

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-08179

**24 Laight Street, aka 24-30 Laight Street – Tribeca North
Historic District – Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 524 7850

Passcode: 283119

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.



ROOFTOP MECHANICAL UNITS ON 28 LAIGHT ST.

9/29/2026

REQUEST FOR APPROVAL OF SCREENED HVAC EQUIPMENT AT PENTHOUSE ROOF



MATIZ ARCHITECTURE & DESIGN 244 FIFTH AVE, 5TH FLOOR, NEW YORK, NY 10001 T 212 982 4613 MAD-NYC.COM



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LOR Date: 3.27.2019

TRIBECA NORTH HISTORIC DISTRICT - MAP



30, 28, 26, and 24 Lighthouse Street

HISTORIC PHOTO FROM DESIGNATION REPORT

28 Lighthouse Rooftop
New York, NY 10013

MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613

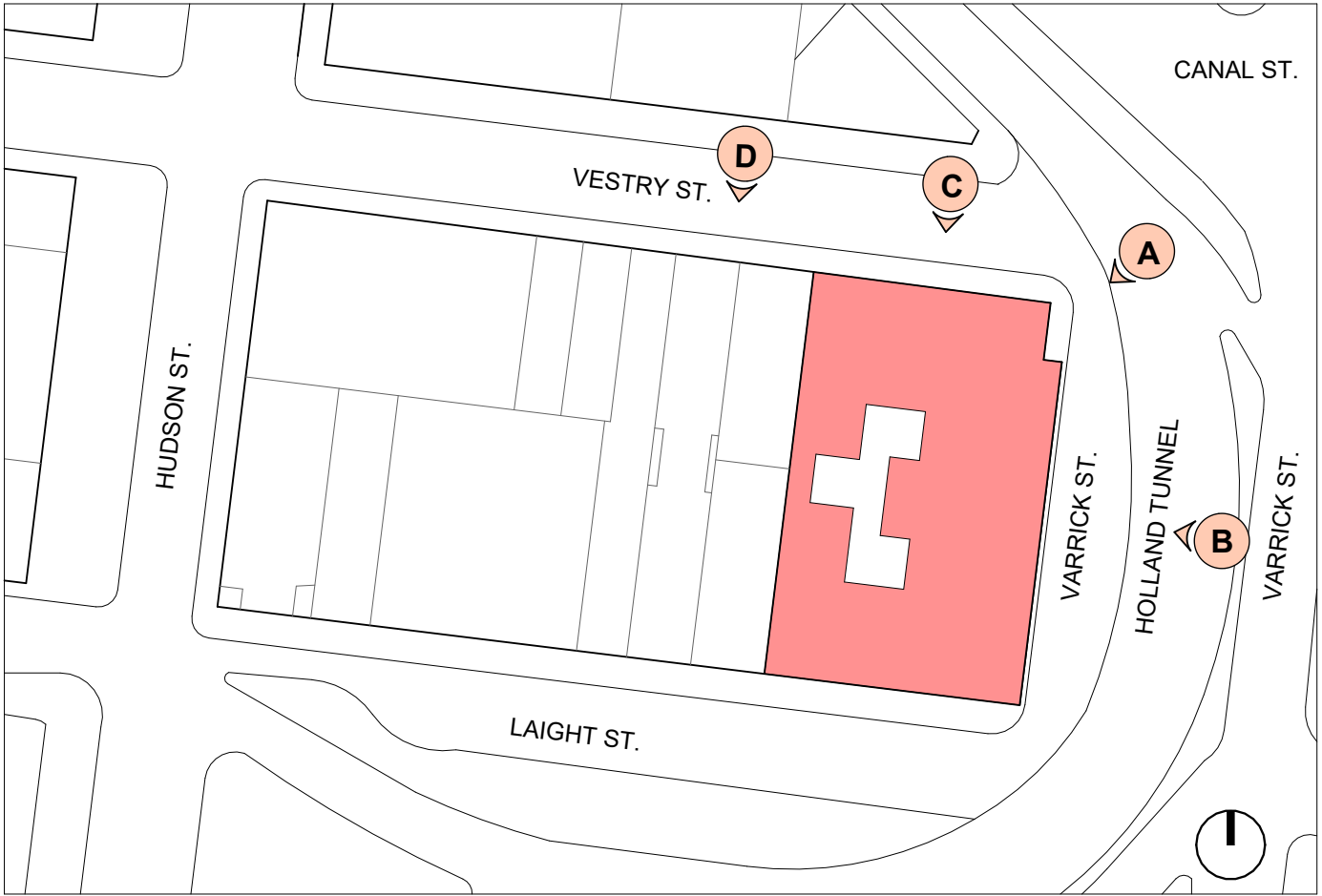
HISTORIC DISTRICT MAP

1" = 100'-0"
9/29/2026



A

VIEW FROM HOLLAND TUNNEL



20

SITE PLAN



B

VIEW OF EAST ELEV. FROM HOLLAND TUNNEL



C

VIEW OF EAST ELEV. FROM SIDEWALK



D

VIEW OF ADJACENT BUILDING FROM SIDEWALK

28 Laight Rooftop
New York, NY 10013

MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613

SURROUNDING CONTEXT

1" = 80'-0"
9/29/2026

EXISTING ROOF MASS - 1940s



A - SOUTH ELEVATION



B - EAST ELEVATION



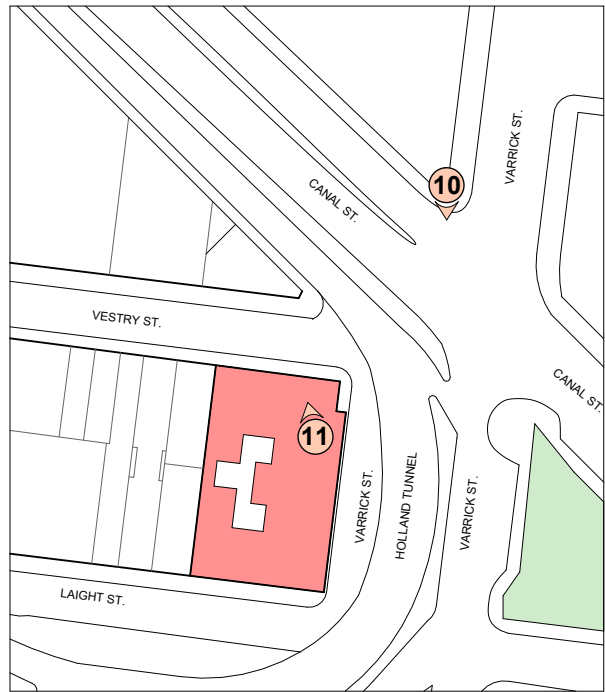
C - NORTH ELEVATION

28 Laight Rooftop
New York, NY 10013

MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613

1940s TAX PHOTOS

9/29/2026



12 SIGHT PLAN - REF PLAN
1" = 160'-0"



11 VIEW OF SURROUNDING ROOFTOPS WITHIN HISTORIC DISTRICT



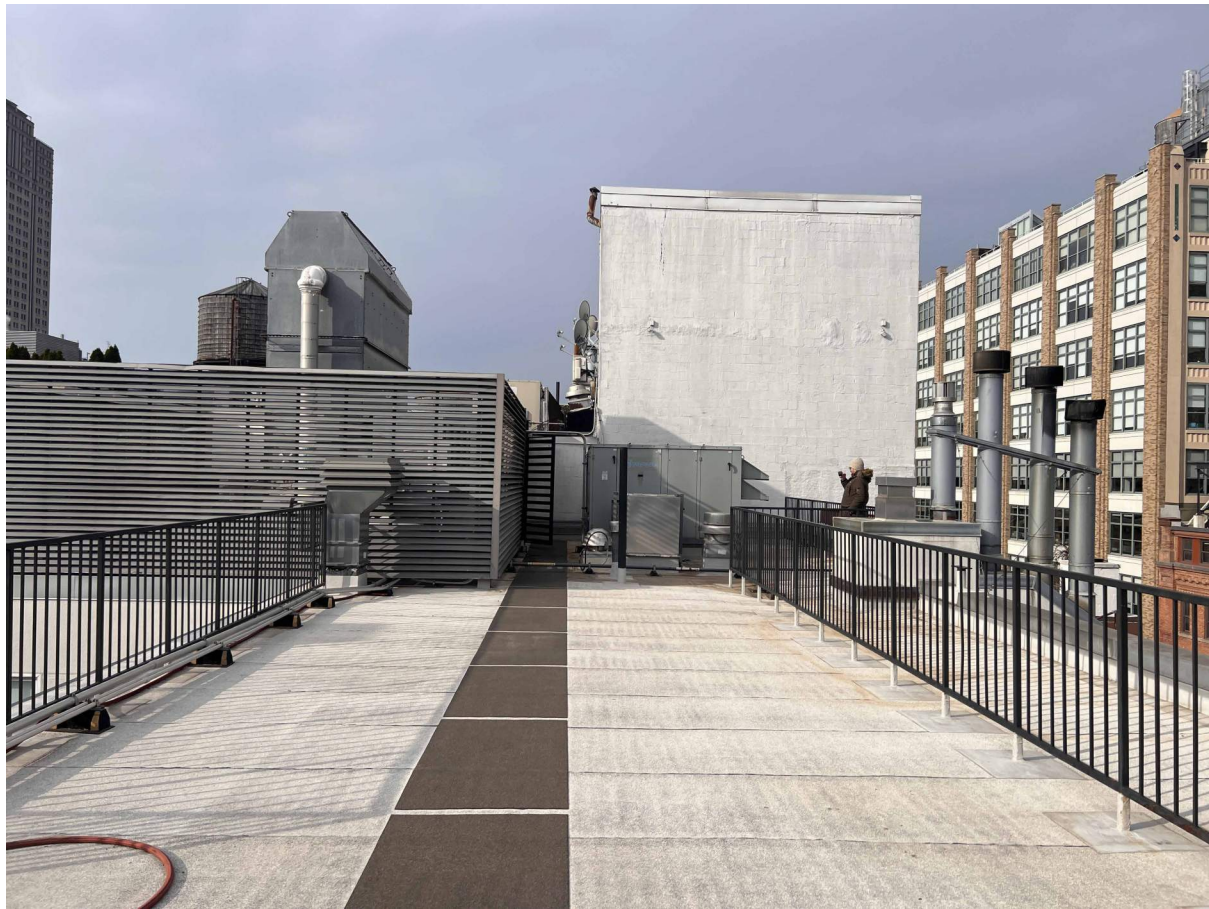
10 VIEW OF SURROUNDING BUILDINGS

28 Laight Rooftop
New York, NY 10013

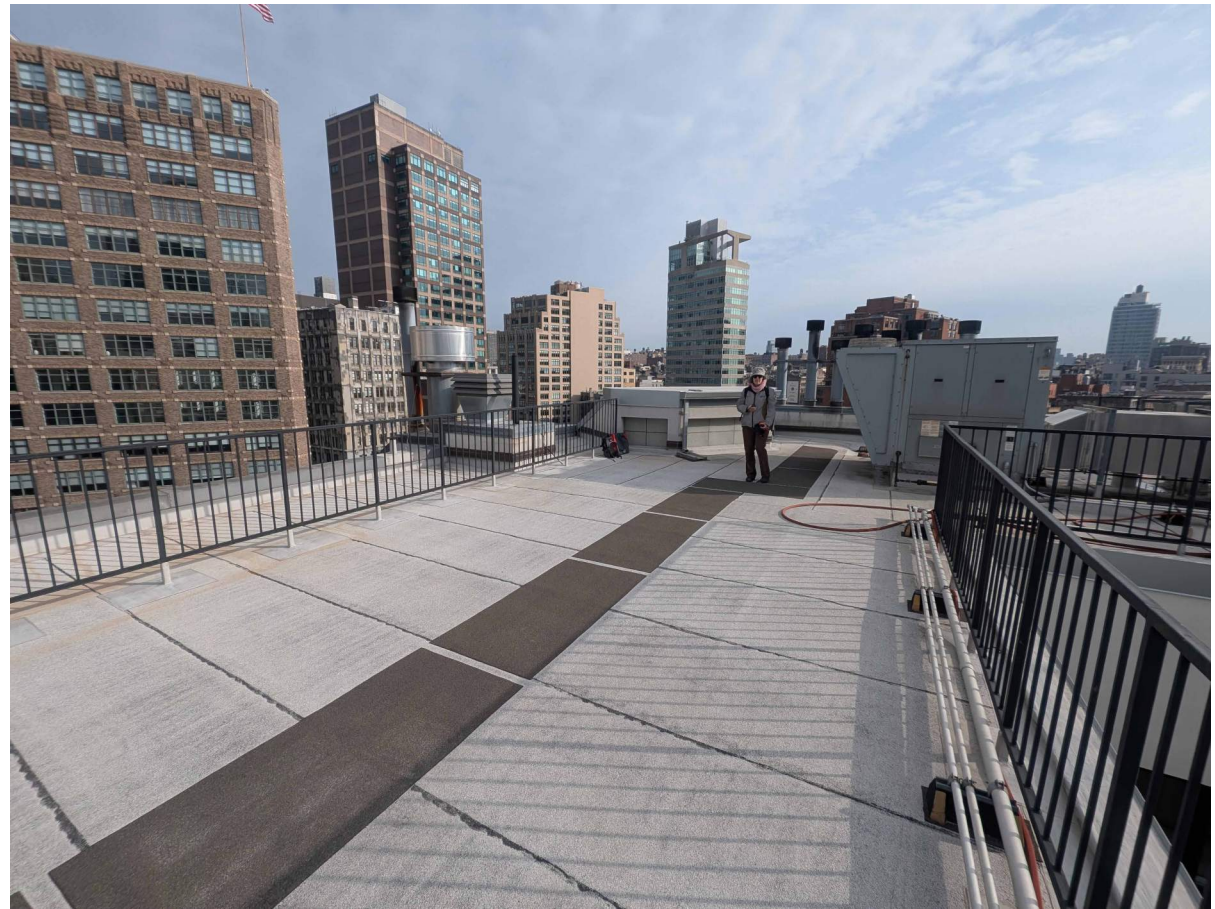
MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613

SURROUNDING ROOFTOP CONTEXT

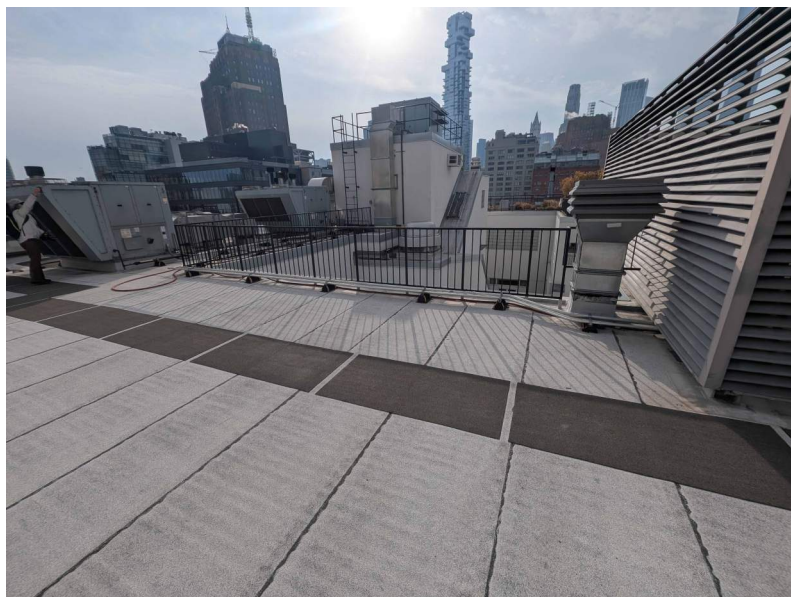
1" = 160'-0"
9/29/2026



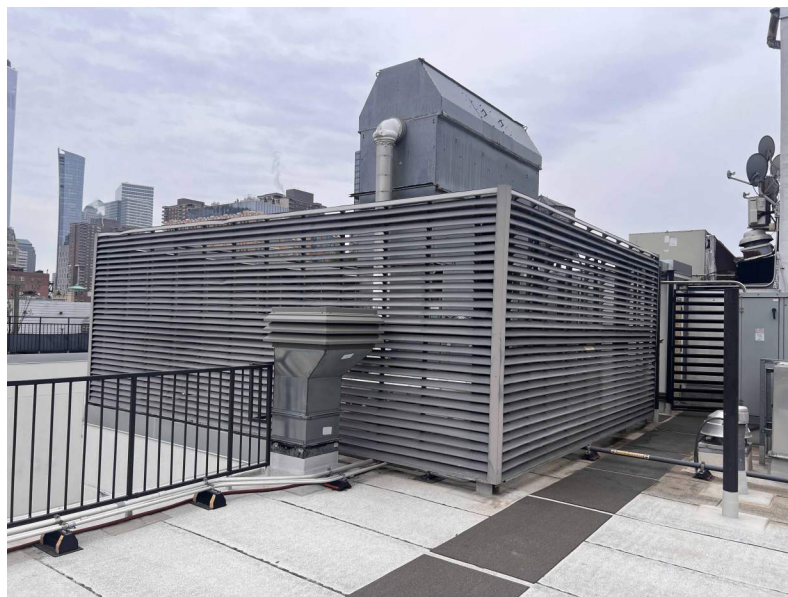
A



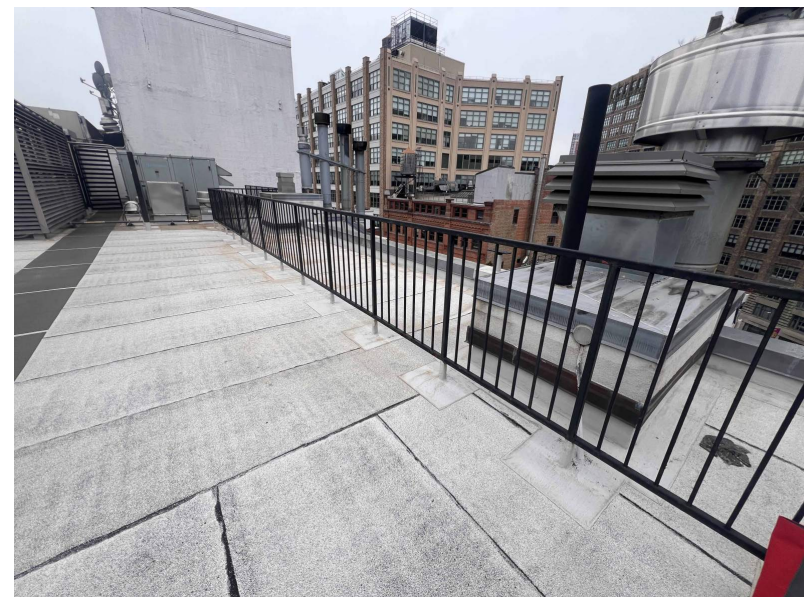
B



C



D



E

10 EXISTING ROOF PHOTOS

28 Laight Rooftop
New York, NY 10013

MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613

LAIGHT STREET ROOFTOP CONTEXT

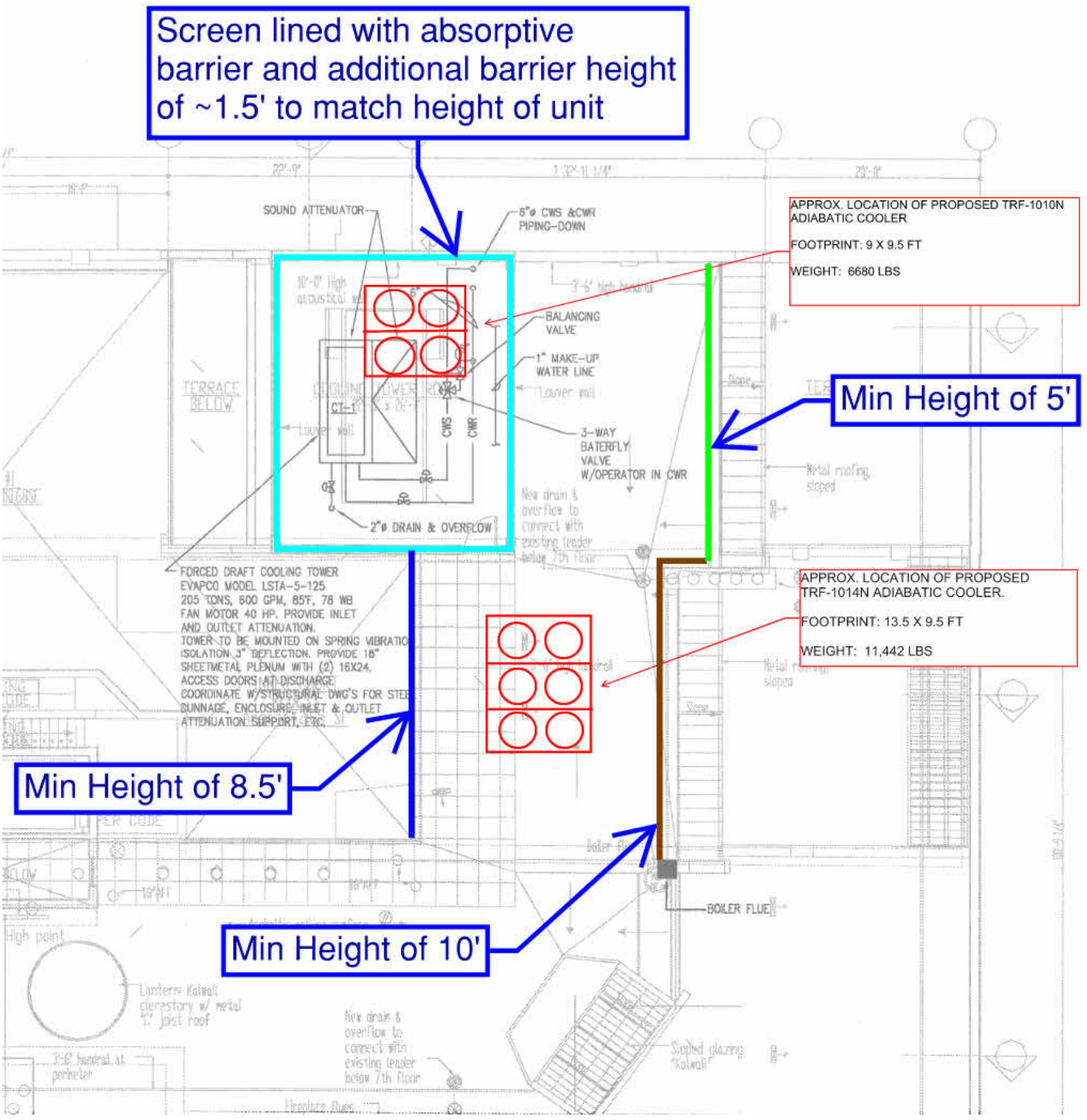
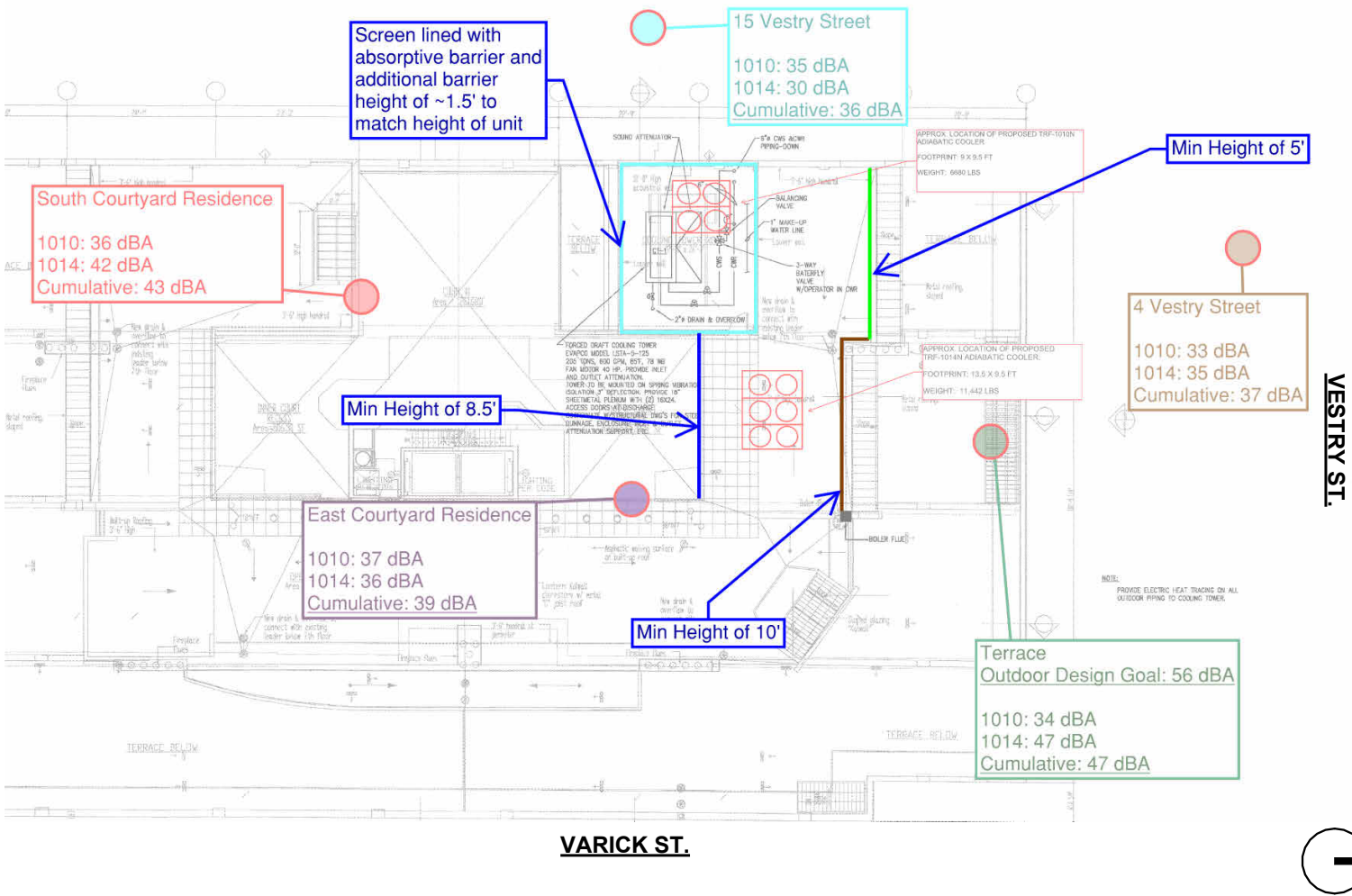
9/29/2026

- MAXIMUM ALLOWABLE NOISE LEVELS (CODE):**
- CUMULATIVE MAXIMUM ALLOWABLE NOISE LEVEL: 45 DBA

- TERRACE DESIGN GOAL:**
- CUMULATIVE: 56 DBA - (10 DB QUIETER THAN EXISTING AMBIENT NOISE LEVEL OF 66 DBA)

- BARRIER TREATMENT:**
- LINE ENCLOSURE WITH ABSORPTIVE BARRIER MATERIAL
 - INCREASE HEIGHT OF BARRIER TO MATCH UNIT HEIGHT AND PUSH TO EDGE OF BUILDING.
 - 8.5' TALL BARRIER INSTALLED SOUTH OF THE UNIT AT RAILING
 - 10' TALL BARRIER AT EDGE DIRECTLY NORTH OF UNIT
 - 5' TALL BARRIER INSTALLED T EDGE DIRECTLY NORTH OF UNIT

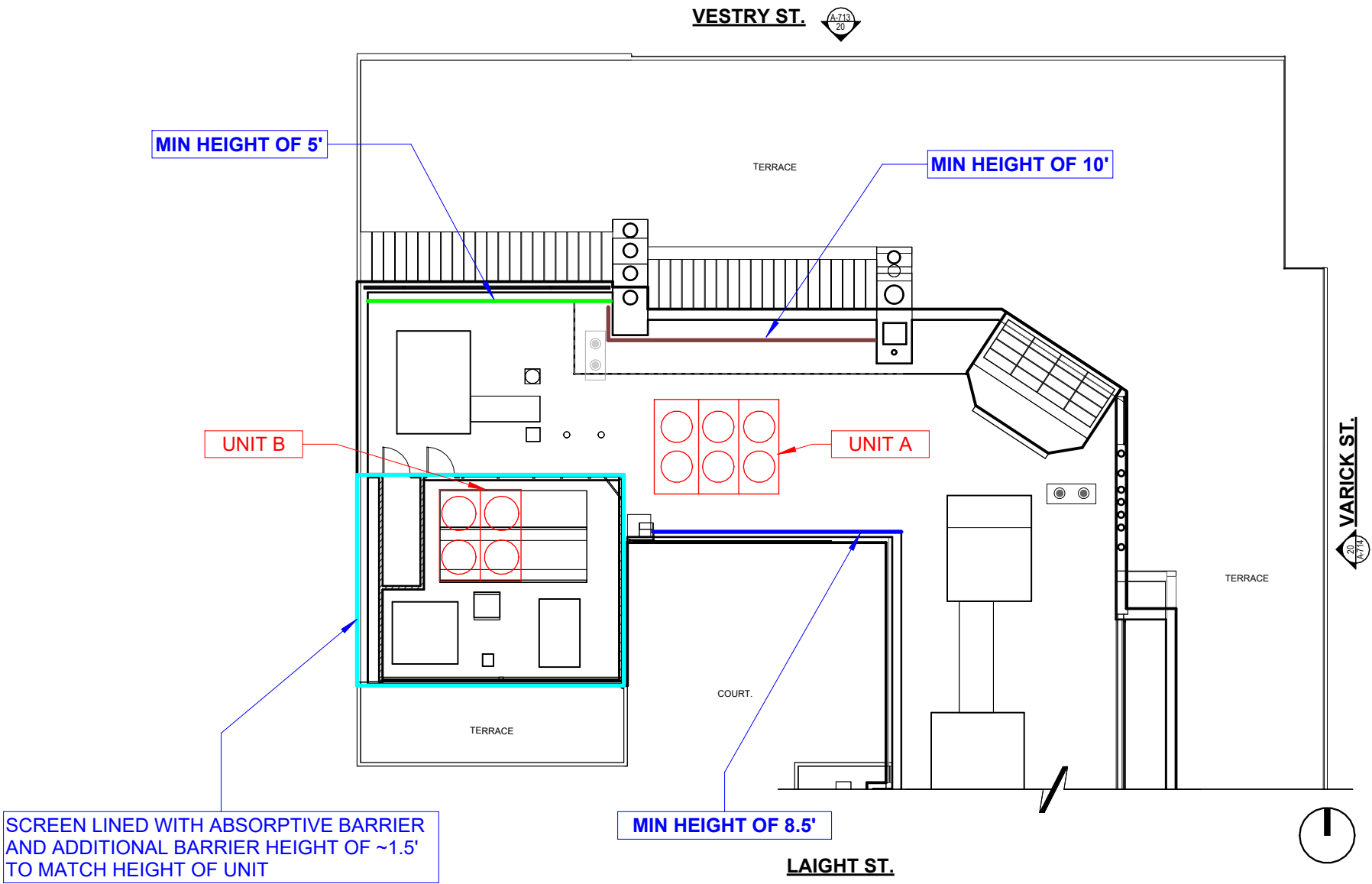
- CONCLUSION:**
- SCREEN CUMULATIVE NOISE LEVELS FROM BOTH UNITS ARE EXPECTED TO ACHIEVE CODE COMPLIANCE AND DESIGN GOALS



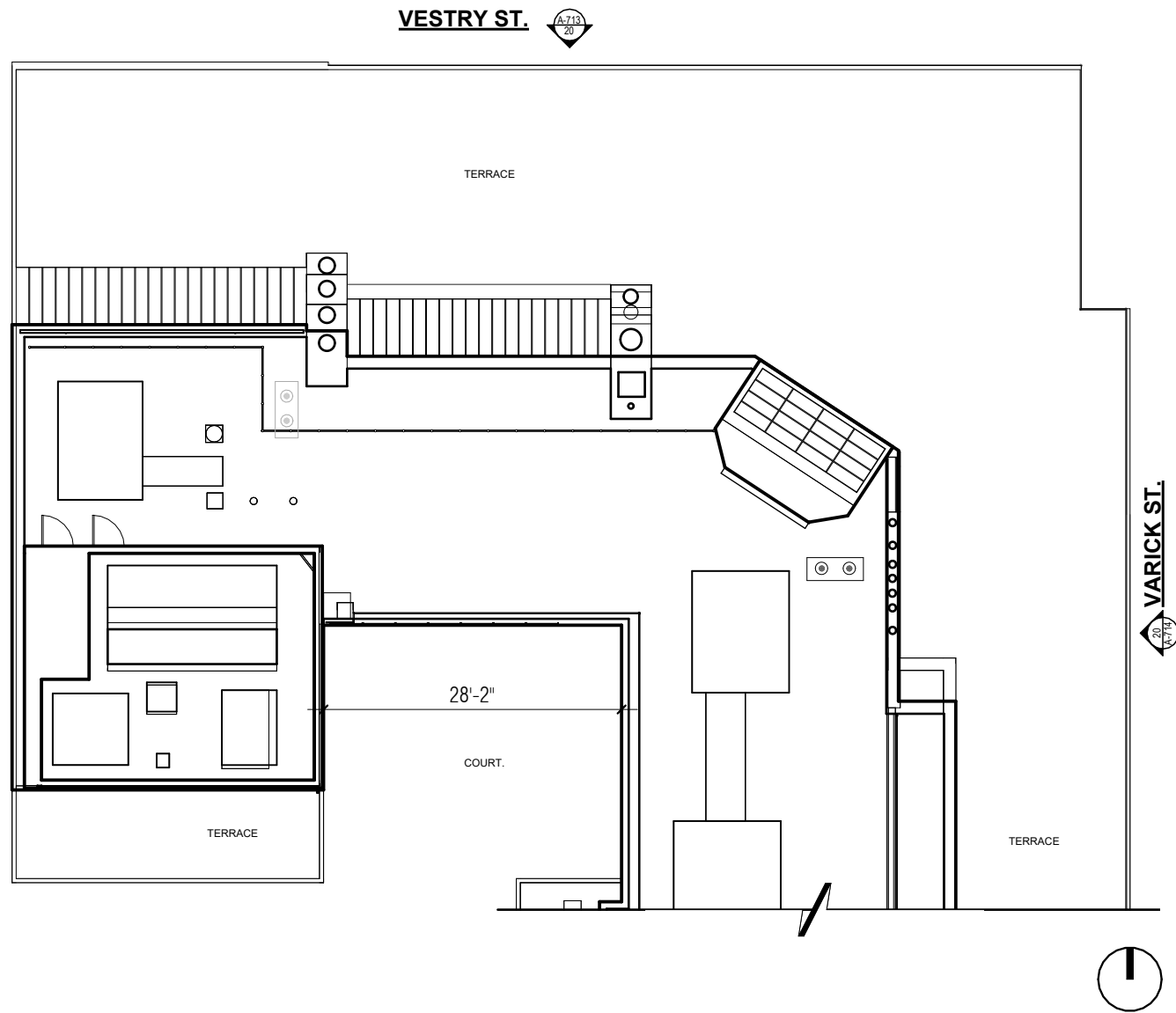
11 NOISE LEVEL ANALYSIS

10 ORIGINAL ACOUSTIC CONSULTANT STRATEGY

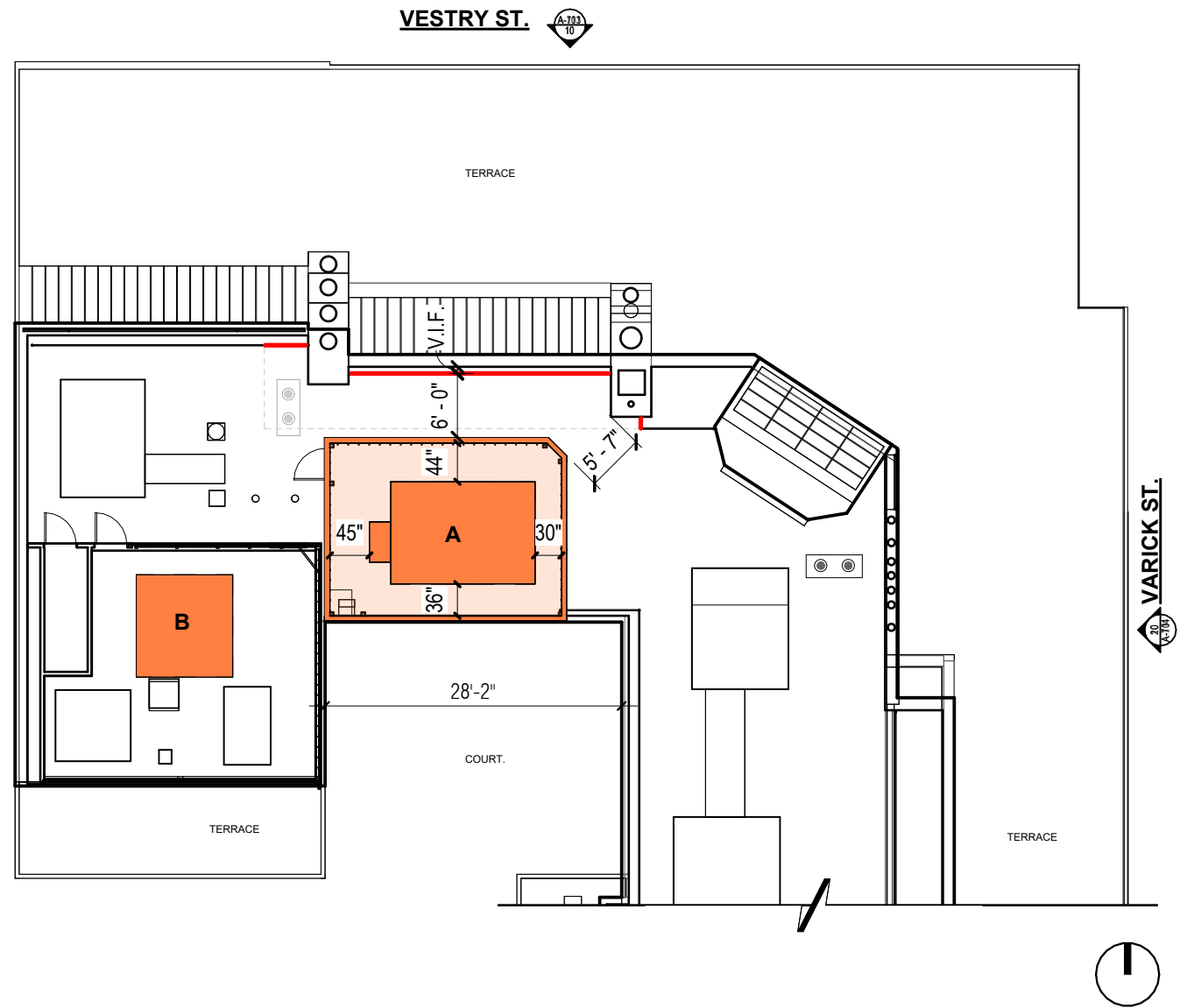
- ORIGINAL ACOUSTIC CONSULTANT STRATEGY:**
- INCORPORATED SOLID ACOUSTIC BARRIERS AT THE SAME HEIGHT OF THE UNITS, AND INSTALLED AT THE NORTH EDGE OF THE BUILDING.
 - WOULD ALLOW FOR REQUIRED CLEARANCES FOR FDNY, BUT WOULD BE SIGNIFICANTLY VISIBLE FROM THE STREET AND THE TERRACES BELOW.
- OUR GOAL:**
- REDUCE THE DBA AT THE STREET/TERRACE SIDE AS WELL AS AT THE BUIDLING COURTYARD SIDE.
 - PUSH BARRIERS BACK TOWADS THE UNITS AS MUCH AS POSSIBLE TO REDUCE VISIBILITY FROM THE STREET
 - MAINTAIN EXISTING MATERIALS ACROSS THE NEW BARRIERS AND SCREENS.
 - MAINTAIN FDNY CLEARNACE AND RAILING REQUIREMENTS



10 ORIGINAL ACOUSTIC CONSULTANT STRATEGY



11 EXISTING MAIN ROOF PLAN
1/16" = 1'-0"



10 PROPOSED MAIN ROOF PLAN
1/16" = 1'-0"

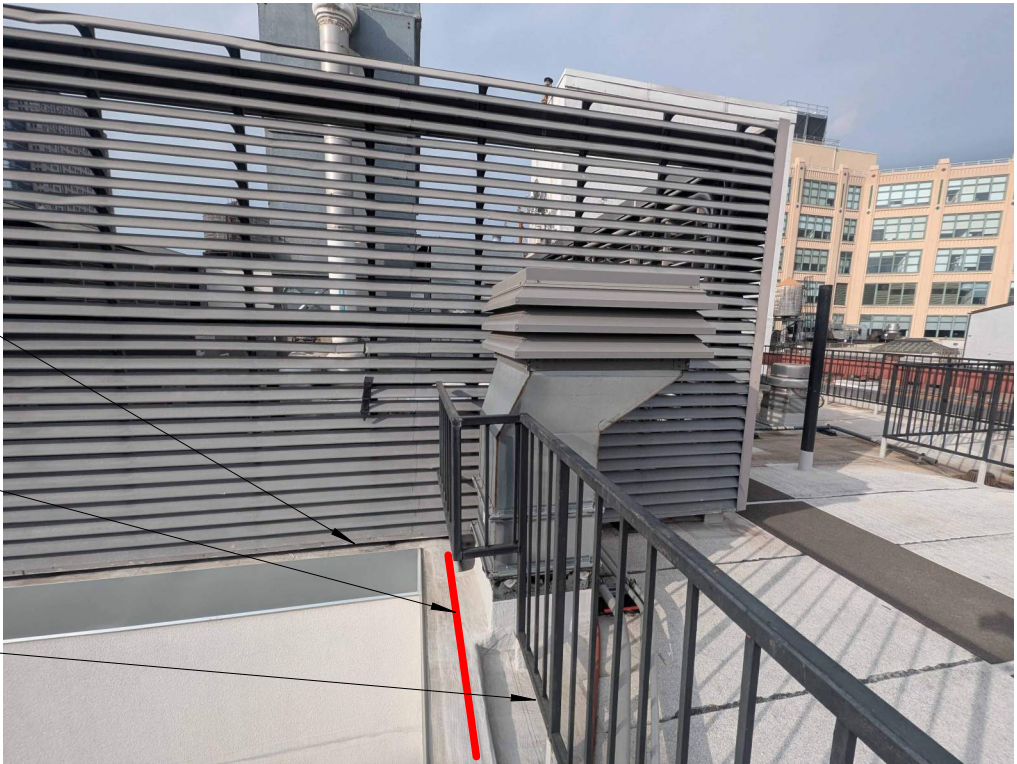
KEY POINTS AND CODE COMPLIANCE

- FDNY CLEARANCE
- MINIMIZE ACOUSTIC BARRIER (HEIGHT AND SETBACK)
- VISUAL SCREENING
- STRUCTURAL CAPACITY

EXISTING LOUVER AT EDGE
OF WALL - PRECEDENT

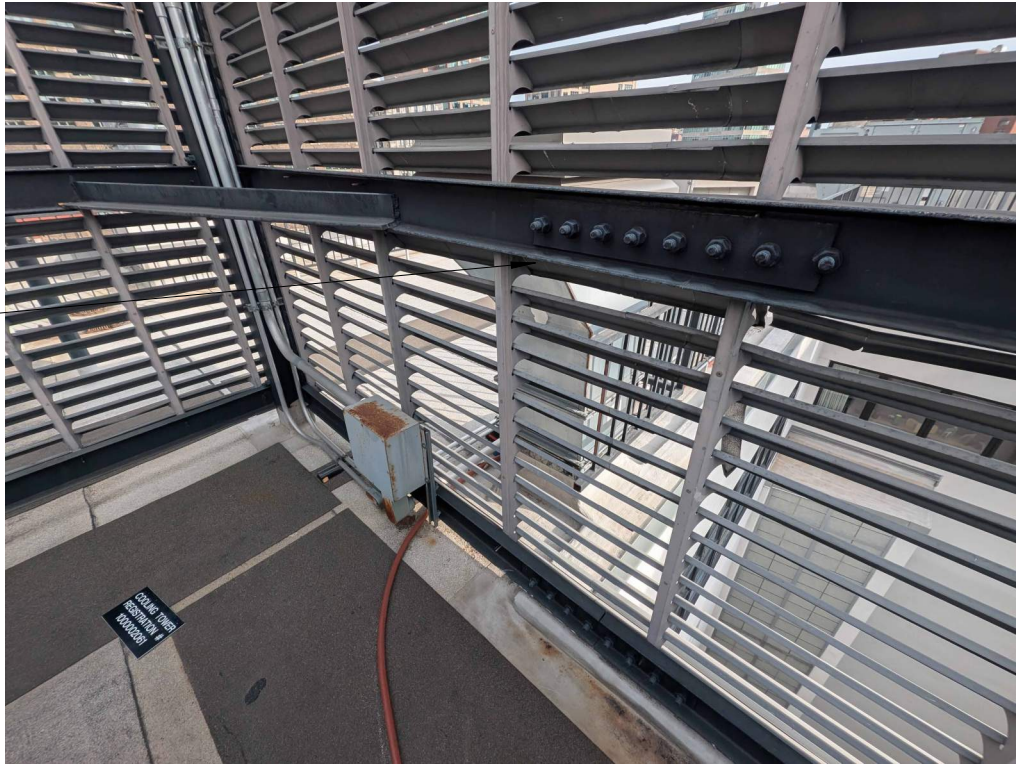
PROPOSED LOUVER LOCATION
AT SOUTH SIDE OF UNIT

EXISTING RAILING REMOVED
WHEN LOUVER IS INSTALLED

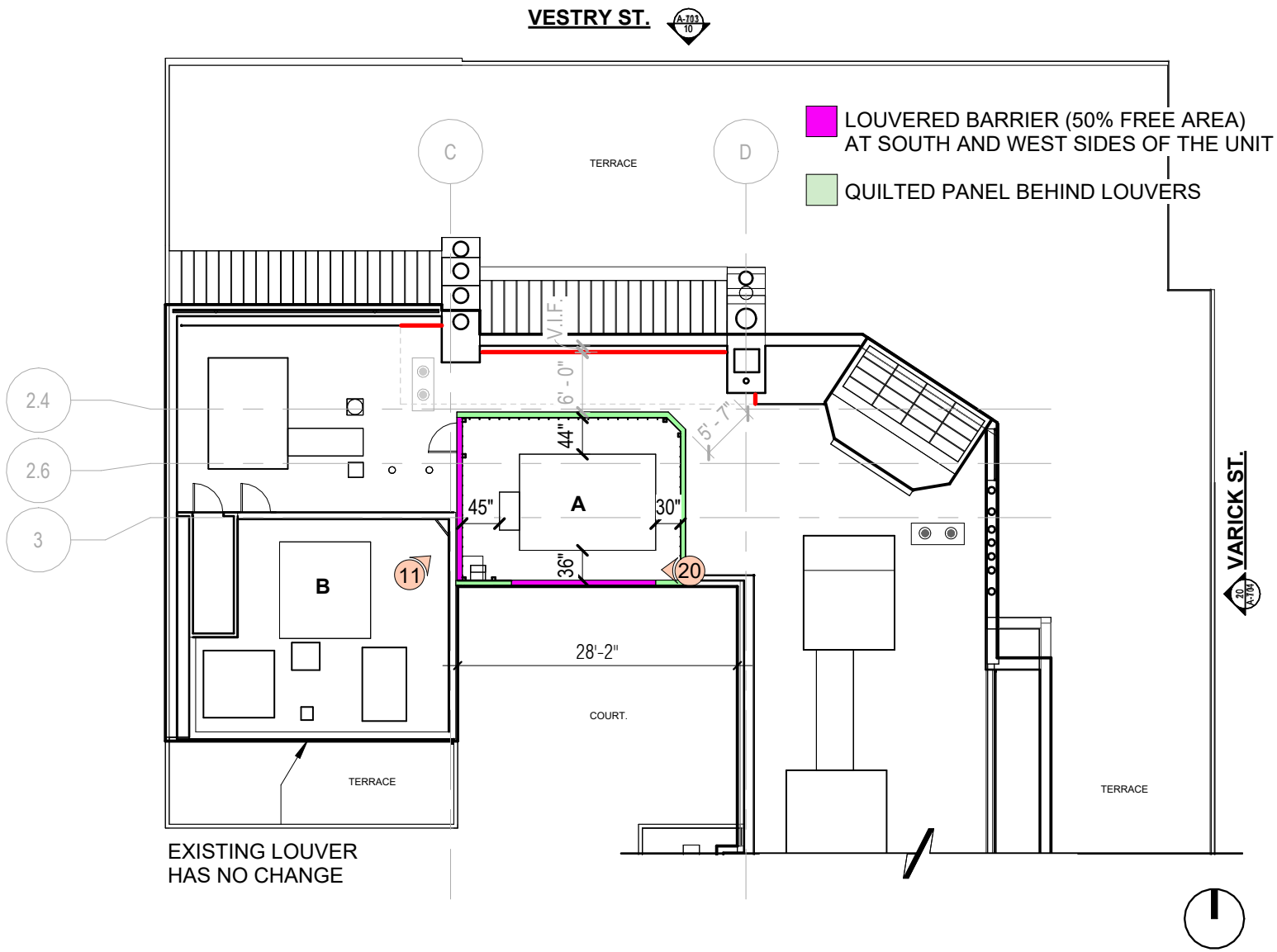


20 EXISTING LOUVER AT AREA B

EXISTING LOUVERS



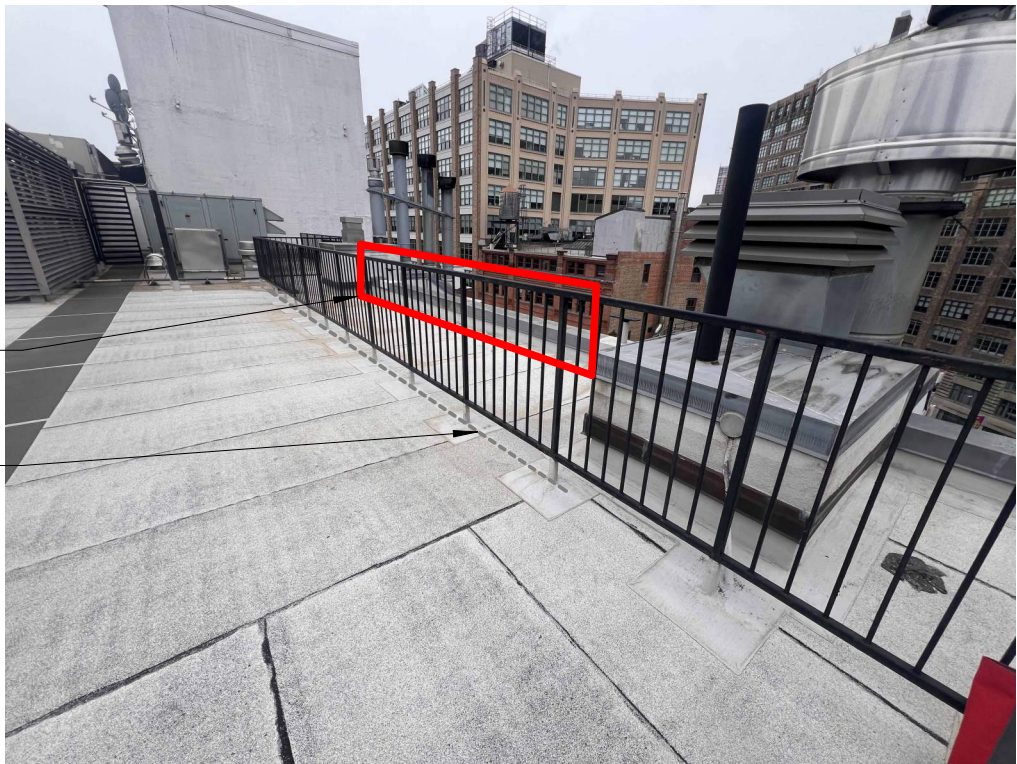
11 EXISTING LOUVER AT INTERIOR OF AREA B



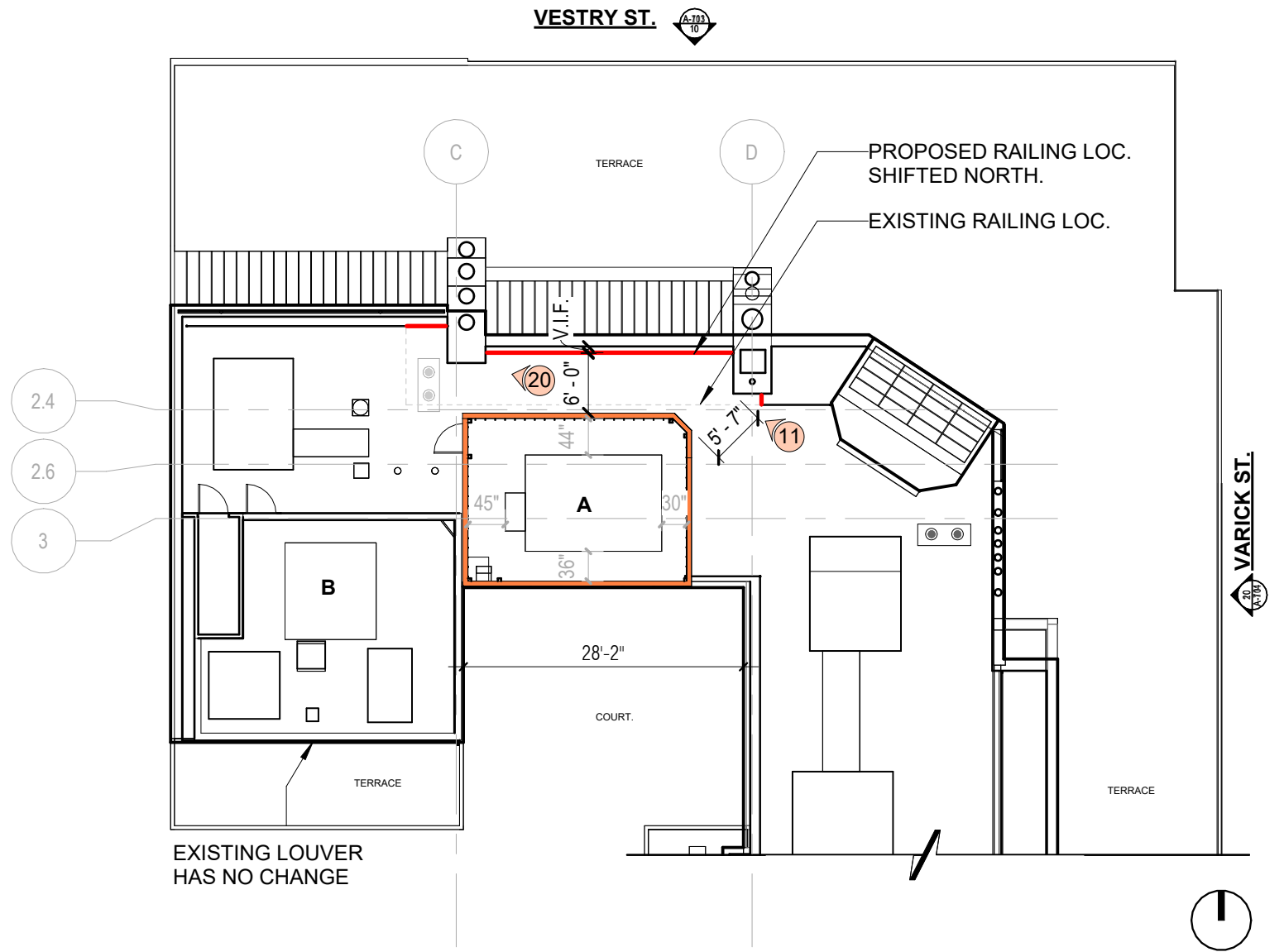
10 PROPOSED PENTHOUSE ROOF PLAN - STRUCTURE OF ENCLOSURE
1/16" = 1'-0"



20 EXISTING RAILING ON ROOF- RED HIGHLIGHTED SECTION TO RELOCATE



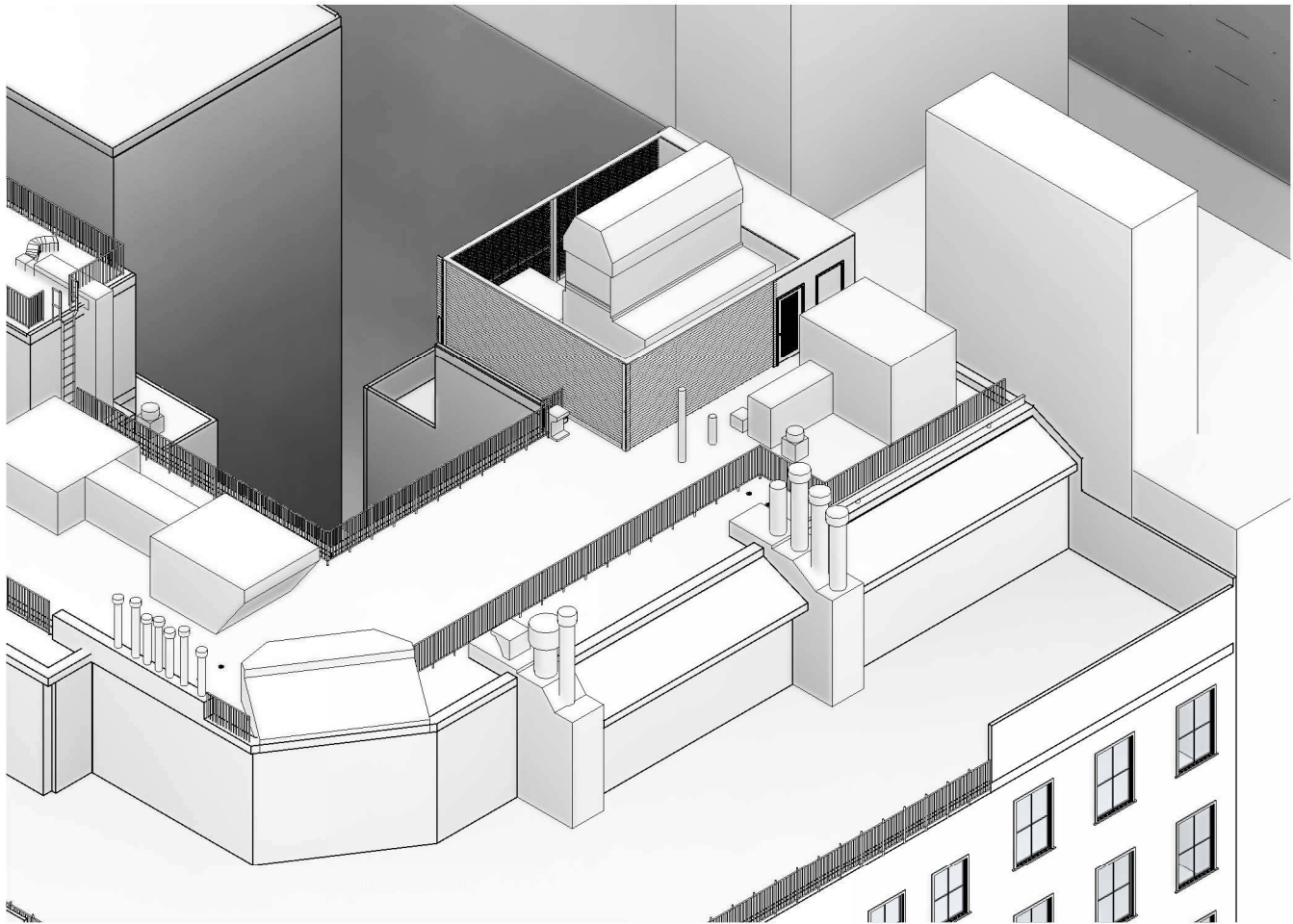
11 EXISTING RAILING AT SURROUNDING HISTORICAL BUILDING ROOF



10 PROPOSED PENTHOUSE ROOF PLAN - RAILING PLACEMENT
1/16" = 1'-0"

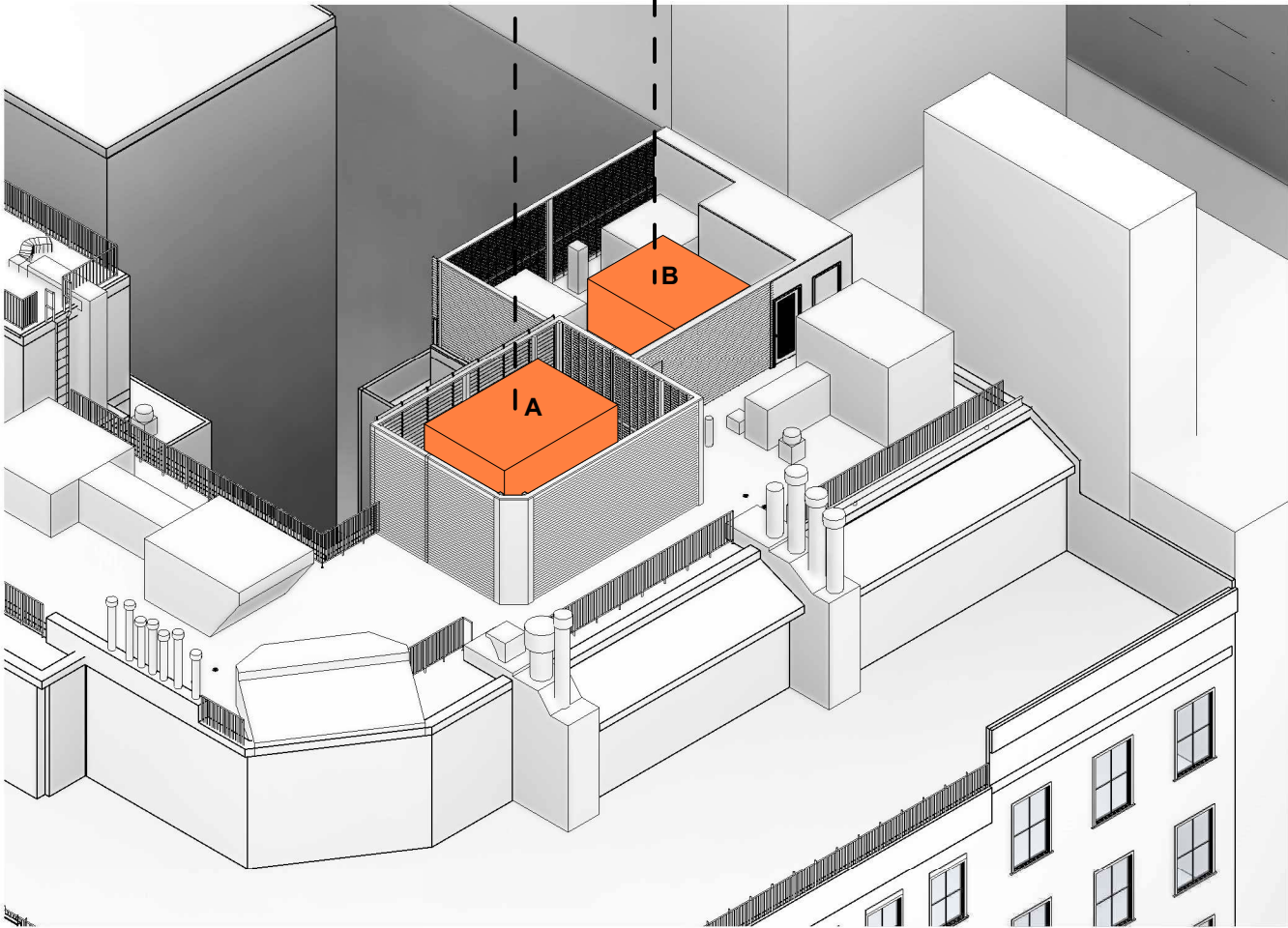
EFFORT MADE TO REDUCE VISIBILITY OF NEW EQUIPMENT FROM STREET:

- LOUVERS HEIGHT REDCUED/STEPPED DOWN AT NORTH SIDE TO MINIMUM OF 10'-0"
- SOUTH SIDE LOUVERS HEIGHT IS 11'-0"
- LOUVERS PUSHED BACK FROM NORTH SIDE AS MUCH AS MECH. EQUIP. CLEARANCE ALLOWS
- LESS VISIBLE RAILING IS PUSHED TO NORTH, ACCOMODATES FDNY PATH 6' CLEARANCE

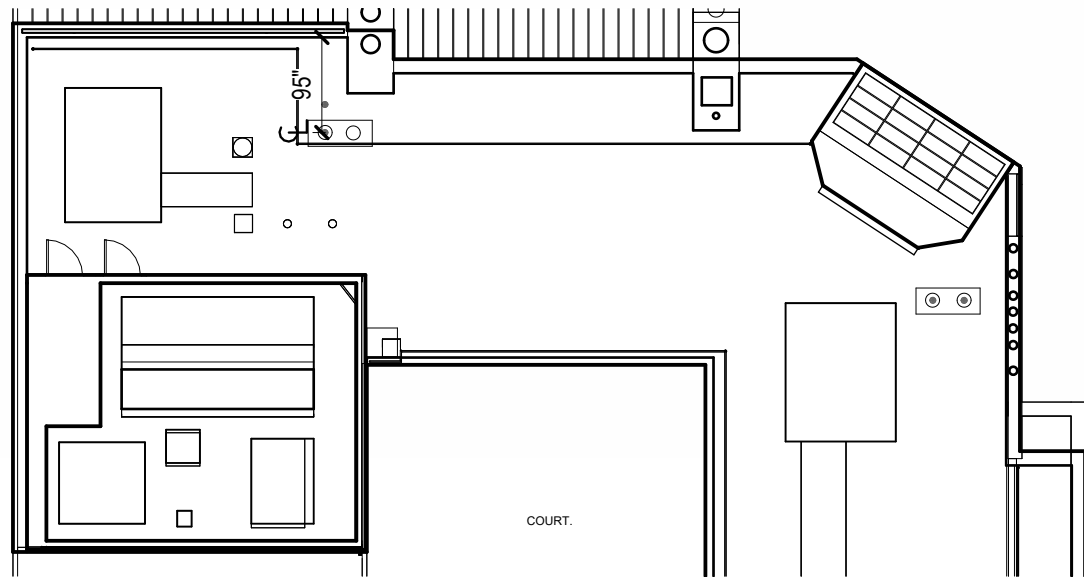


11 EXISTING AXON VIEW

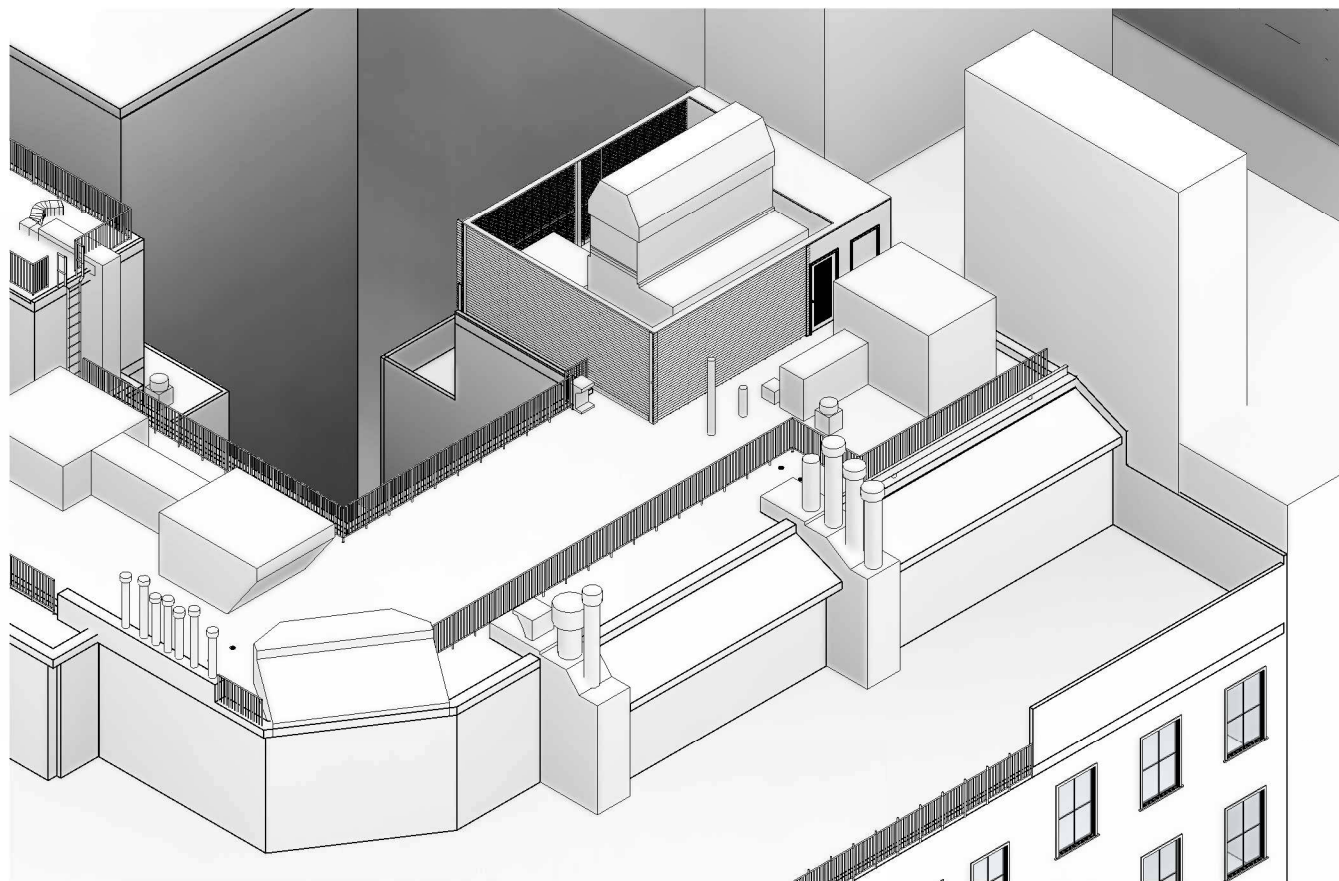
- UNIT A WITHIN PROPOSED AREA A**
 - TRF-1014N ADIABATIC COOLER.
 - FOOTPRINT: 13.5 X 9.5 FT
 - WEIGHT: 11,442 LBS
 - LOCATED IN PROPOSED ENCLOSURE
- UNIT B WITHIN EXISTING AREA B**
 - PROPOSED TRF-1010N ADIABATIC COOLER
 - FOOTPRINT: 9 X 9.5 FT
 - WEIGHT: 6680 LBS
 - LOCATED IN EXISTING ENCLOSURE



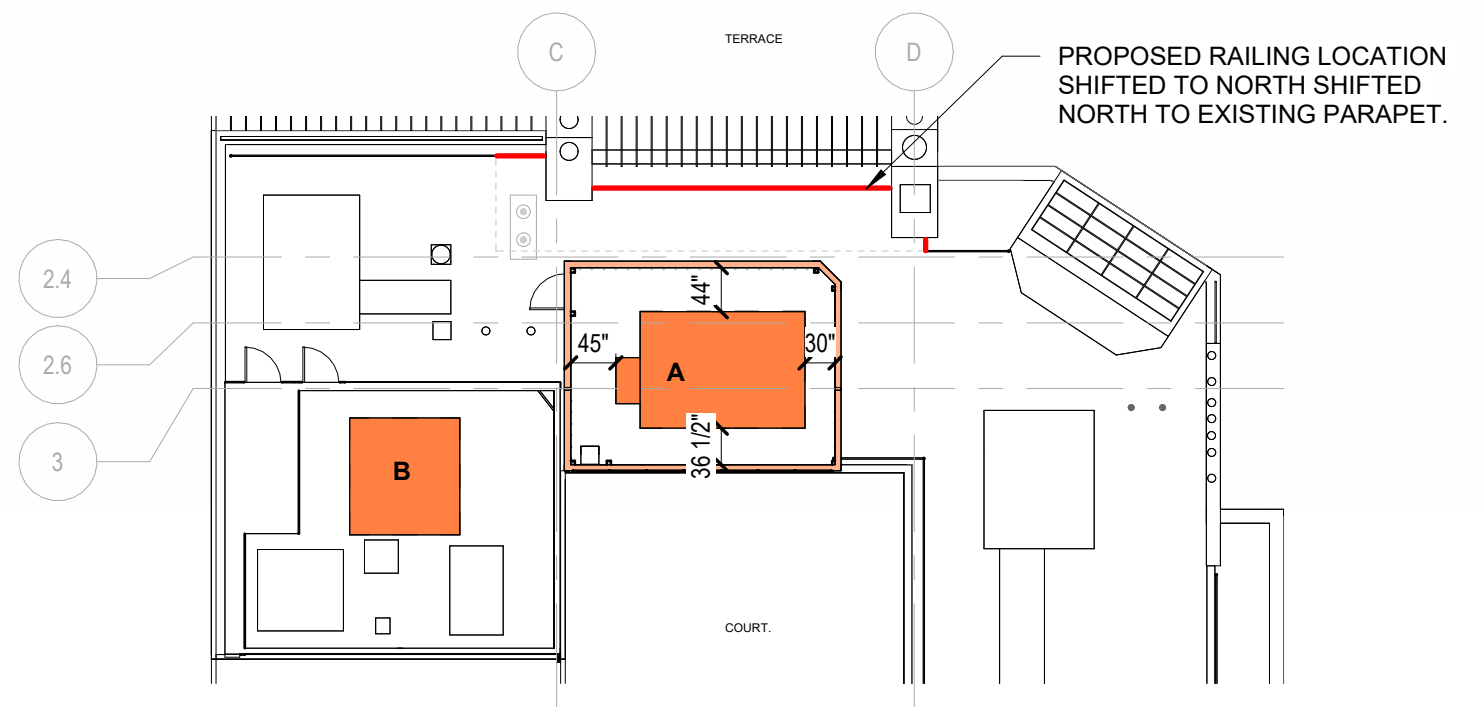
10 PROPOSED AXON VIEW



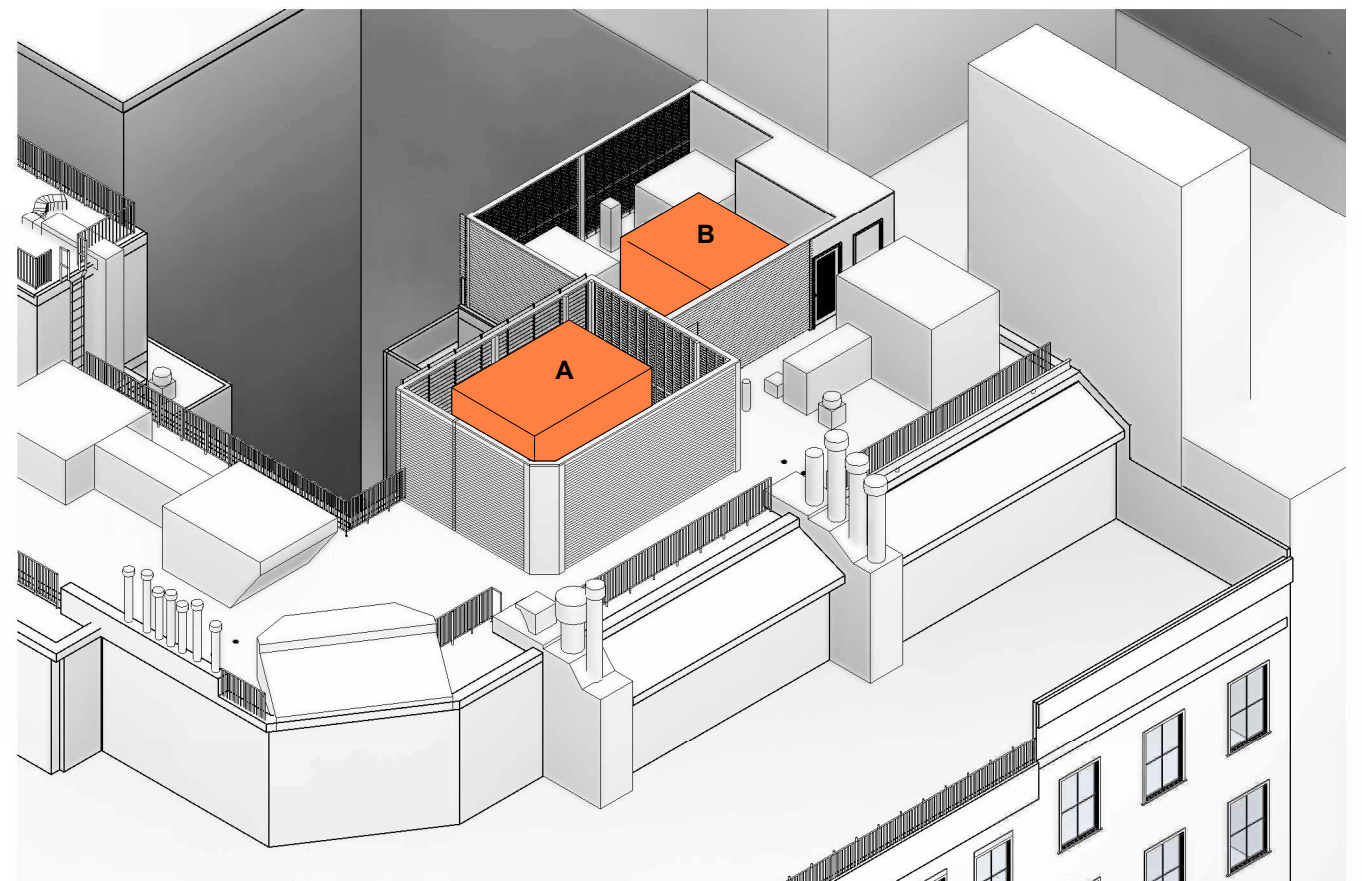
21 **EXISTING - PLAN**
1/16" = 1'-0"



11 **EXISTING - AXON**



20 **PLAN**
1/16" = 1'-0"



10 **AXON**
INSTALL LOUVER AT 30" CLEARANCE TO UNIT, PROVIDE FDNY CLEARANCE BY MOVING RAILING TO NORTH.

MOST ACOUSTICALLY SOUND. LOUVERS ARE LEAST VISIBLE FROM STREET

EXISTING & PROPOSED

As indicated

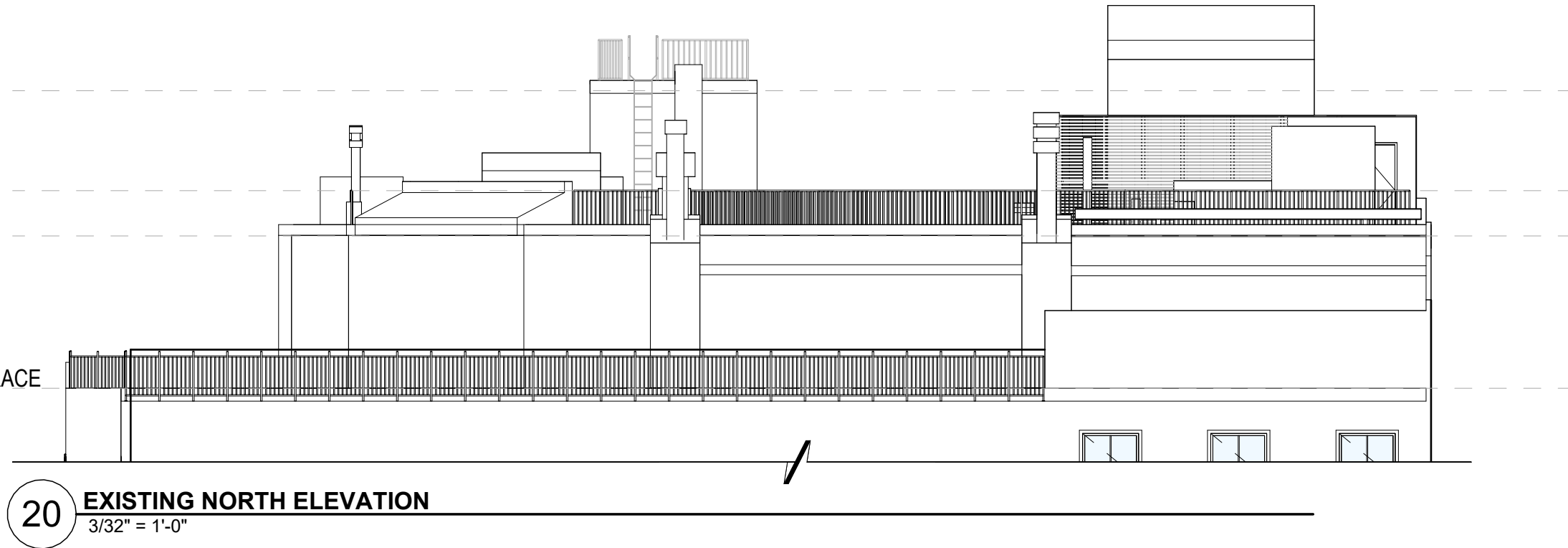
9/29/2026

BULKHEAD
98' - 1 3/4"

TOP OF RAIL
90'

MAIN ROOF
86' - 5 1/2"

7TH FLOOR TERRACE
74' - 8 1/4"



20 EXISTING NORTH ELEVATION
3/32" = 1'-0"

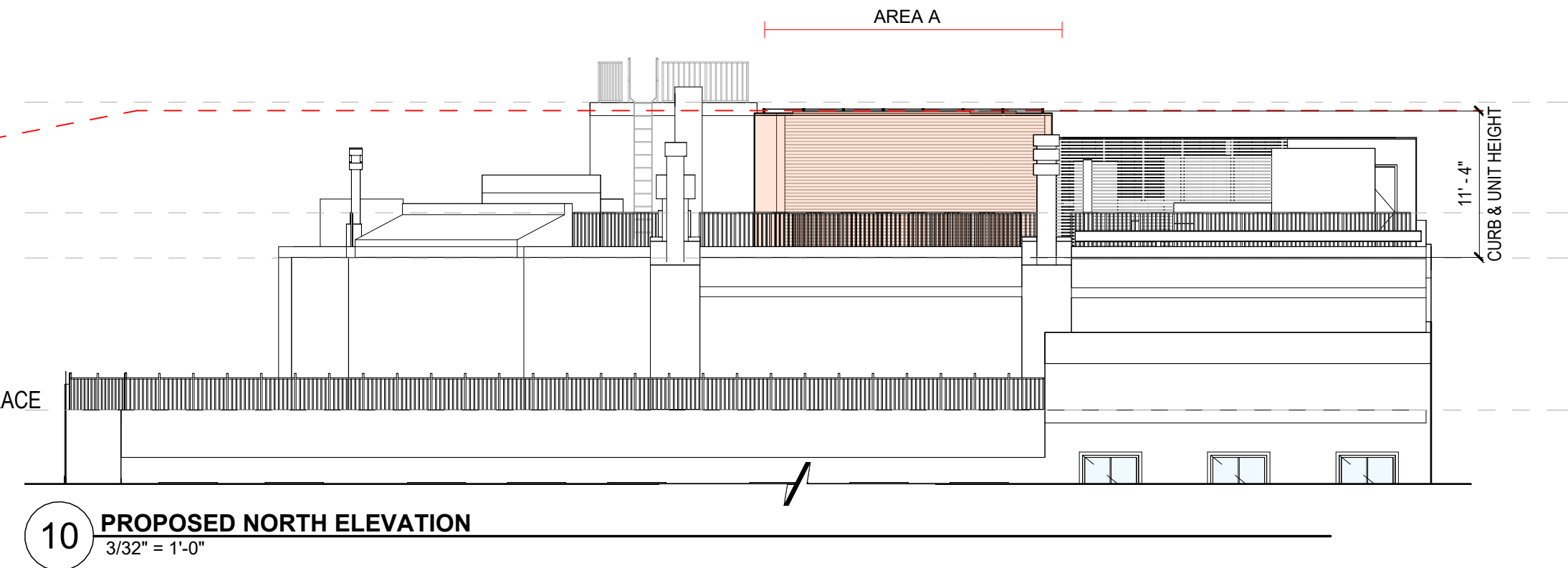
BULKHEAD
98' - 1 3/4"

TOP OF UNIT
97' - 10"

TOP OF RAIL
90'

MAIN ROOF
86' - 6"

7TH FLOOR TERRACE
74' - 8 1/4"



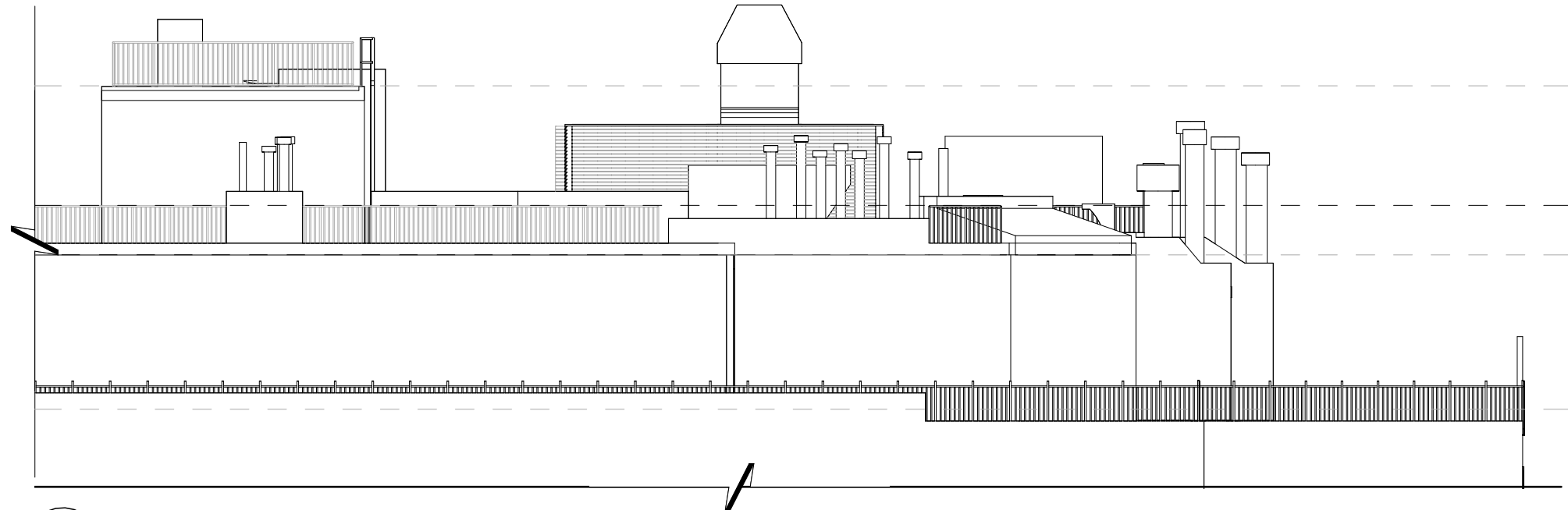
10 PROPOSED NORTH ELEVATION
3/32" = 1'-0"

BULKHEAD
98' - 1 3/4"

TOP OF RAIL
90'

MAIN ROOF
86' - 6"

7TH FLOOR TERRACE
74' - 8 1/4"



20

EXISTING EAST ELEVATION

3/32" = 1'-0"

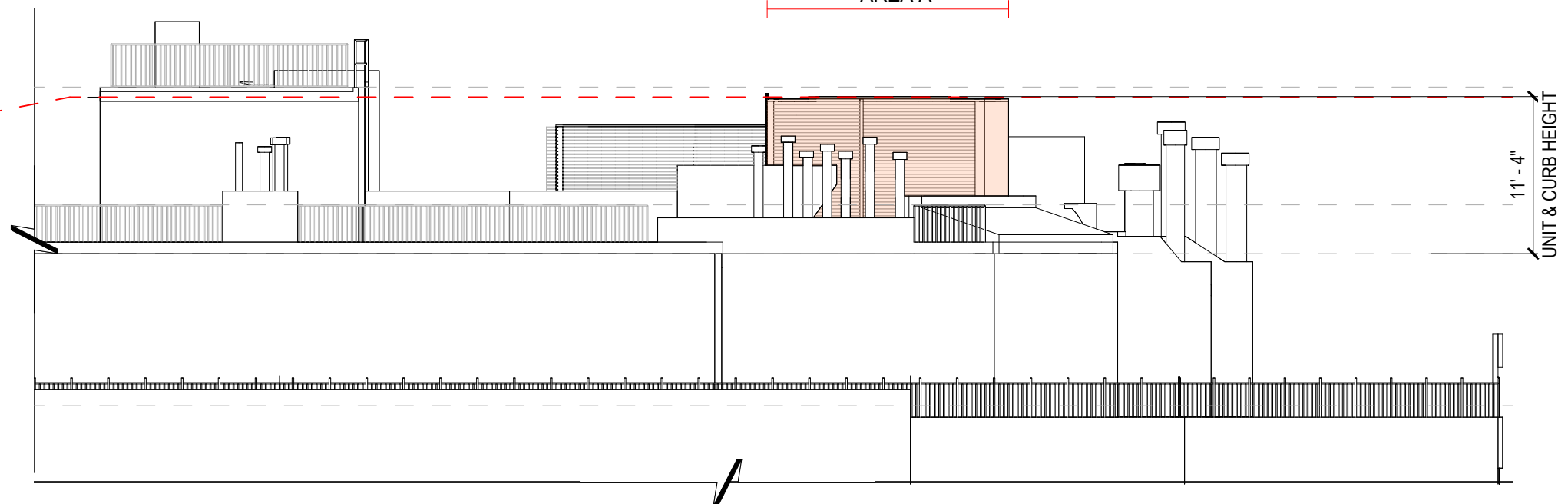
BULKHEAD
98' - 1 3/4"

TOP OF UNIT
97' - 10"

TOP OF RAIL
90'

MAIN ROOF
86' - 6"

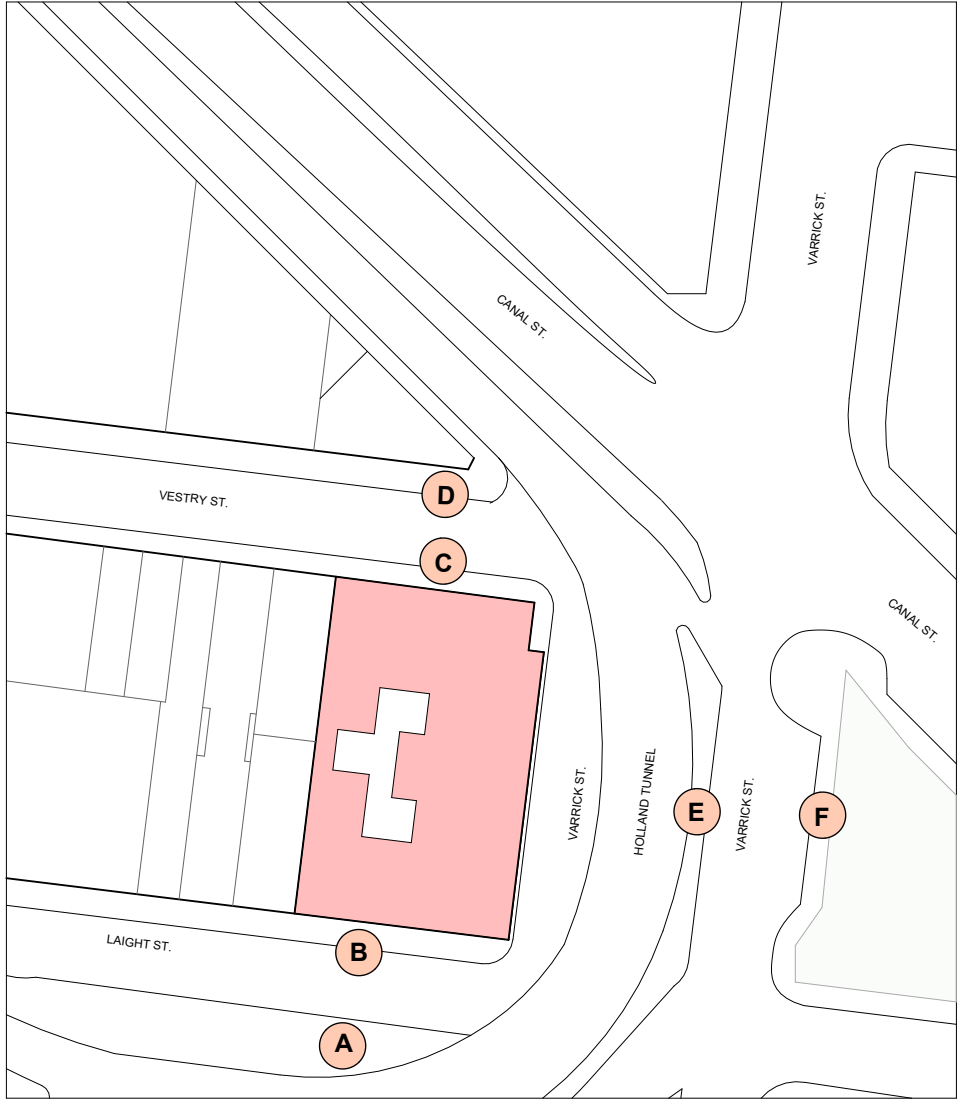
7TH FLOOR TERRACE
74' - 8 1/4"



10

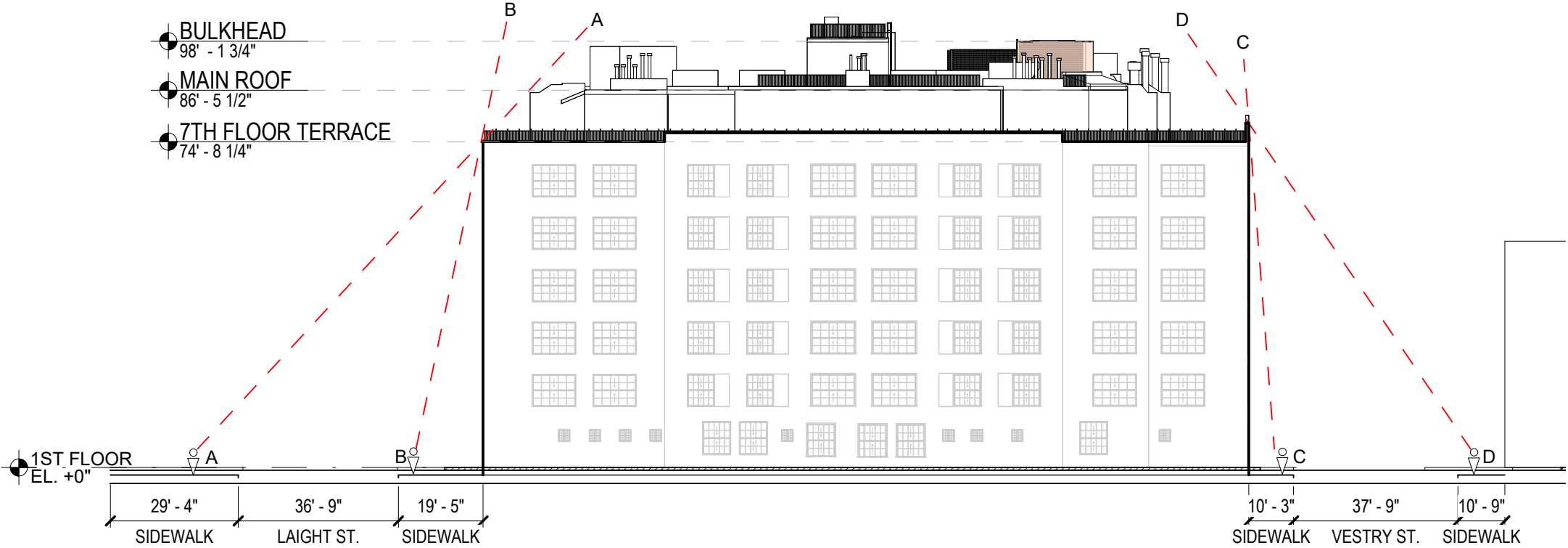
PROPOSED EAST ELEVATION

3/32" = 1'-0"

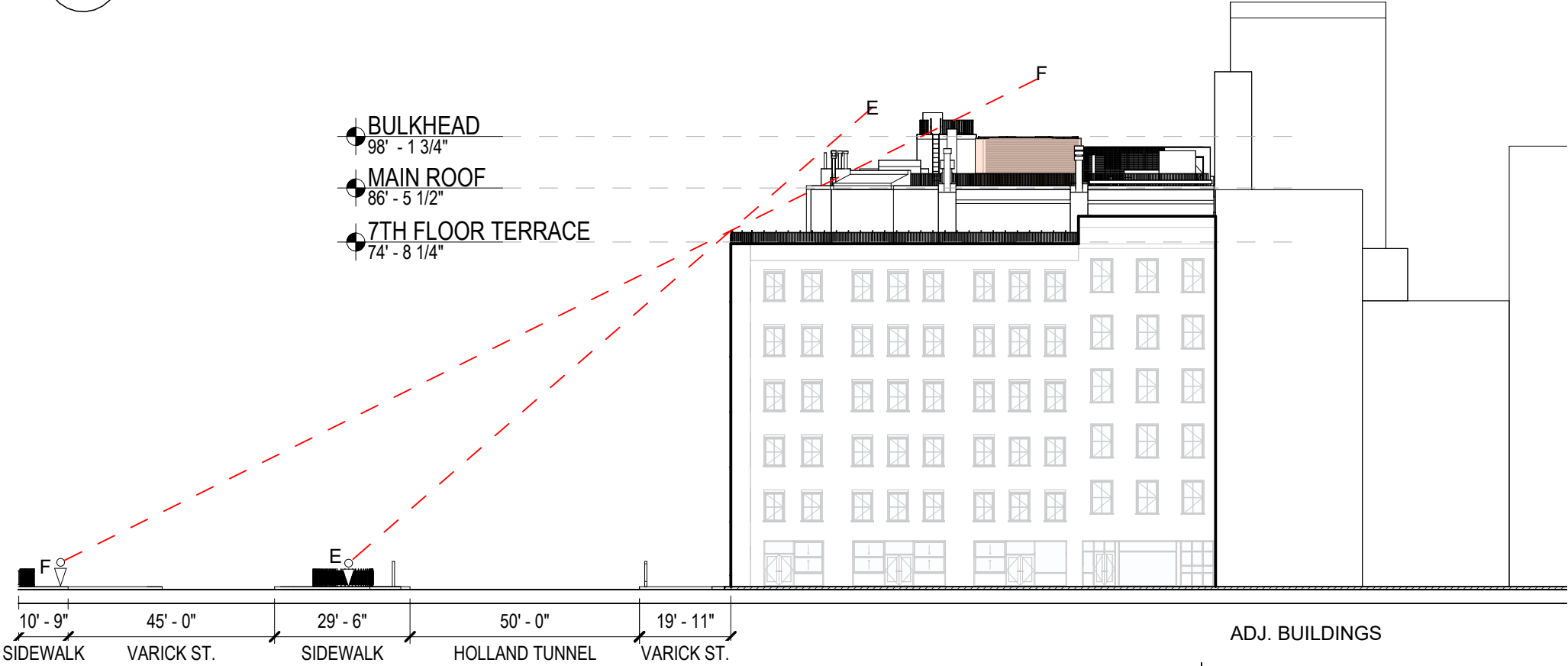


11 SIGHT LINE DIAGRAM - REFERENCE PLAN
1" = 100'-0"

28 Laight Rooftop
New York, NY 10013

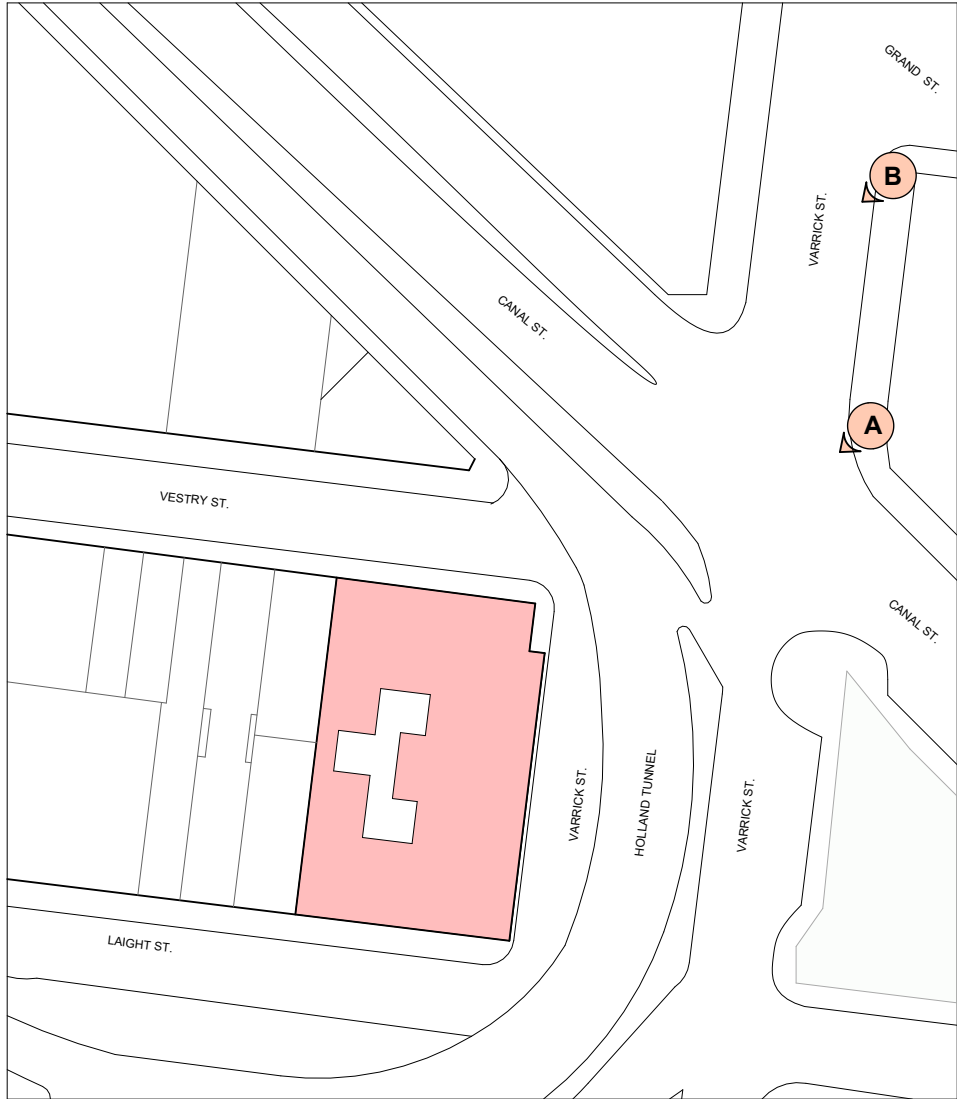


20 EAST ELEVATION - SIGHT LINE DIAGRAM
1/32" = 1'-0"



10 NORTH ELEVATION - SIGHT LINE DIAGRAM
1/32" = 1'-0"

SIGHT LINE DIAGRAM



10 PERSPECTIVE IMAGES - REF. PLAN
1" = 100'-0"

28 Laight Rooftop
New York, NY 10013

MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613



A EXISTING CONDITIONS - FROM CANAL AND VARICK ST. - PHOTO



A PROPOSED CONDITIONS - FROM CANAL AND VARICK ST. - RENDERING
PROPOSED AREA A IS NOT VISIBLE



B EXISTING CONDITIONS FROM GRAND AND VARICK ST. - PHOTO



B PROPOSED CONDITIONS FROM GRAND AND VARICK ST. - RENDERING

RENDERINGS DO NOT SHOW ALL BACKGROUND BUILDINGS

PERSPECTIVE VIEWS - STREET

1" = 100'-0"
9/29/2026



A EXISTING CONDITIONS - FROM GRAND AND VARICK ST. - PHOTO

B PROPOSED CONDITIONS FROM GRAND AND VARICK ST. - PHOTO MONTAGE

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PERSPECTIVE VIEWS - MONTAGE

EFFORT MADE TO REDUCE VISIBILITY OF NEW EQUIPMENT FROM STREET:

- LOUVERS HEIGHT REDCUED/STEPPED DOWN AT NORTH SIDE TO MINIMUM OF 10'-0"
- SOUTH SIDE LOUVERS HEIGHT IS 11'-0"
- LOUVERS PUSHED BACK FROM NORTH SIDE AS MUCH AS MECH. EQUIP. CLEARANCE ALLOWS
- LESS VISIBLE RAILING IS PUSHED TO NORTH, ACCOMODATES FDNY PATH 6' CLEARANCE

UNIT B WITHIN EXISTING AREA B

- PROPOSED TRF-1010N ADIABATIC COOLER
- FOOTPRINT: 9 X 9.5 FT
- WEIGHT: 6680 LBS
- LOCATED IN EXISTING ENCLOSURE

UNIT A WITHIN PROPOSED AREA A

- TRF-1014N ADIABATIC COOLER.
- FOOTPRINT: 13.5 X 9.5 FT
- WEIGHT: 11,442 LBS
- LOCATED IN PROPOSED ENCLOSURE

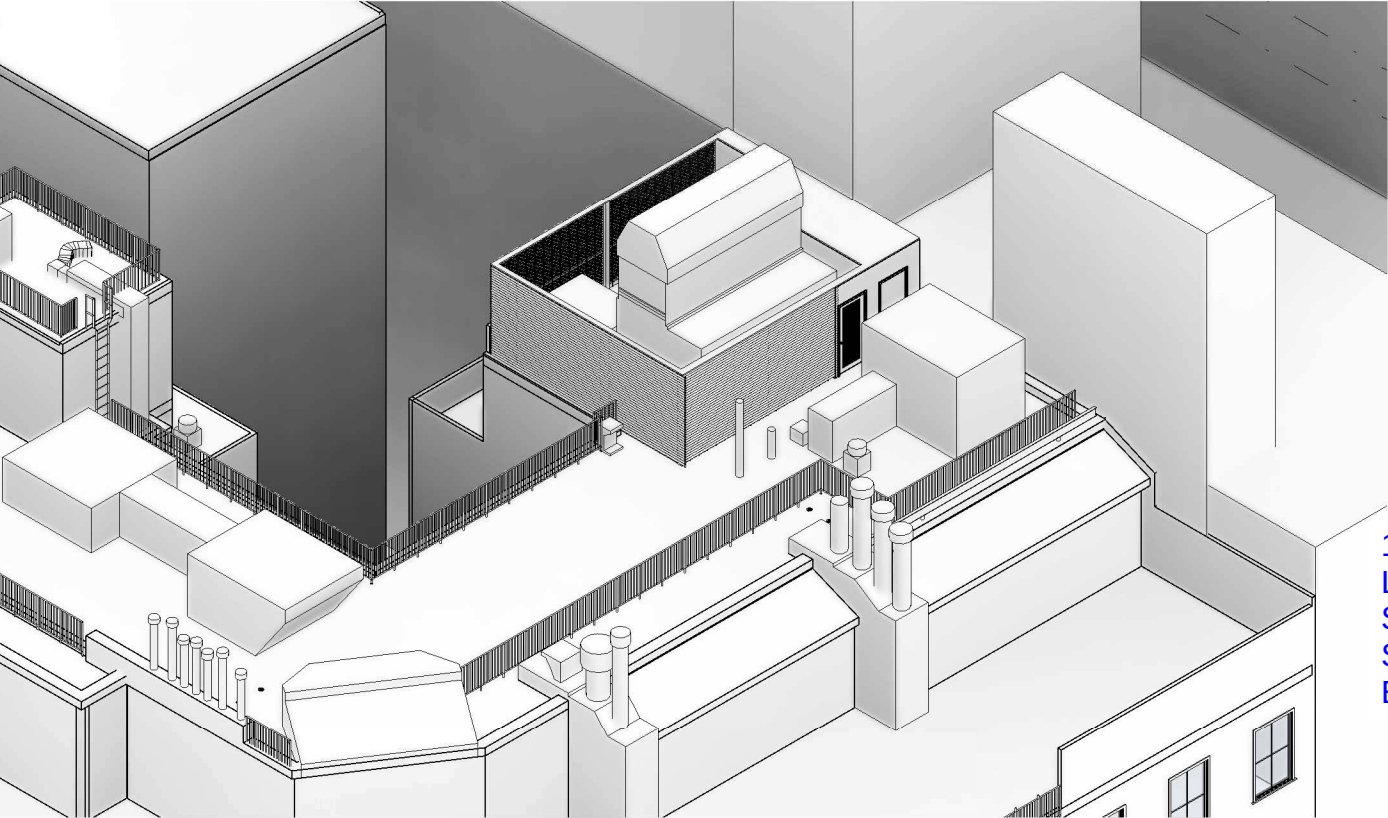
MOCK UP BUILD:

11'-2" LOUVERS AT PROPOSED AREA A

- ACOUSTIC BLANKET IS ATTACHED TO LOUVER BARRIER

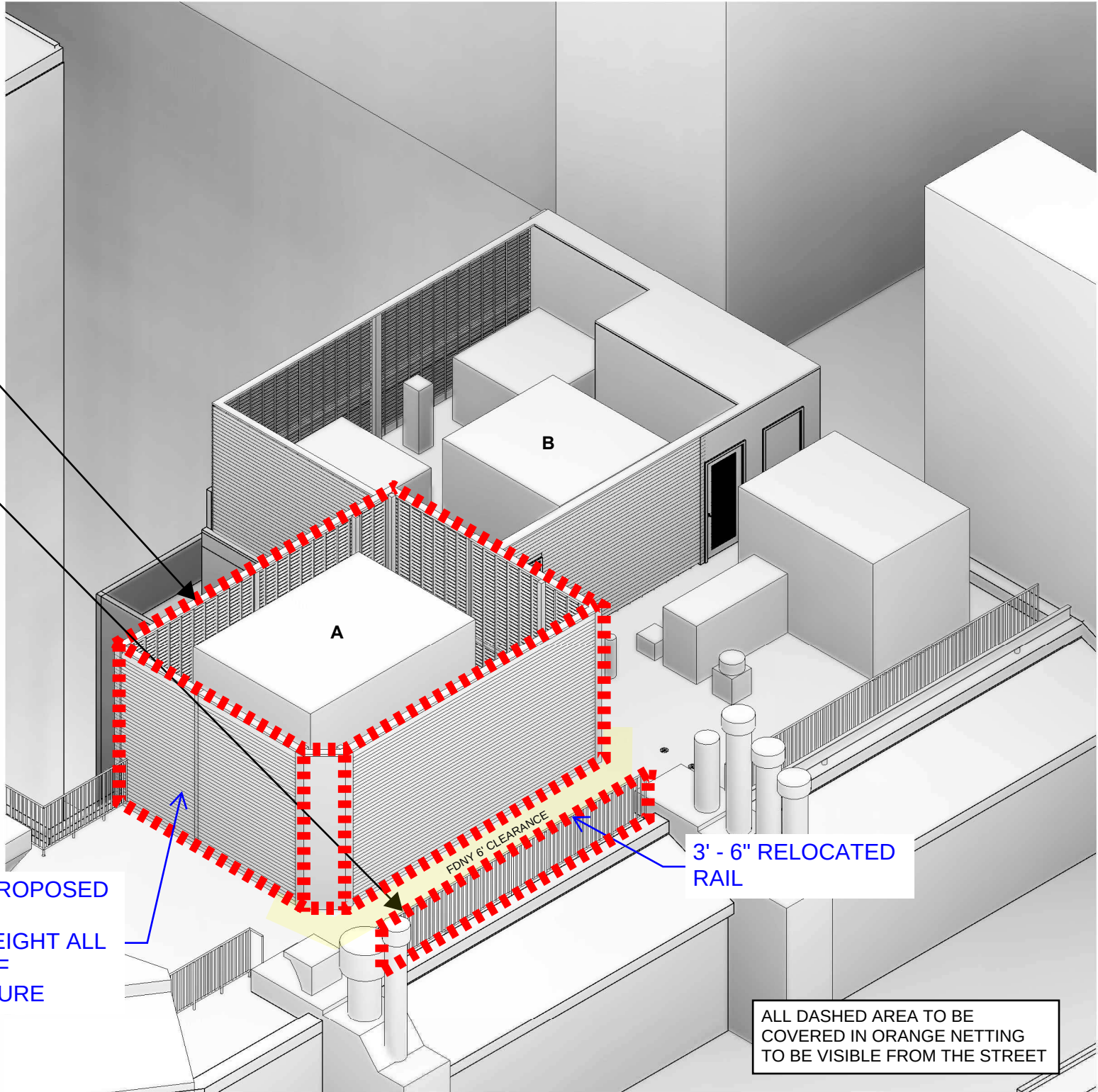
3' - 6" GUARDRAIL IS RELOCATED

- 6FT AWAY FROM NORTH LOUVER FOR FDNY CLEARANCE



11

EXISTING AXON VIEW - MOCK UP REF.



10

PROPOSED AXON VIEW - MOCKUP DIAGRAM

THESE TWO IMAGES ARE DIFFERENT SCALES

28 Laight Rooftop
New York, NY 10013

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AXON VIEWS - MOCK UP BUILD DIAGRAM

1" = 100'-0"
9/29/2026



MOCK UP PHOTO - JULY 1



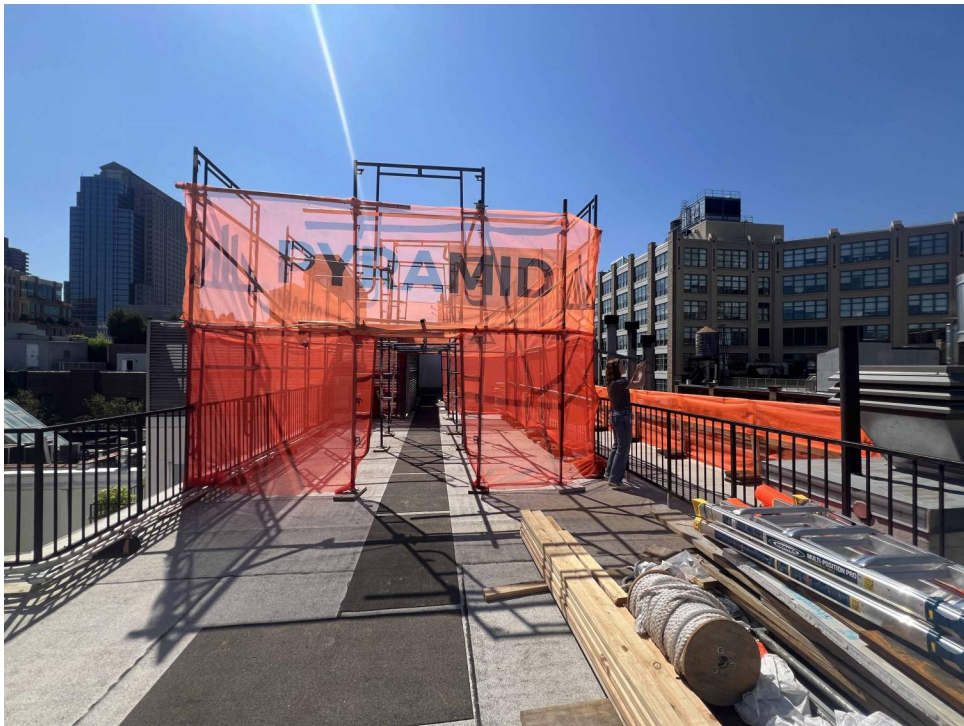
MOCK UP COLLAGE



MOCK UP RENDER



VIEW OF BOTH ENCLOSURE AND RAILING



VIEW OF BOTH ENCLOSURE AND RAILING



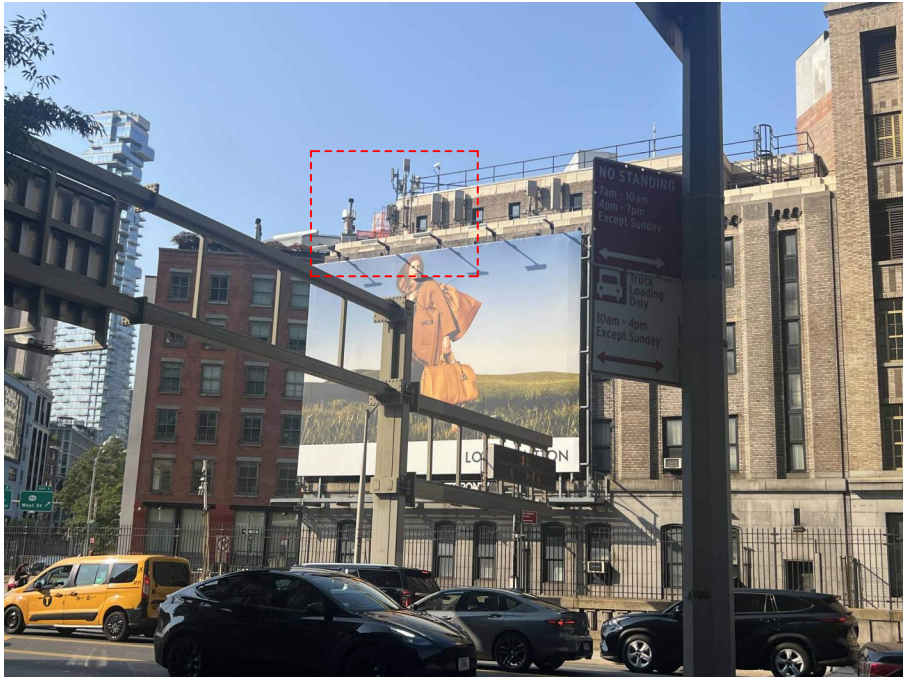
VIEW FROM SOUTH OF BUIDLING COURT (RAILING NOT VISIBLE)

28 Laight Rooftop
New York, NY 10013

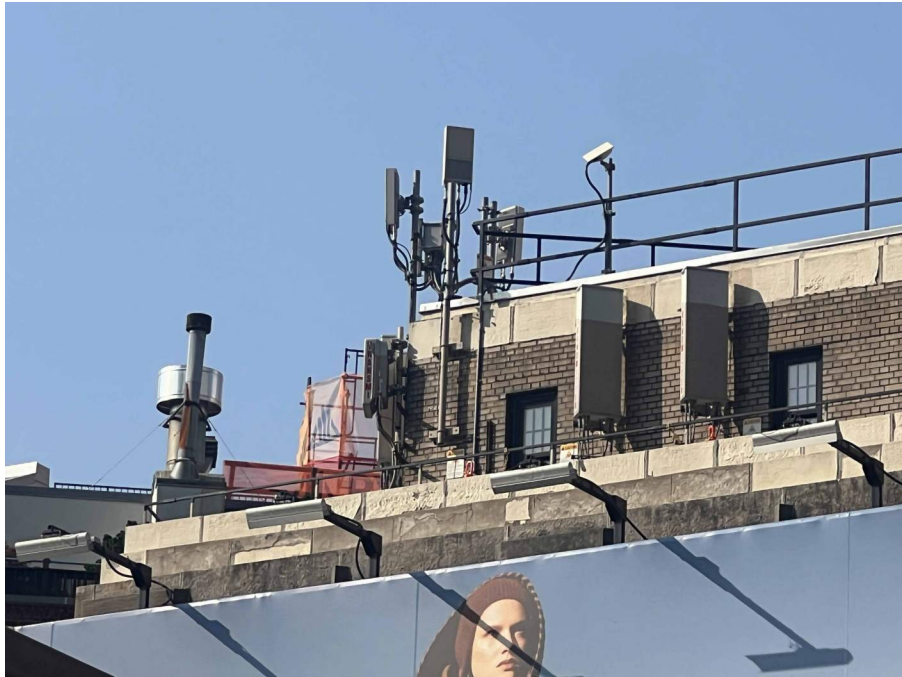
MAD MATIZ ARCHITECTURE & DESIGN
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VIEWS OF MOCK-UP ERECTED ON ROOF

9/29/2026



A VIEW OF MOCK UP FROM SUBWAY STATION - PHOTO



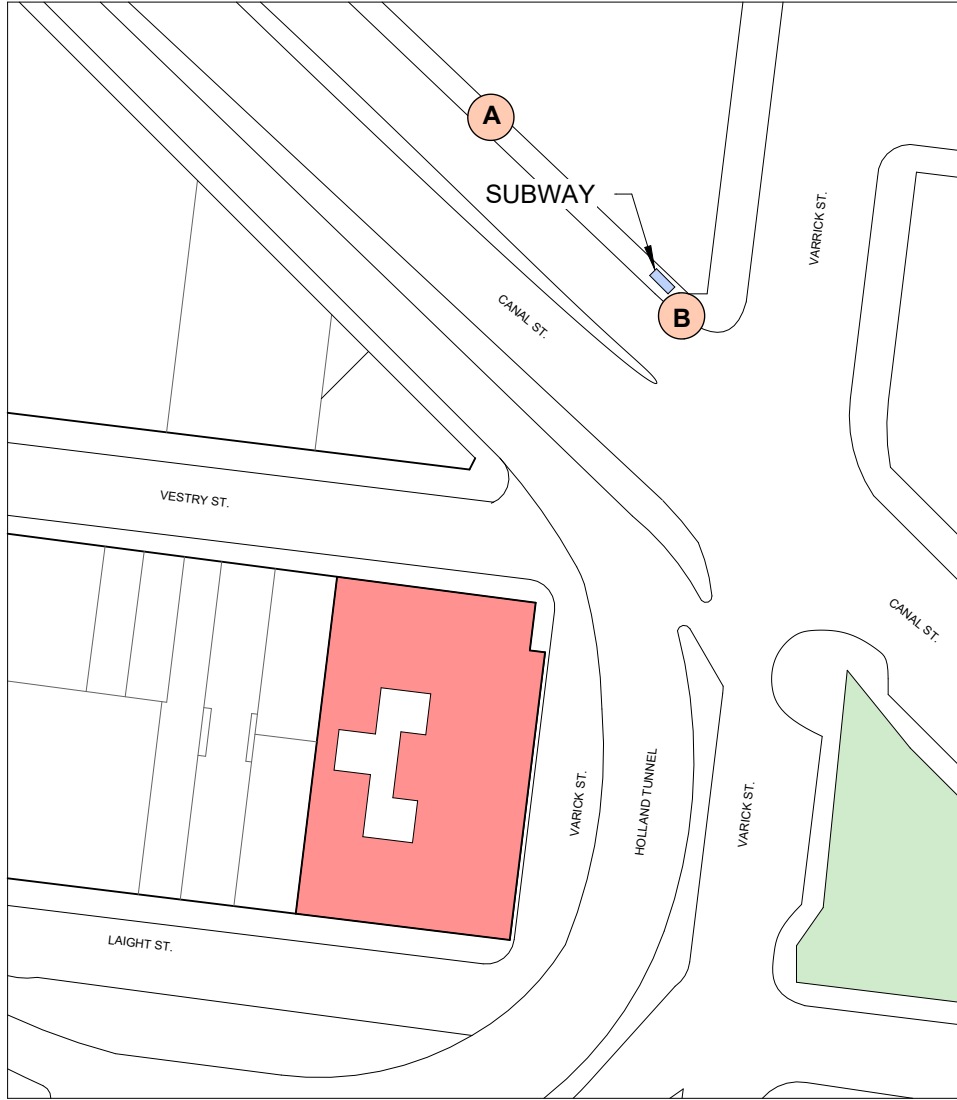
A.1 ZOOM IN VIEW OF MOCK UP FROM CANAL ST. - PHOTO



B VIEW OF MOCK UP FROM SUBWAY STATION - PHOTO



B.1 VIEW OF MOCK UP FROM VARICK ST. - PHOTO



10 **MOCK UP - REFERENCE PLAN**
1" = 100'-0"

28 Laight Rooftop
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MOCK UP FROM STREET

1" = 100'-0"
9/29/2026



E CANAL ST. AND WOOSTER ST. - PHOTO



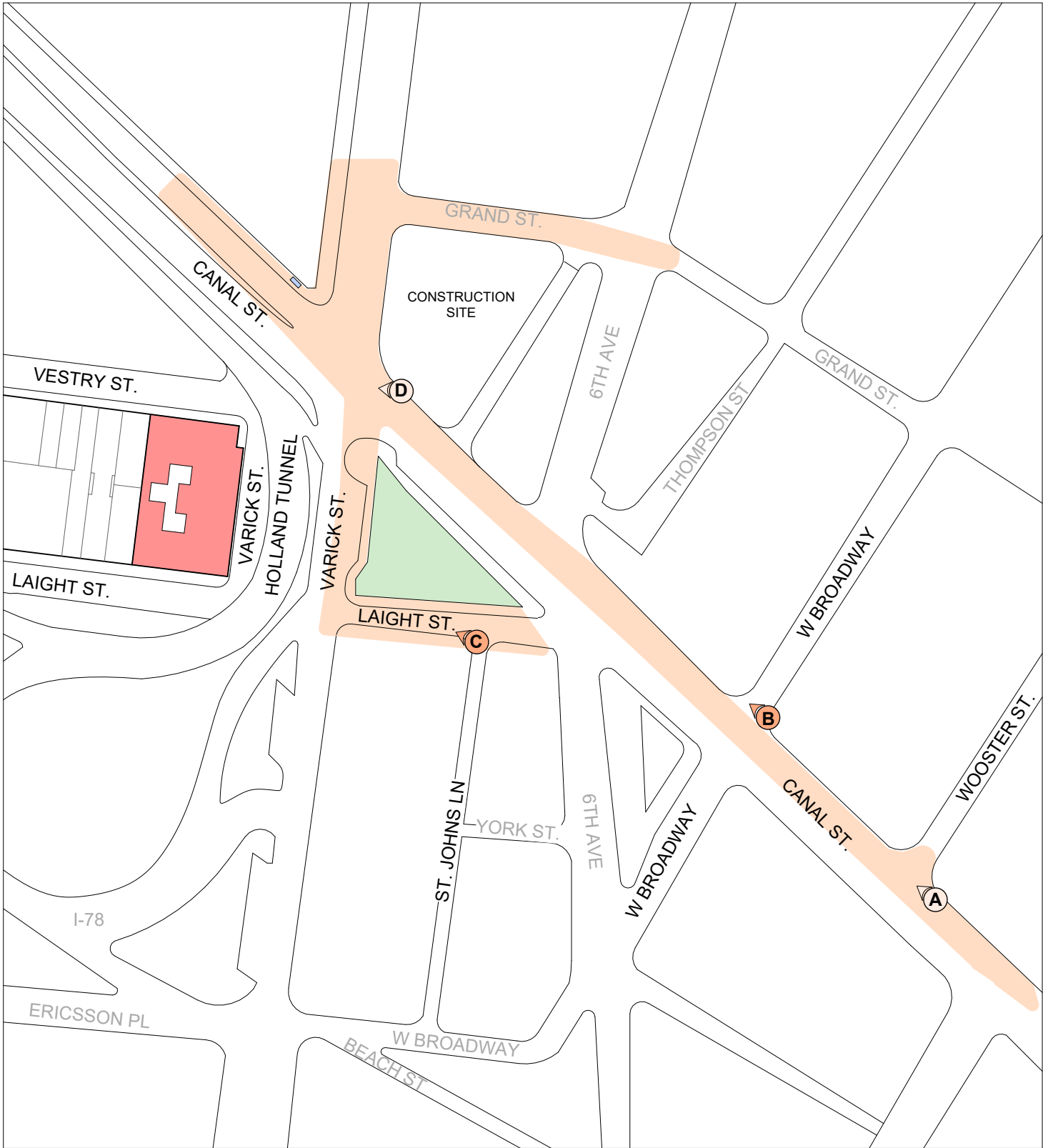
F CANAL ST. & W. BROADWAY - PHOTO



G LAIGHT ST. AND ST. JOHNS LN - PHOTO



H VIEW FROM CANAL ST. - PHOTO

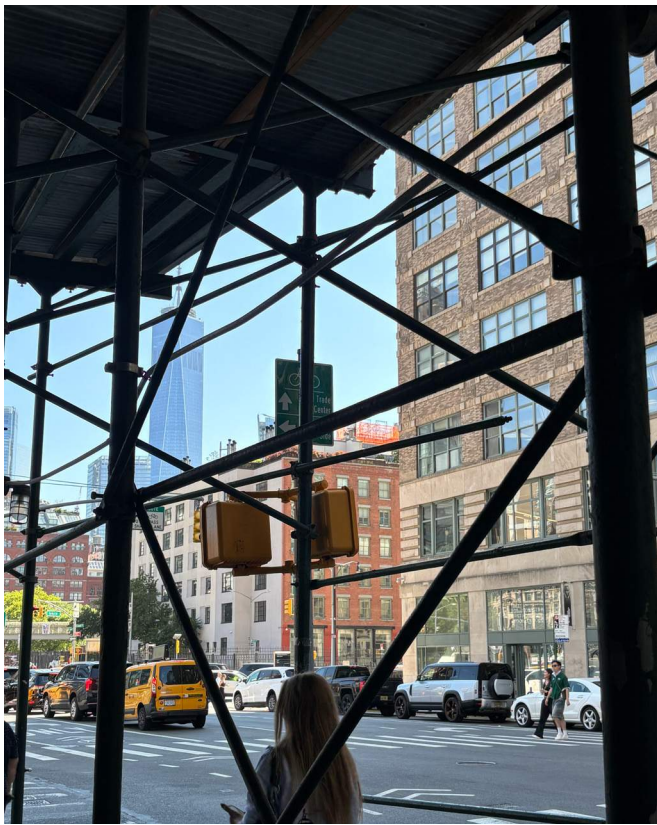


10 **MOCK UP - REFERENCE PLAN FROM CANAL STREET**
1" = 160'-0"

28 Laight Rooftop
New York, NY 10013

MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613

MOCK UP FROM STREET 2
1" = 160'-0"
9/29/2026



J VARCIK ST. & GRAND ST. - PHOTO



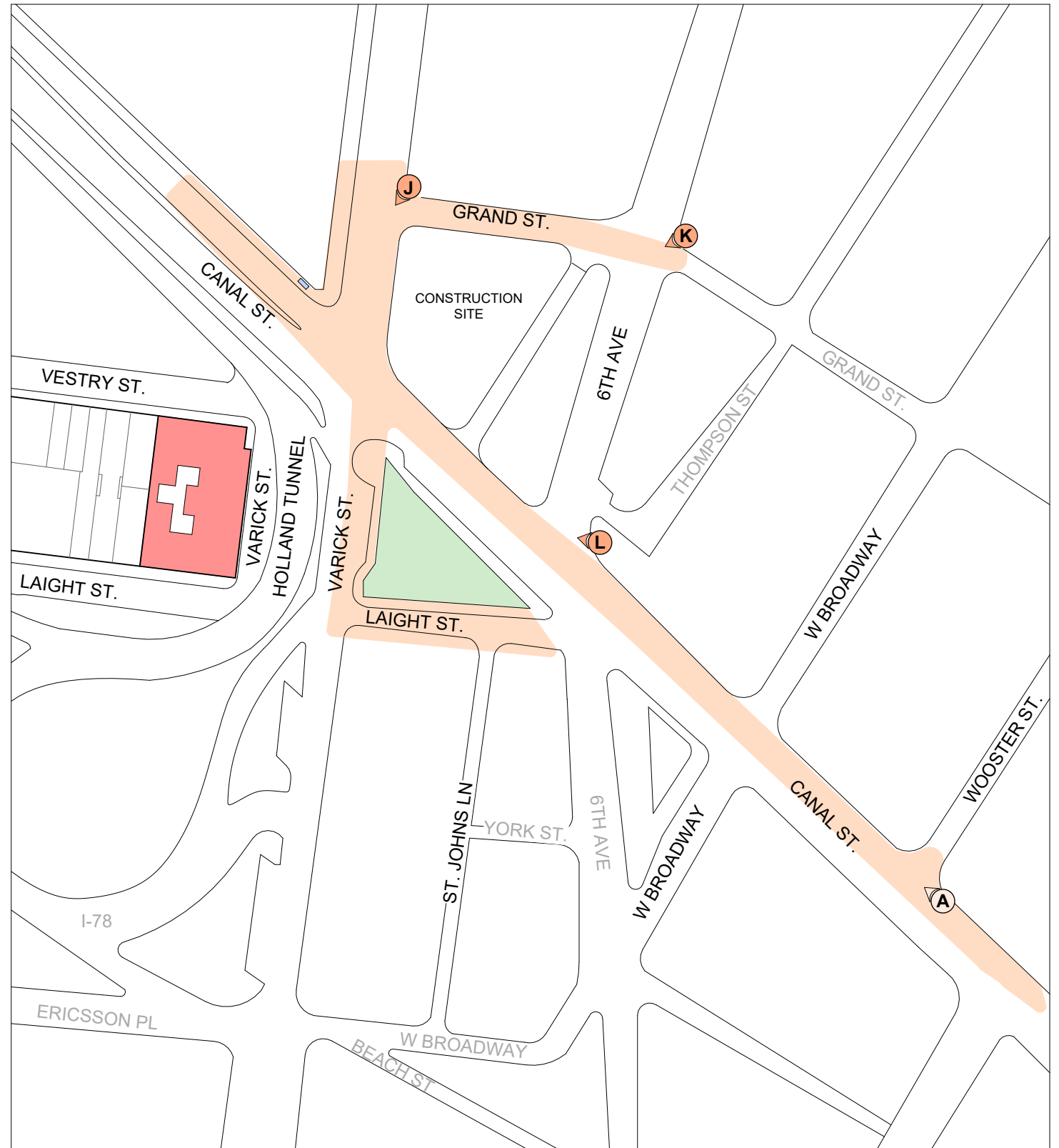
K 6TH AVE. & GRANS ST. - PHOTO



L CANAL ST. AND 6TH AVE - PHOTO

28 Laight Rooftop
New York, NY 10013

MAD MATIZ ARCHITECTURE & DESIGN
244 FIFTH AVE, 5TH FLOOR
NEW YORK, NY 10001
212.982.4613



VARIED LEVELS OF VISIBILITY WITHIN HIGHLIGHTED AREAS.

10 **MOCK UP - REFERENCE PLAN FROM CANAL STREET**
1" = 160'-0"

MOCK UP FROM STREET 2

1" = 160'-0"
9/29/2026

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-08179

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Historic District – Borough of Manhattan**

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