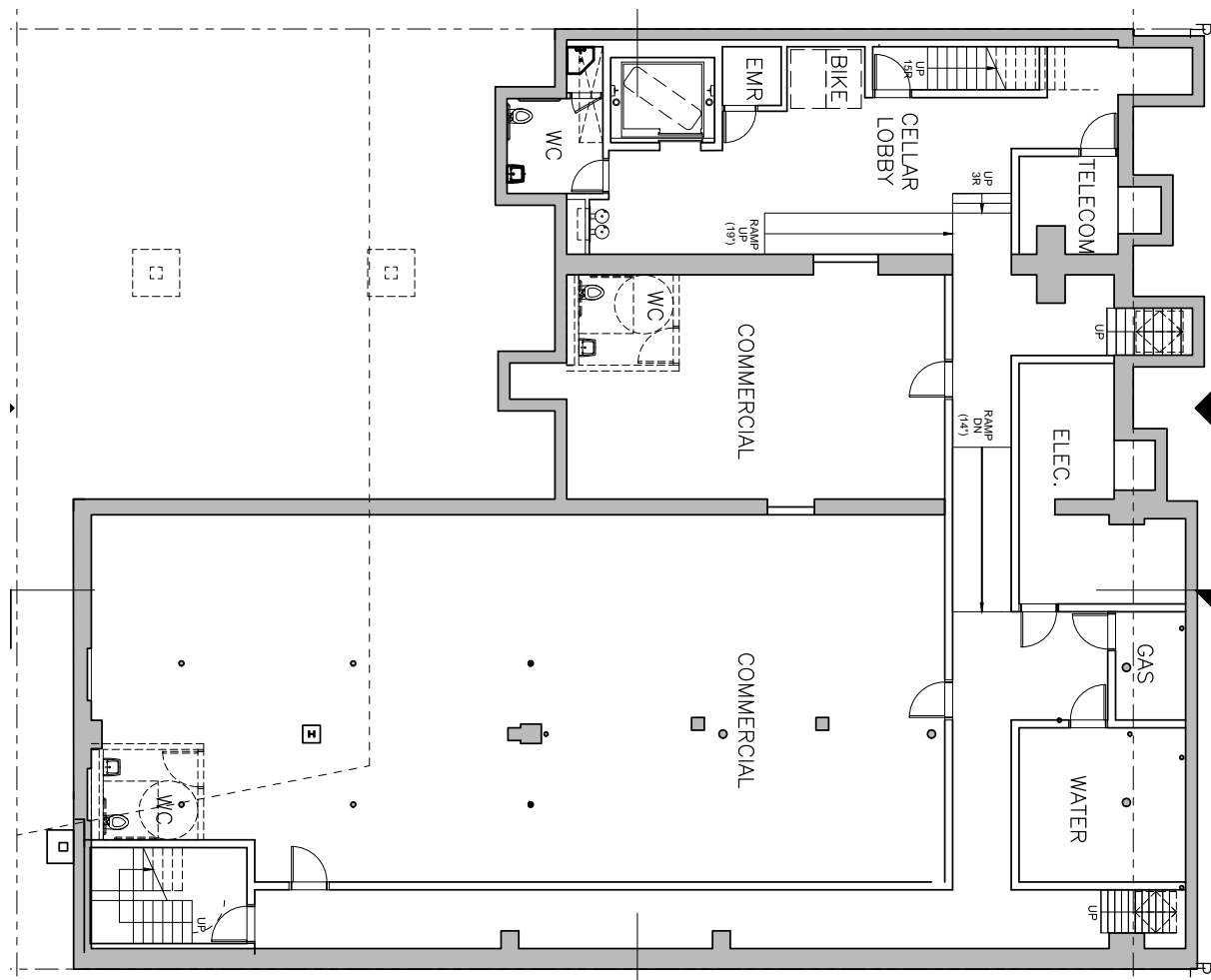


PROPOSED

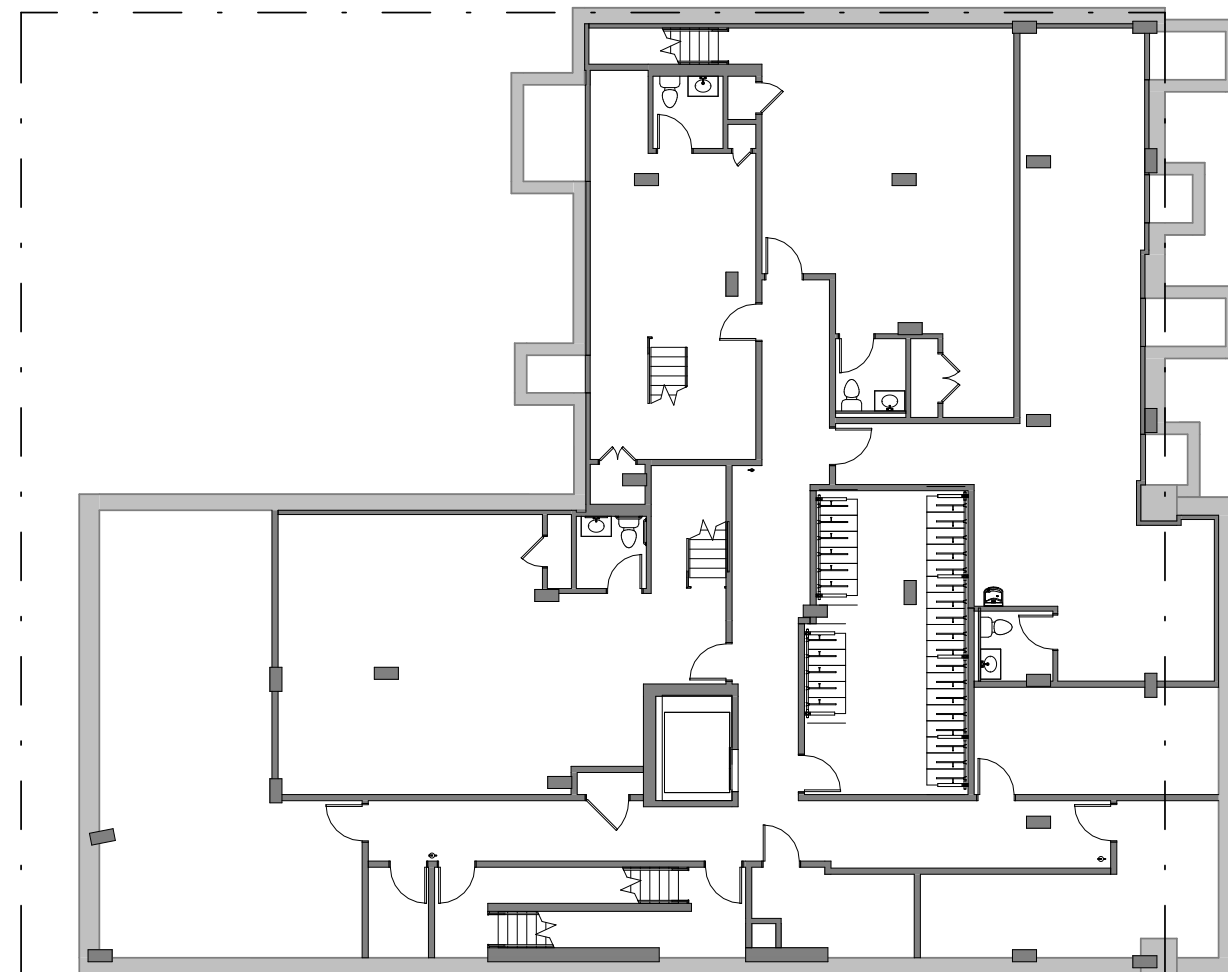






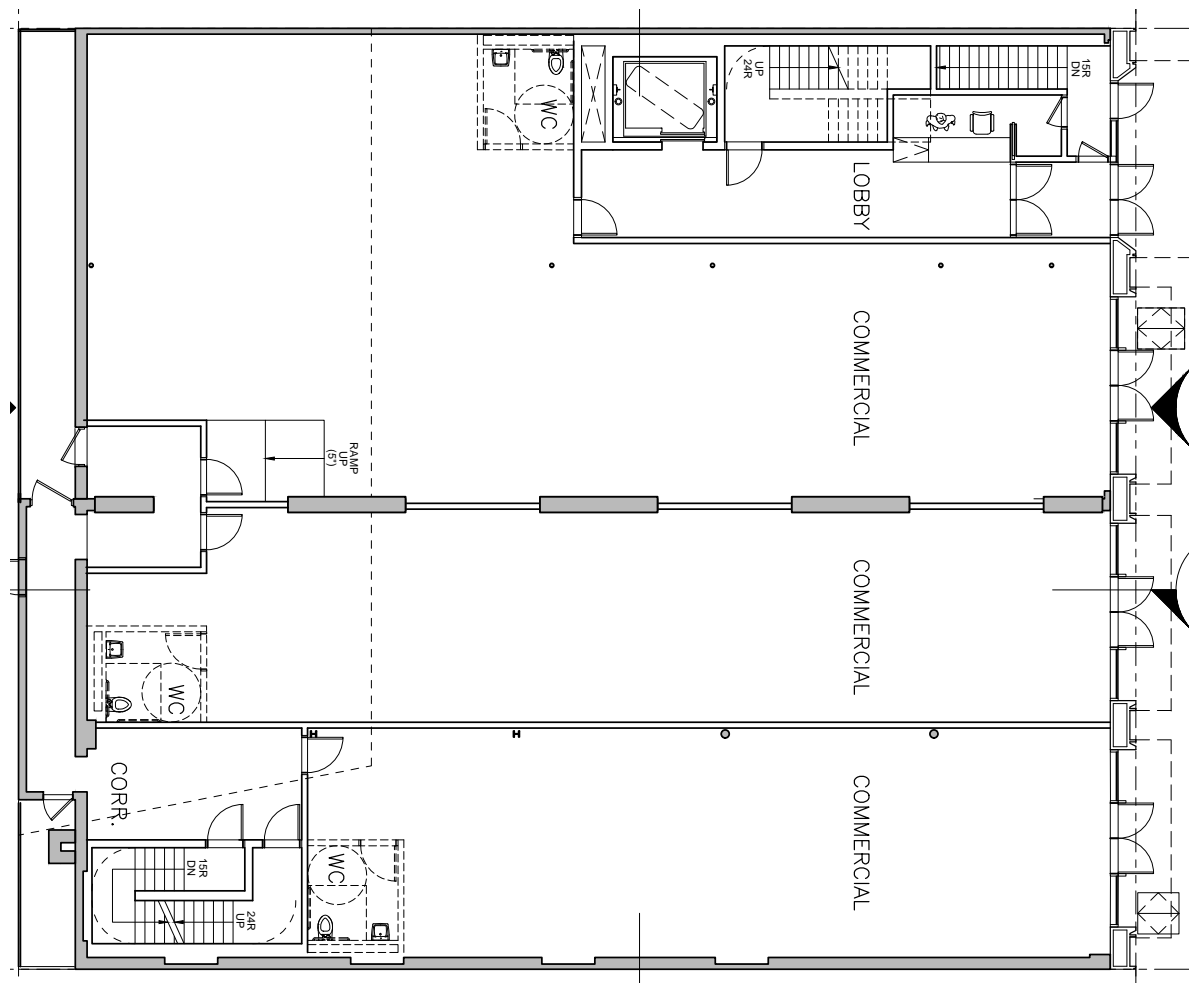


PREVIOUSLY APPROVED CELLAR PLAN

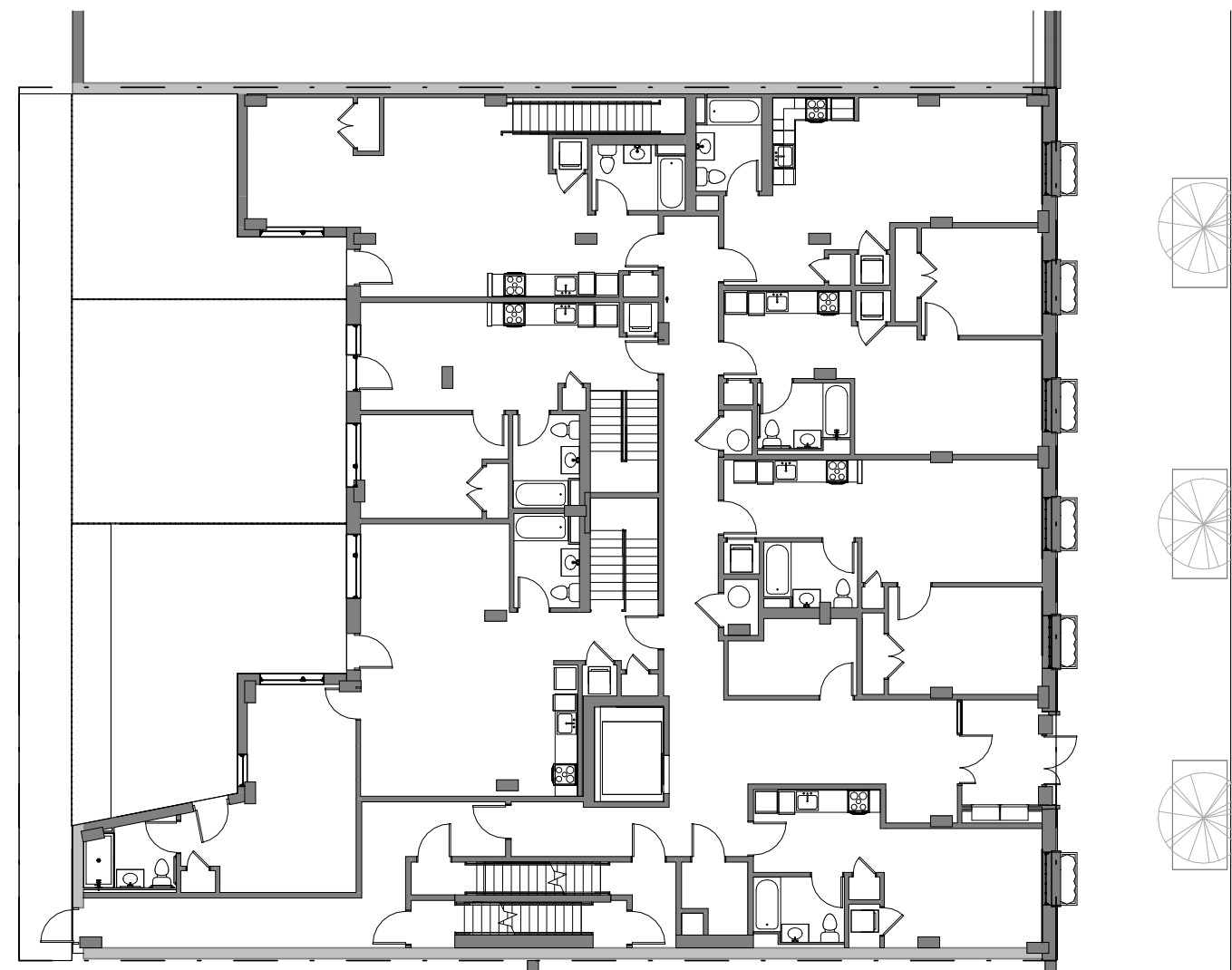


PROPOSED CELLAR PLAN



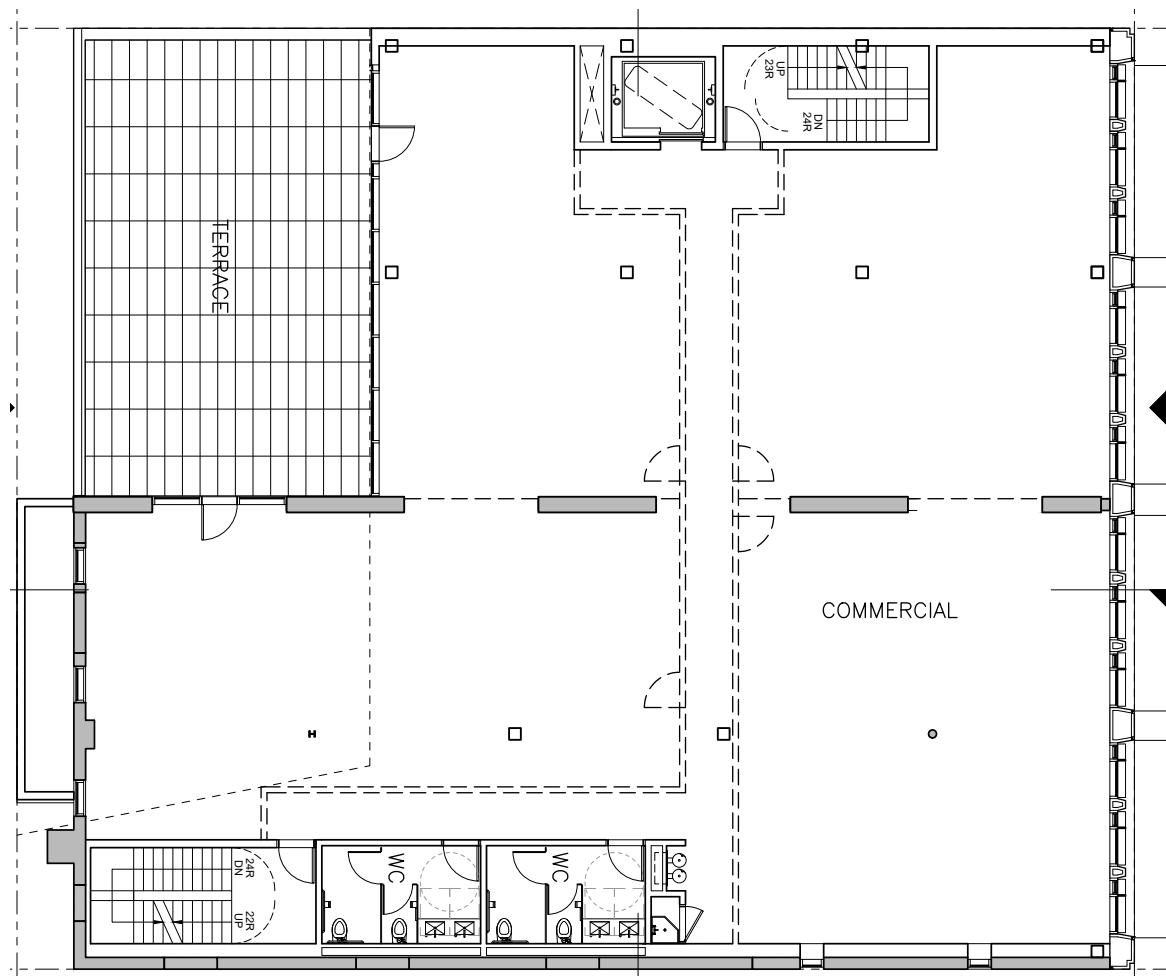


PREVIOUSLY APPROVED FIRST FLOOR PLAN

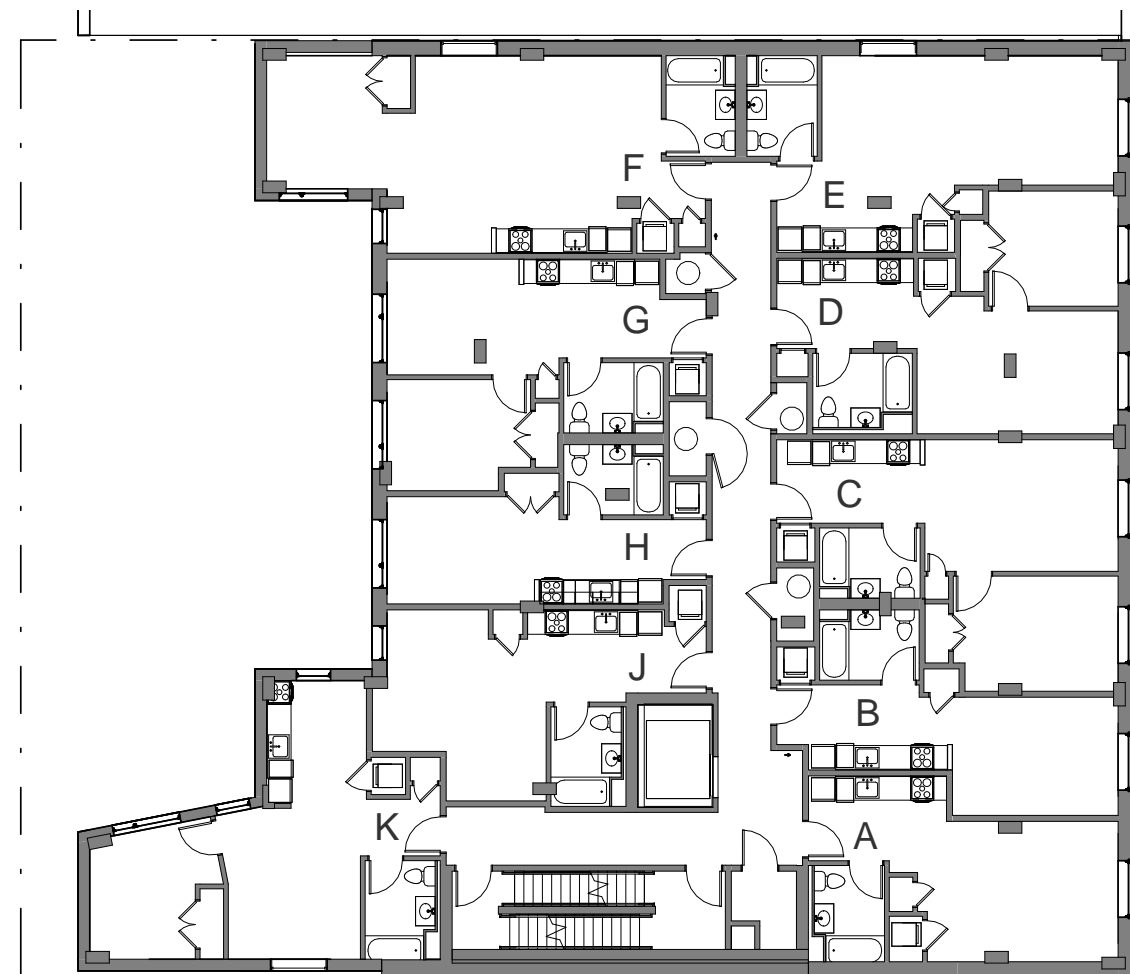


PROPOSED FIRST FLOOR PLAN



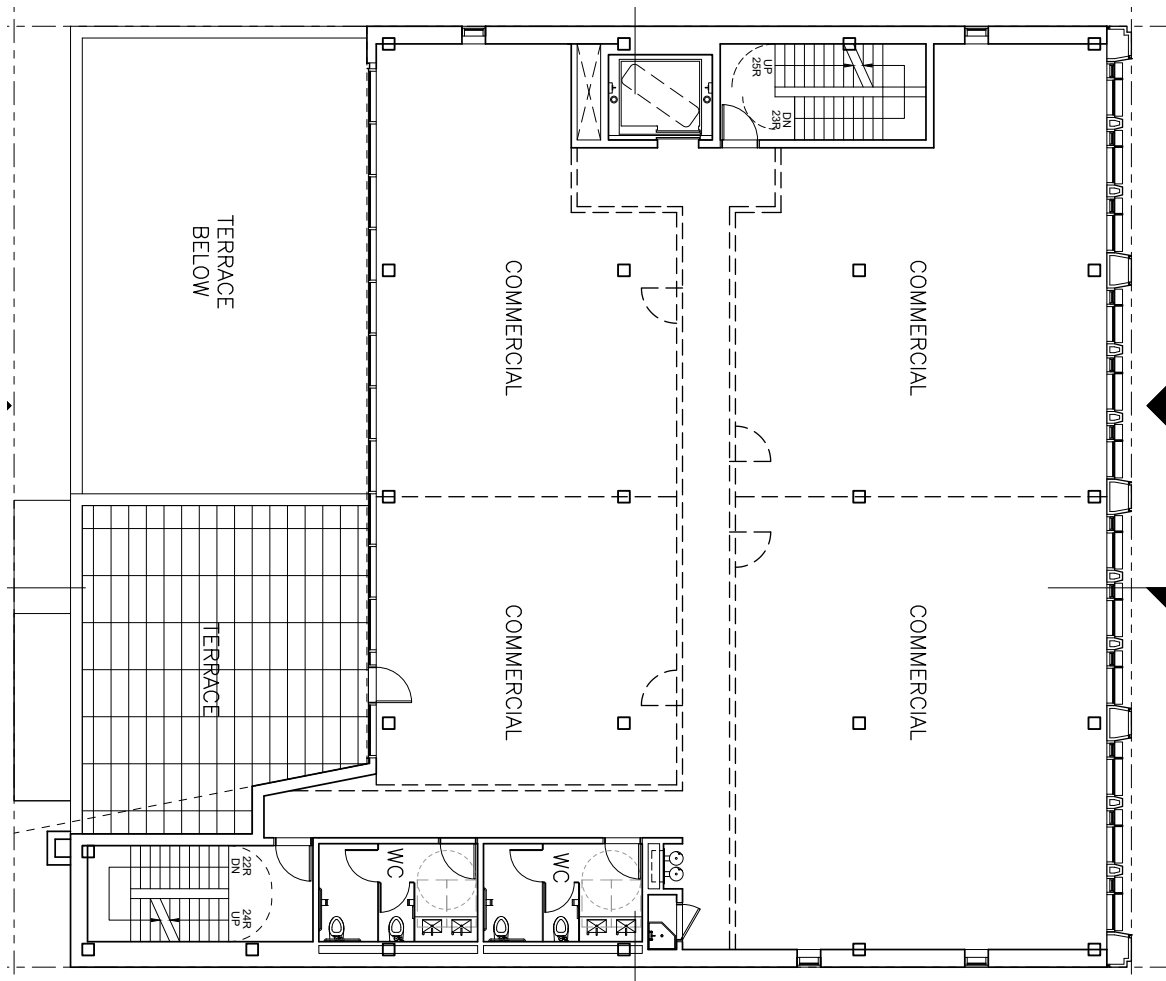


PREVIOUSLY APPROVED SECOND FLOOR PLAN COMMERCIAL

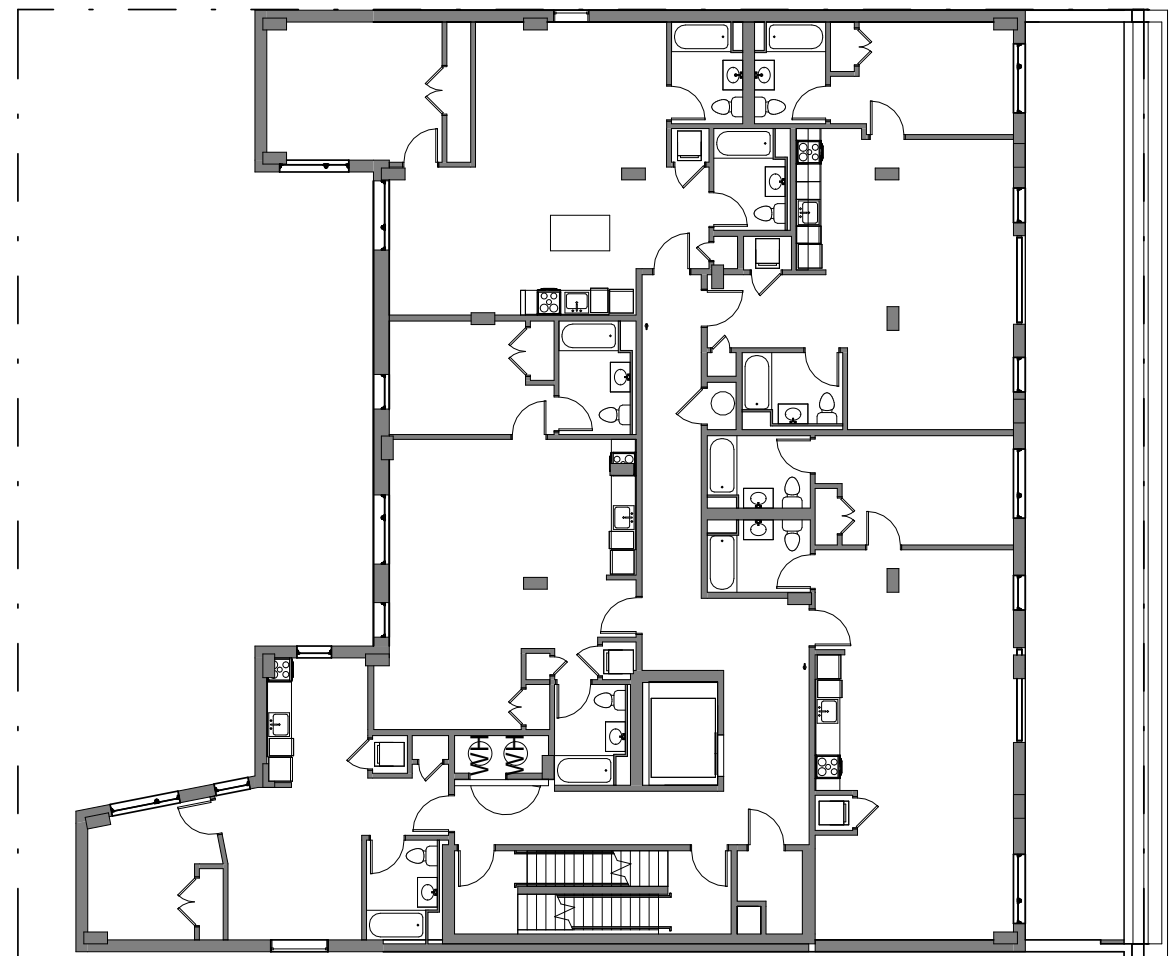


TYPICAL FLOOR PLAN RESIDENTIAL



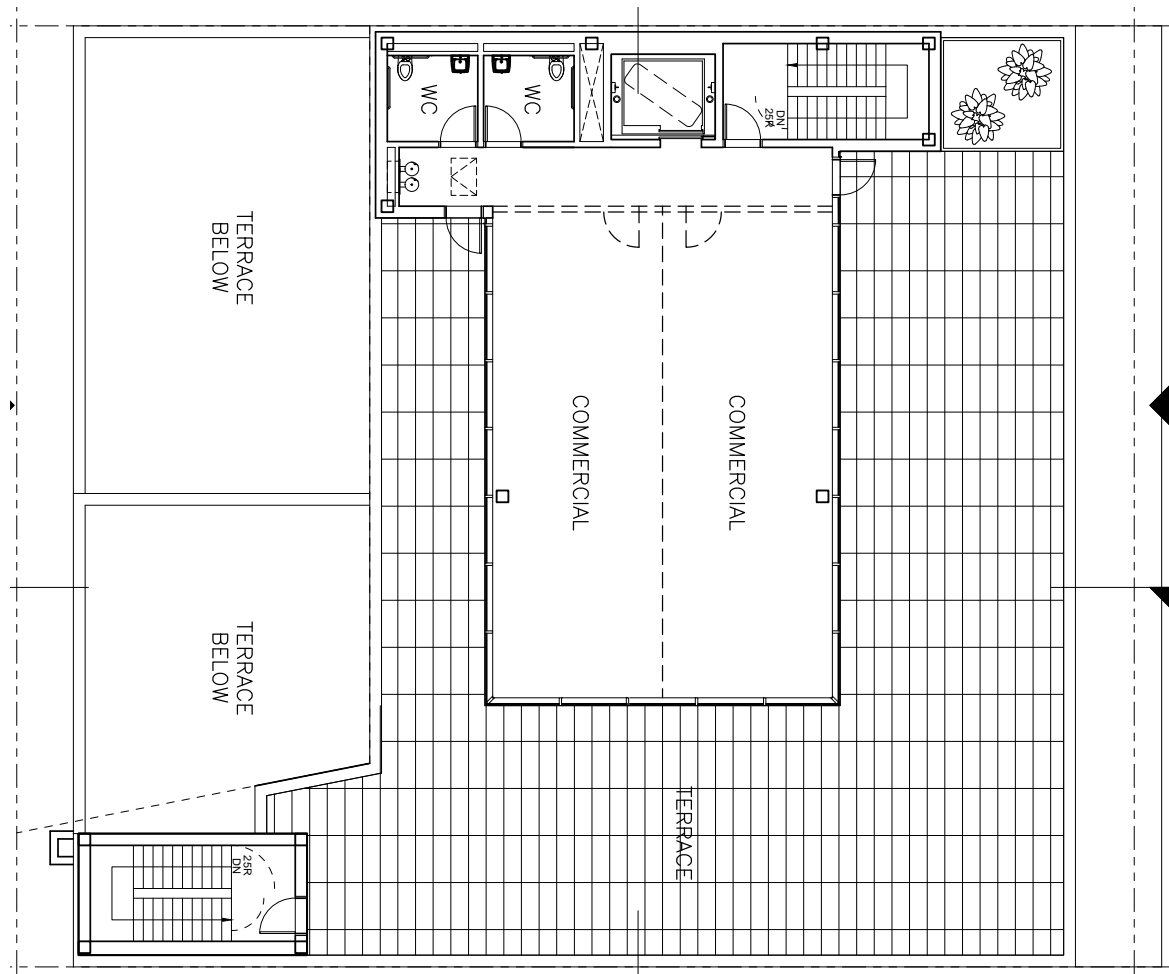


PREVIOUSLY APPROVED THIRD FLOOR PLAN

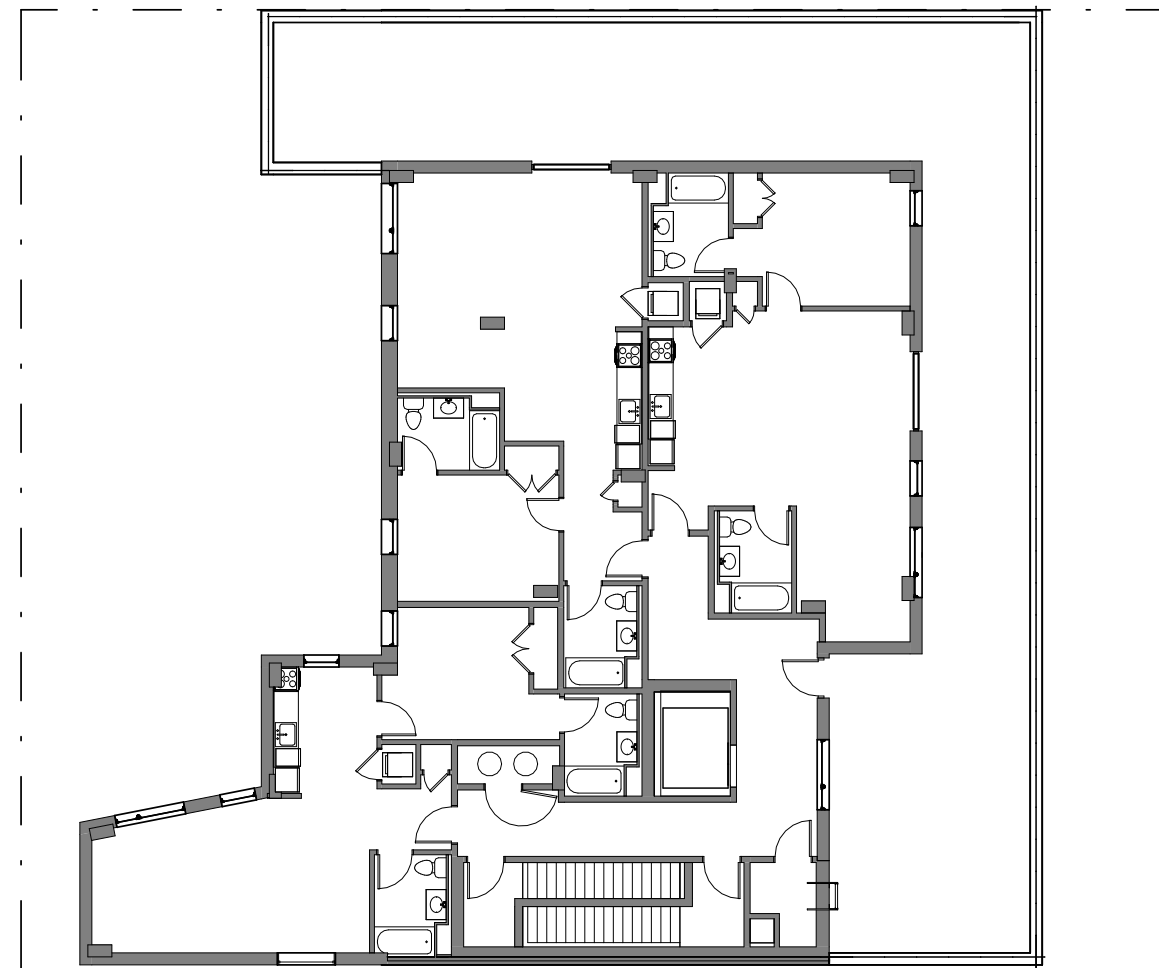


PROPOSED SIXTH FLOOR PLAN



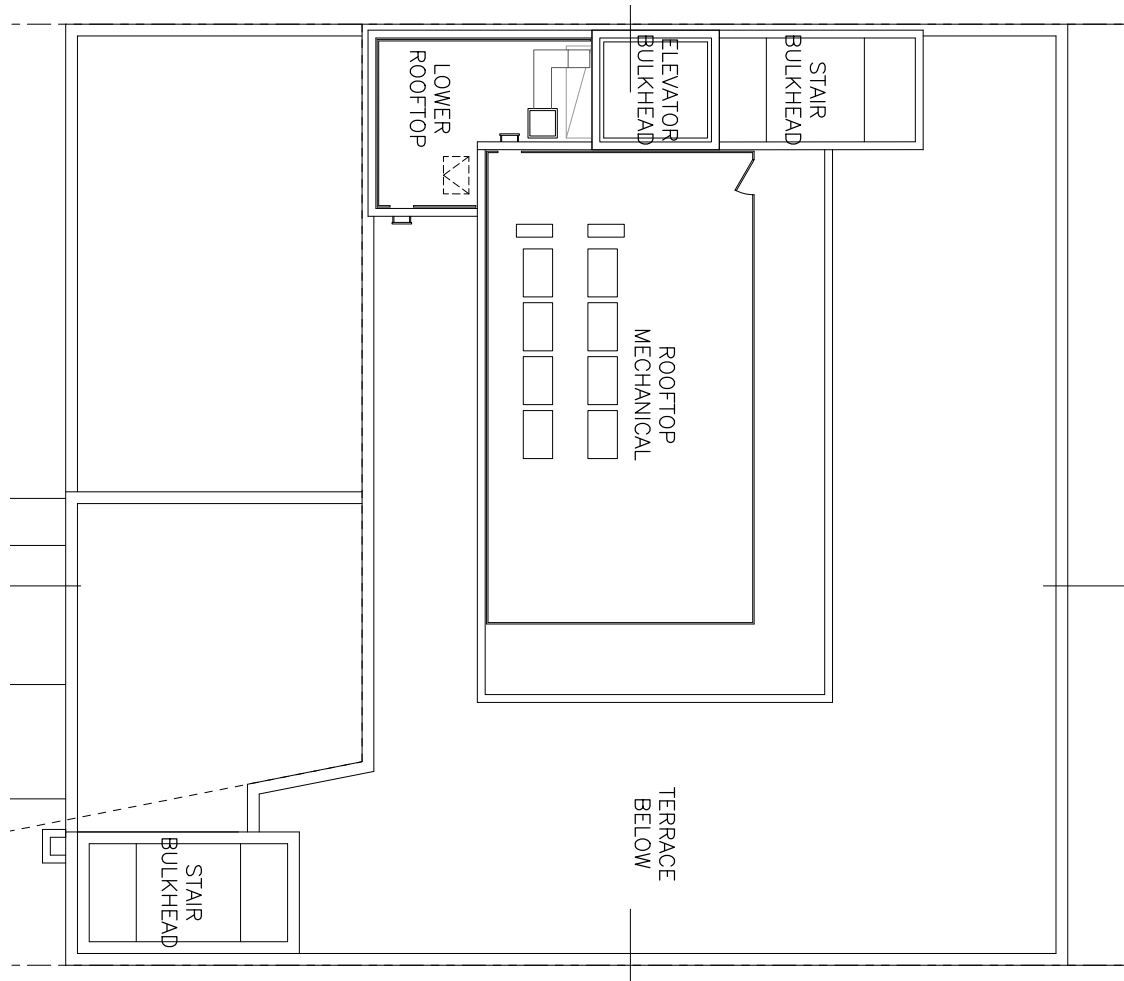


PREVIOUSLY APPROVED FOURTH FLOOR PLAN

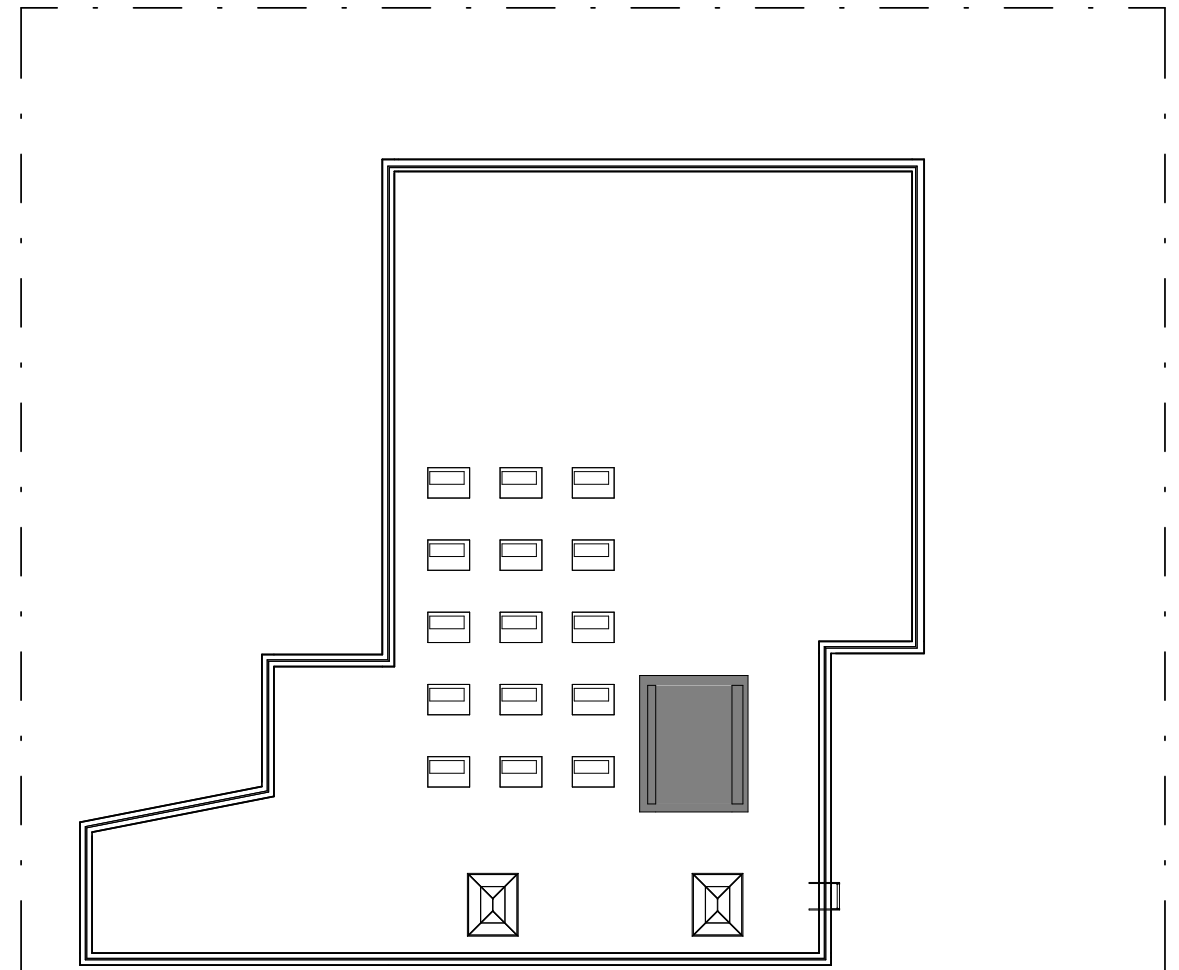


PROPOSED SEVENTH FLOOR



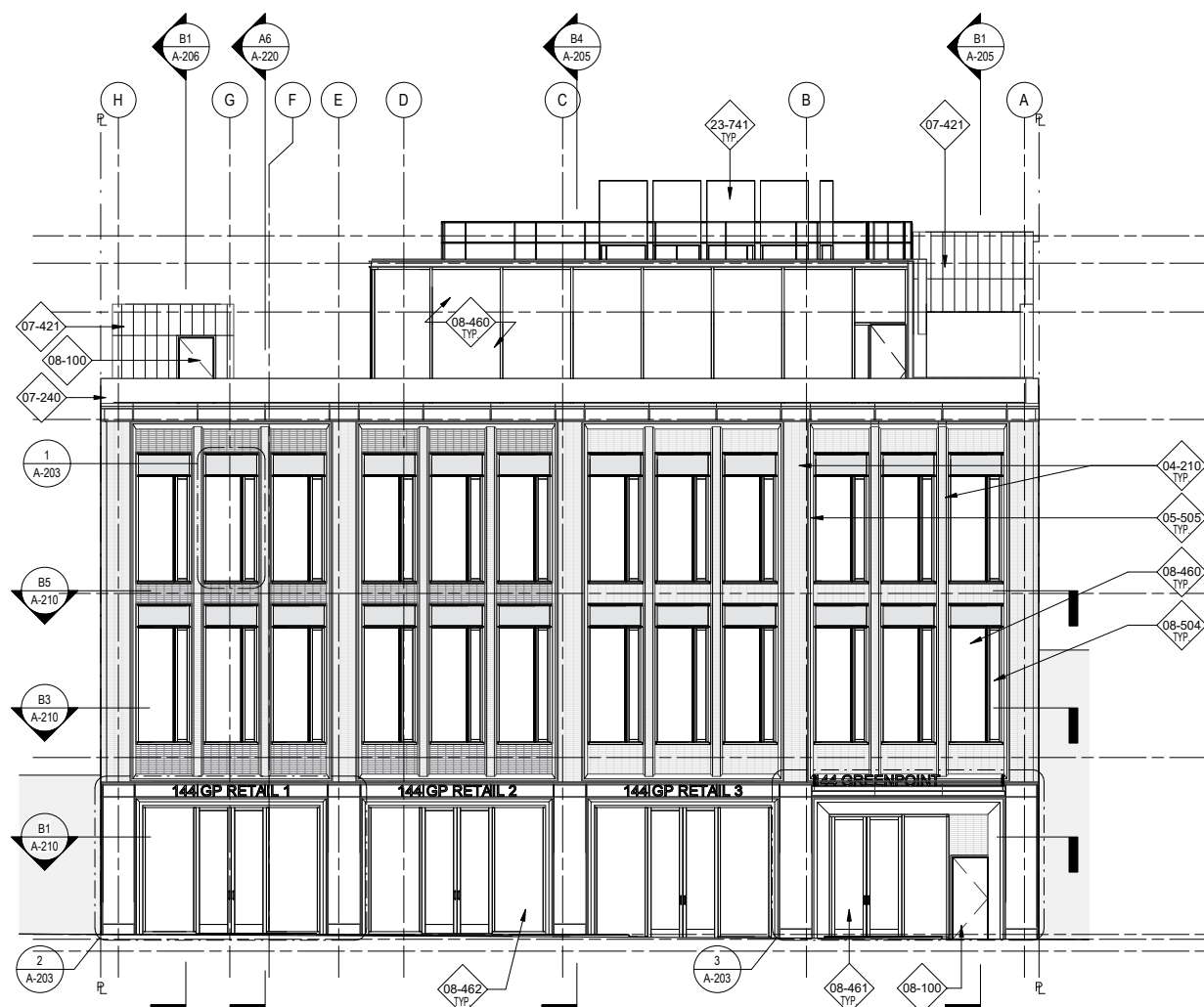


PREVIOUSLY APPROVED ROOF PLAN



ROOF PLAN

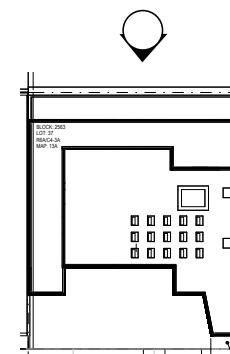




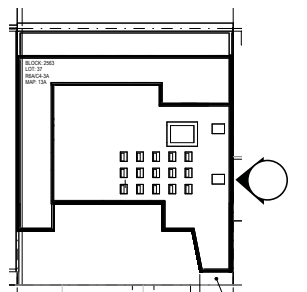
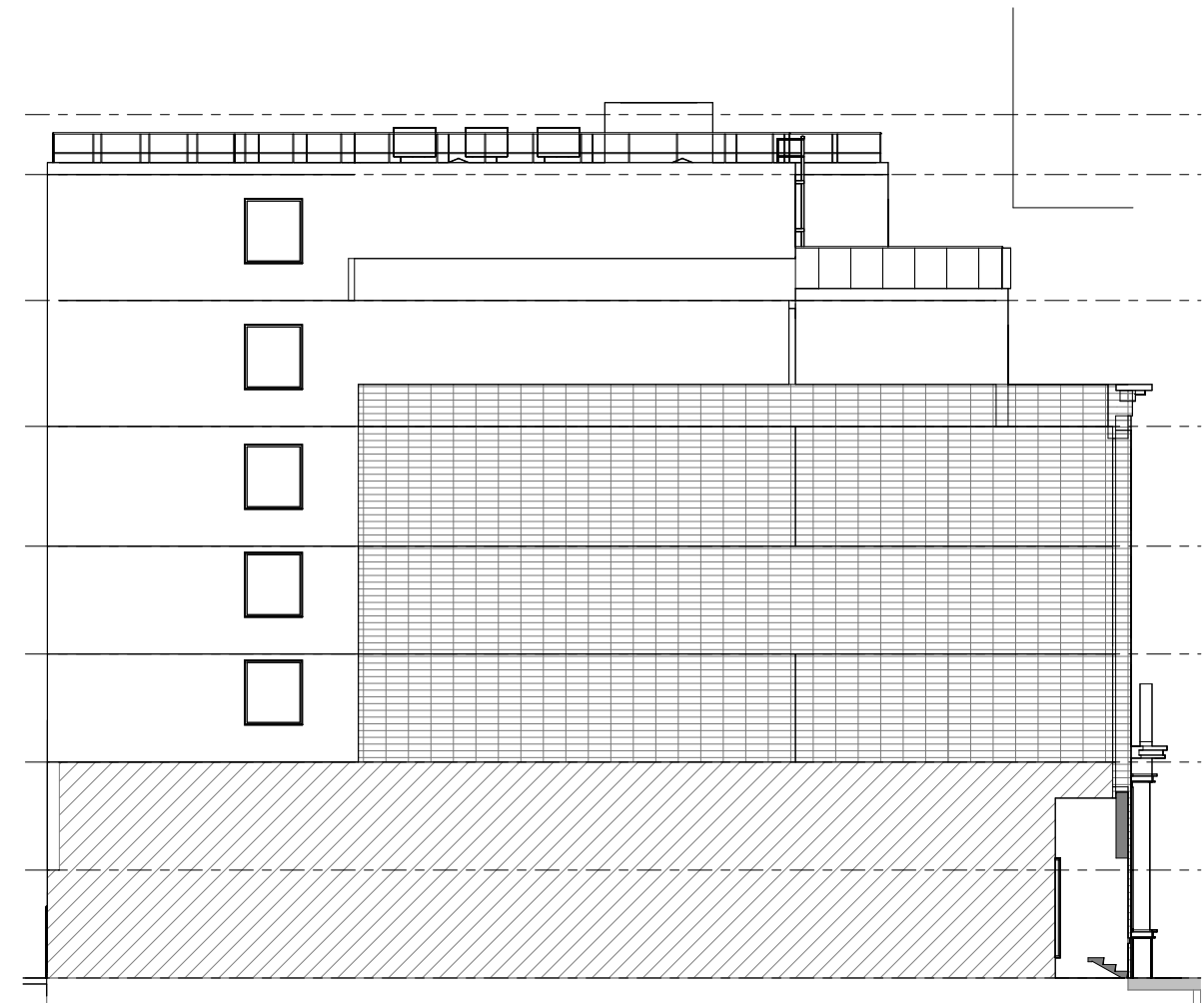
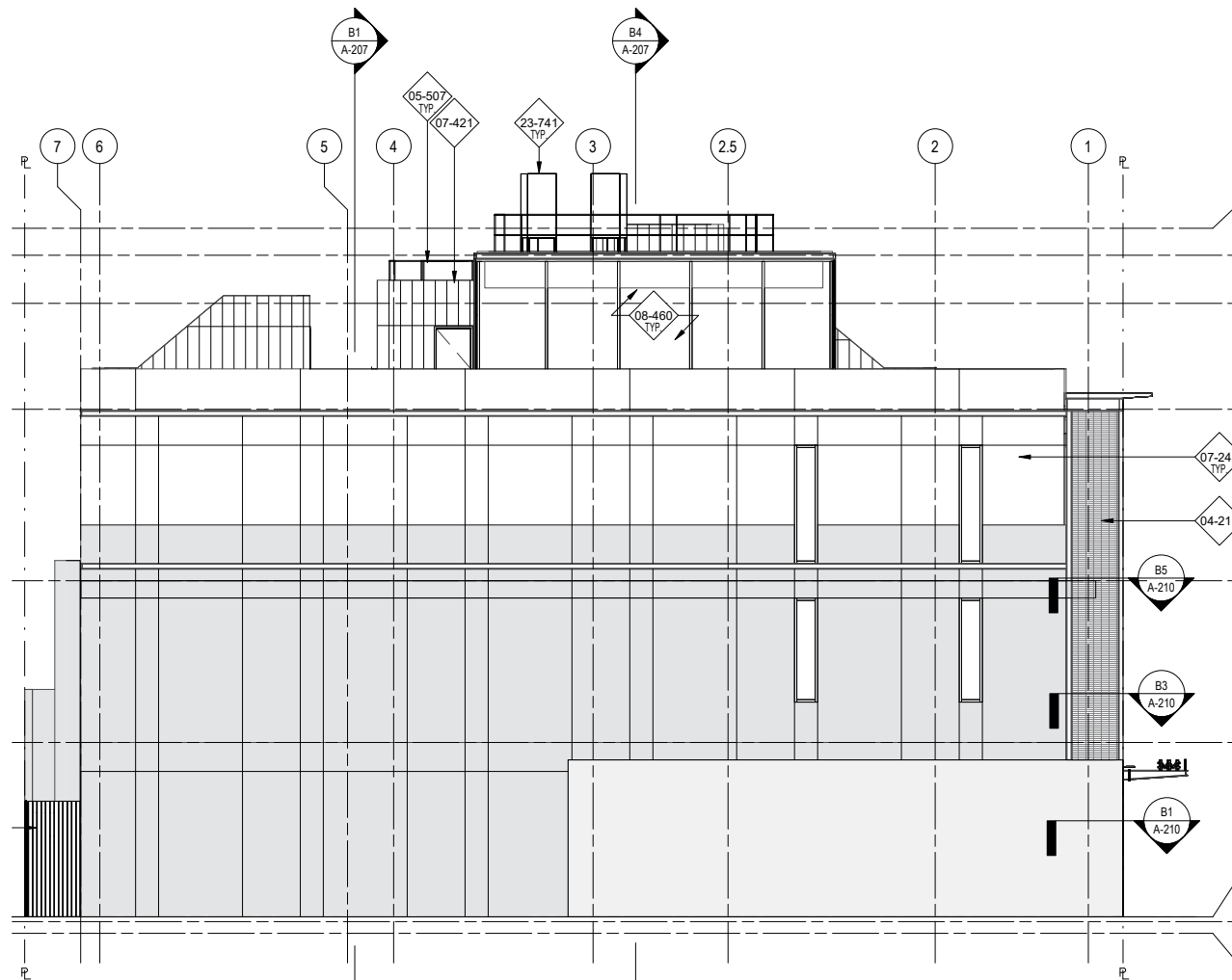
PREVIOUSLY APPROVED



PROPOSED



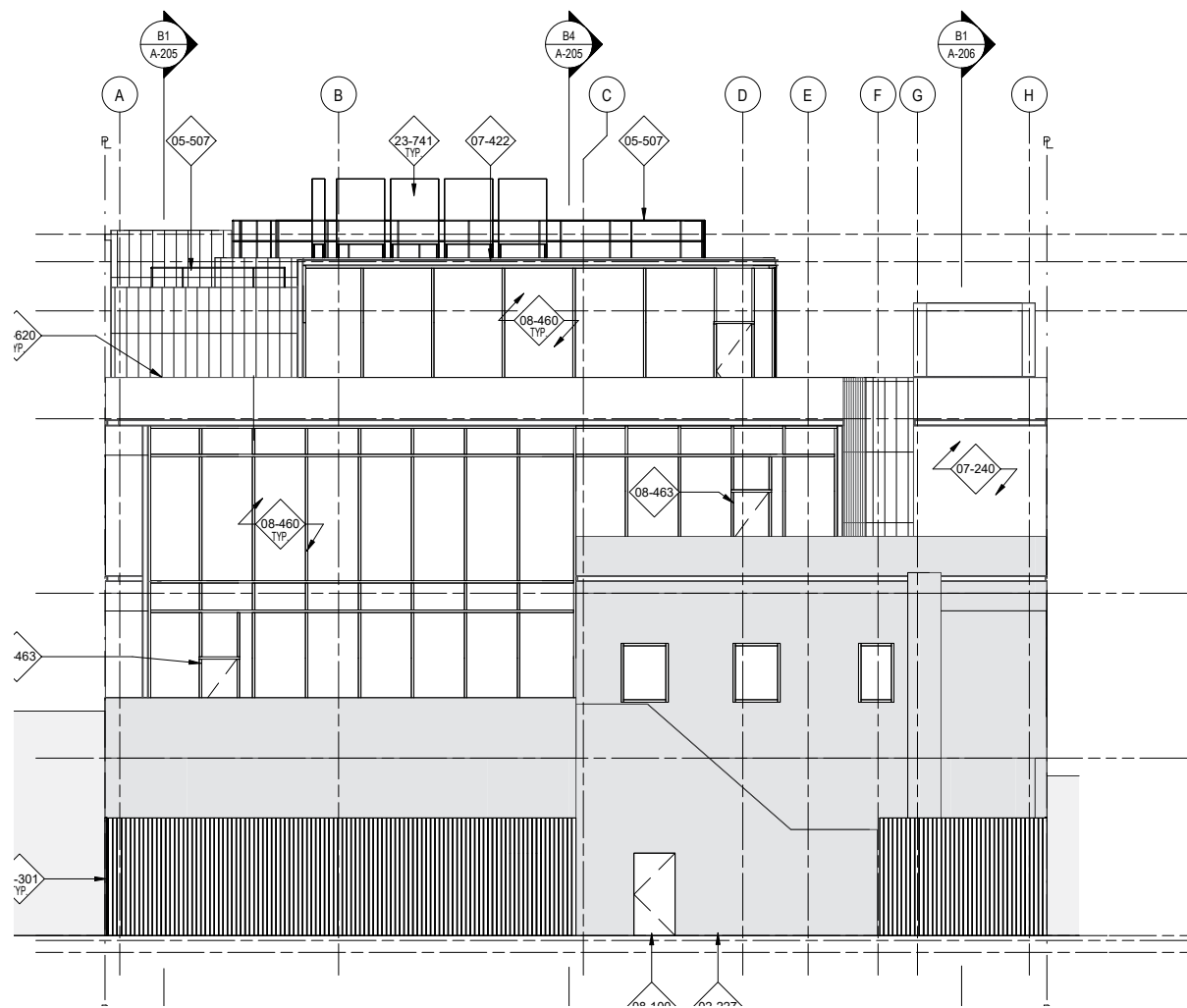




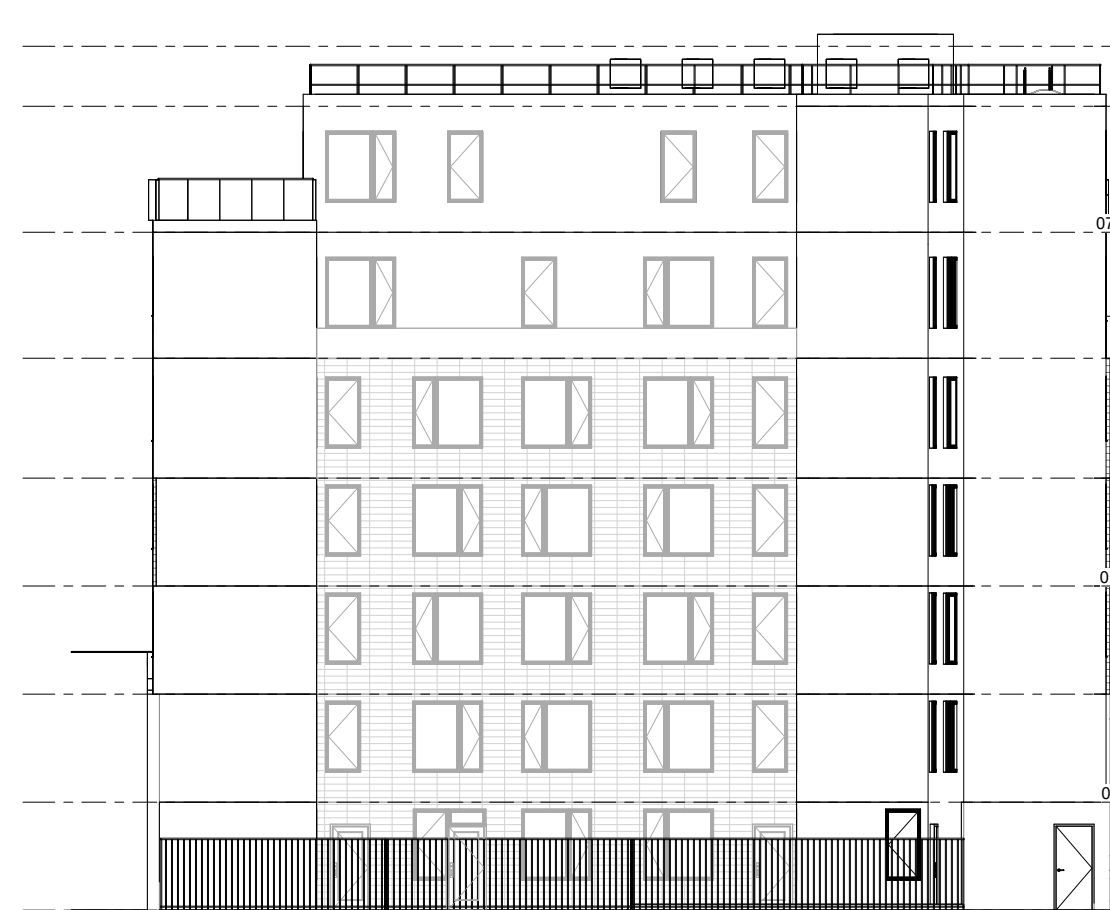
PREVIOUSLY APPROVED

PROPOSED

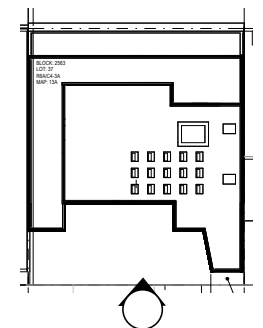




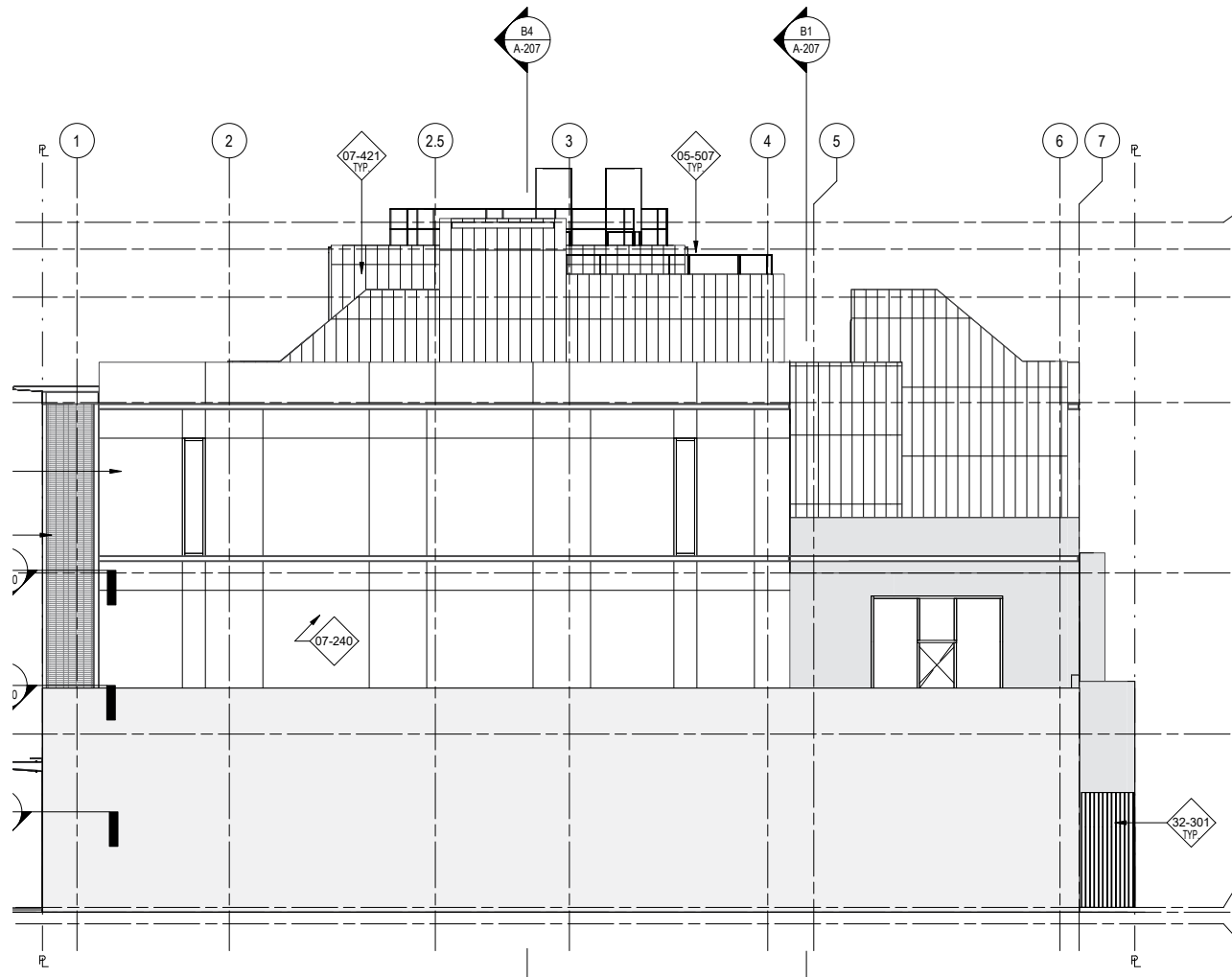
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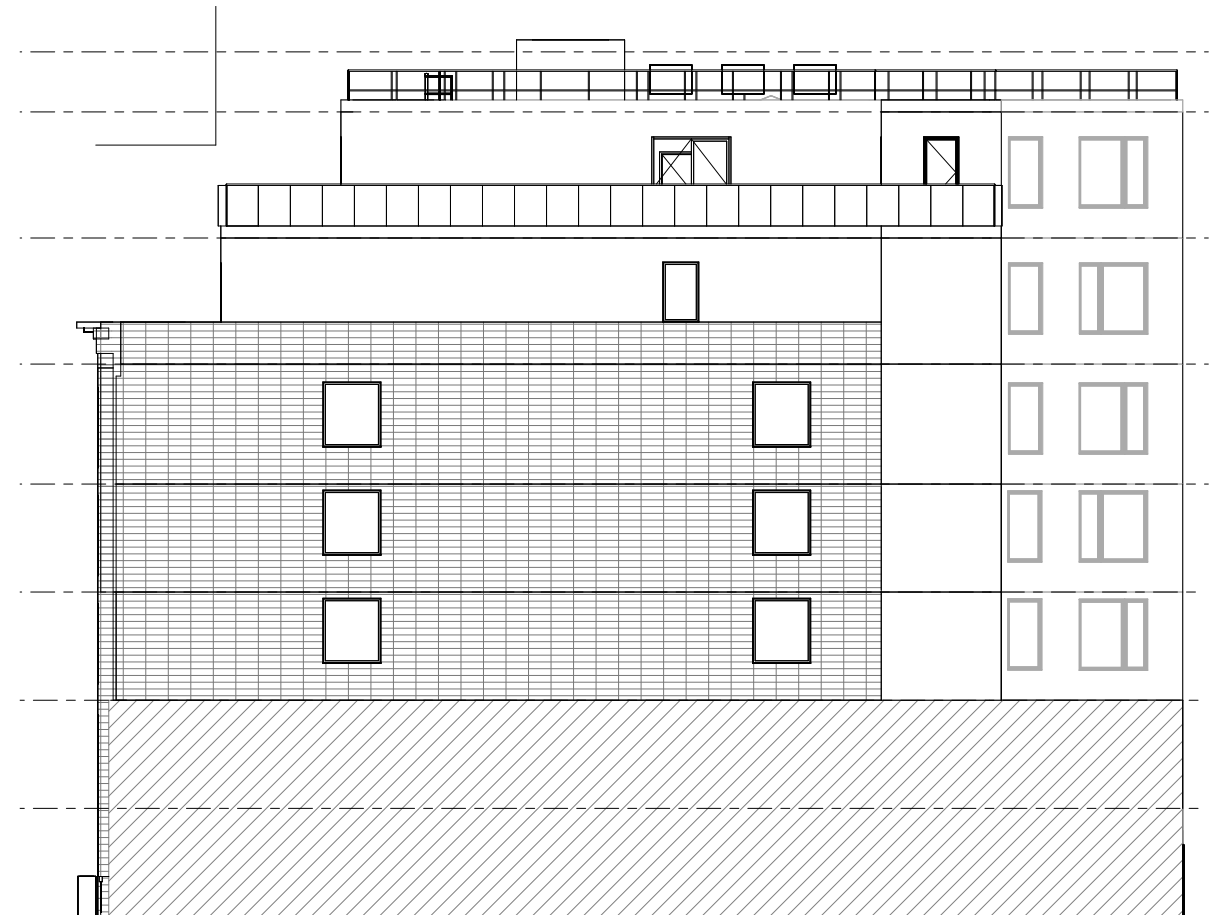
PROPOSED



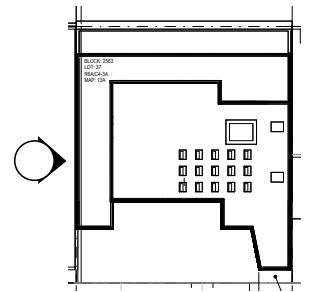




PREVIOUSLY APPROVED



PROPOSED







rendering by stasis3D





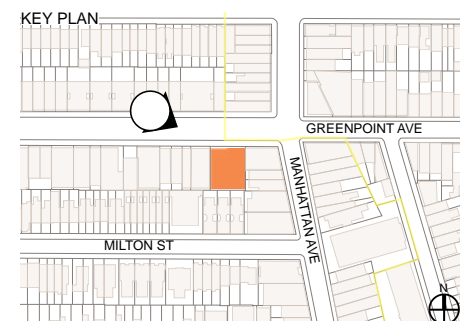
Rendering by Stasis3D





Rendering by Stasis3D







**December 16, 2025**  
Public Meeting

The current proposal is:

**Preservation Department – Item 3, LPC-26-01803**

**144 Greenpoint Avenue – Greenpoint Historic District**  
**Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 921 2964

**Passcode:** 846692

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.