Landmarks Preservation Commission

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-11567

80 Horatio Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

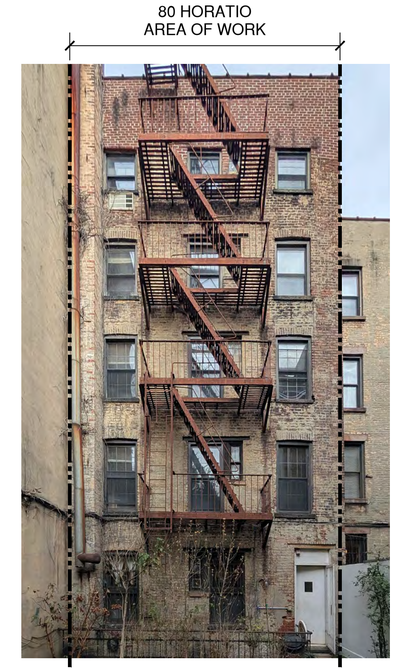
Webinar ID: 165 570 0707
Passcode: 905348
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

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.

80 HORATIO STREET

PROPOSED FRONT FACADE RESTORATION
REAR FACADE RECONSTRUCTION AND ALTERATION
ROOFTOP ADDITION
INTERIOR RECONSTRUCTION
EXCAVATION

1 80 HORATIO STREET- EXISTING FRONT FACADE (NORTH) - LOOKING SOUTH
NOT TO SCALE



2 80 HORATIO STREET- EXISTING REAR FACADE (SOUTH) - LOOKING NORTH
NOT TO SCALE

3 80 HORATIO STREET- PROPOSED FRONT FACADE
SCALE: NTS

4 80 HORATIO STREET - PROPOSED REAR FACADE
SCALE: NTS

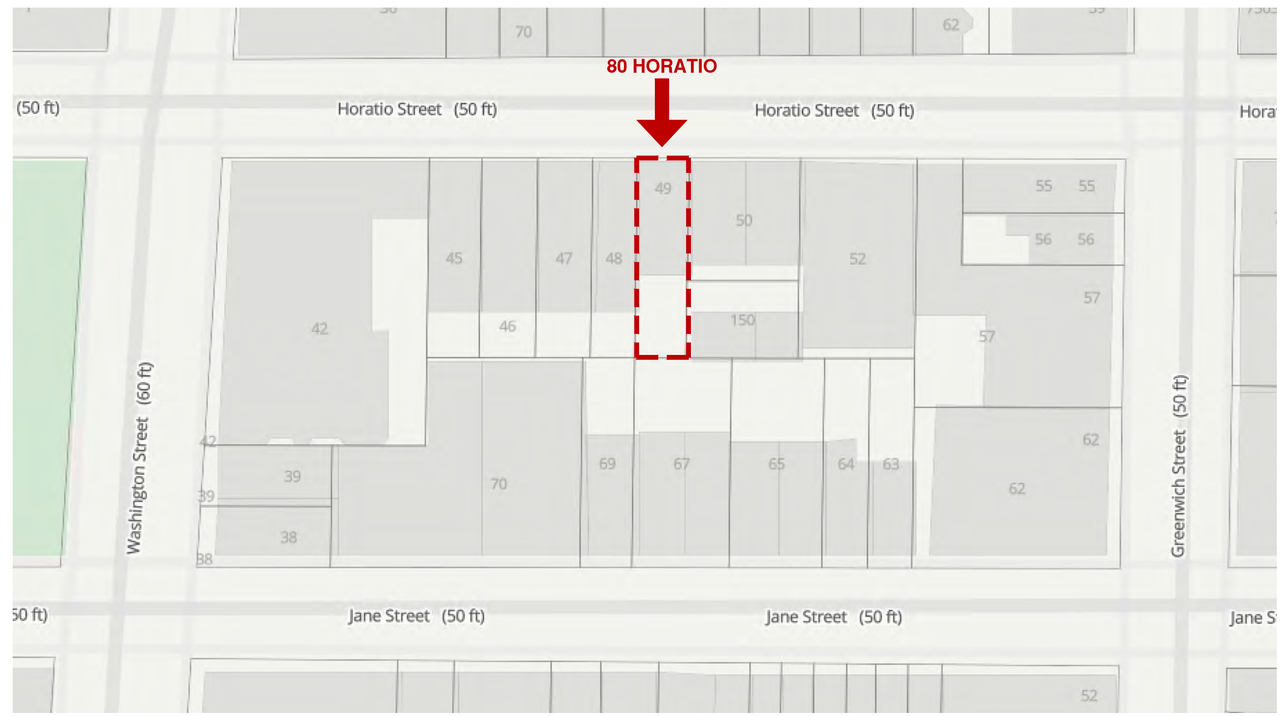
JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

SITE LOCATION:
DISTRICT MAP & BLOCK PLAN

80 HORATIO STREET
SITE

GREENWICH VILLAGE - HISTORIC DISTRICT MAP
NOT TO SCALE



BLOCK PLAN
NOT TO SCALE

JPD PRESERVATION CONSULTING

AKA Allen + Killcarney Architects

STREETSCAPE

80 HORATIO

1 SOUTH SIDE OF BLOCK
NOT TO SCALE

2 NORTH SIDE OF BLOCK
NOT TO SCALE

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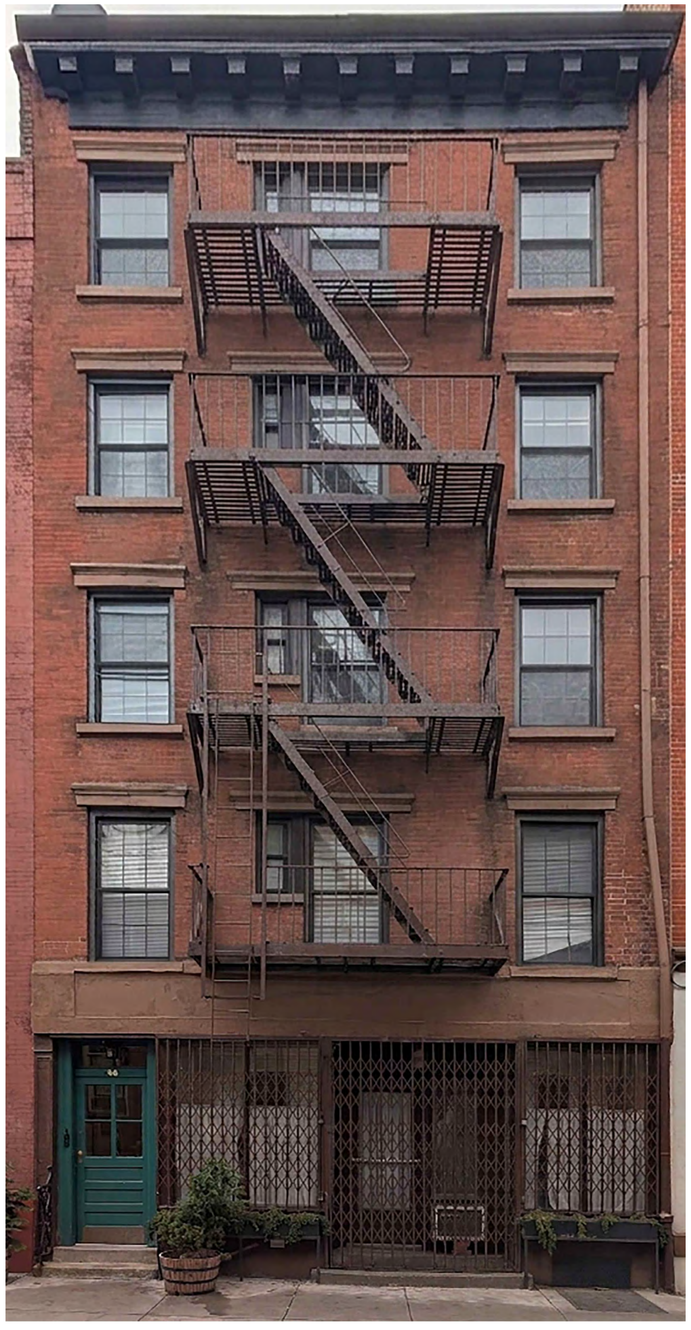
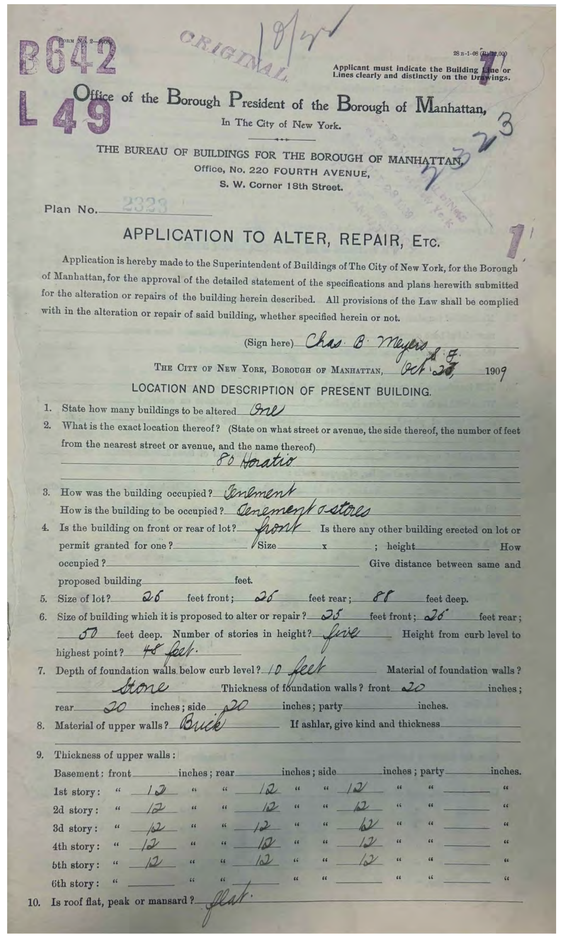
CURRENT PHOTOGRAPH / FACADE EVOLUTION



1 80 HORATIO (CURRENT FACADE)
NOT TO SCALE

1909 BUILDING DEPARTMENT PERMIT APPLICATION:

* REMOVE MASONRY AND INSTALL SMALL BATHROOM WINDOWS.
* REMOVE EXISTING FIRST FLOOR FRONT FACADE AND INSTALLATION OF STOREFRONT.
* STOREFRONT AND SMALL BATHROOM WINDOWS ARE NOT ORIGINAL.



B642
L 49
ORIGINAL

SB s-1-06 (Rev. 7-00)

Applicant must indicate the Building Line or Lines clearly and distinctly on the drawings.

Office of the Borough President of the Borough of Manhattan,
In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN,
Office, No. 220 FOURTH AVENUE,
S. W. Corner 18th Street.

Plan No. 2323

APPLICATION TO ALTER, REPAIR, ETC.

Application is hereby made to the Superintendent of Buildings of The City of New York, for the Borough of Manhattan, for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration or repairs of the building herein described. All provisions of the Law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here) Chas. B. Meyers

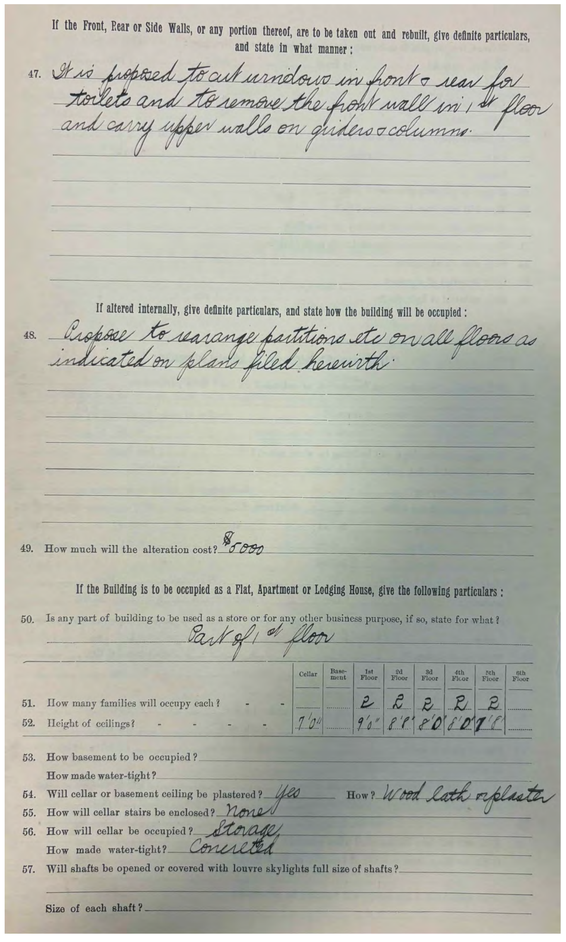
THE CITY OF NEW YORK, BOROUGH OF MANHATTAN, Oct. 23 1909

LOCATION AND DESCRIPTION OF PRESENT BUILDING.

1. State how many buildings to be altered One
2. What is the exact location thereof? (State on what street or avenue, the side thereof, the number of feet from the nearest street or avenue, and the name thereof) 80 Horatio
3. How was the building occupied? Tenement
   How is the building to be occupied? Tenement & stores
4. Is the building on front or rear of lot? front Is there any other building erected on lot or permit granted for one? Size x ; height How occupied? Give distance between same and proposed building feet.
5. Size of lot? 25 feet front; 25 feet rear; 88 feet deep.
6. Size of building which it is proposed to alter or repair? 25 feet front; 25 feet rear; 50 feet deep. Number of stories in height? five Height from curb level to highest point? 48 feet.
7. Depth of foundation walls below curb level? 10 feet Material of foundation walls? Stone Thickness of foundation walls? front 20 inches; rear 20 inches; side 20 inches; party inches.
8. Material of upper walls? Brick If ashlar, give kind and thickness
9. Thickness of upper walls:

Basement:	front	rear	side	party			
1st story:	12	12	12				
2d story:	12	12	12				
3d story:	12	12	12				
4th story:	12	12	12				
5th story:	12	12	12				
6th story:							

10. Is roof flat, peak or mansard? flat.



If the Front, Rear or Side Walls, or any portion thereof, are to be taken out and rebuilt, give definite particulars, and state in what manner:

47. It is proposed to cut windows in front & rear for toilets and to remove the front wall in 1st floor and carry upper walls on girders & columns.

If altered internally, give definite particulars, and state how the building will be occupied:

48. Propose to rearrange partitions etc on all floors as indicated on plans filed herewith.

49. How much will the alteration cost? $5000

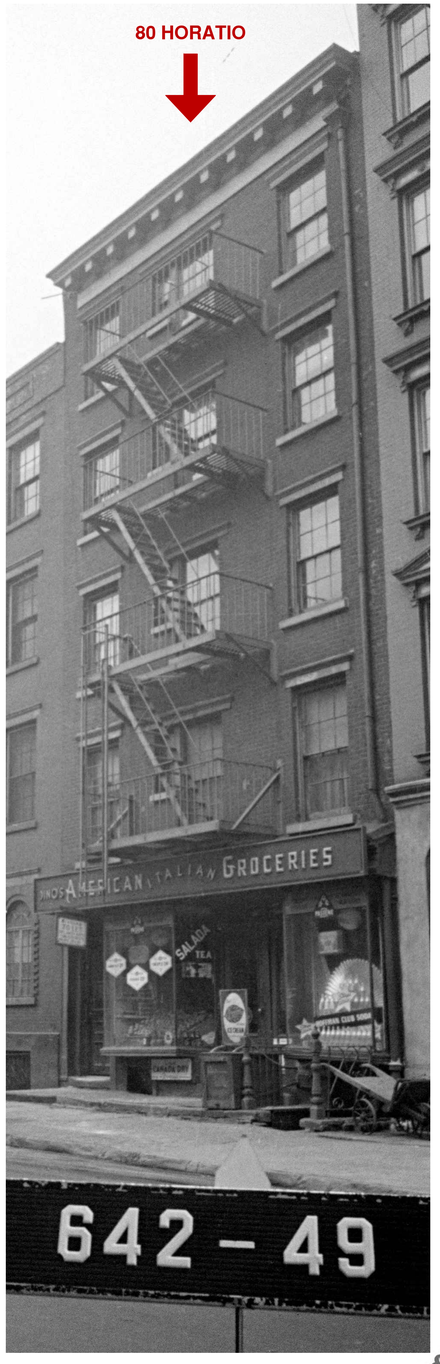
If the Building is to be occupied as a Flat, Apartment or Lodging House, give the following particulars:

50. Is any part of building to be used as a store or for any other business purpose, if so, state for what? Part of 1st floor

	Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each?			2	2	2	2	2	
52. Height of ceilings?	7'0"		9'6"	8'8"	8'0"	8'0"	7'6"	

53. How basement to be occupied?
    How made water-tight?
54. Will cellar or basement ceiling be plastered? yes How? Wood lath & plaster
55. How will cellar stairs be enclosed? None
56. How will cellar be occupied? Storage
    How made water-tight? Concrete
57. Will shafts be opened or covered with louvre skylights full size of shafts?
    Size of each shaft?

2 1909 BUILDING DEPARTMENT ALTERATION APPLICATION
NOT TO SCALE



3 1940 TAX PHOTO - 80 HORATIO
NOT TO SCALE

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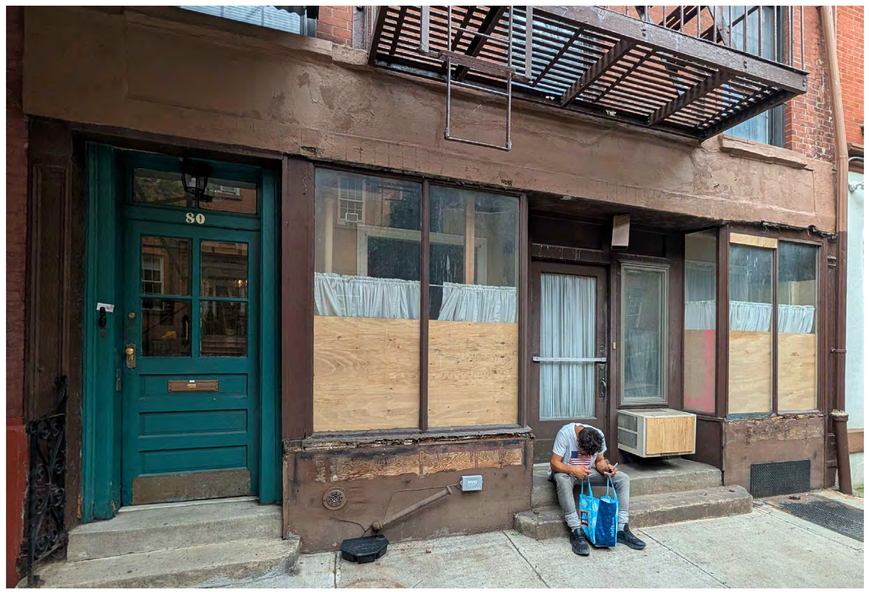
HISTORIC PHOTOGRAPHS / FACADE EVOLUTION

1 1968 PHOTO - NYCLPC ARCHIVES
NOT TO SCALE

2 1968 PHOTO - NYCLPC ARCHIVES
NOT TO SCALE

3 EXISTING WINDOW ADDITION
NOT TO SCALE



4 EXISTING FIRST FLOOR FACADE
NOT TO SCALE

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AKA Allen + Kilbourne Architects

HISTORIC PHOTOGRAPHS / FACADE EVOLUTION

1 1940 TAX PHOTO - 80 HORATIO
NOT TO SCALE

2 EXISTING FIRST FLOOR FACADE
NOT TO SCALE

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EXISTING STOREFRONT CONDITIONS

1 EXISTING FIRST FLOOR FACADE
NOT TO SCALE

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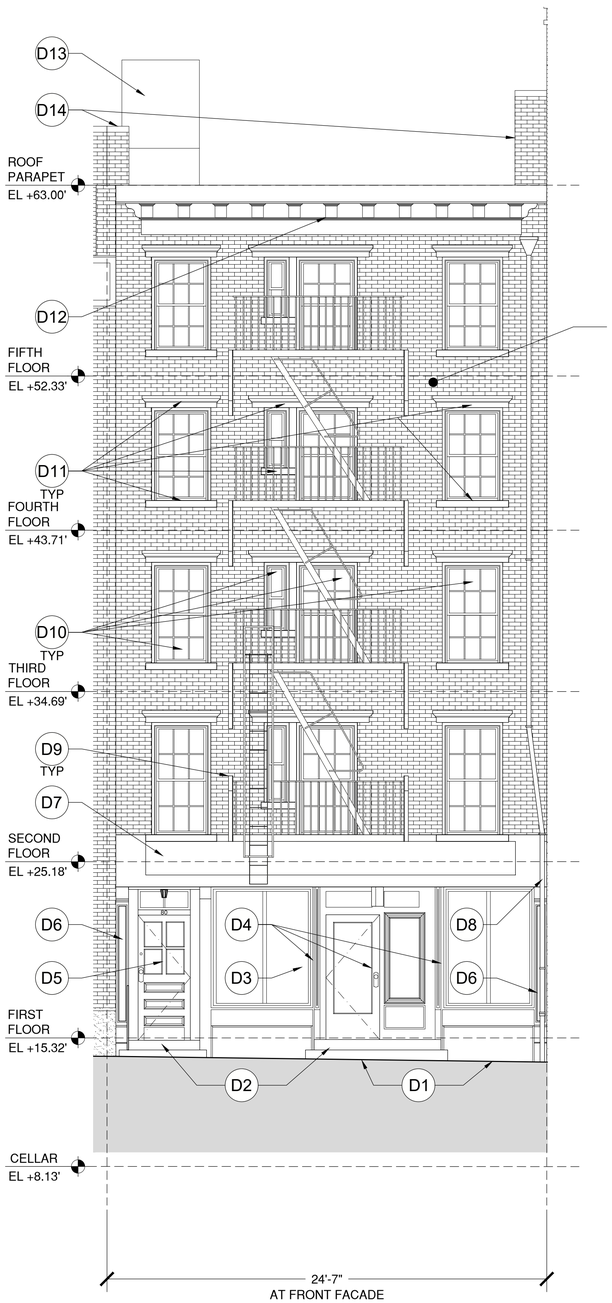
FRONT ELEVATIONS: EXISTING & PROPOSED



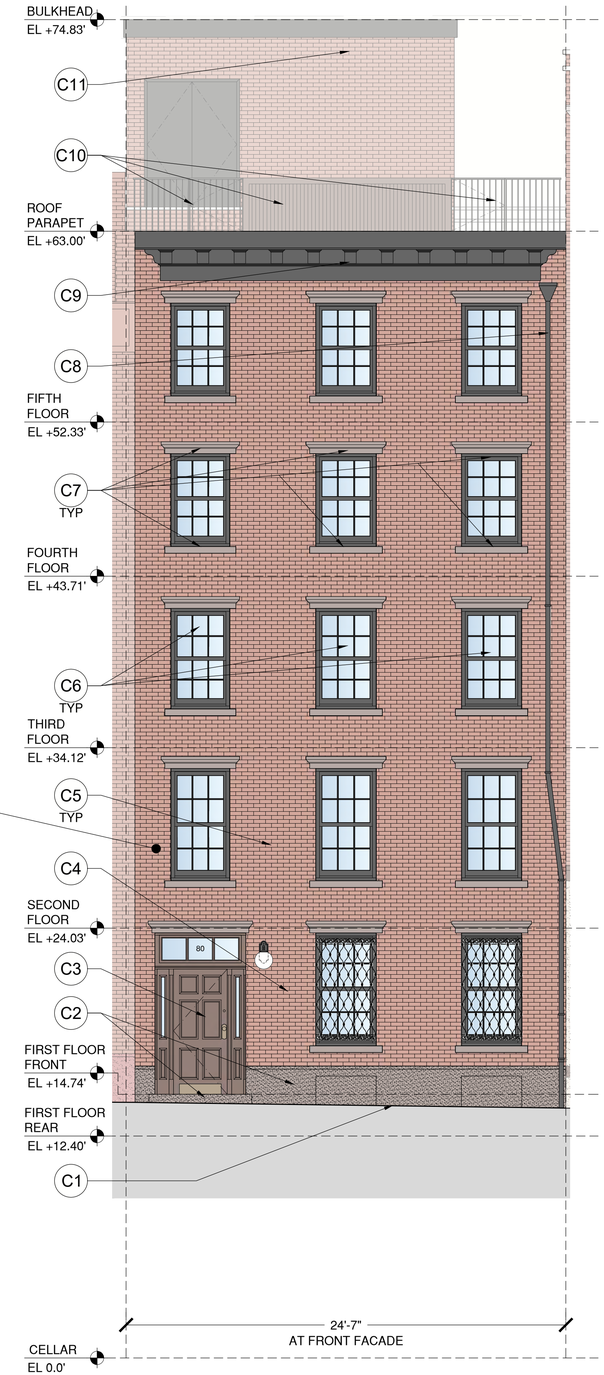
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

80 HORATIO STREET - DEMOLITION WORK

D1: REMOVE EXISTING CONCRETE SIDEWALK, CURB AND BASEMENT AREAWAY ACCESS HATCH
D2: REMOVE EXISTING CONCRETE STEPS AT STOREFRONT ENTRY AND LOBBY ENTRY
D3: REMOVE EXISTING METAL SECURITY GATE, METAL RAILING AND THROUGH WALL AC UNIT
D4: REMOVE EXISTING WOOD FRAMED STOREFRONT INCLUDING ALL SINGLE PANE GLAZING
D5: REMOVE EXISTING WOOD DOOR, FRAME AND TRANSOM LOBBY ENTRY DOOR
D6: REMOVE EXISTING CAST IRON PILASTERS FIRST FLOOR SIDES
D7: REMOVE EXISTING BROWNSTONE PARGE ABOVE FIRST FLOOR STOREFRONT, EXPOSE BRICK
D8: REMOVE EXISTING DRAIN LEADER
D9: REMOVE EXISTING METAL FIRE ESCAPE INCLUDING ALL SUPPORTS AND ANCHORS
D10: REMOVE EXISTING ALUMINUM REPLACEMENT WINDOWS
D11: REMOVE EXISTING BROWNSTONE SILLS AND HEADS, CUT BACK TO SOLID BROWNSTONE
D12: EXISTING PAINTED WOOD CORNICE TO REMAIN
D13: REMOVE EXISTING STAIR BULKHEAD AT ROOF
D14: REMOVE EXISTING MASONRY CHIMNEYS AT ROOF (80 HORATIO ONLY)

80 HORATIO STREET - CONSTRUCTION WORK

C1: NEW BLUESTONE SIDEWALK AND CURB
C2: NEW BROWNSTONE RUSTICATED BASE AND BROWNSTONE STEP (FOR RELOCATED ENTRY DOOR)
C3: NEW WOOD ENTRY DOOR, FRAME AND TRANSOM
C4: NEW BRICK INFILL AT FIRST FLOOR TO MATCH EXISTING IN SIZE, COLOR AND FINISH
C5: GRIND EXISTING MASONRY JOINTS AND RE-POINT, REPAIR AND/OR REPLACE DAMAGED BRICK WITH NEW TO MATCH EXISTING IN SIZE, COLOR AND FINISH
C6: NEW PAINTED WOOD DOUBLE-HUNG WINDOWS WITHIN EXISTING MASONRY OPENINGS, INFILL MASONRY AT PREVIOUS SMALL BATHROOM WINDOWS.
C7: RE-BUILD BROWNSTONE WINDOW SILLS AND LINTELS
C8: NEW DRAIN LEADER TO MATCH EXISTING
C9: REPAIR, SCRAPE, PRIME AND PAINT EXISTING CORNICE
C10: NEW PAINTED ROOF RAILING AND PAINTED PLANTER AT ROOF, NOT VISIBLE FROM PUBLIC AREA
C11: NEW BRICK BULKHEAD FOR STAIR AND ELEVATOR AT ROOF, NOT VISIBLE FROM PUBLIC AREA



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

3 83 JANE STREET - REFERENCE
SCALE: NTS

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FRONT ELEVATION: EXISTING

1 EXISTING / DEMOLITION FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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FRONT ELEVATION: PROPOSED

1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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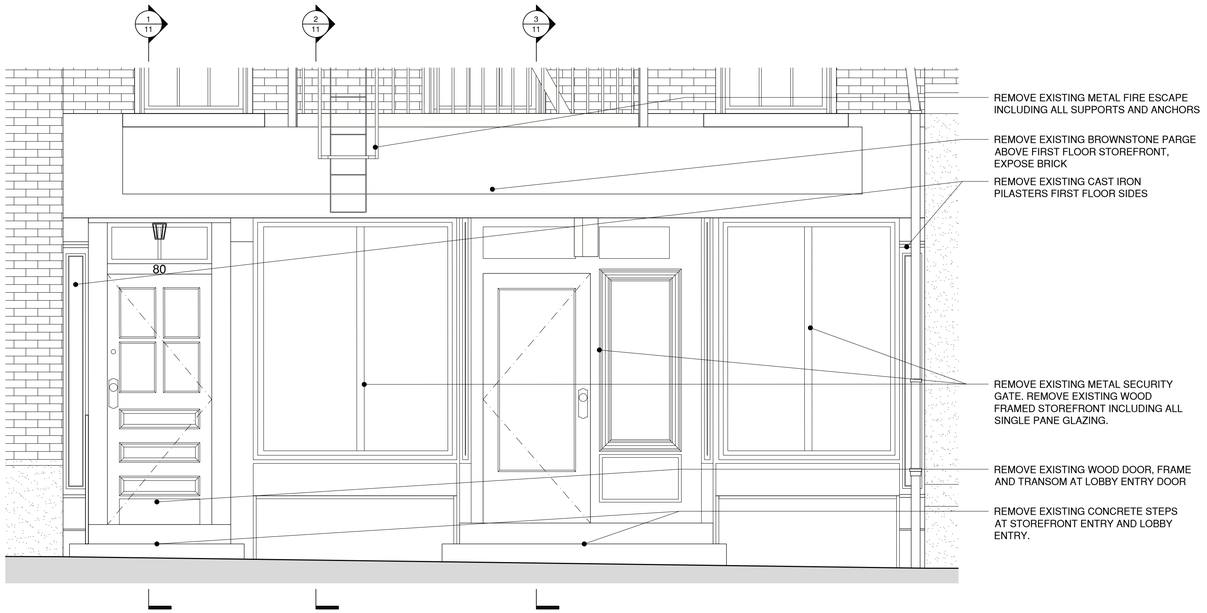
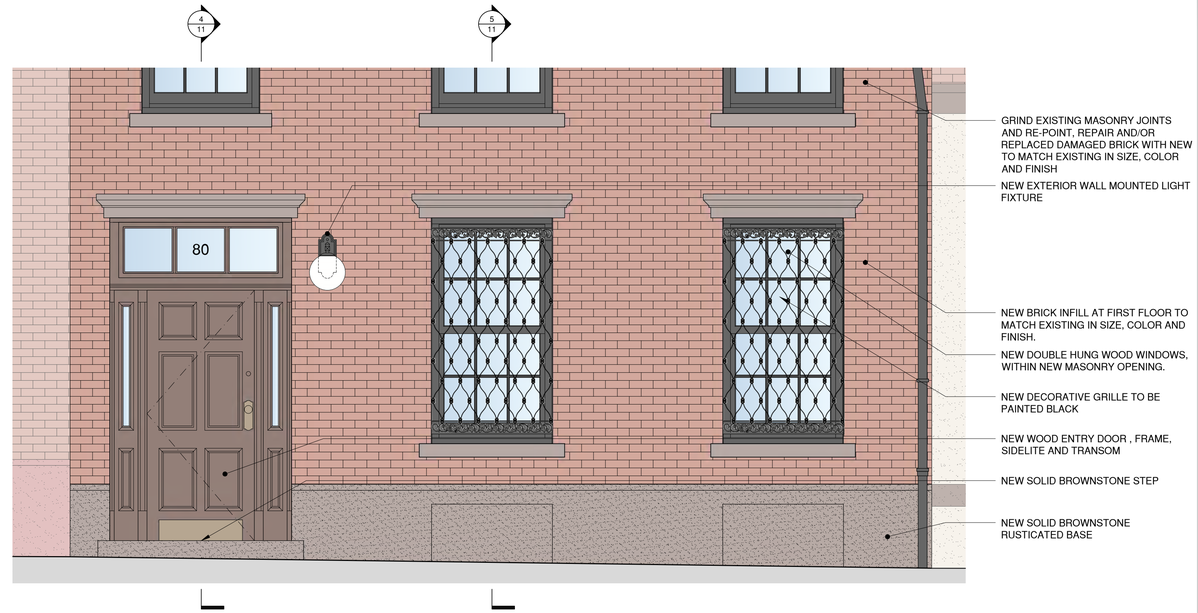
EXISTING AND PROPOSED GROUND FLOOR - PLAN & ELEVATION



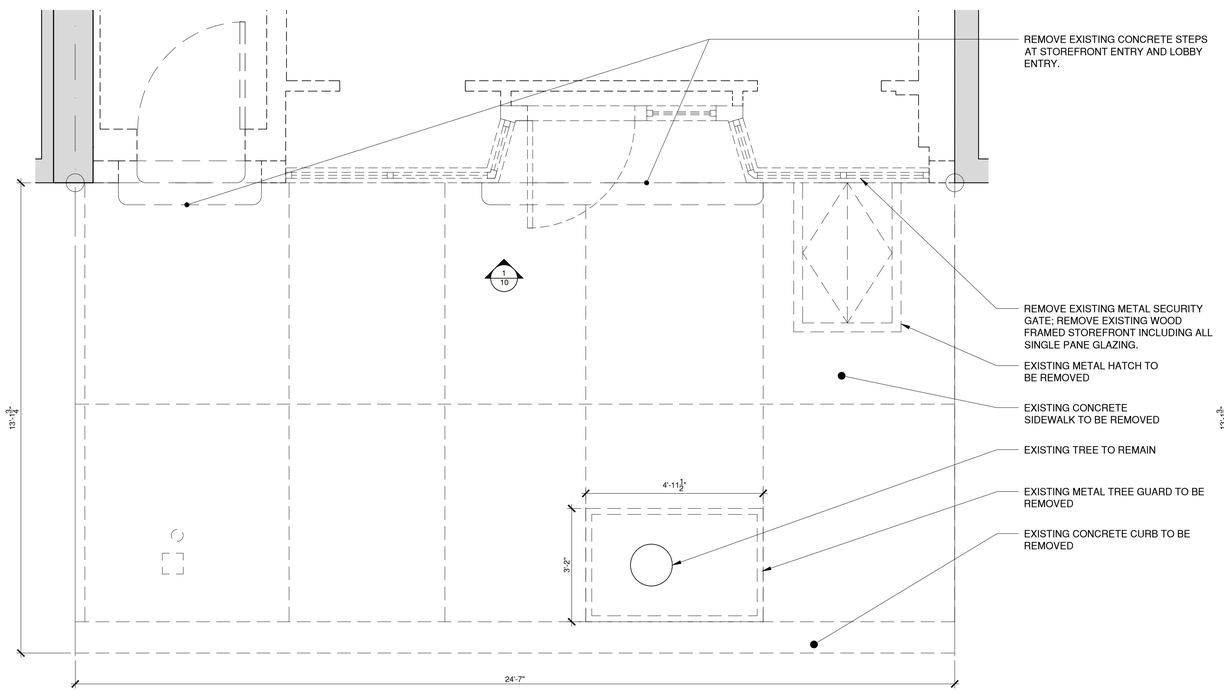
1 EXISTING / DEMOLITION FRONT FACADE - GROUND FLOOR

SCALE: 1/2" = 1'-0"



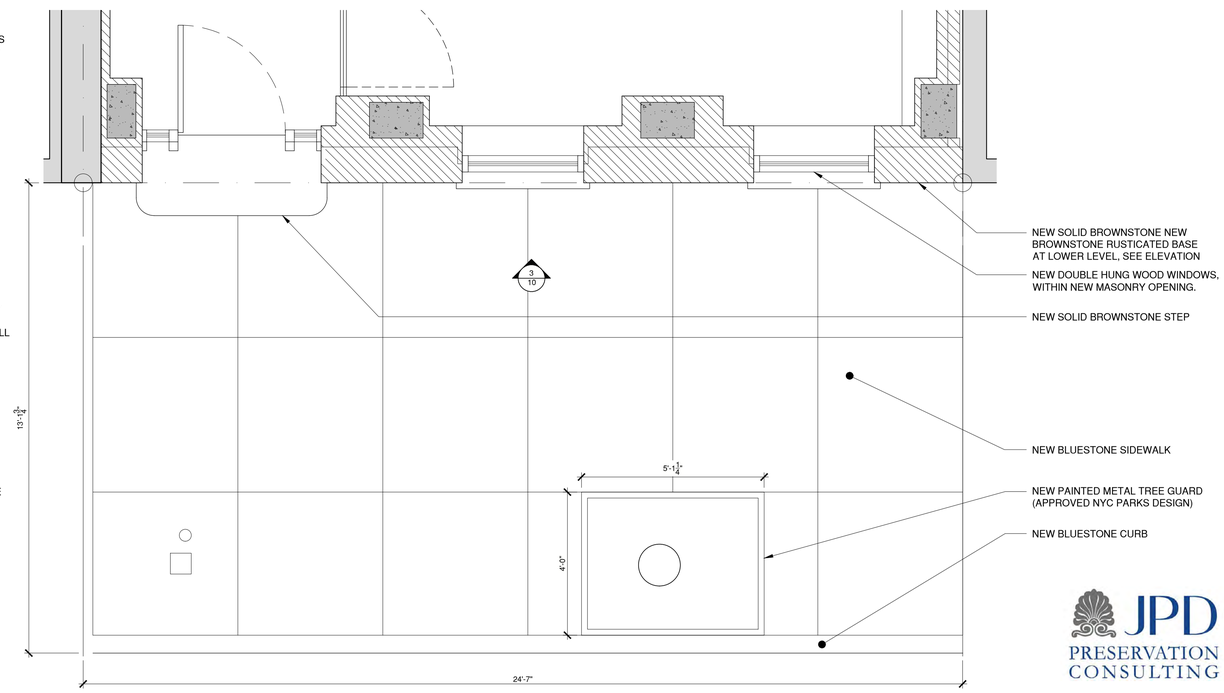
3 PROPOSED FRONT FACADE - GROUND FLOOR

SCALE: 1/2" = 1'-0"



2 EXISTING / DEMOLITION PARTIAL GROUND FLOOR PLAN

SCALE: 1/2" = 1'-0"



4 PROPOSED PARTIAL GROUND FLOOR PLAN

SCALE: 1/2" = 1'-0"

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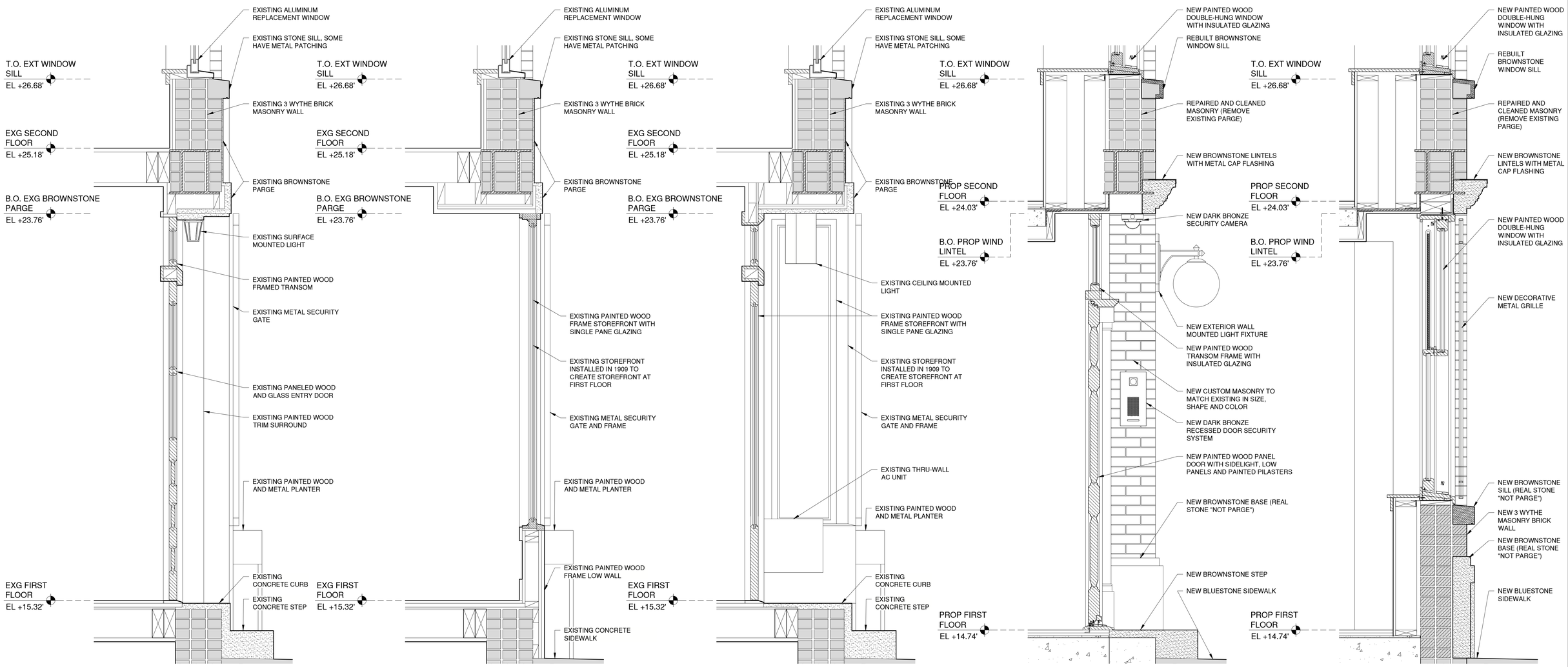
EXISTING AND PROPOSED GROUND FLOOR - SECTIONS



1 EXISTING FRONT FACADE SECTION 01
SCALE: 1" = 1'-0"

2 EXISTING FRONT FACADE SECTION 02
SCALE: 1" = 1'-0"

3 EXISTING FRONT FACADE SECTION 03
SCALE: 1" = 1'-0"

4 PROPOSED FRONT FACADE SECTION 01
SCALE: 1" = 1'-0"

5 PROPOSED FRONT FACADE SECTION 02
SCALE: 1" = 1'-0"

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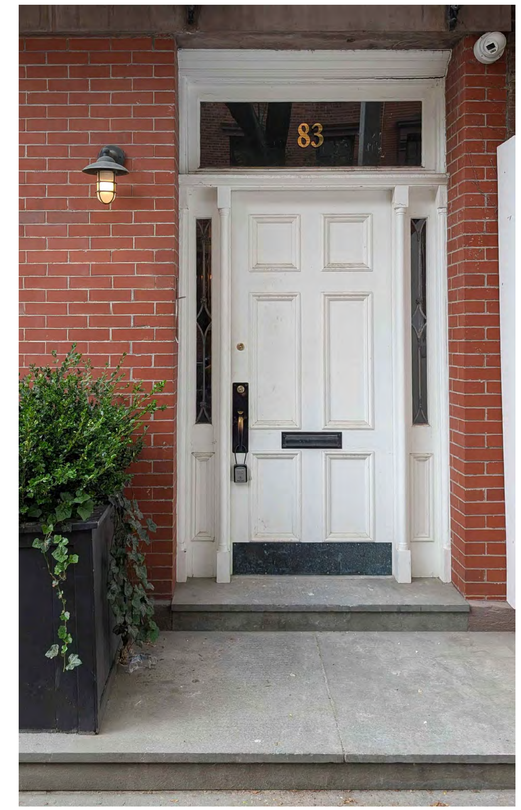
DOORWAY PRECEDENT IMAGES

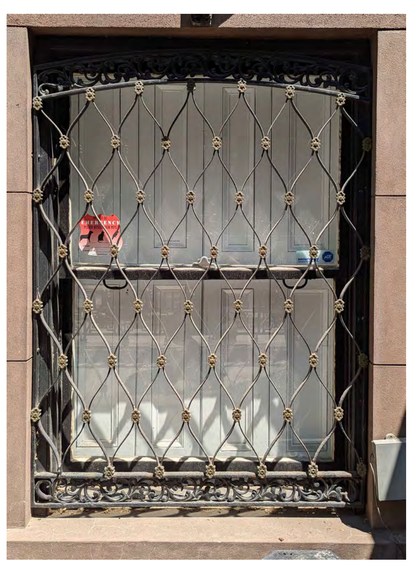
65 HORATIO

67 HORATIO

77 HORATIO



83 JANE



79 JANE - METAL GRILLE

WALL SCONCE

EXTERIOR LIGHT FIXTURE - FRONT FACADE

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HISTORIC HOUSES WITH LOW STOOPS

1 46 HORATIO ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS

2 291 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS

3 756 & 758 GREENWICH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS

4 778 GREENWICH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS

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46 HORATIO STREET: CASE STUDY

1 46 HORATIO ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS

2 46 HORATIO ST, DESIGNATION PHOTO CIRCA 1968 (NYC LPC)
SCALE: NTS

3 46 HORATIO ST, CIRCA 2015 (MAT MARKOWITZ ARCHITECT VIA NYC LPC)
SCALE: NTS

4 46 HORATIO ST, CIRCA 2015 (MAT MARKOWITZ ARCHITECT VIA NYC LPC)
SCALE: NTS

5 46 HORATIO ST, CURRENT APPEARANCE (GOOGLE STREET PHOTO)
SCALE: NTS

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STREETSCAPE (GREENWICH TO WASHINGTON)

GREENWICH STREET

WASHINGTON STREET

1 EXISTING STREETSCAPE LOOKING SOUTH
SCALE: NTS

WASHINGTON STREET

GREENWICH STREET

2 EXISTING STREETSCAPE LOOKING NORTH
SCALE: NTS

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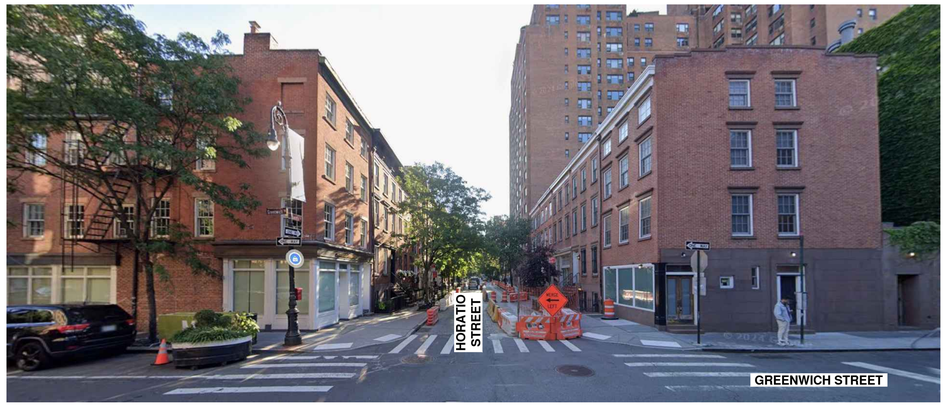
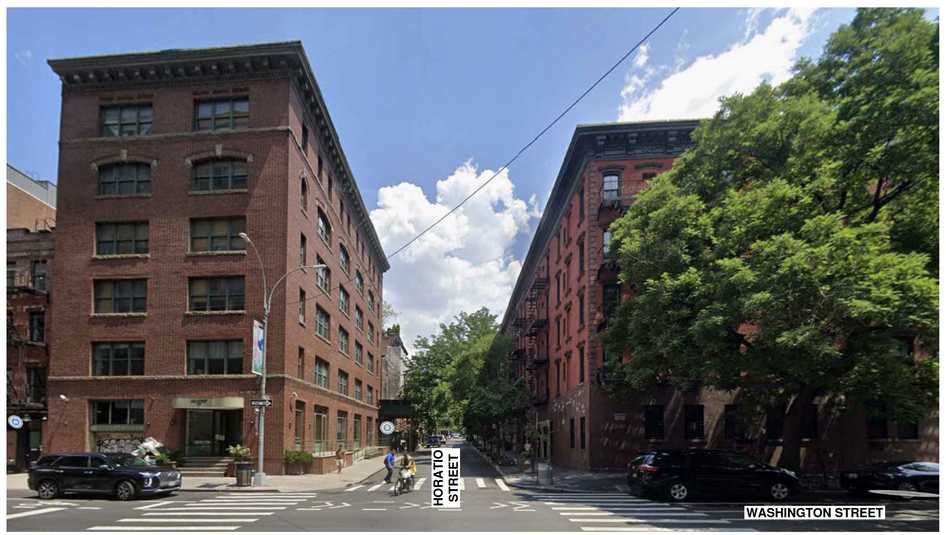
STREET CORNER CONDITIONS



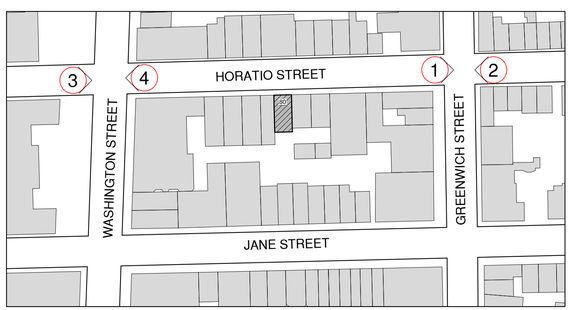
1 EXISTING PHOTO - HORATIO + GREENWICH LOOKING EAST
SCALE: NTS

2 EXISTING PHOTO - HORATIO + GREENWICH LOOKING WEST
SCALE: NTS



3 EXISTING PHOTO - HORATIO + WASHINGTON LOOKING EAST
SCALE: NTS

4 EXISTING PHOTO - HORATIO + WASHINGTON LOOKING WEST
SCALE: NTS



5 SITE KEY PLAN
SCALE: 3/16" = 1'-0"

N

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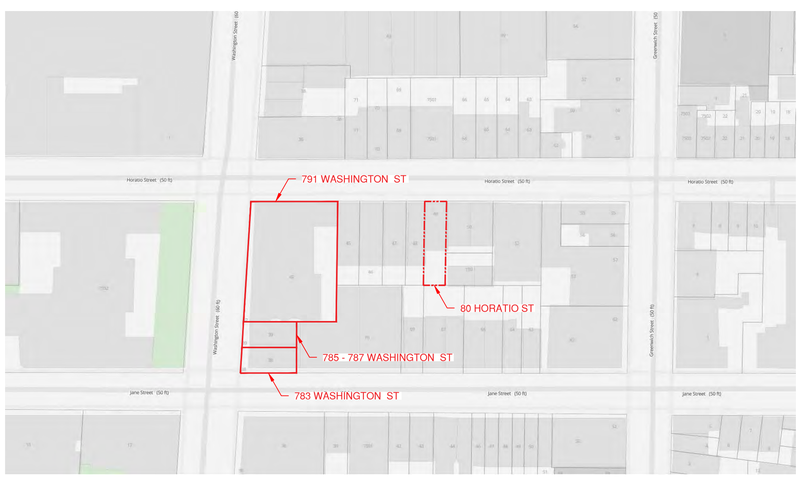
HISTORIC STOREFRONT LOCATIONS

1 783 WASHINGTON ST - 1930 TAX PHOTO
SCALE: NTS

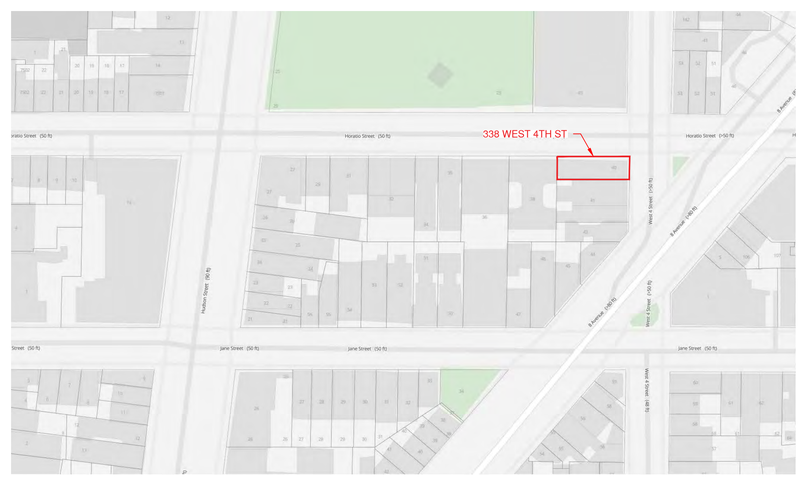
2 785 - 787 WASHINGTON ST - 1930 TAX PHOTO
SCALE: NTS

3 791 WASHINGTON ST - 1930 TAX PHOTO
SCALE: NTS

4 338 WEST 4TH ST - 1930 TAX PHOTO
SCALE: NTS



KEY MAP
SCALE: NTS



KEY MAP
SCALE: NTS

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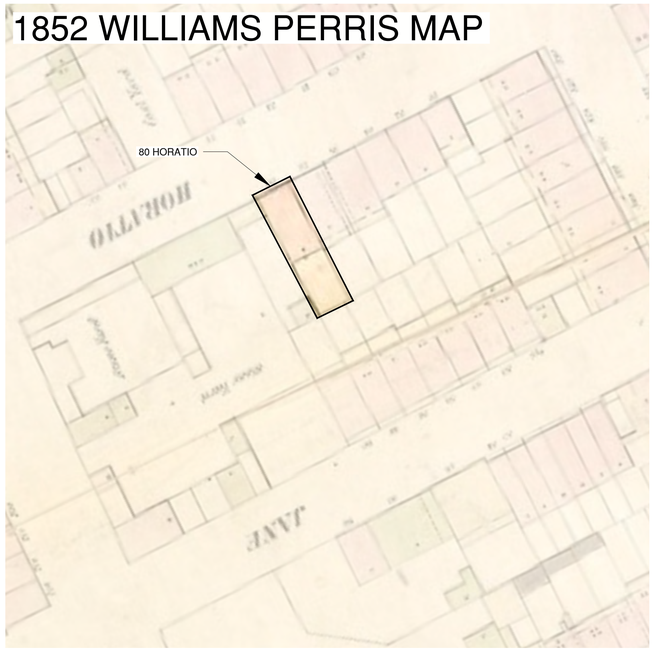
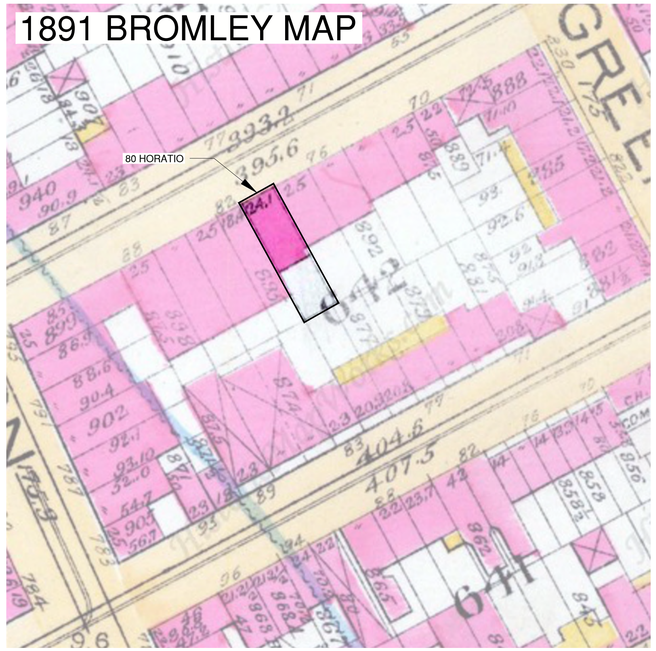
BLOCK EVOLUTION



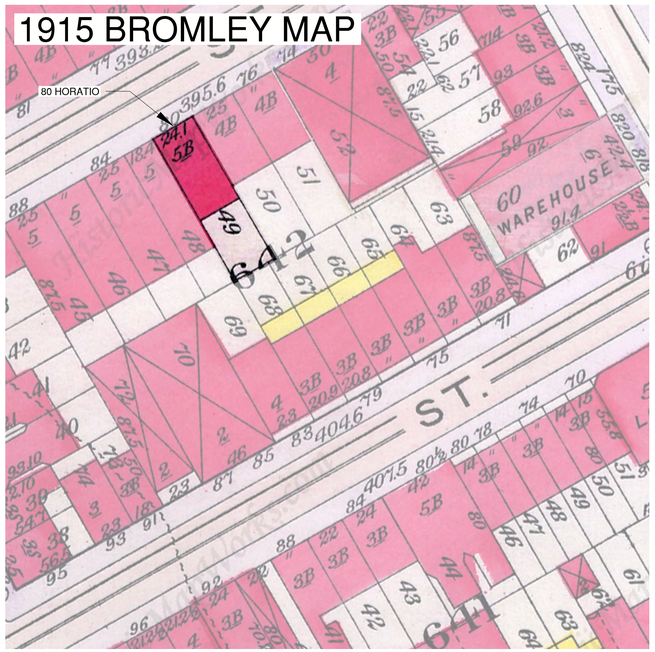
1 1852 Williams Perris Map
NOT TO SCALE



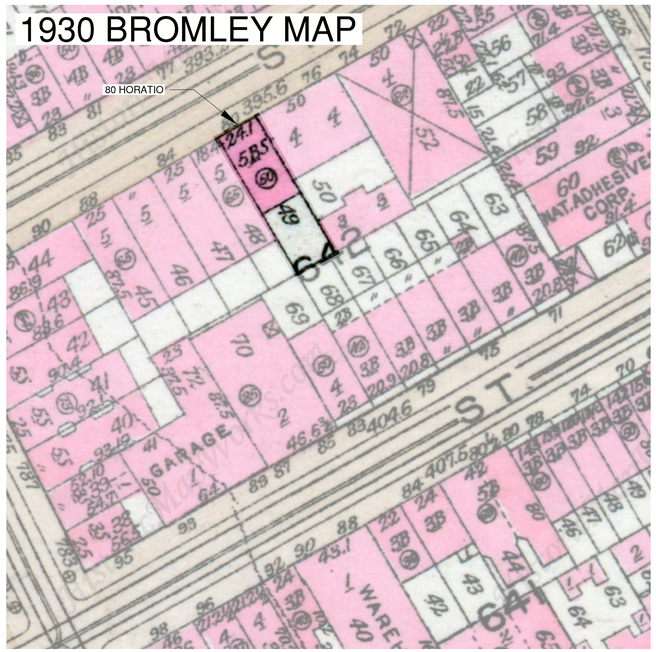
2 1891 Bromley Map.
NOT TO SCALE

LEGEND

80 HORATIO STREET



3 1915 Bromley Map.
NOT TO SCALE



4 1930 Bromley Map.
NOT TO SCALE

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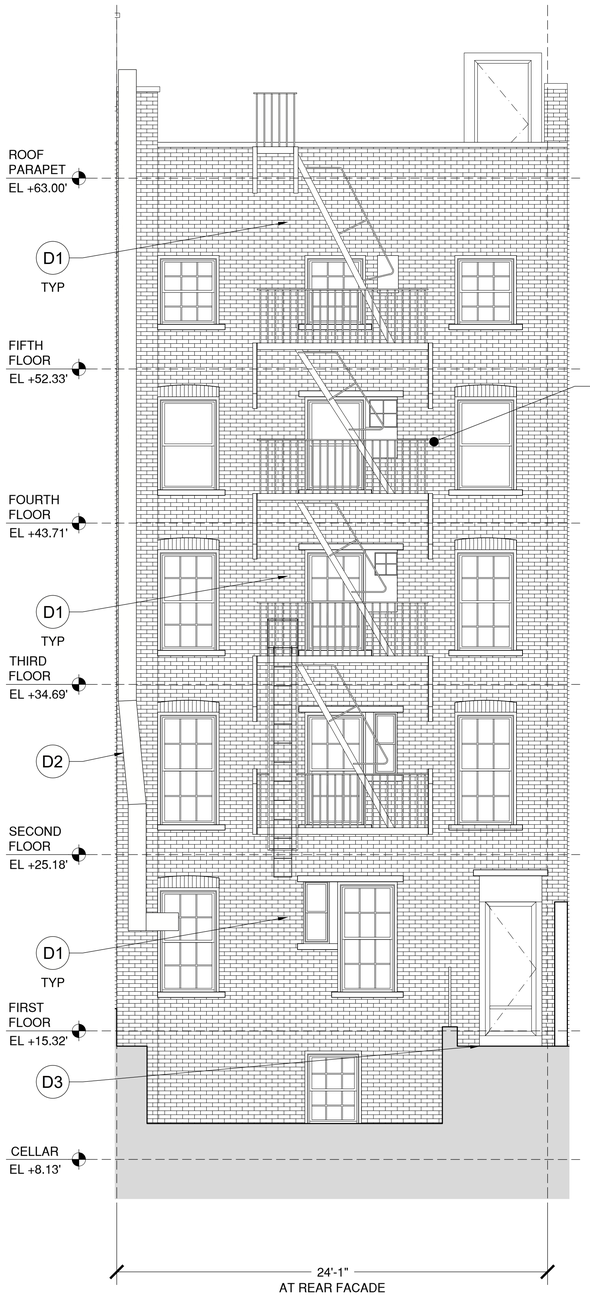
REAR FACADE ELEVATIONS: EXISTING & PROPOSED



1 EXISTING / DEMOLITION REAR ELEVATION

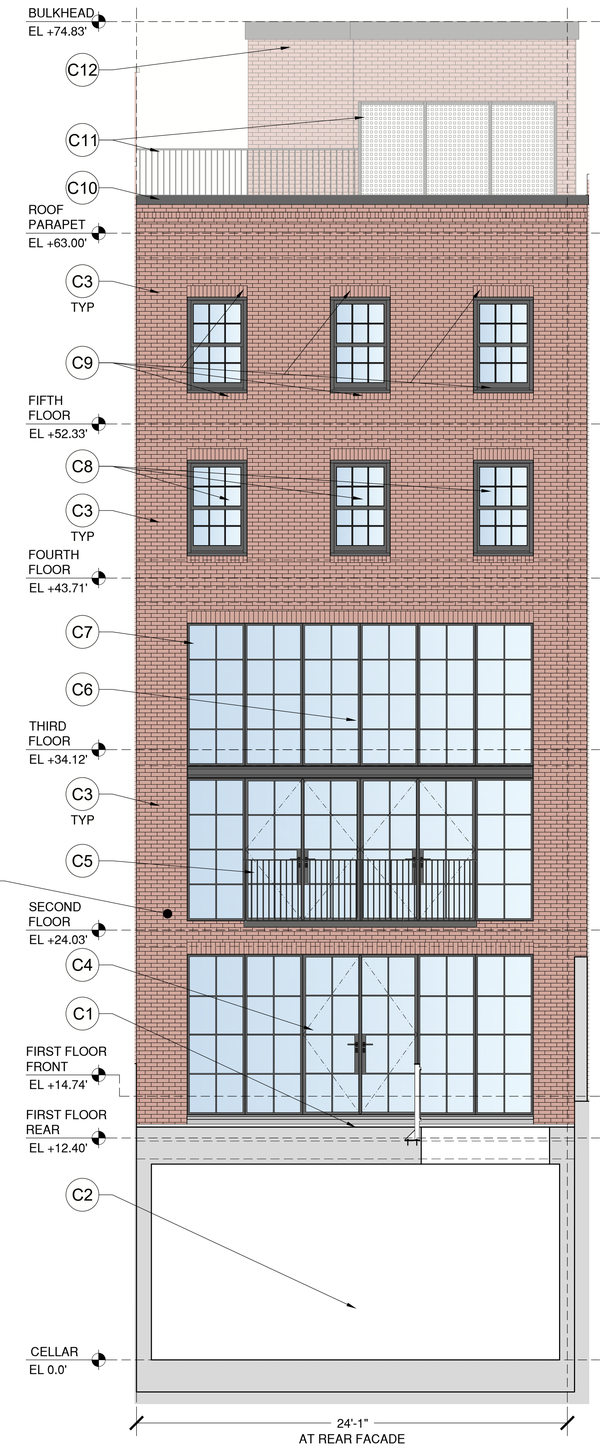
SCALE: 1/4" = 1'-0"

80 HORATIO STREET - REAR FACADE - DEMOLITION WORK

D1: REMOVE ENTIRE EXISTING REAR FACADE INCLUDING ALL MASONRY, WINDOWS & FIRE ESCAPE
D2: REMOVE EXISTING NON-OPERATION BOILER FLUE
D3: REMOVE EXISTING REAR YARD PLANTINGS, FENCE AND EXCAVATE

80 HORATIO STREET - REAR FACADE - CONSTRUCTION WORK

C1: NEW EXCAVATED REAR YARD WITH PAVERS, PLANTINGS & MASONRY WALL SURROUND
C2: NEW EXCAVATE CELLAR LEVEL
C3: NEW EXTERIOR FRAMED WALL WITH MASONRY FINISH
C4: NEW STEEL FIXED WINDOWS AND DOUBLE DOOR AT FIRST LEVEL
C5: NEW STEEL FIXED WINDOWS AND DOUBLE DOORS WITH STEEL BALCONY AT SECOND FLOOR
C6: NEW STEEL FIXED WINDOWS AT THIRD FLOOR
C7: NEW STEEL FRAME AND SPANDREL PANEL
C8: NEW PAINTED WOOD DOUBLE-HUNG WINDOWS
C9: NEW BRICK SILLS AND LINTELS
C10: NEW ALUMINUM COPING
C11: NEW METAL RAILING, NEW METAL SCREENING (FOR MECHANICAL EQUIPMENT)
C12: NEW BRICK BULKHEAD FOR STAIR AND ELEVATOR AT ROOF BEYOND



2 PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

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AKA Allen + Killcomp Architects

PROPOSED BLOCK PLAN

EXISTING MECHANICAL EQUIPMENT

EXISTING BULKHEAD

PROPOSED MECHANICAL EQUIPMENT

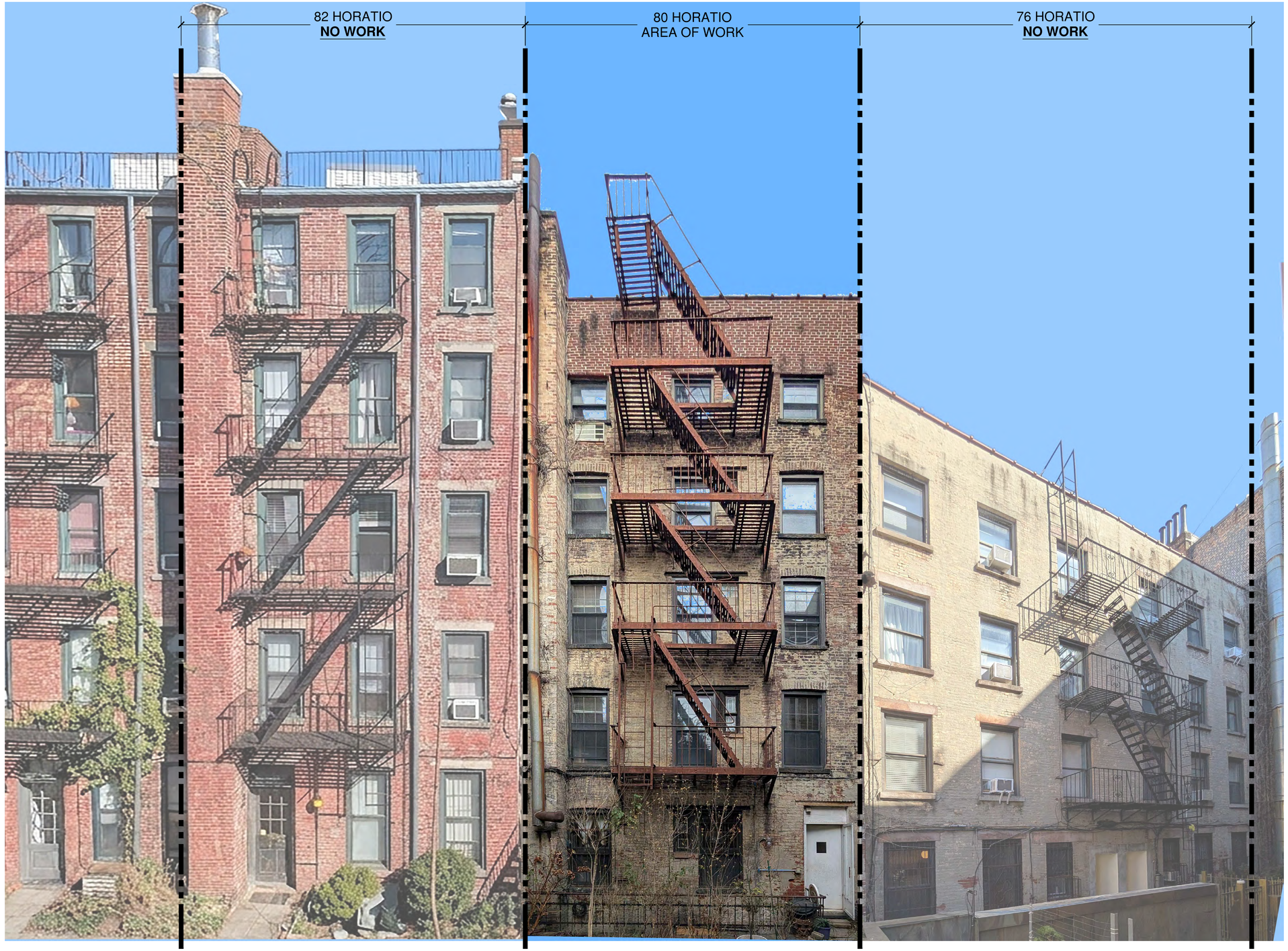
PROPOSED BULKHEAD

1 PROPOSED BLOCK PLAN
SCALE: NTS

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

EXISTING REAR FACADE IN CONTEXT



1 EXISTING REAR FACADES (SOUTH) - LOOKING NORTH
NOT TO SCALE

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

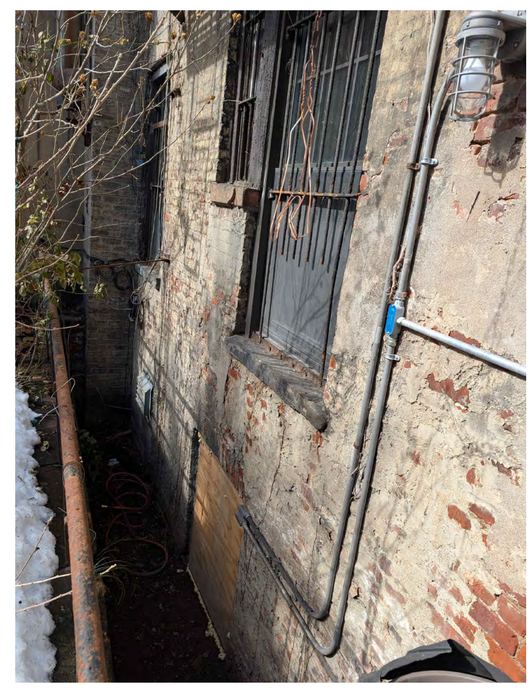
EXISTING REAR FACADE CONDITIONS

1 EXISTING REAR FACADE (SOUTH) - LOOKING NORTH
NOT TO SCALE

2 EXISTING REAR 5TH FLOOR - CLOSE-UP PHOTO 01
NOT TO SCALE

3 EXISTING REAR 5TH FLOOR - CLOSE-UP PHOTO 02
NOT TO SCALE

4 EXISTING REAR 2ND FLOOR - CLOSE-UP PHOTO 03
NOT TO SCALE



5 EXISTING REAR AREAWAY - CLOSE-UP PHOTO 04
NOT TO SCALE

JPD PRESERVATION CONSULTING

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REAR FACADE ELEVATION: EXISTING

1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

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REAR FACADE ELEVATION: PROPOSED

1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

JPD PRESERVATION CONSULTING

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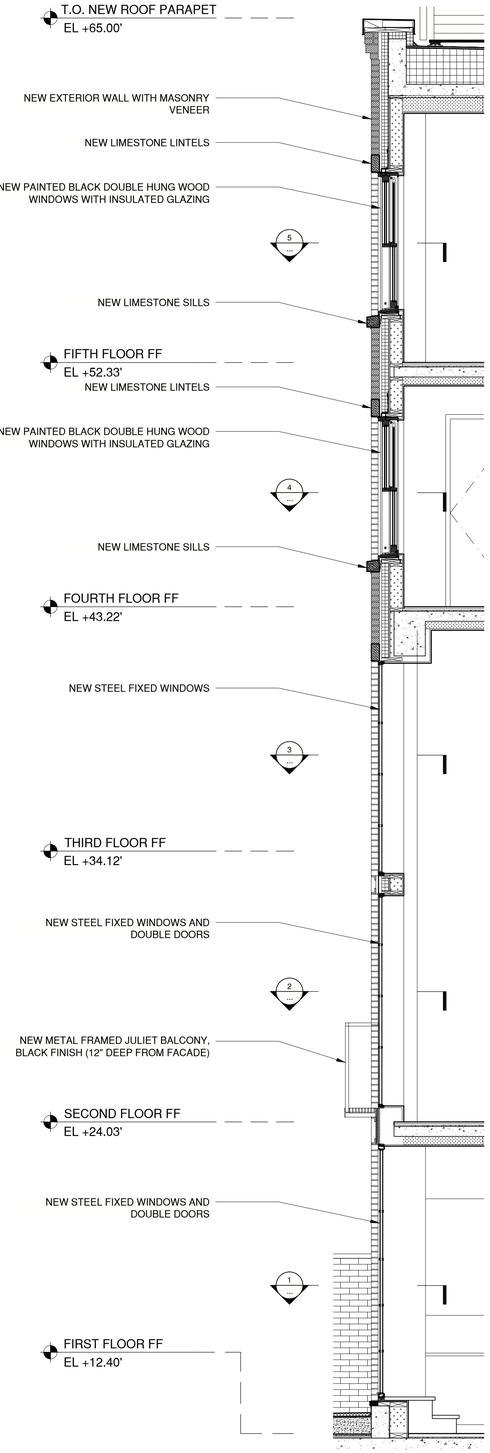
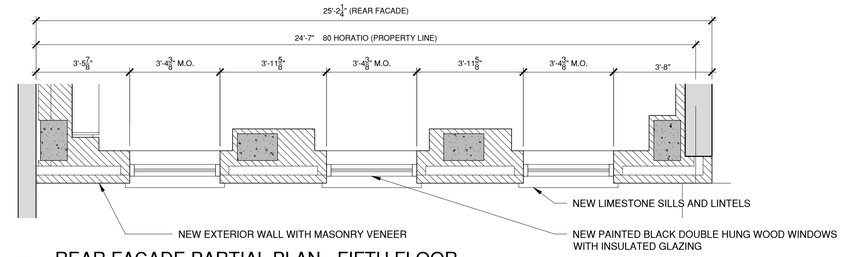
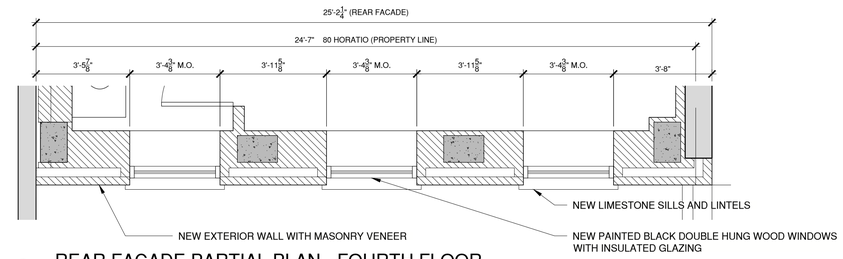
PROPOSED REAR FACADE SECTION AND PLAN DETAILS



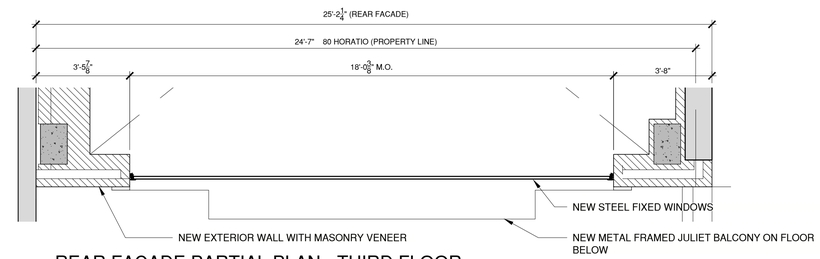
6 WALL SECTION AT REAR FACADE AND ROOF
SCALE: 3/8" = 1'-0"



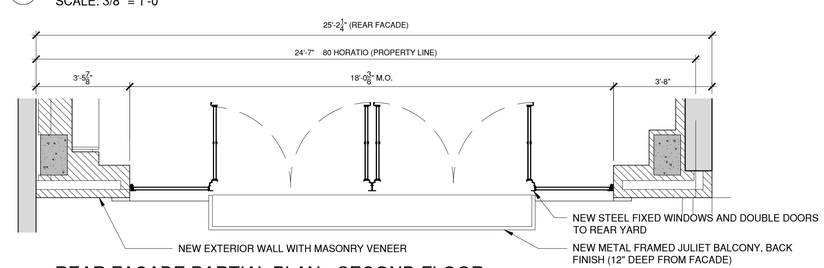
5 REAR FACADE PARTIAL PLAN - FIFTH FLOOR
SCALE: 3/8" = 1'-0"



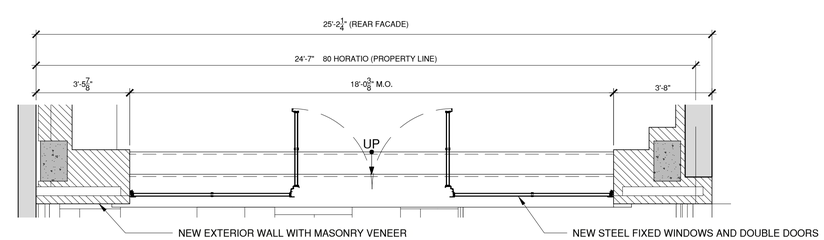
4 REAR FACADE PARTIAL PLAN - FOURTH FLOOR
SCALE: 3/8" = 1'-0"



3 REAR FACADE PARTIAL PLAN - THIRD FLOOR
SCALE: 3/8" = 1'-0"



2 REAR FACADE PARTIAL PLAN - SECOND FLOOR
SCALE: 3/8" = 1'-0"



1 REAR FACADE PARTIAL PLAN - FIRST FLOOR
SCALE: 3/8" = 1'-0"

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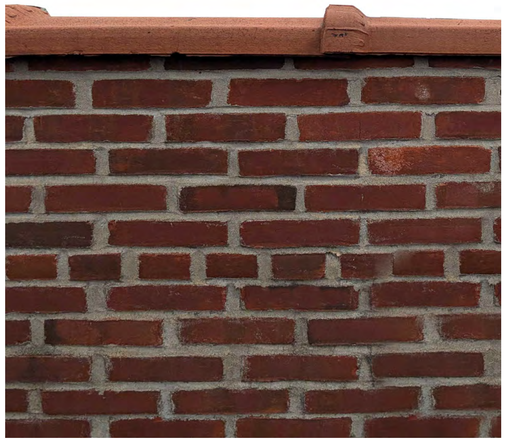
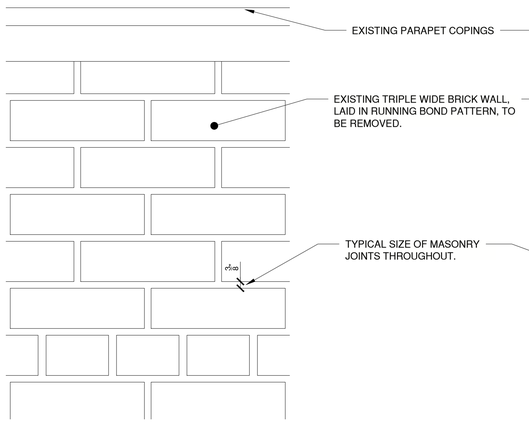
EXISTING AND PROPOSED PARAPET - REAR FACADE

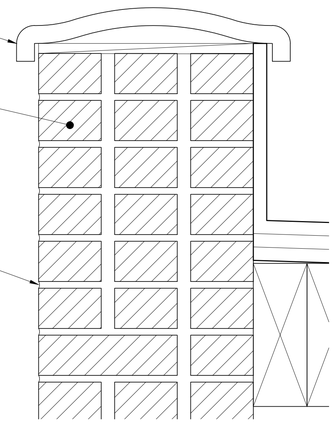


1 EXISTING PARAPET
SCALE: NTS

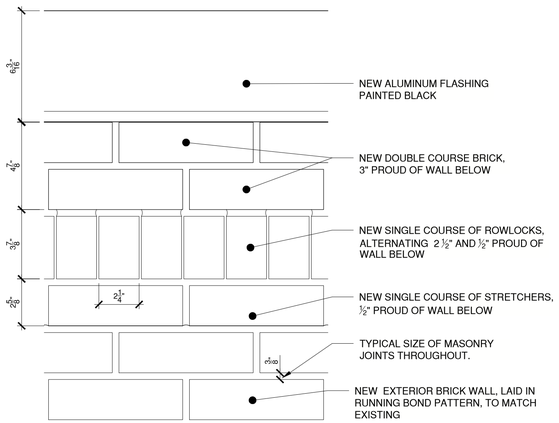
2 PROPOSED PARAPET (REFERENCE / INSPIRATION)
SCALE: NTS



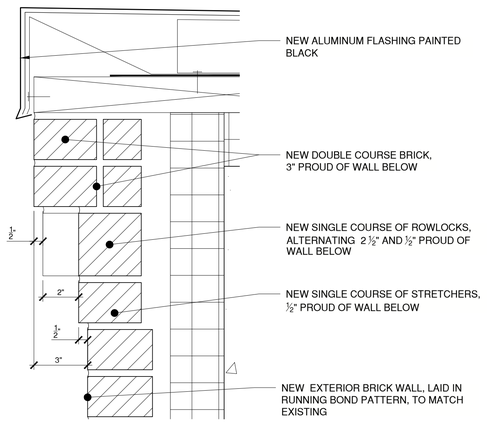
3 EXISTING BRICK ELEVATION
SCALE: 3" = 1'-0"



4 EXISTING BRICK SECTION
SCALE: 3" = 1'-0"



5 PROPOSED BRICK CORBELLING ELEVATION
SCALE: 3" = 1'-0"



6 PROPOSED BRICK CORBELLING SECTION
SCALE: 3" = 1'-0"

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REAR ELEVATION RENDERING + MATERIALS

1 REAR FACADE - VIEW 01
SCALE: NTS

PROPOSED WINDOWS
4TH + 5TH FLOOR:

(REFERENCE ONLY)
DOUBLE HUNG WOOD WINDOWS
FRAME PAINTED BLACK

PROPOSED WINDOWS + DOORS
1ST + 2ND + 3RD FLOOR:

STEEL FIXED WINDOWS AND DOORS
FRAME PAINTED BLACK

PROPOSED BRICK:

PROPOSED BRICK TO MATCH EXISTING IN SIZE, SHAPE, PATTERN AND COLOR.

SECTION OF EXISTING BRICK TO BE PROPERLY CLEAN TO IDENTIFY ORIGINAL COLOR/FINISH.

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PRECEDENT IMAGES (FACADE)

109 WAVERLY PL.
(LPC APPROVED 2011)

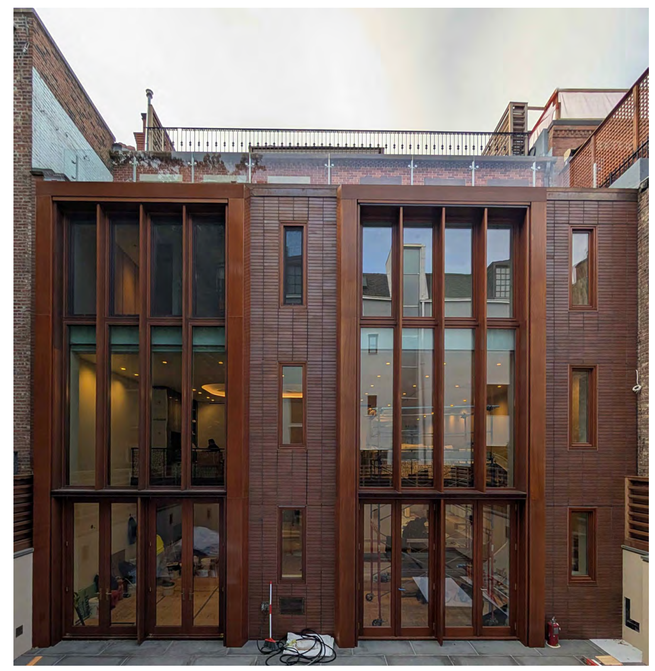
146 WAVERLY PL.
(LPC APPROVED 2014)

354 WEST 20TH ST.
(LPC APPROVED 2015)

161 WEST 13TH ST.
(LPC APPROVED 2024)

64 PERRY ST.
(LPC APPROVED 2013)

51 BARROW ST.
(LPC APPROVED 2024)



75 JANE (LPC APPROVED 2015)
77 JANE (LPC APPROVED 2018)

79-81 JANE (LPC APPROVED 2025)

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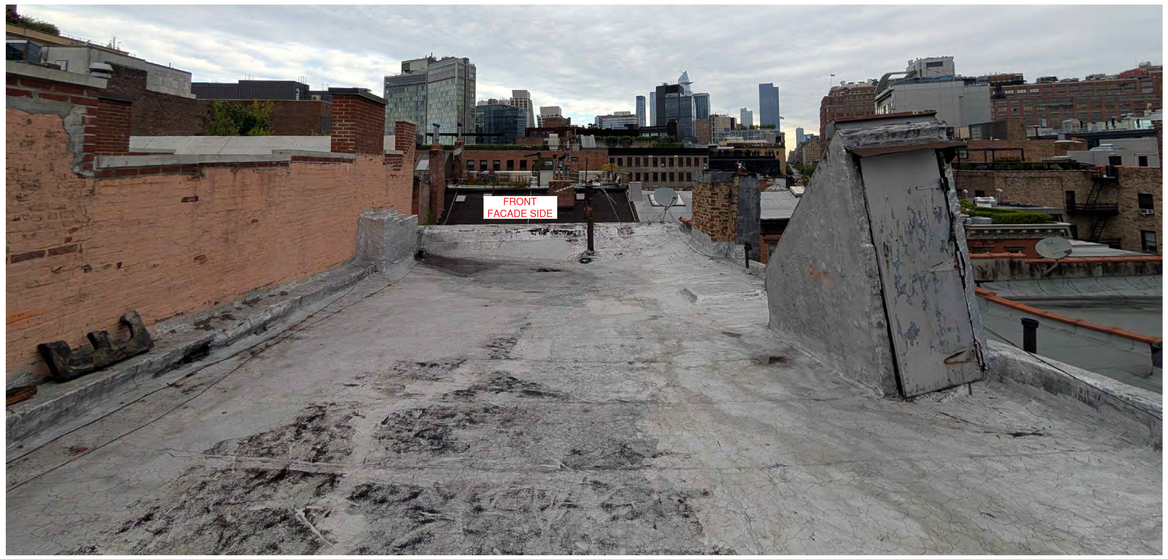
EXISTING ROOF PHOTOS



1 EXISTING ROOF - VIEW 01 (LOOKING NORTH)
SCALE: NTS

2 EXISTING ROOF - VIEW 02 (LOOKING SOUTH)
SCALE: NTS

1 EXISTING ROOF - VIEW 03 (LOOKING EAST)
SCALE: NTS

2 EXISTING ROOF - VIEW 04 (LOOKING WEST)
SCALE: NTS

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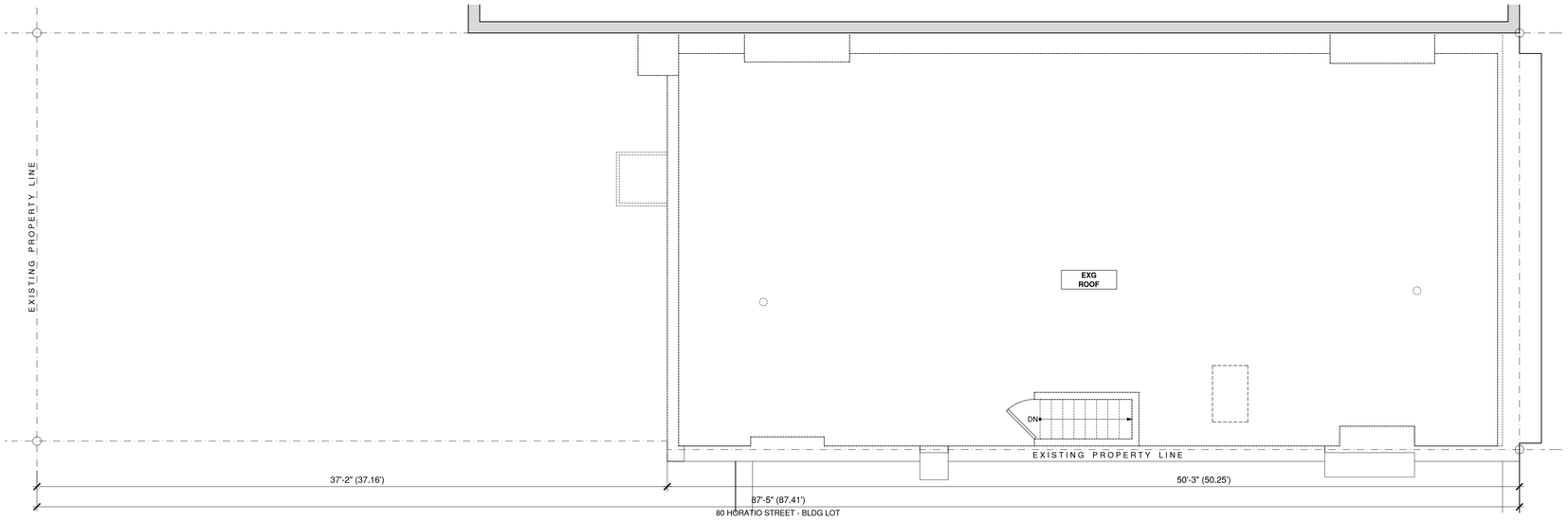
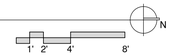
EXG & PROPOSED ROOF PLANS

80 HORATIO STREET - DEMOLITION WORK

EXTERIOR:
- REMOVE EXISTING ENTRY ACCESS AND DOOR.
- REMOVE ENTIRE ROOF.

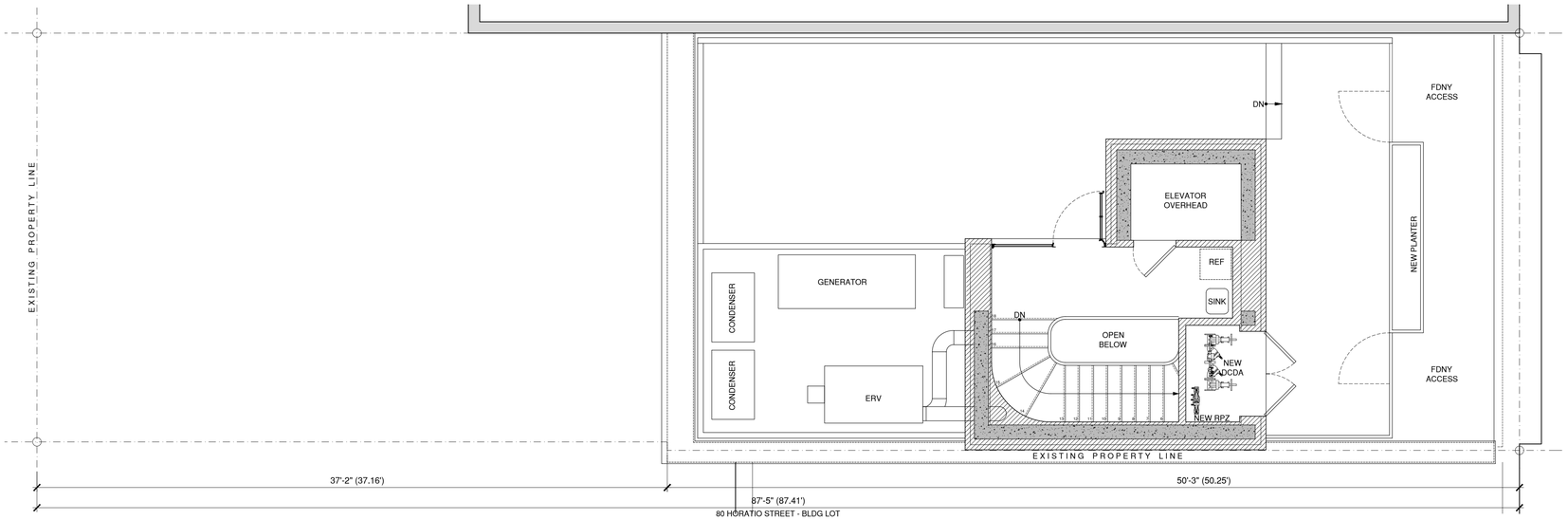


1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

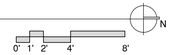


80 HORATIO STREET - PROPOSED WORK

EXTERIOR:
- NEW ELEVATOR AND STAIR BULKHEAD.
- NEW ROOFTOP MECHANICAL UNITS + MECHANICAL SCREENING.
- NEW MAHOGANY PRIVACY FENCE.
- NEW PARAPET RAILING AT FRONT AND REAR FACADE.



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



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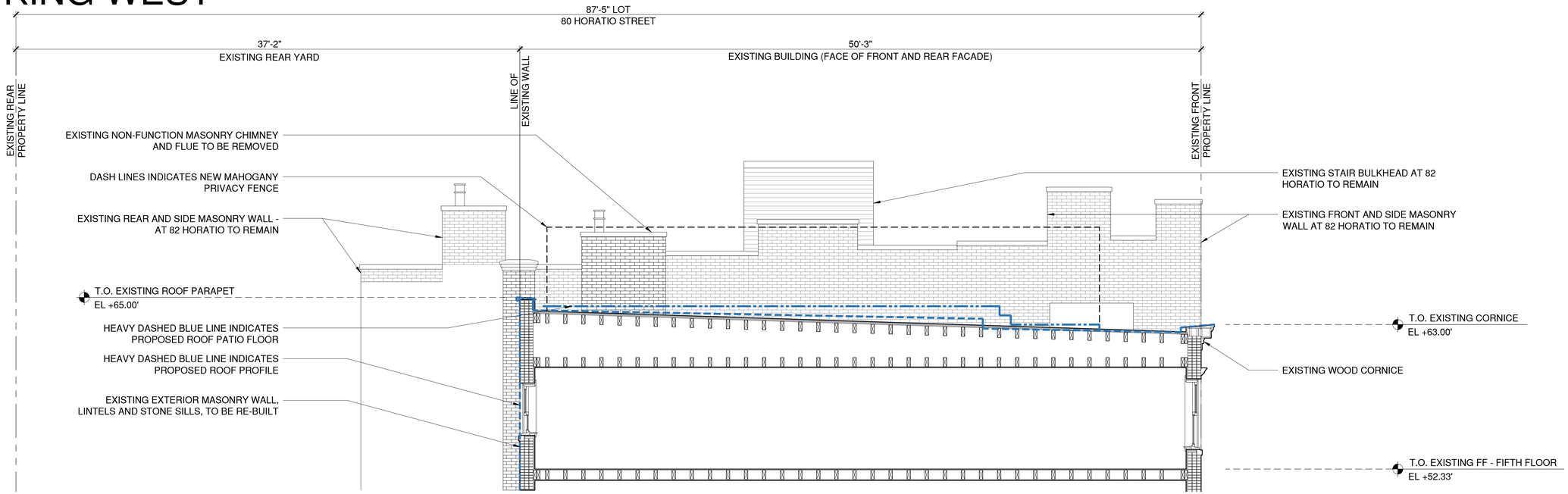
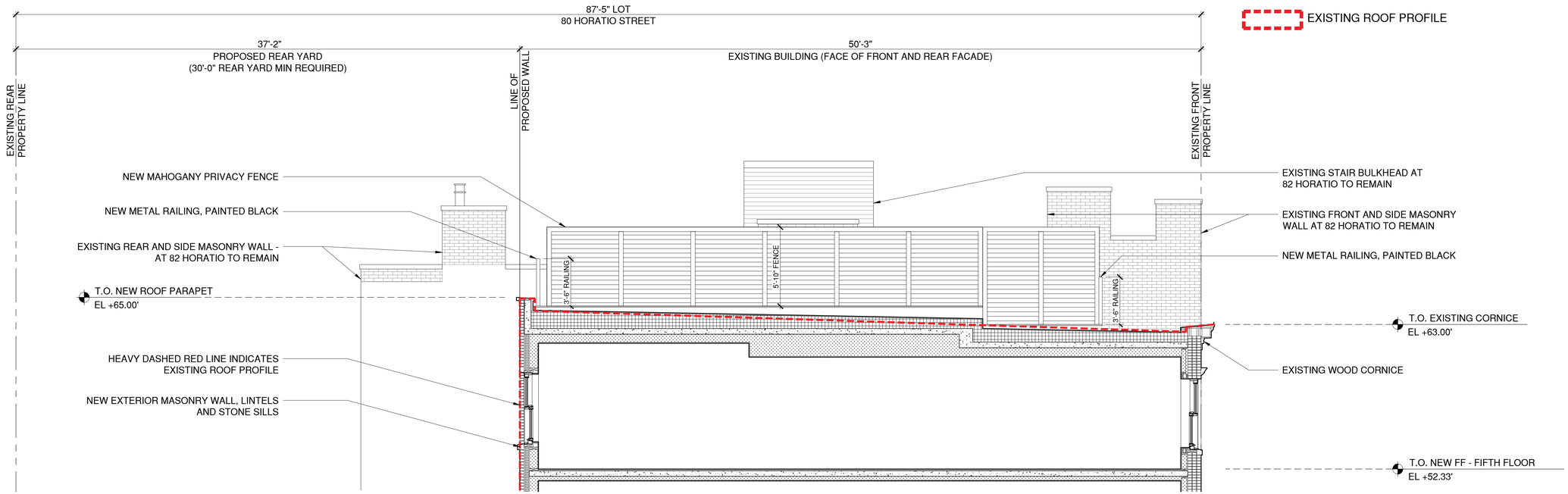
EXISTING AND PROPOSED BUILDING ROOF SECTION - LOOKING WEST



1 EXISTING ROOF SECTION - LOOKING WEST
SCALE: 1/4" = 1'-0"

PROPOSED ROOF PROFILE

EXISTING ROOF PROFILE



2 PROPOSED ROOF SECTION - LOOKING WEST
SCALE: 1/4" = 1'-0"

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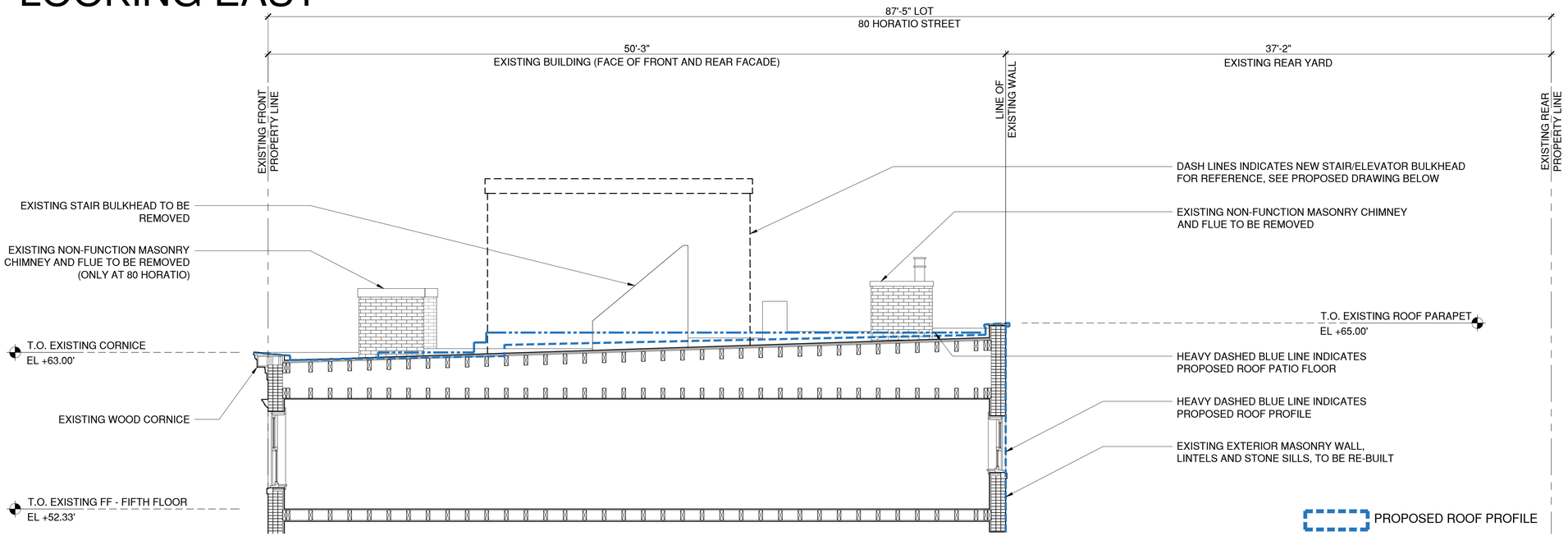
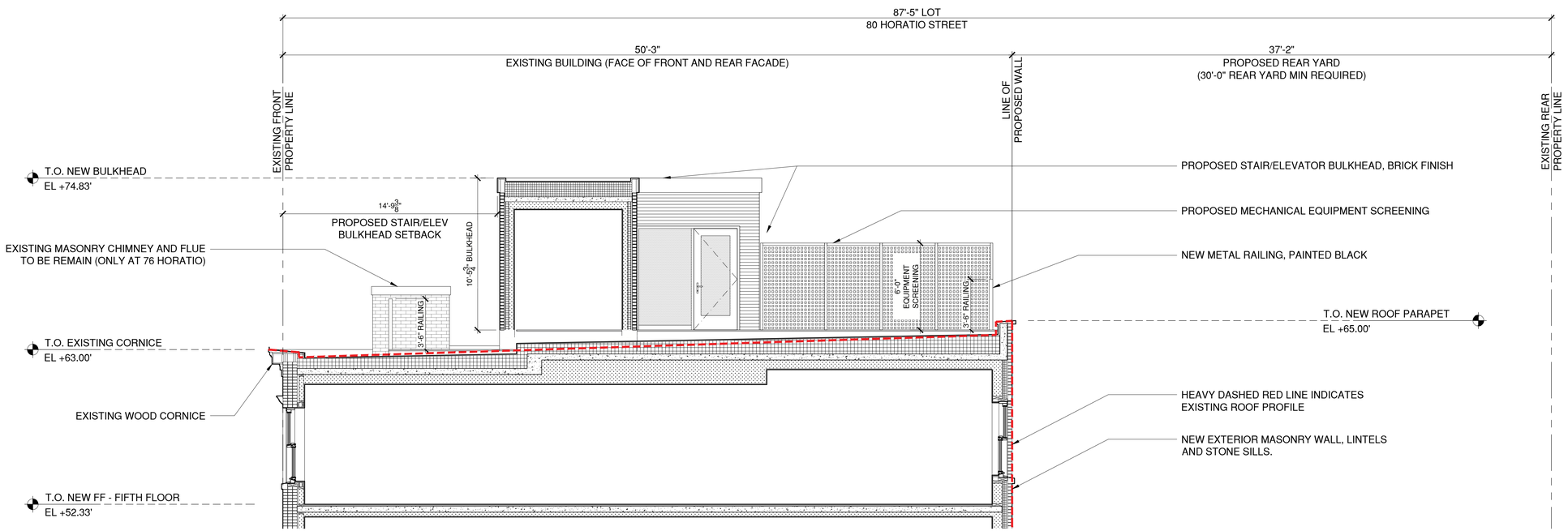
EXISTING AND PROPOSED BUILDING ROOF SECTION - LOOKING EAST



1 EXISTING ROOF SECTION - LOOKING EAST
SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF SECTION - LOOKING EAST
SCALE: 1/4" = 1'-0"

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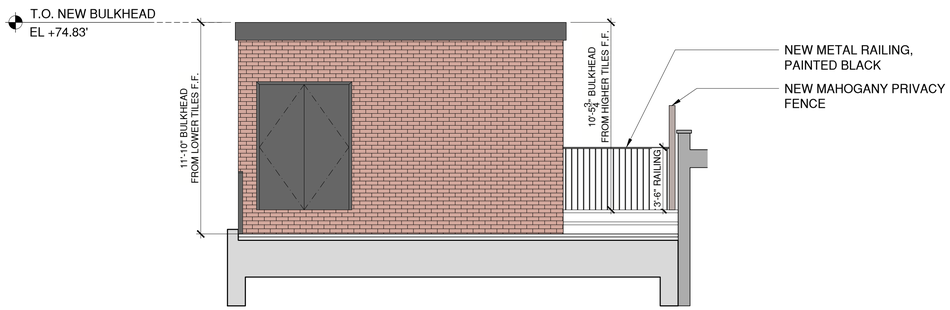
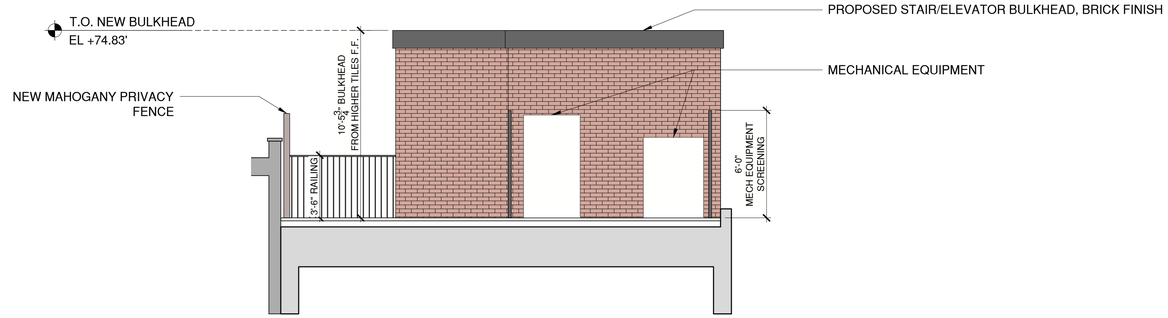
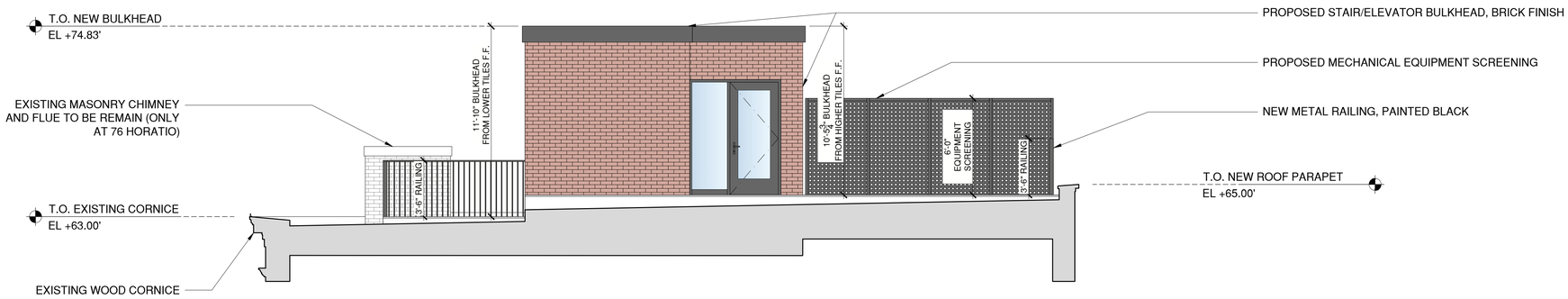
PROPOSED ROOF ELEVATIONS



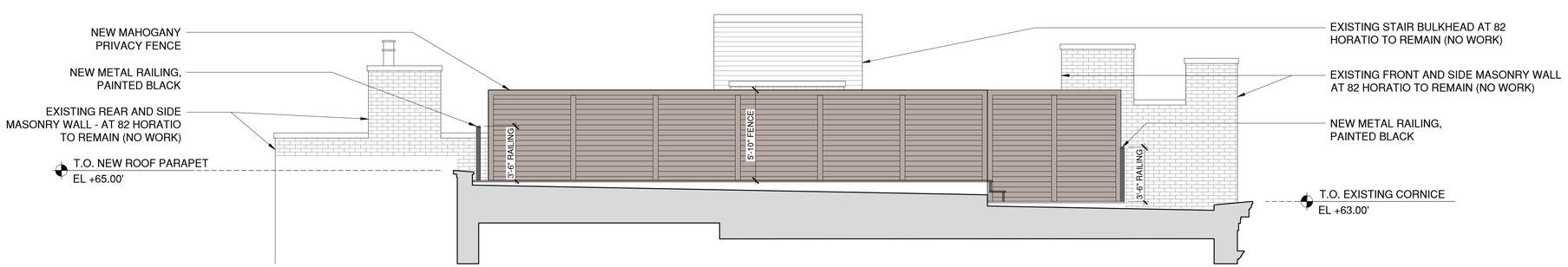
1 PROPOSED ROOF ELEVATION - LOOKING SOUTH
SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF ELEVATION - LOOKING NORTH
SCALE: 1/4" = 1'-0"



3 PROPOSED ROOF ELEVATION - LOOKING EAST
SCALE: 1/4" = 1'-0"



4 PROPOSED ROOF ELEVATION - LOOKING WEST
SCALE: 1/4" = 1'-0"

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EXISTING + PROPOSED AXONOMETRIC VIEWS - FRONT FACADE

1 EXISTING AXONOMETRIC - FRONT VIEW
SCALE: NTS

2 PROPOSED AXONOMETRIC - FRONT VIEW
SCALE: NTS

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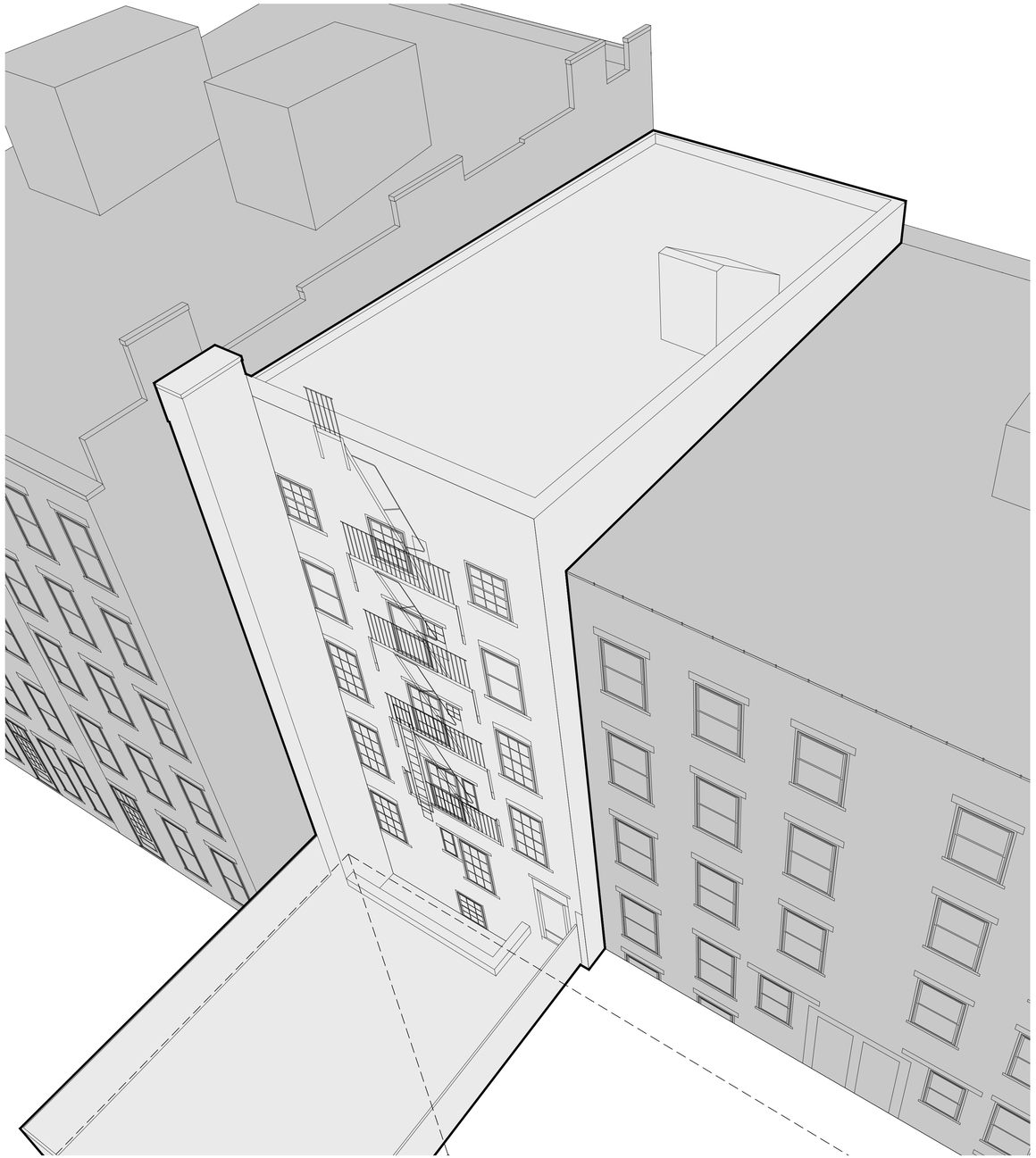
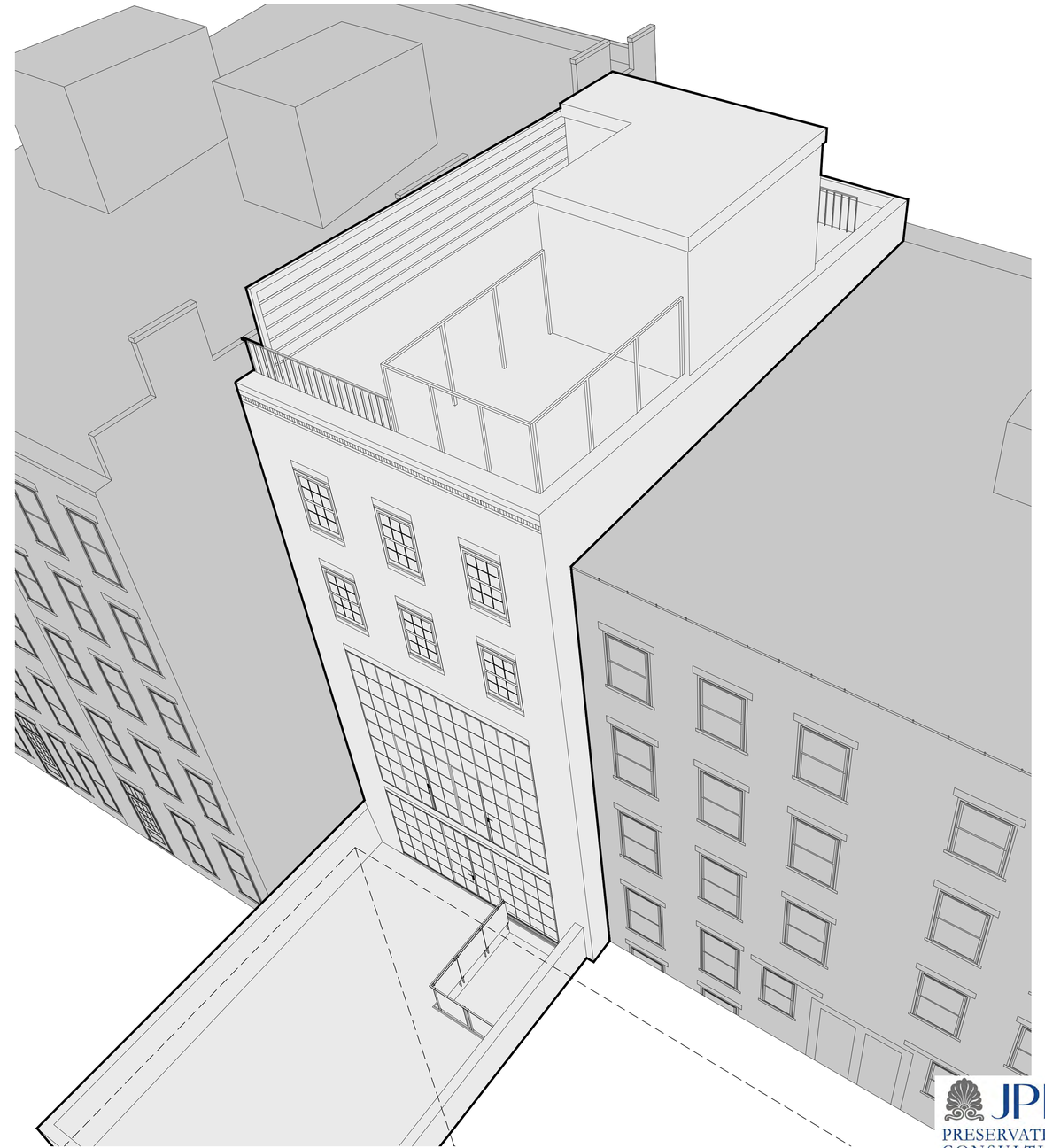
EXISTING + PROPOSED AXONOMETRIC VIEWS - REAR FACADE



1 EXISTING AXONOMETRIC - REAR VIEW
SCALE: NTS



2 PROPOSED AXONOMETRIC - REAR VIEW
SCALE: NTS

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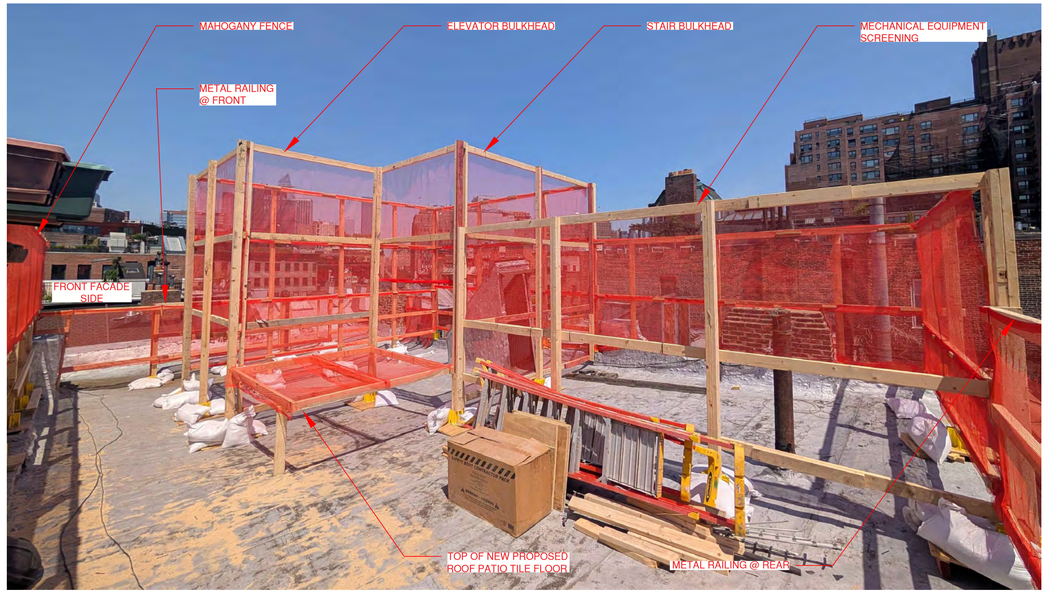
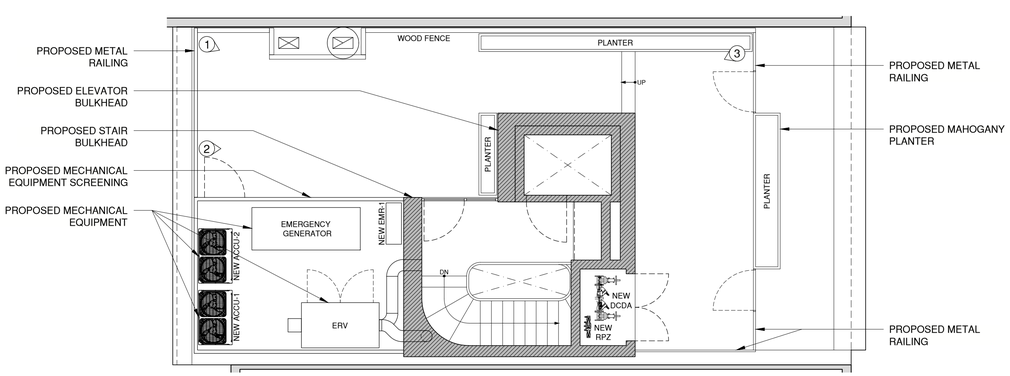
MOCK-UP PHOTOS - ROOF

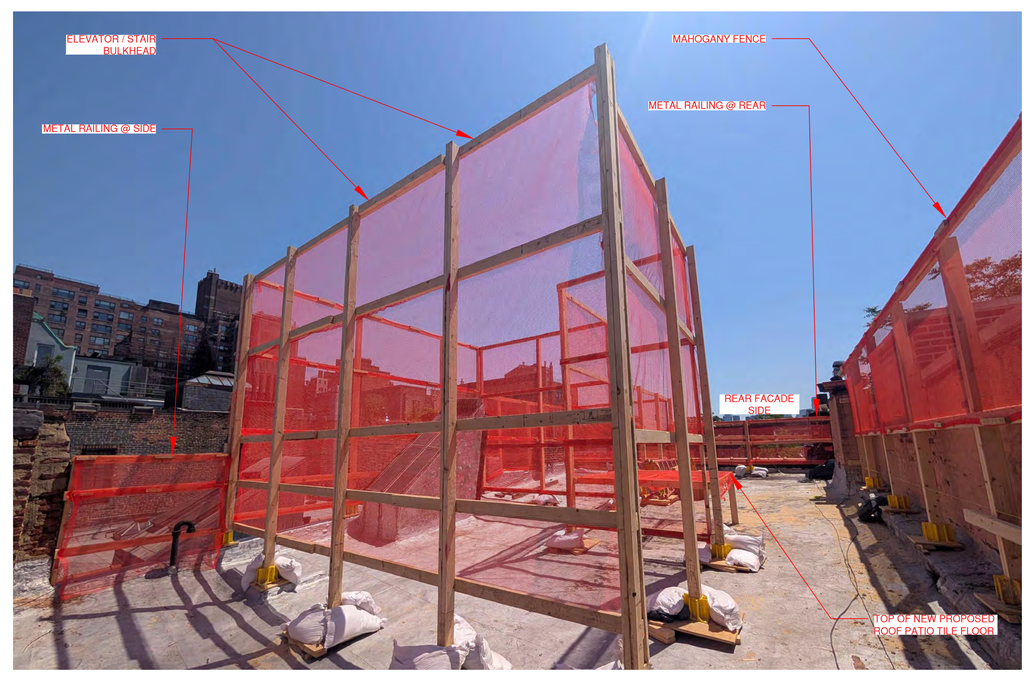


1 MOCK-UP ON ROOF 01 - REAR
SCALE: NTS

2 MOCK-UP ON ROOF 02 - REAR
SCALE: NTS



6 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



3 MOCK-UP ON ROOF 03 - FRONT
SCALE: NTS

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MOCK-UP PHOTOS - ROOF

2 PHOTO 80 HORATIO WITH MOCK-UP FROM SIDEWALK LOOKING SOUTHWEST
SCALE: NTS

3 PHOTO 80 HORATIO WITH MOCK-UP FROM SIDEWALK LOOKING SOUTHEAST
SCALE: NTS

4 PHOTO 80 HORATIO WITH MOCK-UP FROM ACROSS THE STREET
SCALE: NTS

5 PHOTO 80 HORATIO WITH MOCK-UP FROM ACROSS THE STREET
SCALE: NTS

1 SITE KEY PLAN
SCALE: 3/16" = 1'-0"

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MOCK-UP PHOTOS - ROOF

PHOTO 80 HORATIO WITH MOCK-UP FROM SIDEWALK
LOOKING SOUTHWEST
1
SCALE: NTS

SITE KEY PLAN
2
SCALE: 3/16" = 1'-0"

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MOCK-UP PHOTOS - ROOF

1 PHOTO 80 HORATIO WITH MOCK-UP FROM SIDEWALK LOOKING SOUTHWEST
SCALE: NTS

2 SITE KEY PLAN
SCALE: 3/16" = 1'-0"

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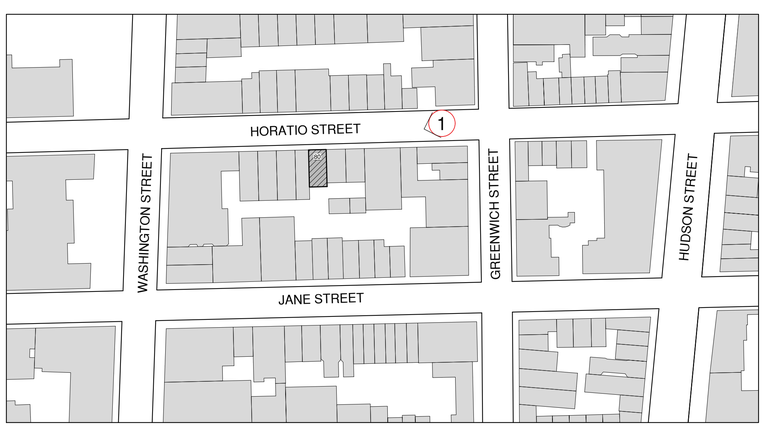
MOCK-UP PHOTOS - ROOF

1 PHOTO 80 HORATIO WITH MOCK-UP FROM SIDEWALK LOOKING SOUTHWEST
SCALE: NTS



2 SITE KEY PLAN
SCALE: 3/16" = 1'-0"

N

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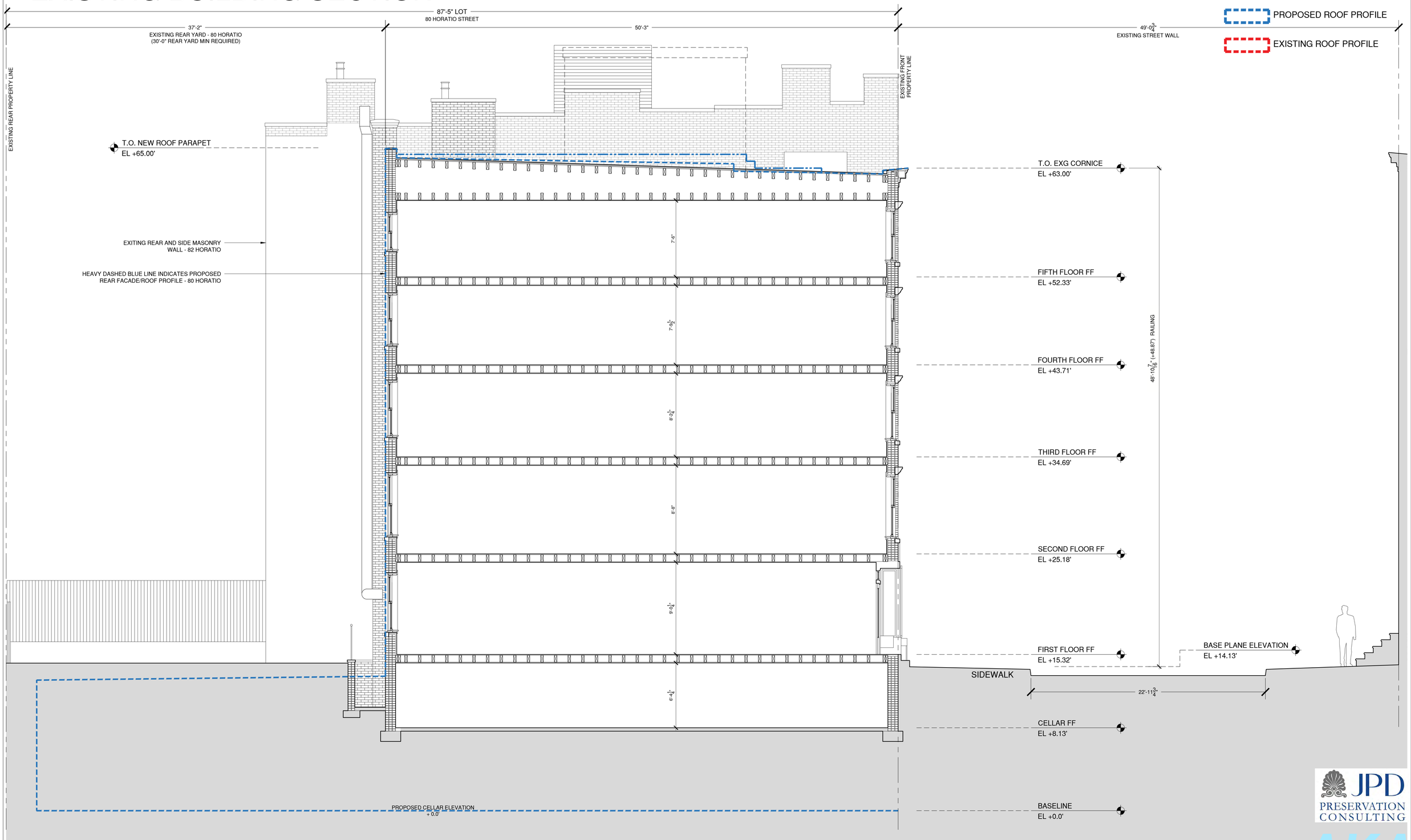
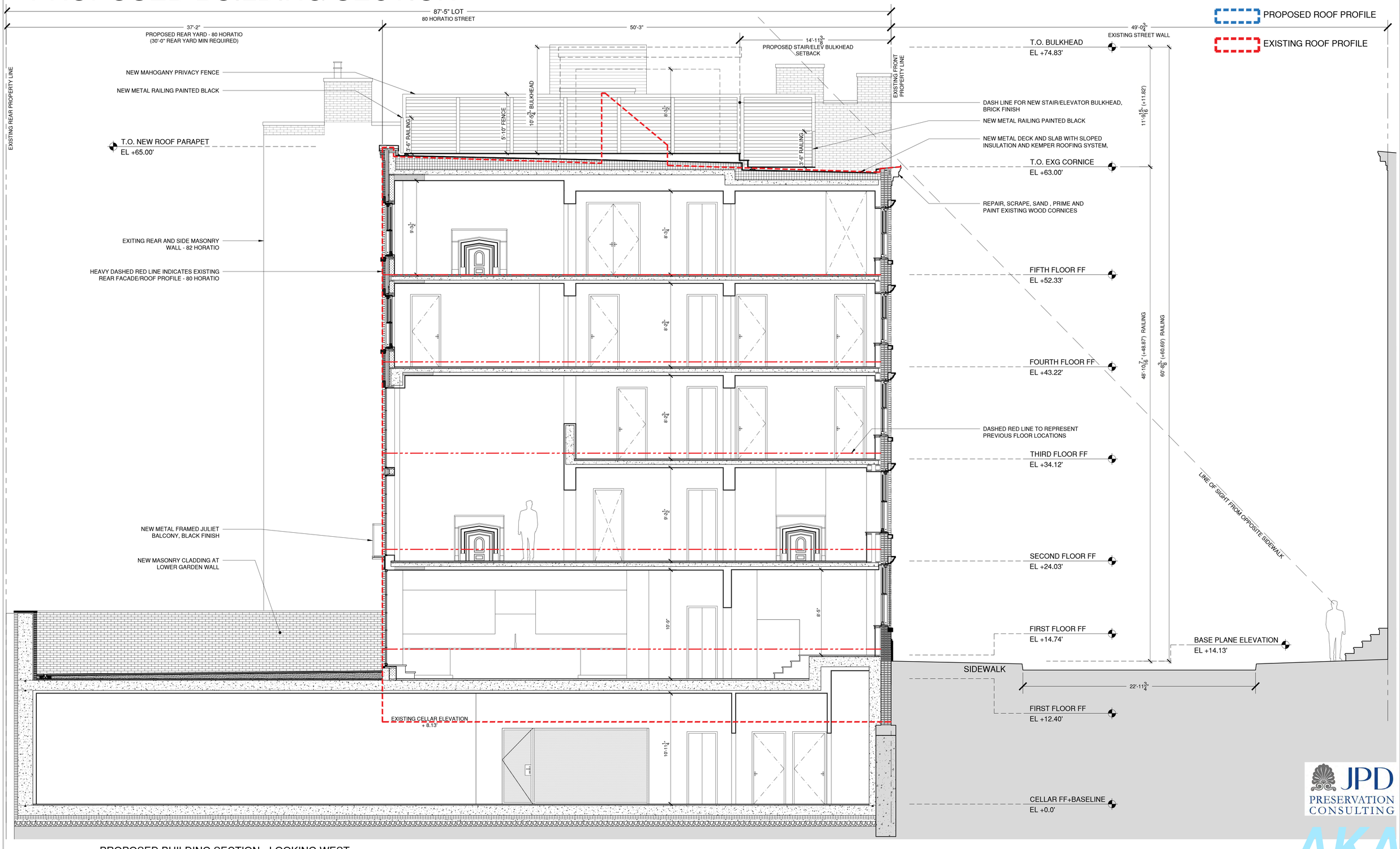
EXISTING BUILDING SECTION



1 EXISTING BUILDING SECTION - LOOKING WEST

SCALE: 1/4" = 1'-0"

PROPOSED BUILDING SECTION



1 PROPOSED BUILDING SECTION - LOOKING WEST

SCALE: 1/4" = 1'-0"

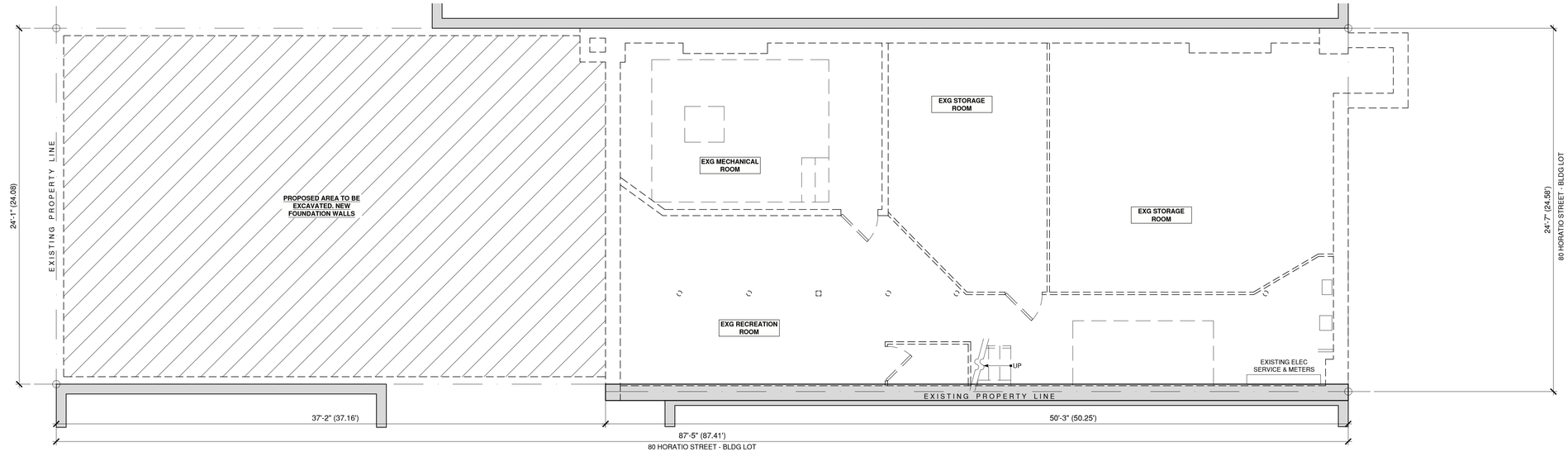
EXG & PROPOSED CELLAR PLANS

80 HORATIO STREET - DEMOLITION WORK

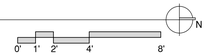
FRONT FACADE:
•

REAR FACADE:
- EXCAVATE EXISTING REAR YARD.

INTERIOR:
- REMOVE ALL EXISTING PARTITIONS AND FINISHES.
- EXCAVATE EXISTING CELLAR.



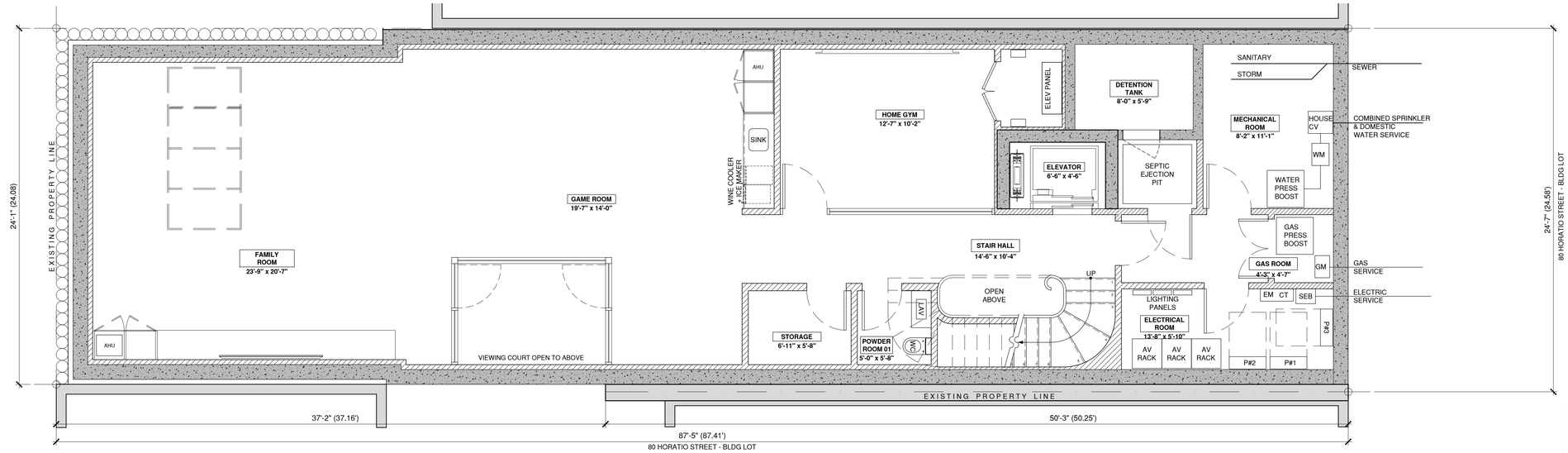
1 EXISTING CELLAR PLAN
SCALE: 1/4" = 1'-0"



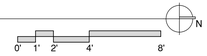
80 HORATIO STREET - PROPOSED WORK

FRONT FACADE:
•

INTERIOR:
- NEW ACCESSORY ROOMS, PARTITIONS AND FINISHES.



2 PROPOSED CELLAR PLAN
SCALE: 1/4" = 1'-0"



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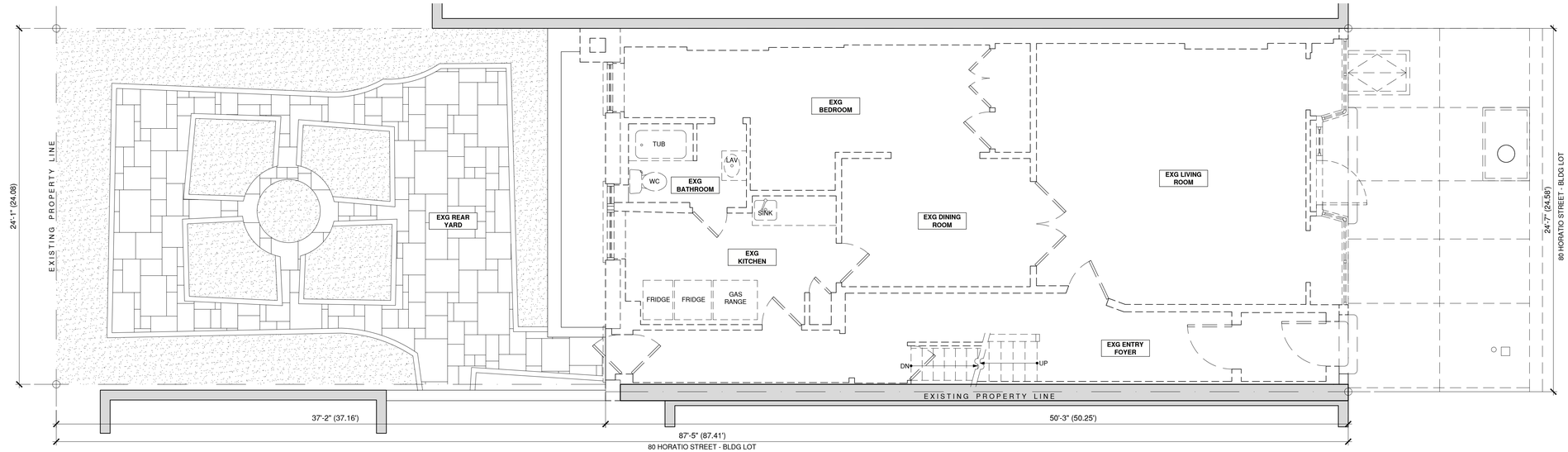
EXG & PROPOSED FIRST FLOOR PLANS

80 HORATIO STREET - DEMOLITION WORK

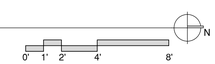
FRONT FACADE:
- REMOVE EXISTING CONCRETE SIDEWALK AND CURB.
- REMOVE EXISTING SECURITY GATE.
- REMOVE EXISTING WOOD FRAMED STOREFRONT.
- REMOVE EXISTING WOOD DOOR, FRAME AND TRANSOM.

REAR FACADE:
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
- EXCAVATE EXISTING REAR YARD.
- REMOVE EXISTING REAR YARD PAVING, AND PLANTINGS.

INTERIOR:
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE. .



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

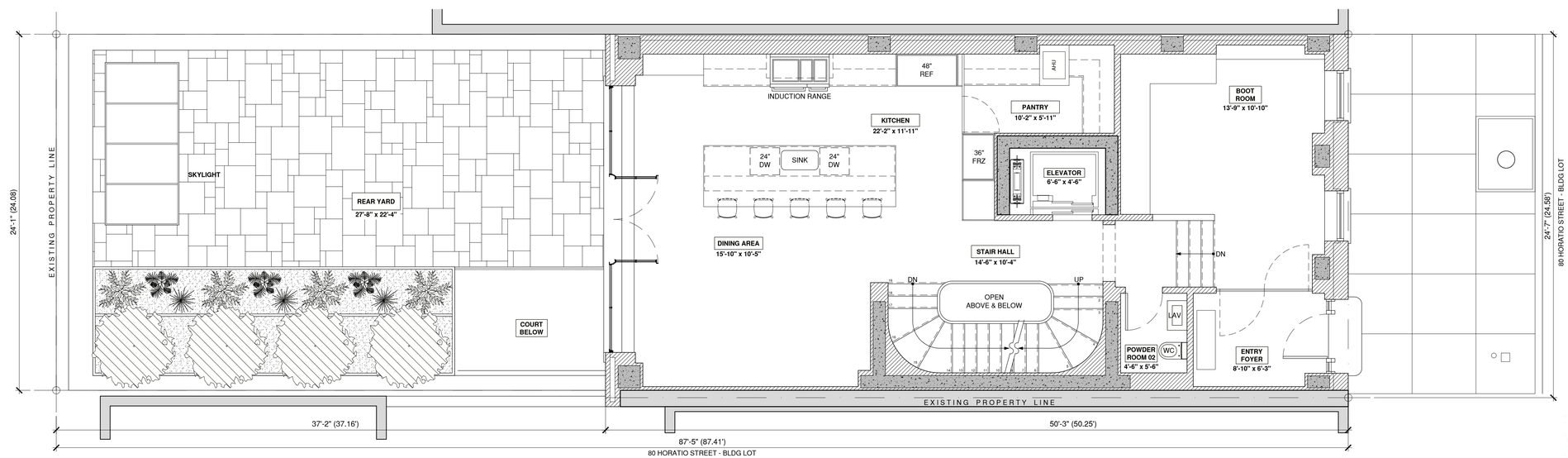


80 HORATIO STREET - PROPOSED WORK

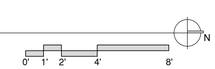
FRONT FACADE:
- NEW BLUESTONE SIDEWALK AND CURB.
- NEW BROWNSTONE RUSTICATED BASE.
- NEW WOOD ENTRY DOOR, FRAME AND TRANSOM.
- NEW BRICK INFILL TO MATCH EXISTING IN SIZE, COLOR AND FINISH.

REAR FACADE:
- NEW REAR FACADE INCLUDING FRAMING, MASONRY, STEEL DOOR AND SIDELIGHTS.
- NEW BLUESTONE PAVERS AND PLANTING.
- NEW WOOD FENCE.
- NEW SKYLIGHT TO CELLAR BELOW.
- NEW AREAWAY TO CELLAR BELOW.

INTERIOR:
- NEW INTERIOR FRAMING AND FINISHES.



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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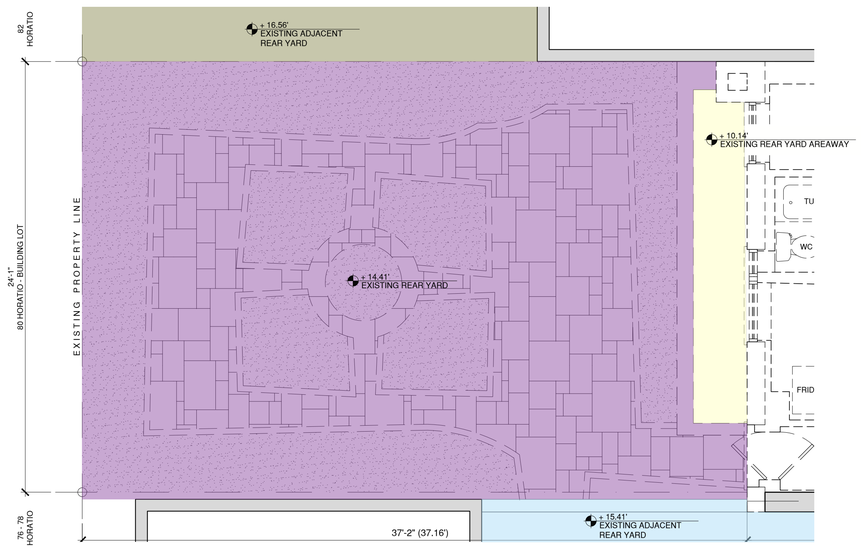
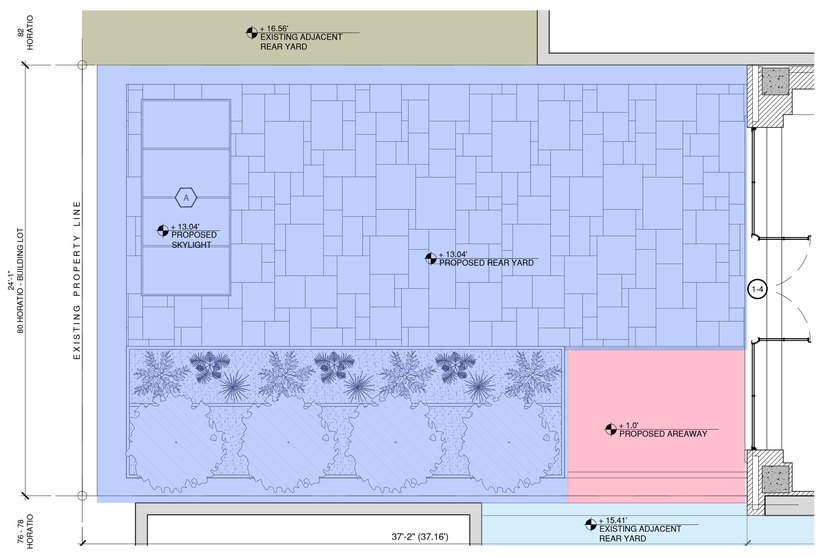
EXISTING & PROPOSED REAR YARD PLANS

- GRADE ELEVATION +/- 1.0'
- GRADE ELEVATION +/- 10.14'
- GRADE ELEVATION +/- 13.04'
- GRADE ELEVATION +/- 14.41'
- GRADE ELEVATION +/- 15.41'
- GRADE ELEVATION +/- 16.56'



1 EXISTING - REAR YARD PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' N



2 PROPOSED - REAR YARD PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' N

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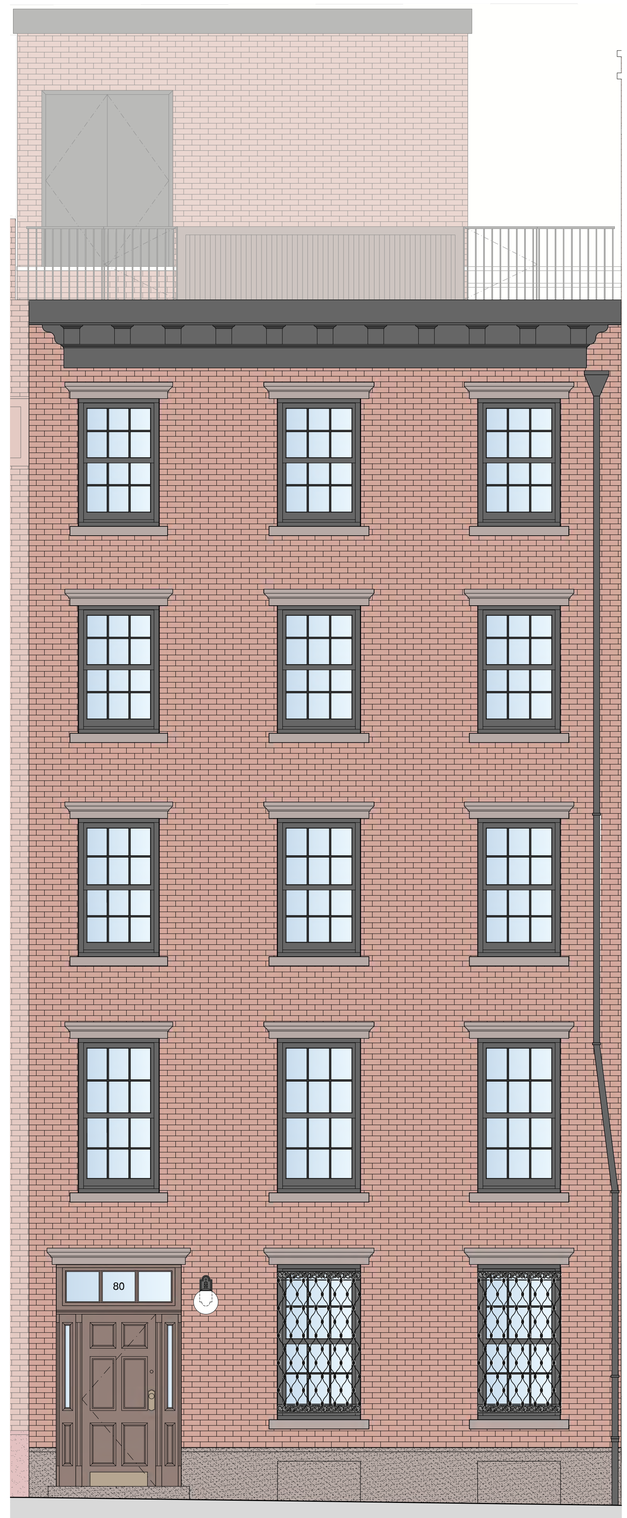
CONCLUSION



1 80 HORATIO STREET- PROPOSED FRONT FACADE
SCALE: NTS

2 80 HORATIO STREET- PROPOSED REAR FACADE
SCALE: NTS

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Landmarks Preservation Commission

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-11567

80 Horatio Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 570 0707
Passcode: 905348
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.

APPENDIX

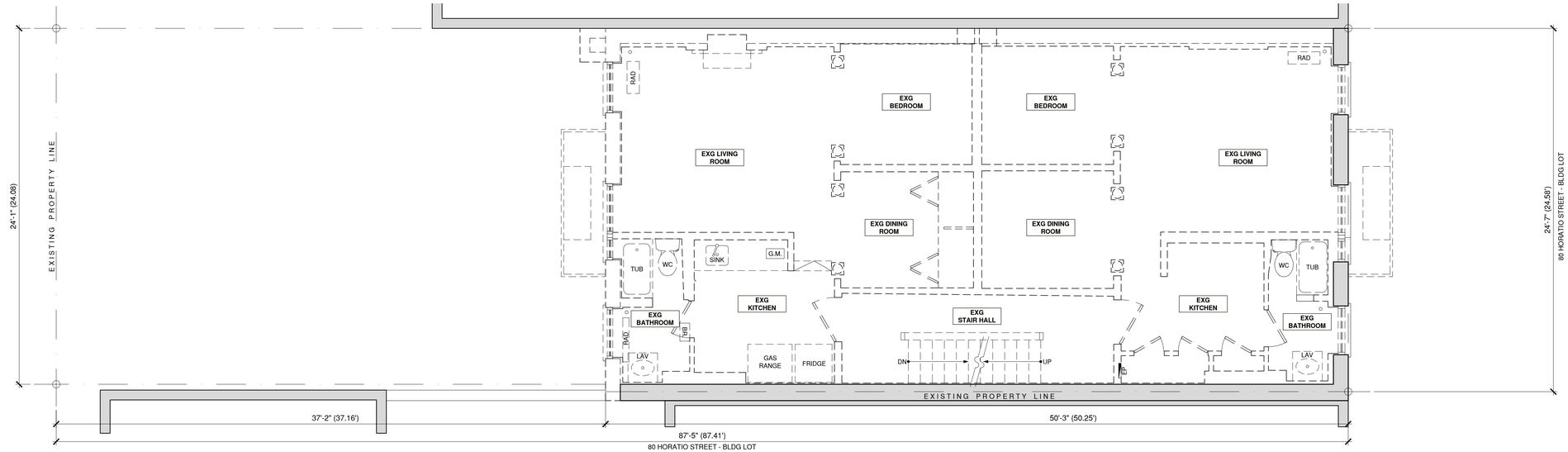
EXG & PROPOSED SECOND FLOOR PLANS

80 HORATIO STREET - DEMOLITION WORK

FRONT FACADE:
- REMOVE EXISTING ALUMINUM WINDOWS.
- REMOVE EXISTING FIRE ESCAPE.

REAR FACADE:
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
- REMOVE EXISTING FIRE ESCAPE.

INTERIOR:
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

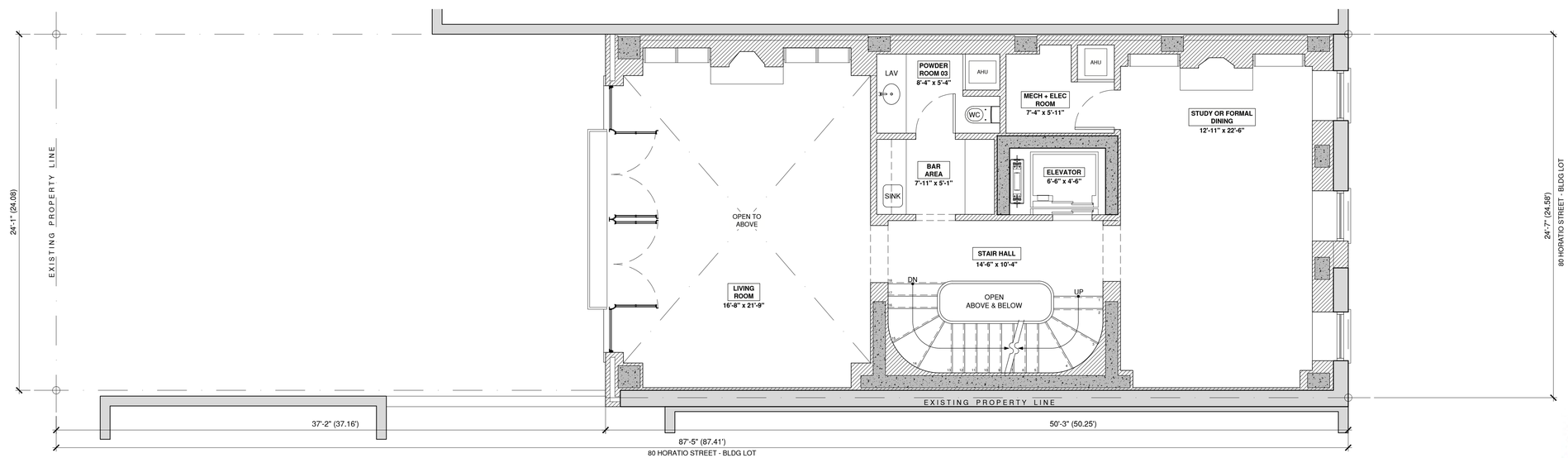
0' 1' 2' 4' 8'

80 HORATIO - PROPOSED WORK

FRONT FACADE:
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
- INFILL MASONRY AT PREVIOUS SMALL BATHROOM WINDOW.

REAR FACADE:
- NEW REAR FACADE INCLUDING FRAMING, MASONRY.
- NEW STEEL FIXED WINDOWS AND DOUBLE DOORS WITH STEEL BALCONY.

INTERIOR:
- NEW INTERIOR FRAMING AND FINISHES.



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'

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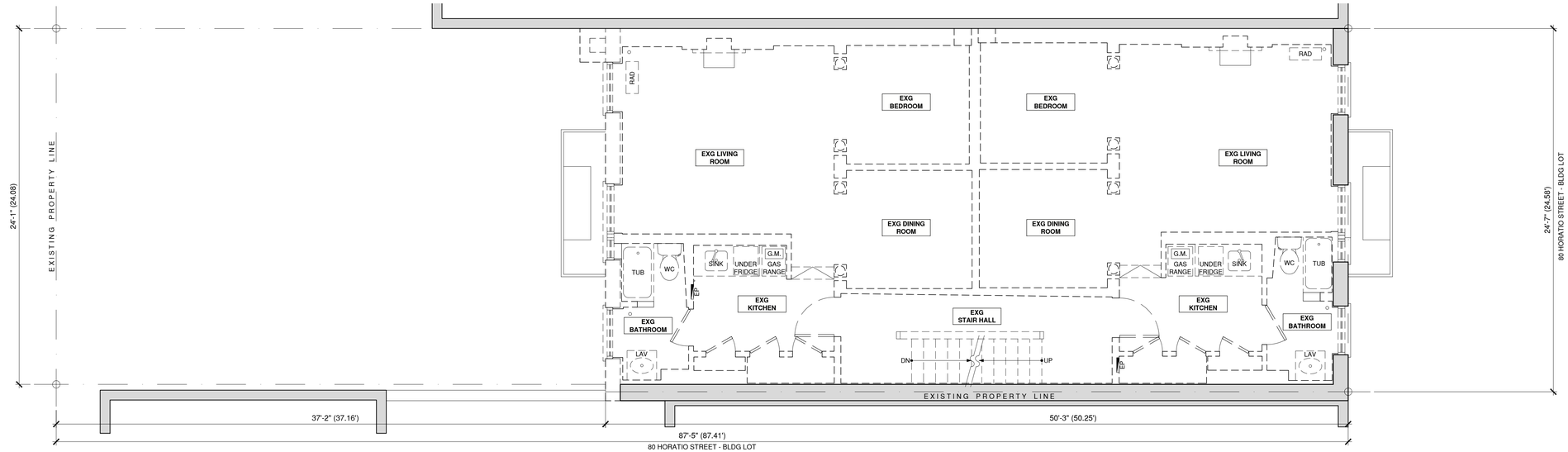
EXG & PROPOSED THIRD FLOOR PLANS

80 HORATIO STREET - DEMOLITION WORK

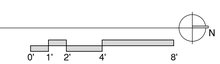
FRONT FACADE:
- REMOVE EXISTING ALUMINUM WINDOWS.
- REMOVE EXISTING FIRE ESCAPE.

REAR FACADE:
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
- REMOVE EXISTING FIRE ESCAPE.

INTERIOR:
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.



1 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

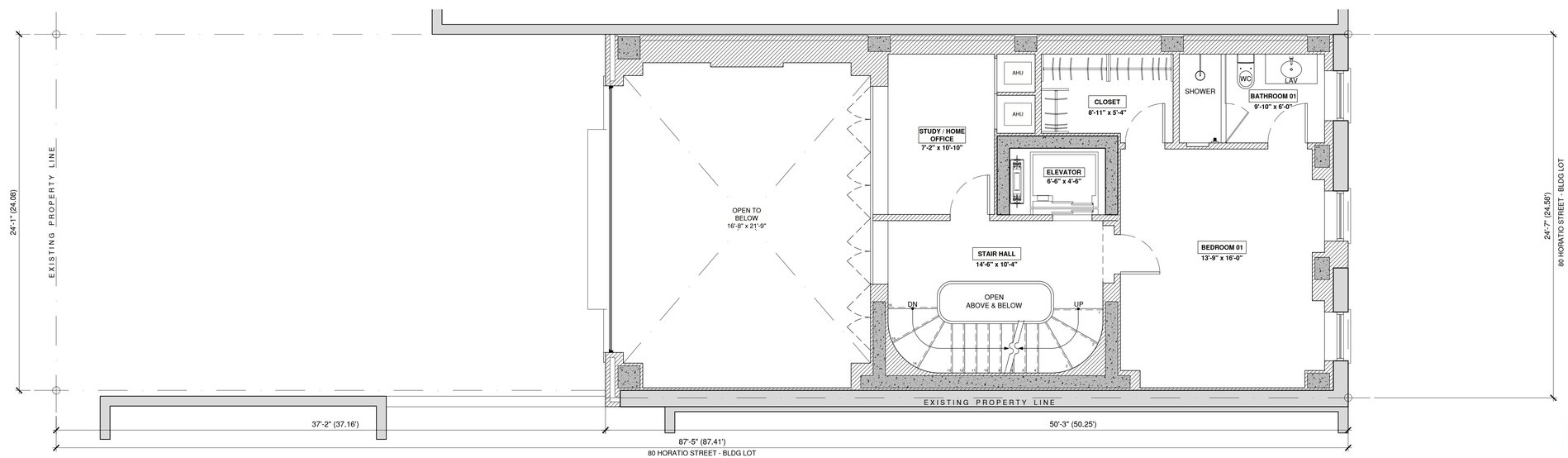


80 HORATIO STREET - PROPOSED WORK

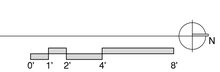
FRONT FACADE:
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
- INFILL MASONRY AT PREVIOUS SMALL BATHROOM WINDOW.

REAR FACADE:
- NEW REAR FACADE INCLUDING FRAMING, MASONRY.
- NEW STEEL FIXED WINDOWS.

INTERIOR:
- NEW INTERIOR FRAMING AND FINISHES.



2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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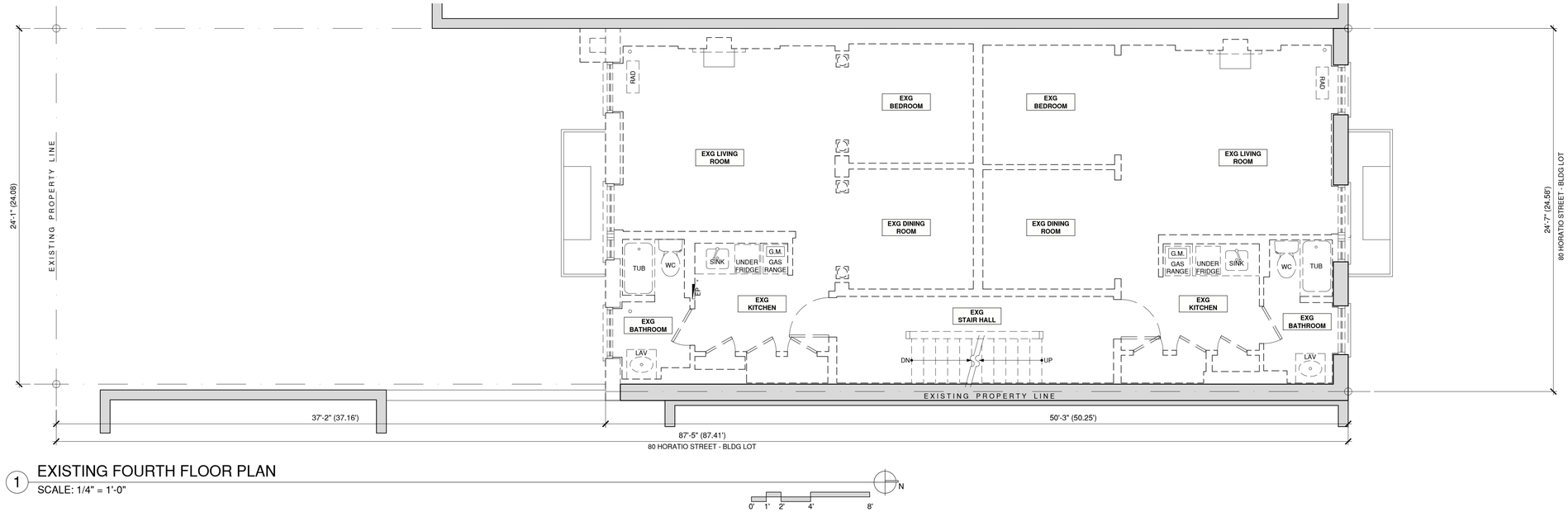
EXG & PROPOSED FOURTH FLOOR PLANS

80 HORATIO - DEMOLITION WORK

FRONT FACADE:
- REMOVE EXISTING ALUMINUM WINDOWS.
- REMOVE EXISTING FIRE ESCAPE.

REAR FACADE:
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
- REMOVE EXISTING FIRE ESCAPE.

INTERIOR:
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.



1 EXISTING FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

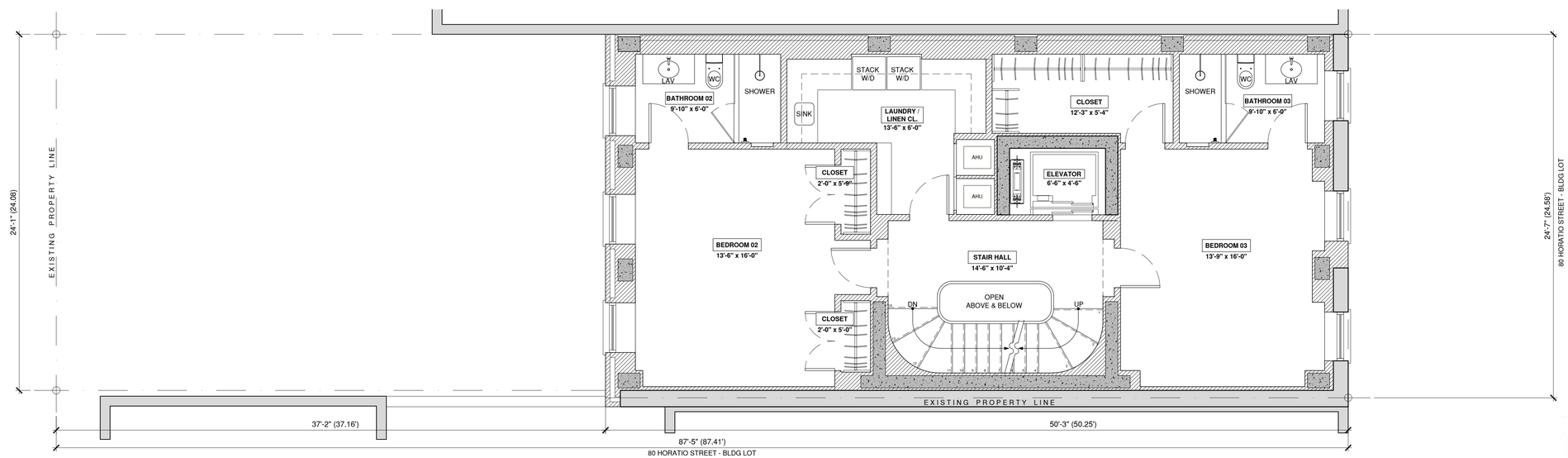
0' 1' 2' 4' 8' N

80 HORATIO STREET - PROPOSED WORK

FRONT FACADE:
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
- INFILL MASONRY AT PREVIOUS SMALL BATHROOM WINDOW.

REAR FACADE:
- NEW REAR FACADE INCLUDING FRAMING, MASONRY, WOOD WINDOWS.

INTERIOR:
- NEW INTERIOR FRAMING AND FINISHES.



2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' N

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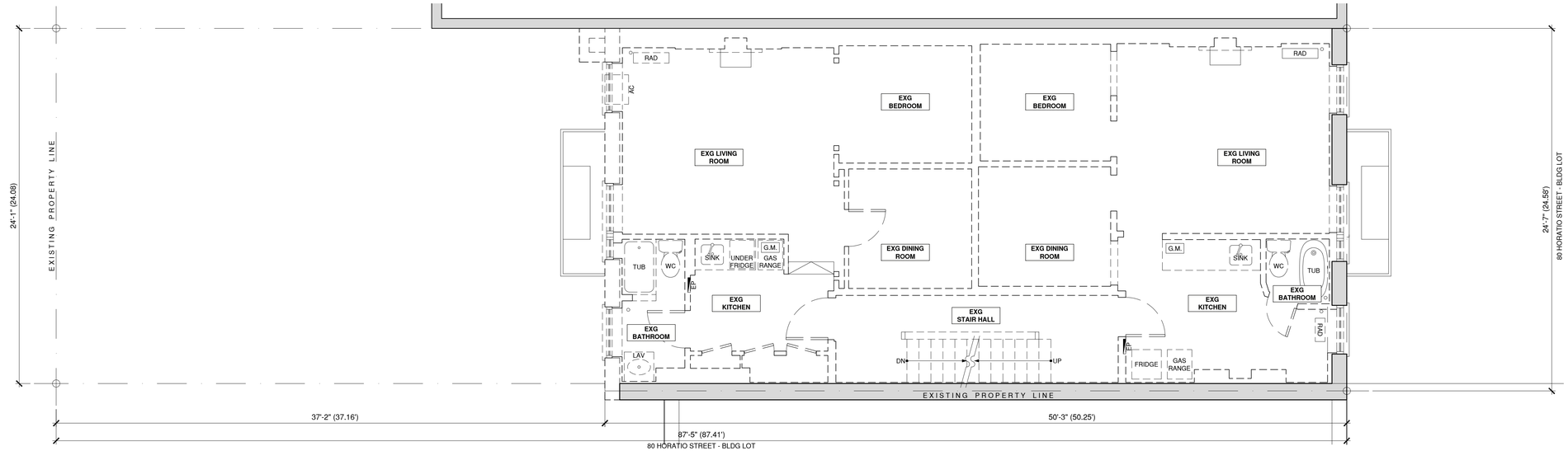
EXG & PROPOSED FIFTH FLOOR PLANS

80 HORATIO - DEMOLITION WORK

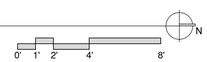
FRONT FACADE:
- REMOVE EXISTING ALUMINUM WINDOWS.
- REMOVE EXISTING FIRE ESCAPE.

REAR FACADE:
- REMOVE ENTIRE EXISTING REAR FACADE INCLUDING WINDOWS AND FRAMING.
- REMOVE EXISTING ROOF TERRACE.
- REMOVE EXISTING FIRE ESCAPE.

INTERIOR:
- REMOVE ALL INTERIOR FINISHES, PARTITIONS AND STRUCTURE.



1 EXISTING FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

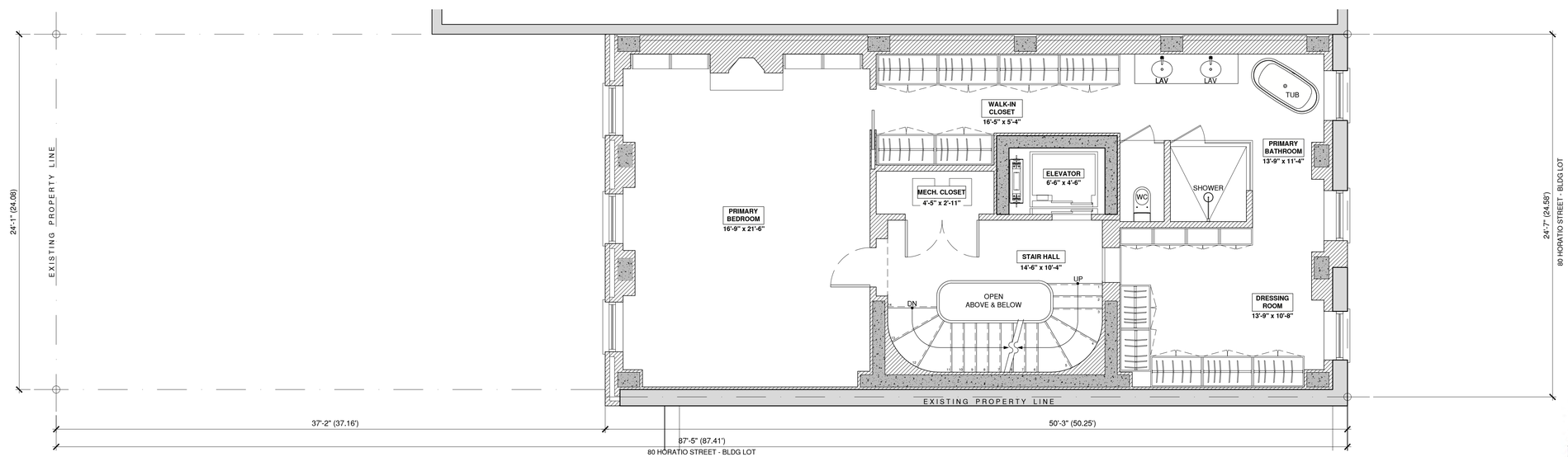


80 HORATIO STREET - PROPOSED WORK

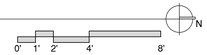
FRONT FACADE:
- NEW PAINTED WOOD WINDOWS WITHIN EXISTING MASONRY OPENING.
- INFILL MASONRY AT PREVIOUS SMALL BATHROOM WINDOW.

REAR FACADE:
- NEW REAR FACADE INCLUDING FRAMING, MASONRY, WOOD WINDOWS.

INTERIOR:
- NEW INTERIOR FRAMING AND FINISHES.



2 PROPOSED FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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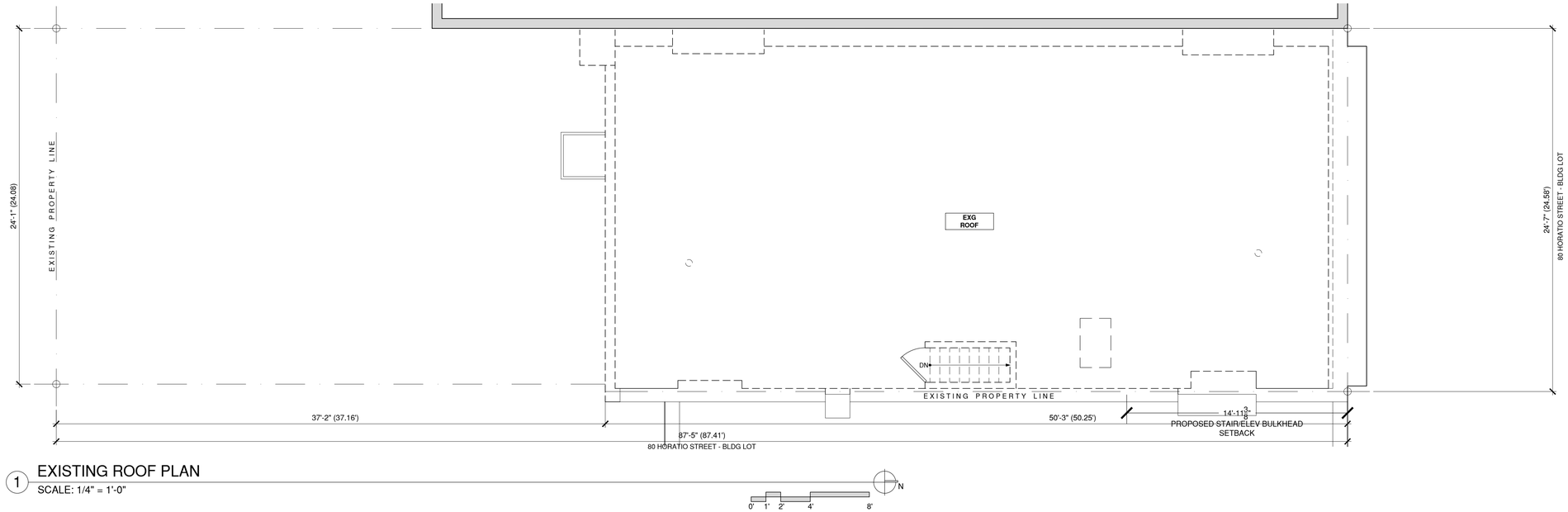
EXG & PROPOSED ROOF PLANS

80 HORATIO STREET - DEMOLITION WORK

EXTERIOR:
- REMOVE EXISTING BULKHEAD AND DOOR.
- REMOVE ENTIRE ROOF.

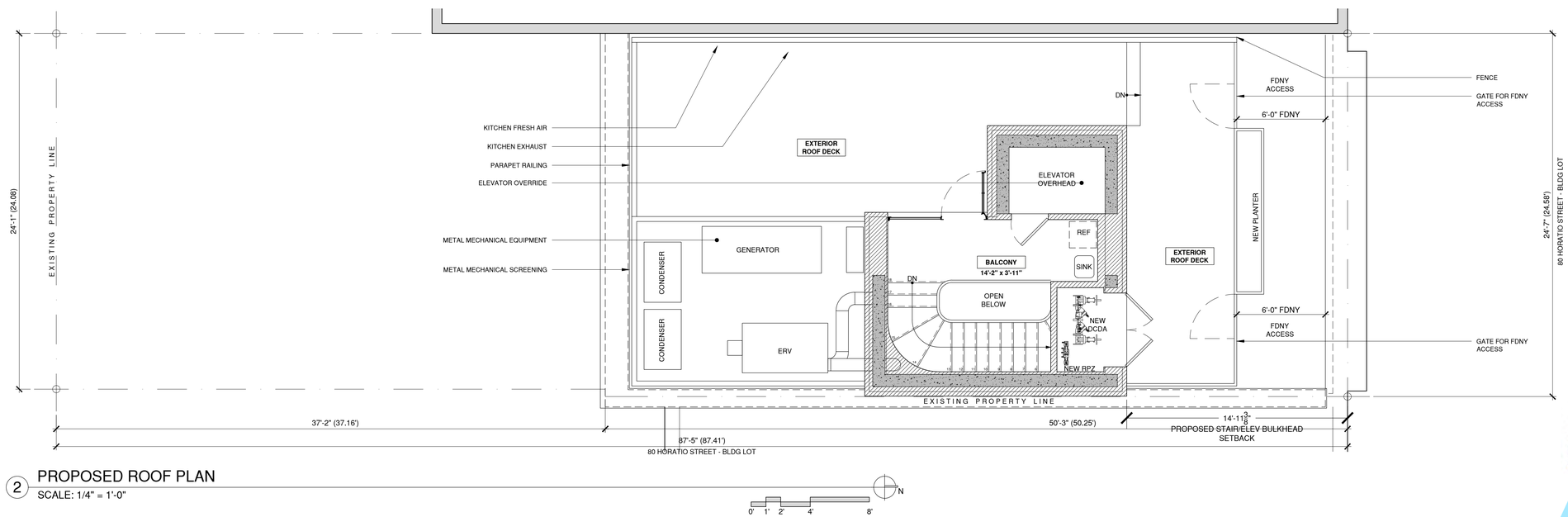


1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

80 HORATIO STREET - PROPOSED WORK

EXTERIOR:
- NEW ELEVATOR AND STAIR BULKHEAD.
- NEW ROOFTOP MECHANICAL UNITS, WITH MECHANICAL SCREENING.

NEW MAHOGANY PRIVACY FENCE.
- NEW PARAPET RAILING AT REAR FACADE.



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

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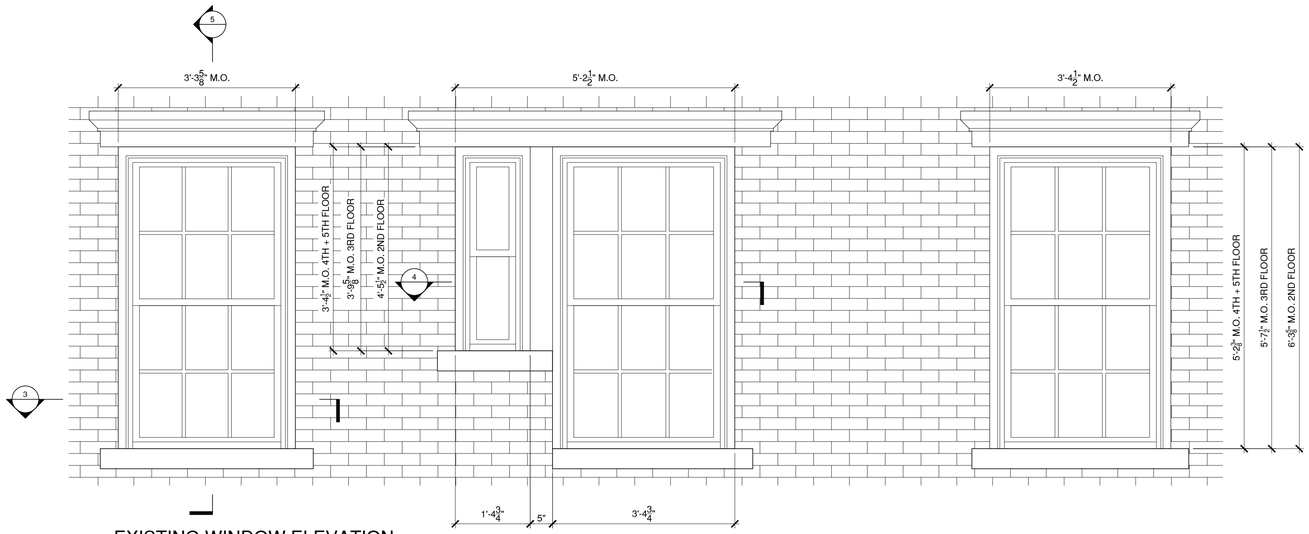
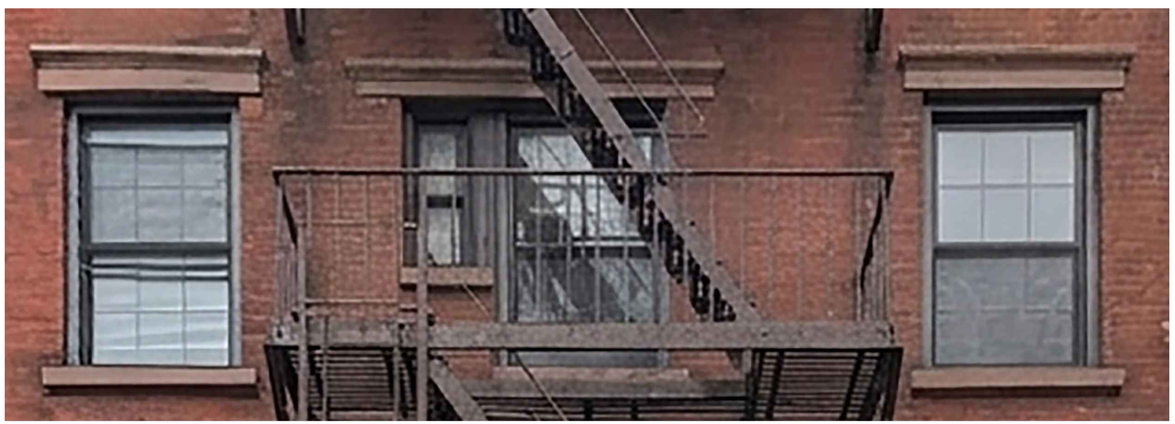
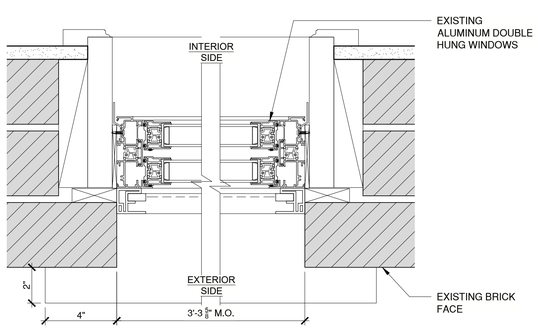
EXISTING FRONT FACADE WINDOWS



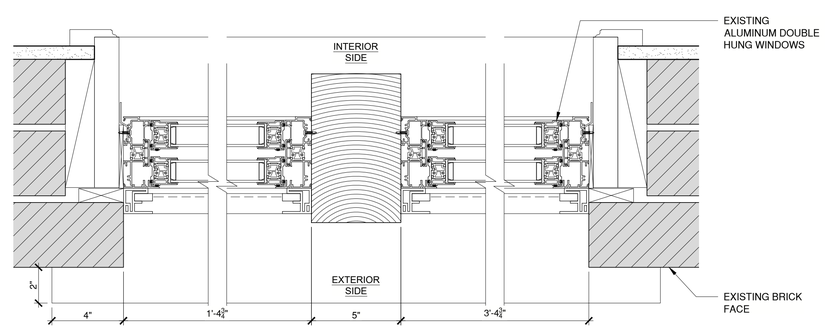
1 EXISTING WINDOW ELEVATION
SCALE: 3/4" = 1'-0"



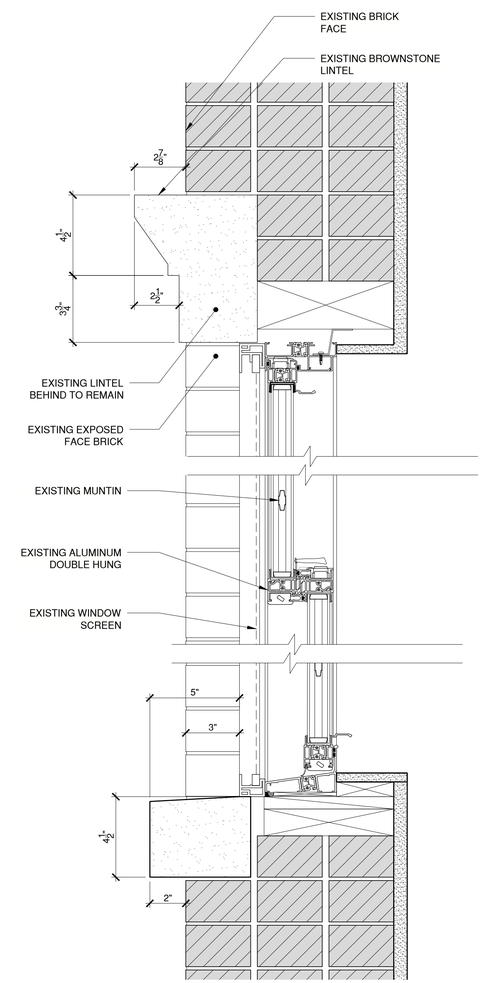
2 EXISTING WINDOW ELEVATION - 80 HORATIO
SCALE: NTS



3 EXISTING WINDOW PLAN 01 - 80 HORATIO
SCALE: 3" = 1'-0"



4 EXISTING WINDOW PLAN 02 - 80 HORATIO
SCALE: 3" = 1'-0"



5 EXISTING WINDOW SECTION - 80 HORATIO
SCALE: 3" = 1'-0"

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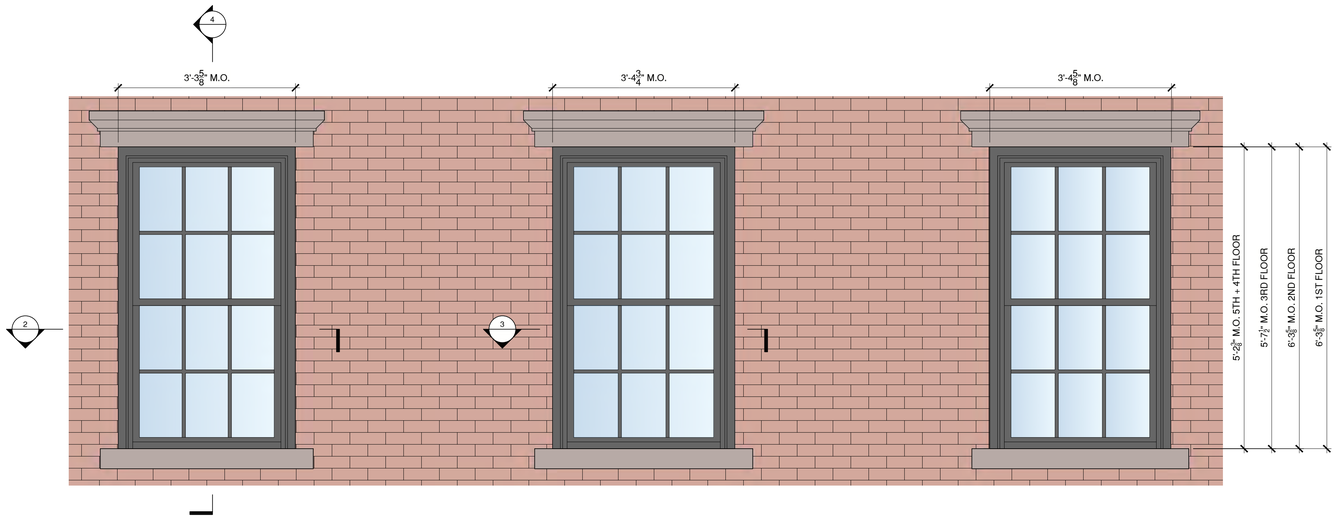
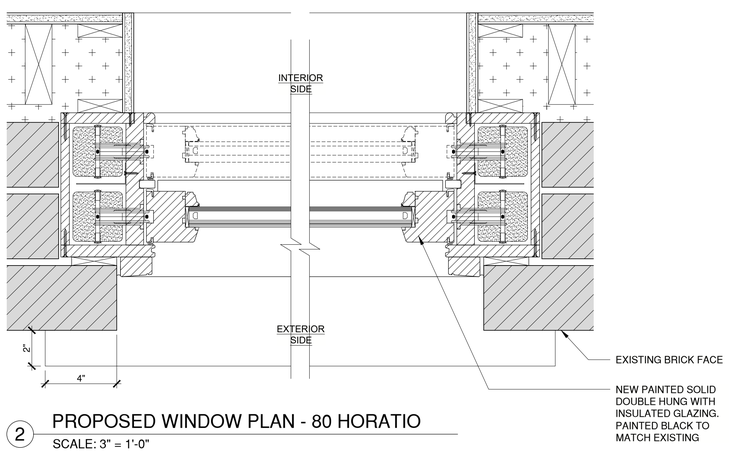
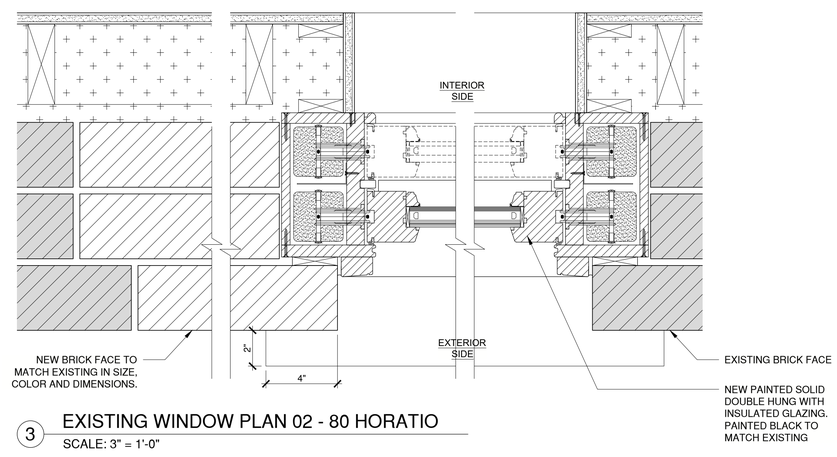
PROPOSED FRONT FACADE WINDOWS



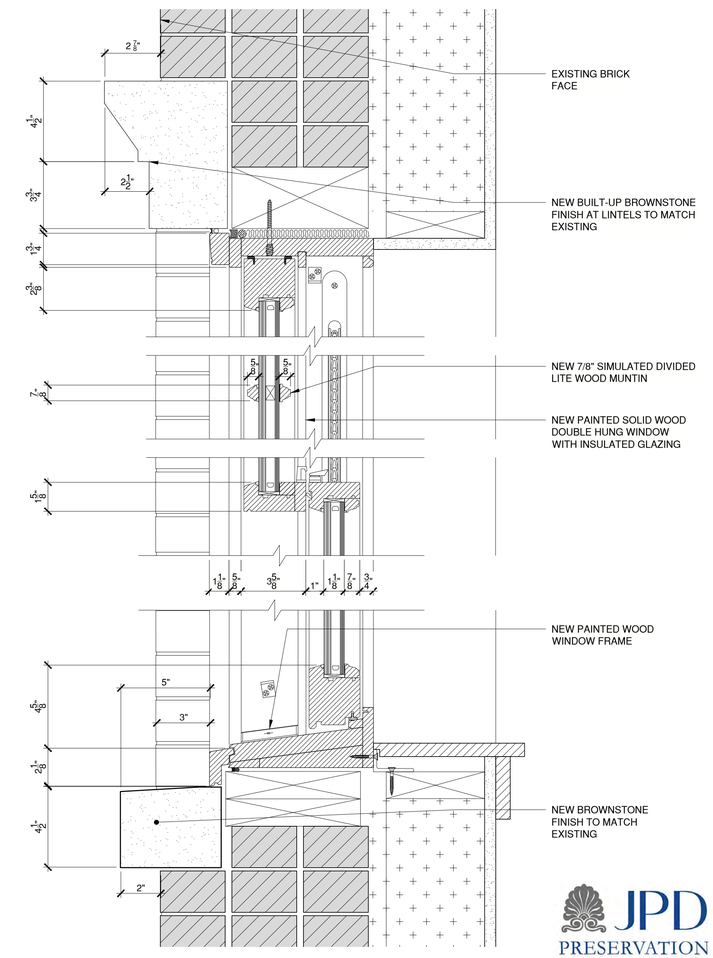
1 PROPOSED WINDOW ELEVATION
SCALE: 3/4" = 1'-0"



2 PROPOSED WINDOW PLAN - 80 HORATIO
SCALE: 3" = 1'-0"



3 EXISTING WINDOW PLAN 02 - 80 HORATIO
SCALE: 3" = 1'-0"



4 PROPOSED WINDOW SECTION - 80 HORATIO
SCALE: 3" = 1'-0"

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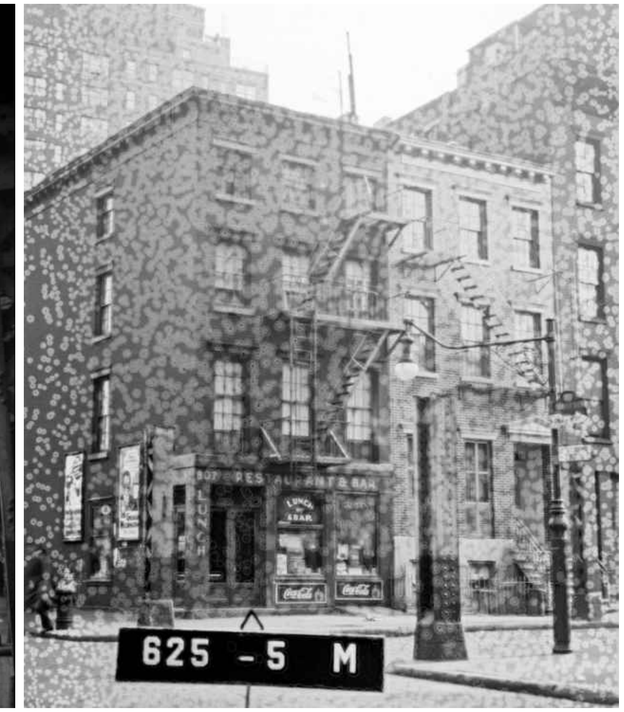
HISTORIC STOREFRONT LOCATIONS

1 59 HORATIO ST - 1930 TAX PHOTO
SCALE: NTS

2 61 HORATIO / 832 GREENWICH ST - 1930 TAX PHOTO
SCALE: NTS

3 66 HORATIO - 1930 TAX PHOTO
SCALE: NTS



4 66 JANE / 807 GREENWICH ST - 1930 TAX PHOTO
SCALE: NTS

KEY MAP
SCALE: NTS

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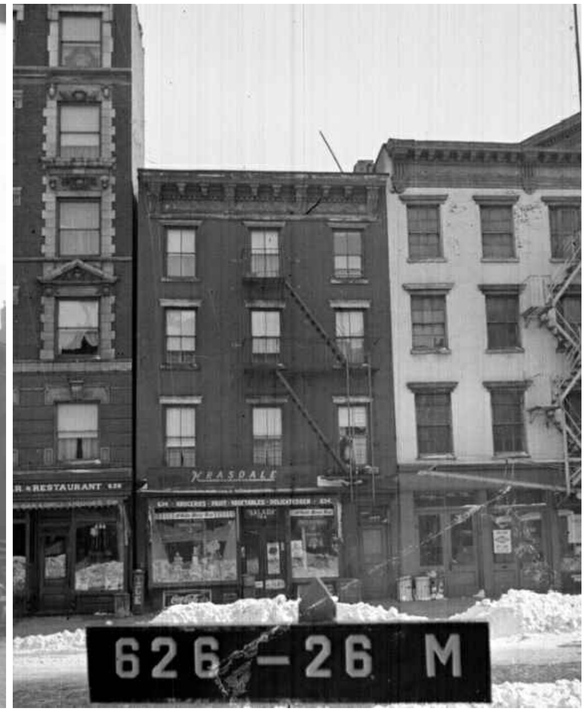
HISTORIC STOREFRONT LOCATIONS

1 636 HUDSON ST - 1930 TAX PHOTO
SCALE: NTS



2 634 HUDSON ST - 1930 TAX PHOTO
SCALE: NTS

3 630 - 632 HUDSON ST - 1930 TAX PHOTO
SCALE: NTS

4 624 - 628 HUDSON ST - 1930 TAX PHOTO
SCALE: NTS

KEY MAP
SCALE: NTS

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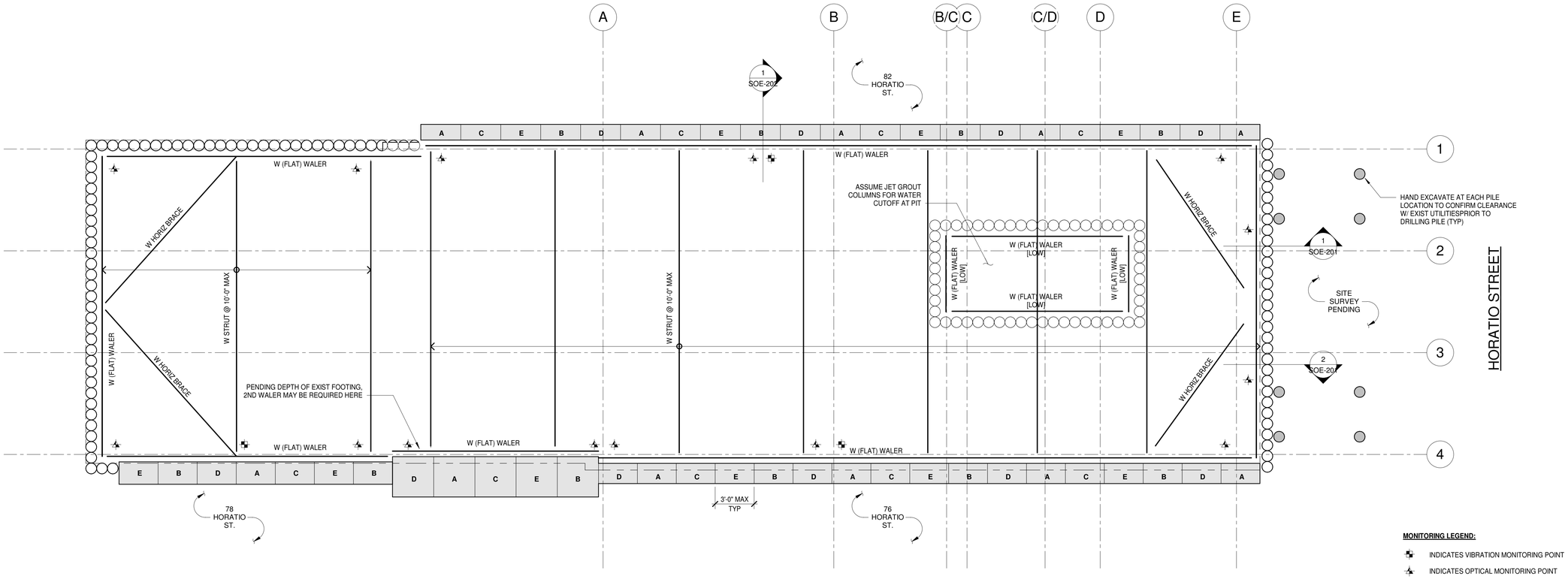


MONITORING LEGEND:

INDICATES VIBRATION MONITORING POINT

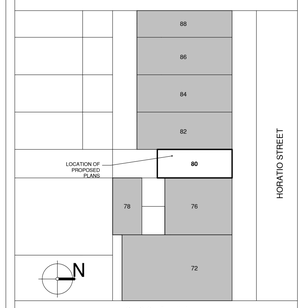
INDICATES OPTICAL MONITORING POINT

1 SOE-100 SUPPORT OF EXCAVATION PLAN

1/4" = 1'-0"

80 Horatio St.

80 HORATIO STREET,
NEW YORK NY 10014



KEY PLAN

MEP ENGINEER:

KENDALL ENGINEERING P.C.
875 West End Avenue, #6E
New York, NY 10025
646.238.6223

STRUCTURAL ENGINEER:

ENGINEERS AND ARCHITECTS
129 West 27thStreet
New York New York 10001
212.254.0030 | www.gmslip.com
GILSANZ MURRAY STEFICEK LLP

NYC DOB #: M-XXXXXXX

NO	REVISION	DATE
	LPC ISSUANCE	07/15/2026

1/4" = 1'-0" SCALE

GMS DRAWN

TITLE
SUPPORT OF EXCAVATION PLANS

SEAL AND SIGNATURE:

JOB NO:
251242

PROJECT:
RENOVATION

80 HORATIO STREET,
NEW YORK, NY, 10014

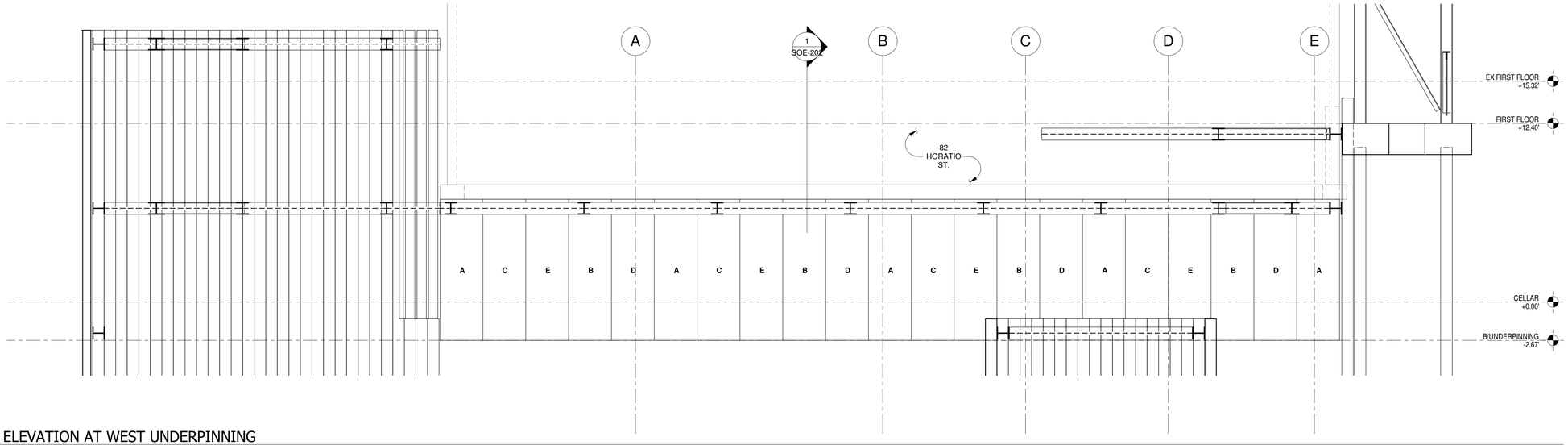
SOE-100.00

DRAWING 8 OF 11

AKA
Allen + Killcoyne Architects

ALLEN + KILLCOYNE ARCHITECTS 212 645 2222
18 WEST 27th ST, 11th FLOOR, NY, NY 10001

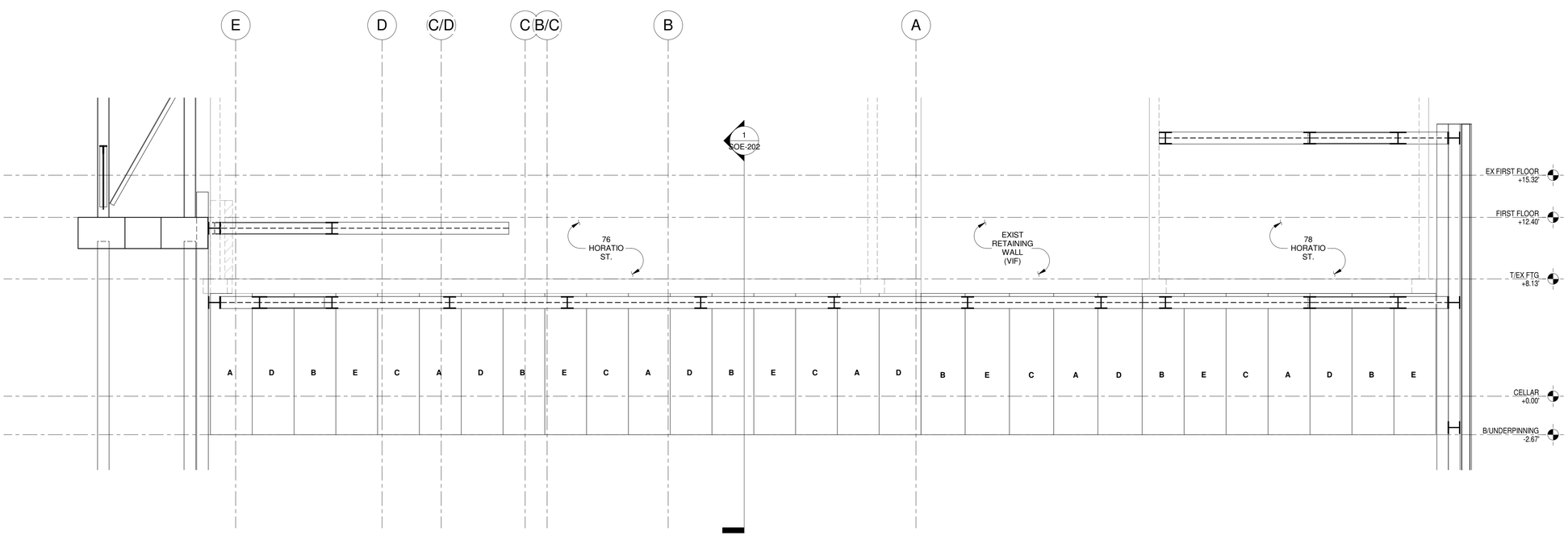
C:\Users\isabel\Documents\251242 - 80 Horatio_R25_isabel.lorenzo.rvt



1
SOE-201

ELEVATION AT WEST UNDERPINNING

1/4" = 1'-0"



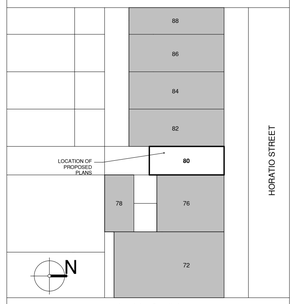
2
SOE-201

ELEVATION AT EAST UNDERPINNING

1/4" = 1'-0"

80 Horatio St.

80 HORATIO STREET,
NEW YORK NY 10014



KEY PLAN

MEP ENGINEER:

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New York, NY 10025
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STRUCTURAL ENGINEER:

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NYC DOB #: M-XXXXXXX

NO	REVISION	DATE
	LPC ISSUANCE	07/15/2026

1/4" = 1'-0"	SCALE
GMS	DRAWN

TITLE
SUPPORT OF EXCAVATION SECTIONS

SEAL AND SIGNATURE:

JOB NO:
251242

PROJECT:
RENOVATION

80 HORATIO STREET,
NEW YORK, NY, 10014

SOE-201.00

DRAWING 8 OF 11

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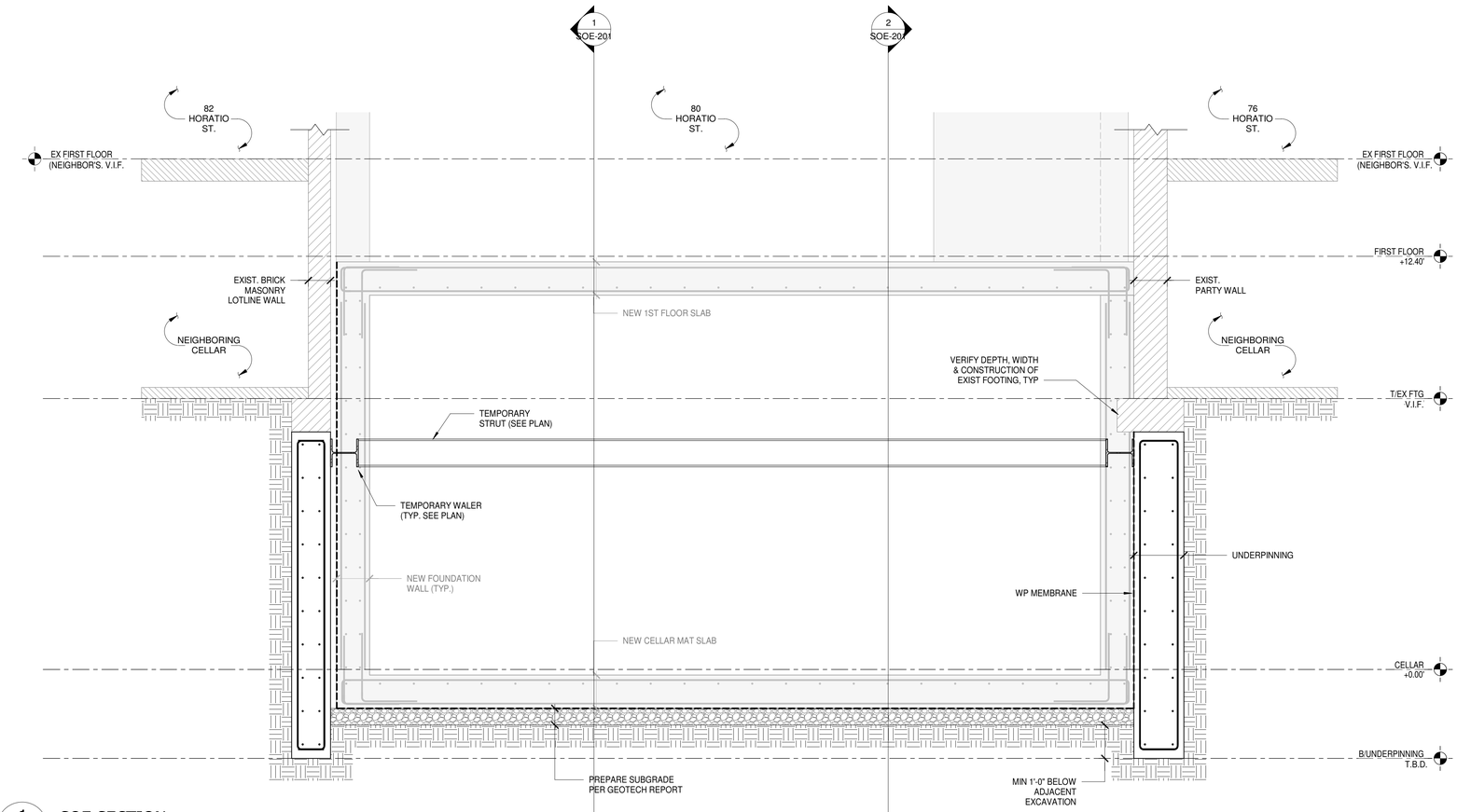

1
SOE-202

SOE SECTION

1/2" = 1'-0"

80 Horatio St.

80 HORATIO STREET,
NEW YORK NY 10014

KEY PLAN

MEP ENGINEER:

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NYC DOB #: M-XXXXXXX

NO	REVISION	DATE
	LPC ISSUANCE	07/15/2026

1/2" = 1'-0" SCALE

GMS DRAWN

TITLE
SUPPORT OF EXCAVATION SECTIONS

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PROJECT:
RENOVATION

80 HORATIO STREET,
NEW YORK, NY, 10014

SOE-202.00

DRAWING 8 OF 11

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Landmarks Preservation Commission

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-11567

80 Horatio Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 570 0707
Passcode: 905348
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.