

St. Augustine's Preservation & Redevelopment

Review Session | March 30, 2026



Illustrative rendering

Project Overview

Applicant: St. Augustine's Church & August330Madison Partners LLC

Requested Actions:

- **Zoning Special Permit pursuant to ZR 74-711** for bulk modifications on zoning lots containing a landmark

Proposed Development:

- A new 21 story, 98,318 SF building with 130 income-restricted residential units and ground floor community facility & retail space.
- Restoration work of the existing landmarked church building.

Location:

- 290 Henry Street (Block 267 Lot 19)
- Lower East Side, Manhattan Community District 3



Project Area



Location

290 Henry Street
(Block 267, Lot 19)

Lower East Side,
Manhattan
Community District 3

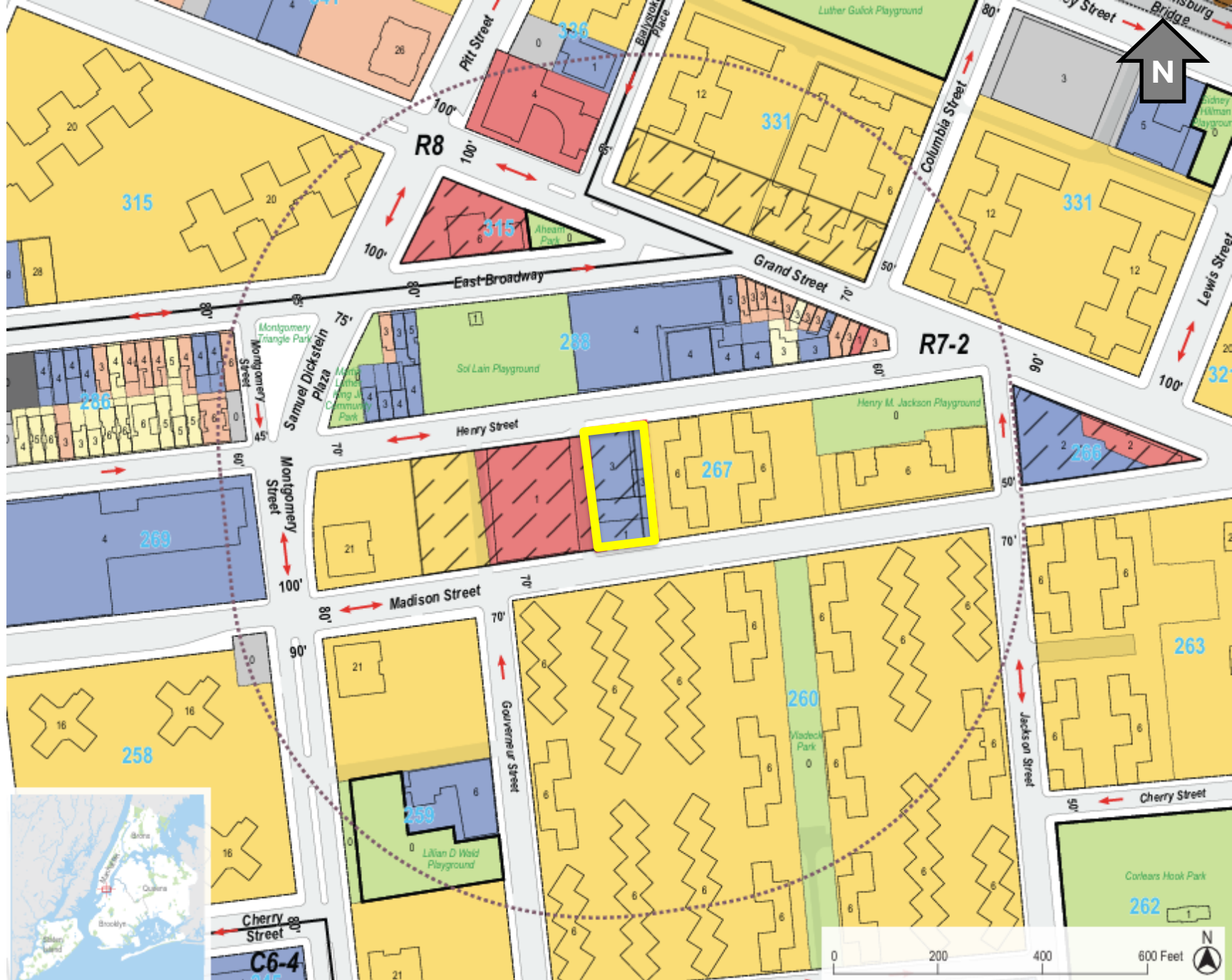


Surrounding Area

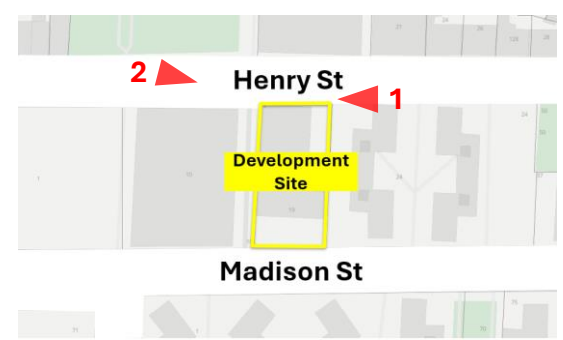
-  **Development Site**
Block 267, Lot 19
-  **Surrounding Area (600' Radius)**

Land Uses

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other



Project Area Views – Henry Street Frontage

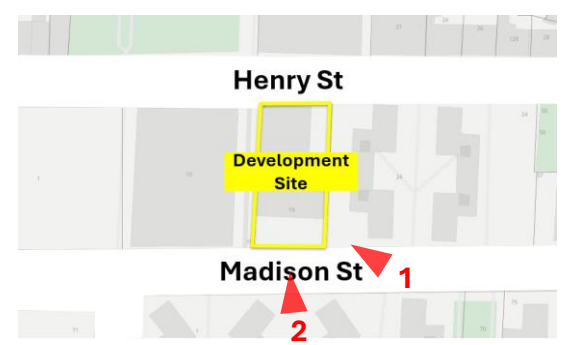


1. View of the development site facing southwest along Henry Street



2. View of the development site facing east along Henry Street

Project Area Views – Madison Street Frontage



1. View of the development site facing northwest along Madison Street.



2. View of the development site facing north along Madison Street.

Proposed Development

New Development

- 98,313 ZSF (5.32 FAR) overall
 - 92,376 ZSF (5.00 FAR) of Qualifying Affordable Housing
 - 3,625 ZSF (0.20 FAR) of commercial (retail)
 - 2,307 ZSF (0.12 FAR) of community facility (religious)
- 130 income-restricted residential units

Existing to Remain

- 11,867 ZSF (0.64 FAR) of community facility (religious)



Henry St (North) Illustrative Rendering



Madison St (South) Illustrative Rendering

Proposed Development

Height:

21 stories

79'-6" to 118'-4" base height

232'-5" total height

Ground floor:

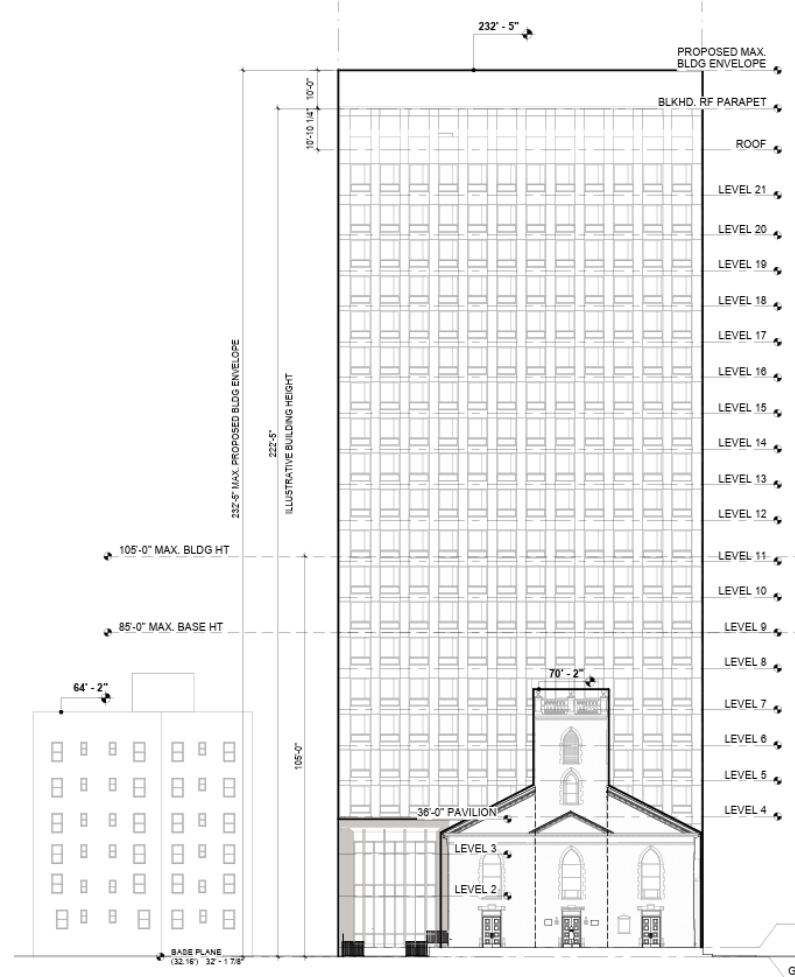
- UG II Residential lobby
- UG III(B) Religious space
- UG VI Retail

Second floor:

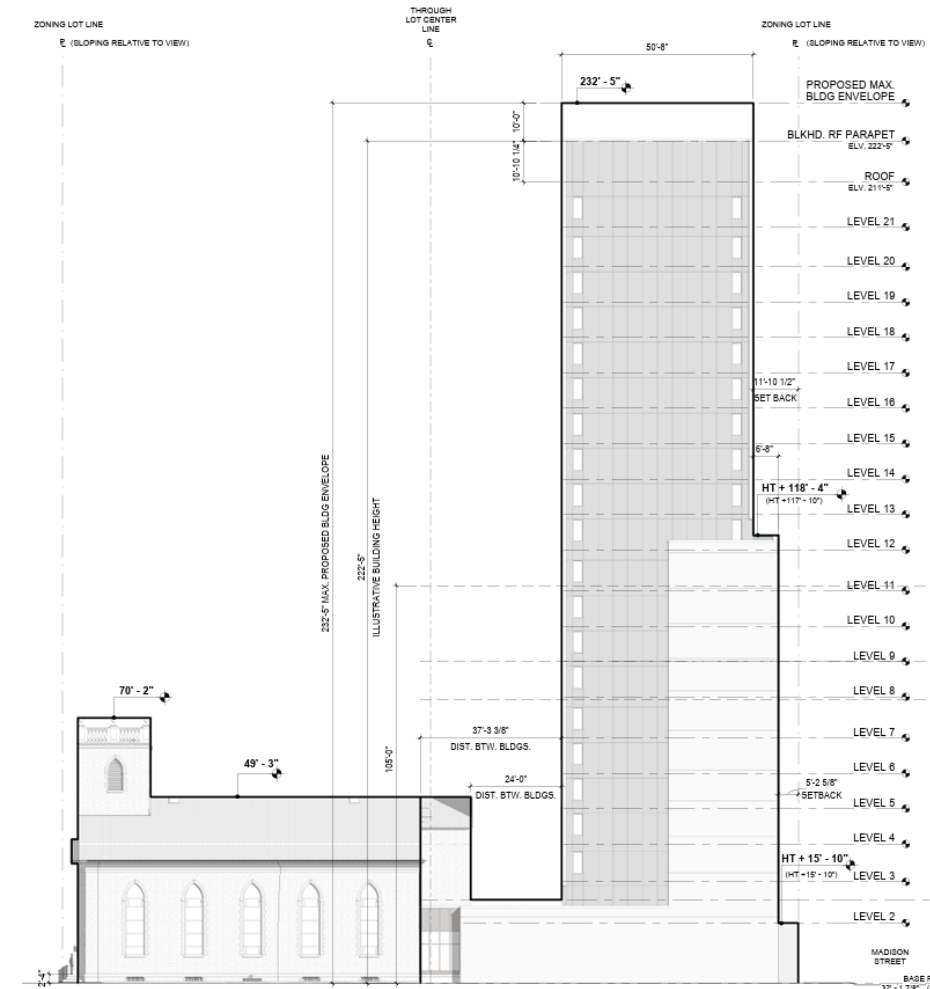
- UG II Residential amenities & units

Third through 21st floors:

- UG II Residential units



Zoning Lot Elevation Looking South



Zoning Lot Elevation Looking West

Proposed Development

Height:

21 stories

79'-6" to 118'-4" base height

232'-5" total height

Ground floor:

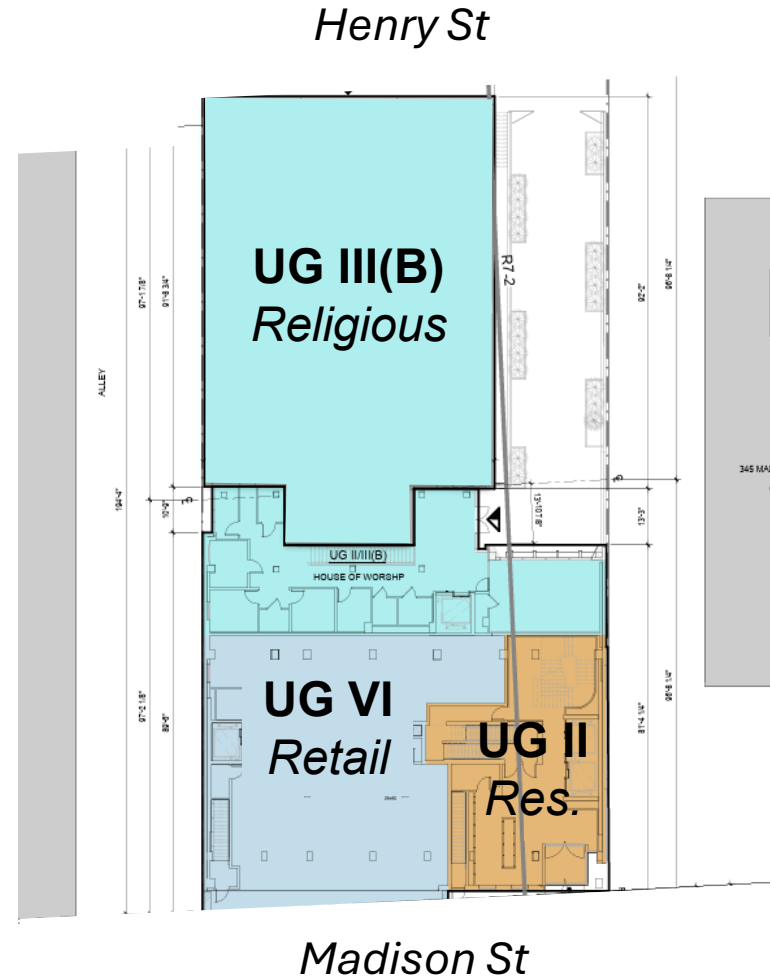
- UG II Residential lobby
- UG III(B) Religious space
- UG VI Retail

Second floor:

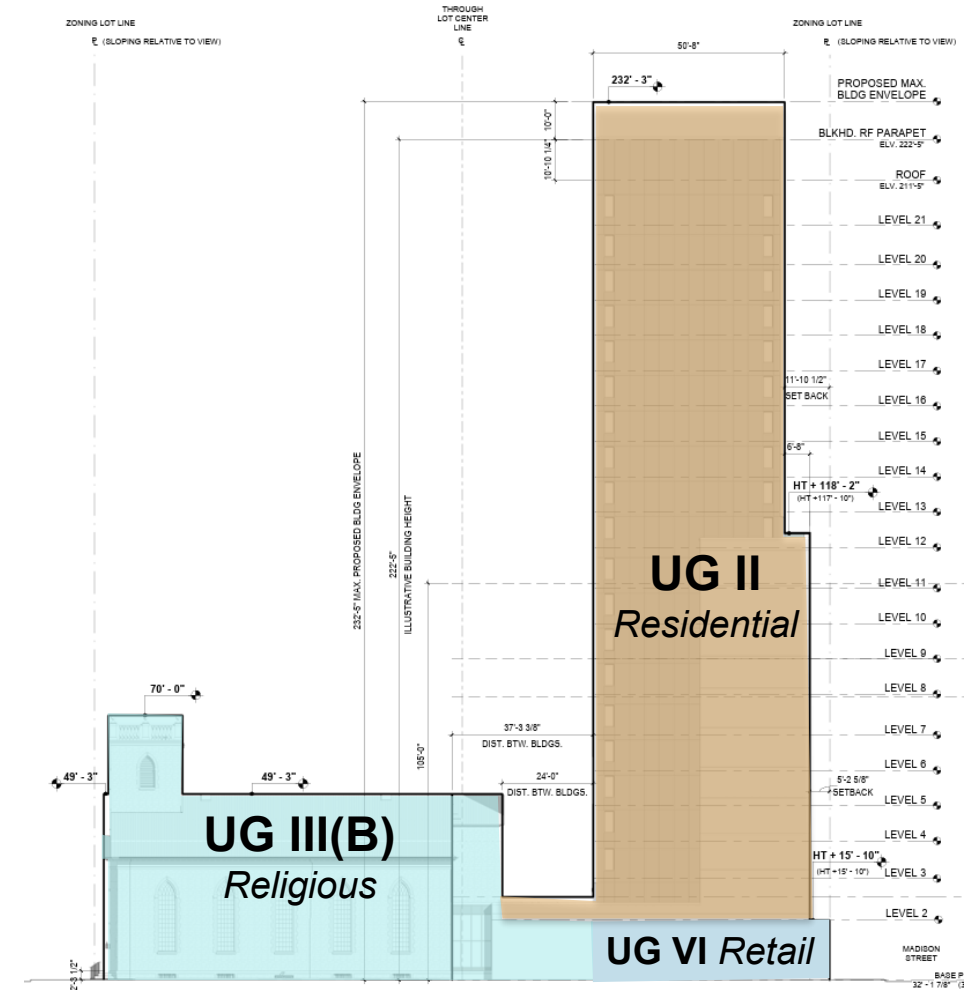
- UG II Residential amenities & units

Third through 21st floors:

- UG II Residential units



Illustrative Ground Floor Plan



Zoning Lot Elevation Looking West

Requested Actions

Zoning Special Permit pursuant to ZR 74-711 for bulk modifications on a zoning lot containing a landmark, including:

- Residential rear yard equivalent requirements pursuant to ZR 23-343
- Community facility and commercial rear yard equivalent requirements pursuant to ZR 24-382(a) and ZR 33-283(a)
- Side open area requirements pursuant to ZR 35-52
- Height and setback waiver requirements pursuant to ZR 23-432 and ZR 32-433



Henry St (North) Illustrative Rendering

Zoning Lot Proposed Site Plan

Residential Rear Yard Equivalents

ZR 23-343(b)(1)

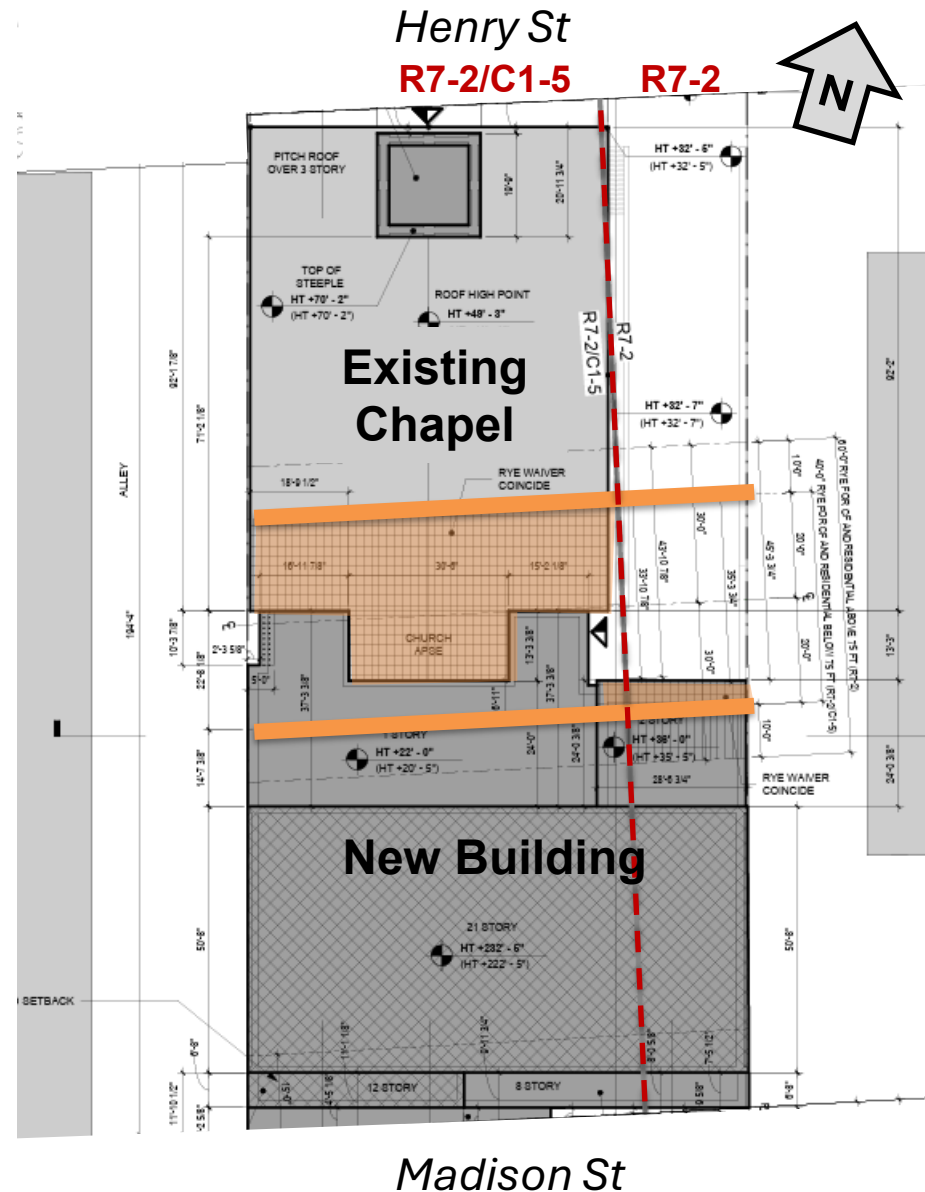
Required: 40' of width below a height of 75'

60' of width above a height of 75'

Proposed: As low as 6'-11" in width

Key

- Boundaries of required rear yard equivalent
- Waiver area



Residential Rear Yard Equivalents

ZR 23-343(b)(1)

Required: 40' of width below a height of 75'

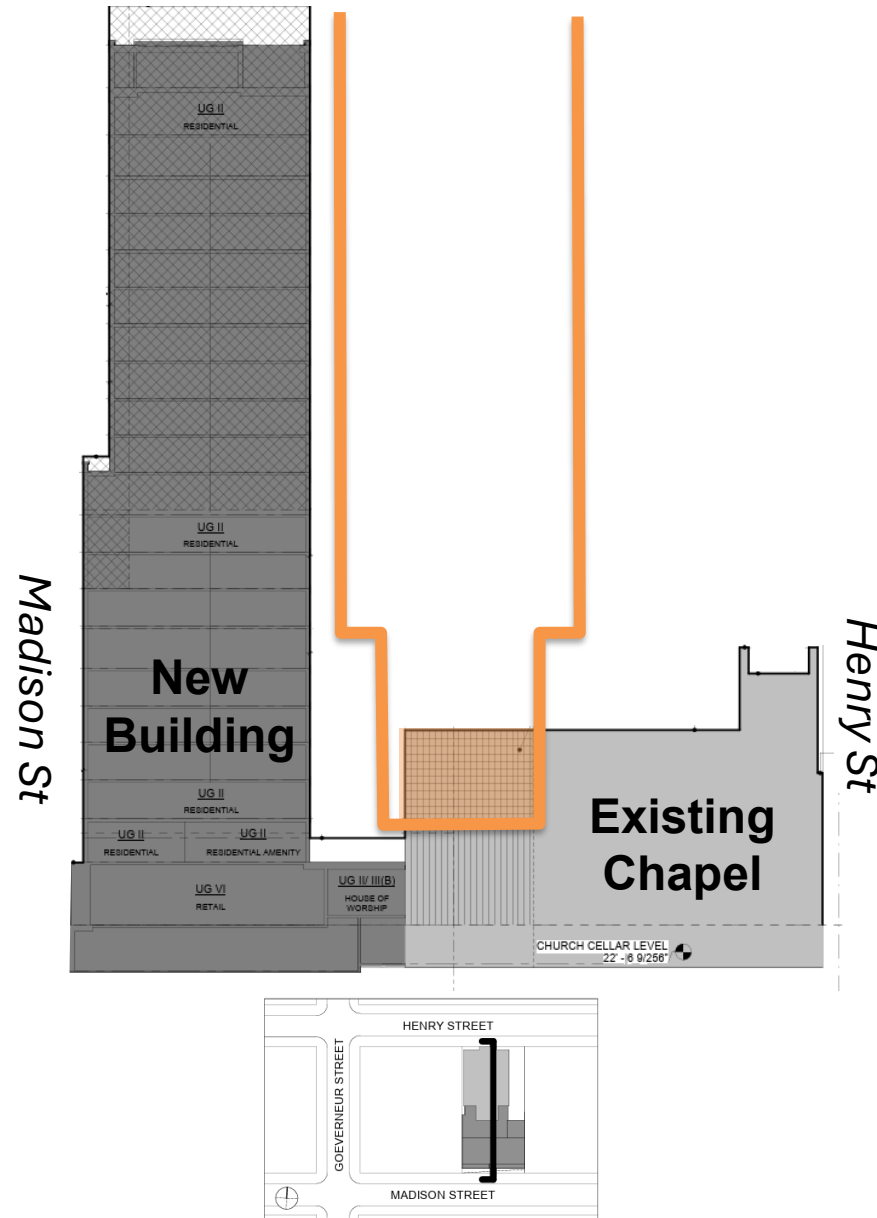
60' of width above a height of 75'

Proposed: As low as 6'-11" in width

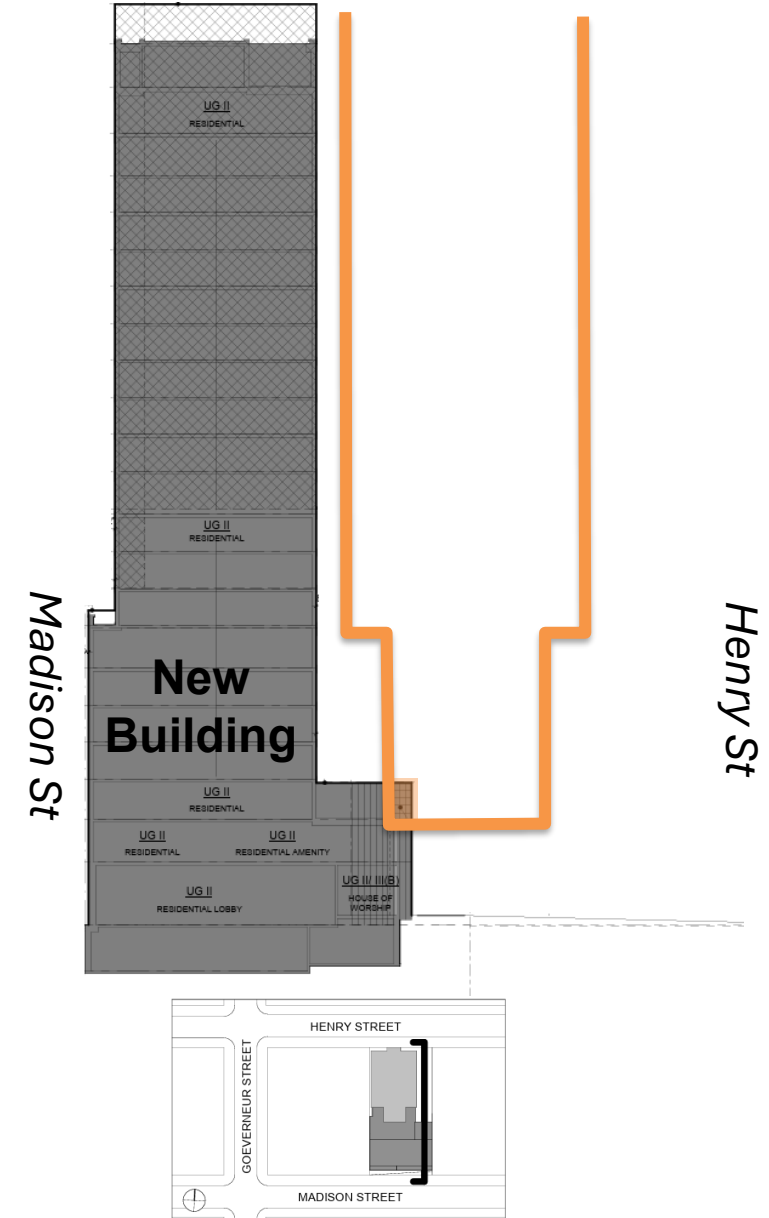
Key

- Boundaries of required rear yard equivalent
- Waiver area

R7-2/C1-5 Section (West)



R7-2 Section (East)



Community Facility & Commercial Rear Yard Equivalents



ZR 24-382(a) & ZR 33-283(a)

Required: 40' of width within R7-2/C1-5 district

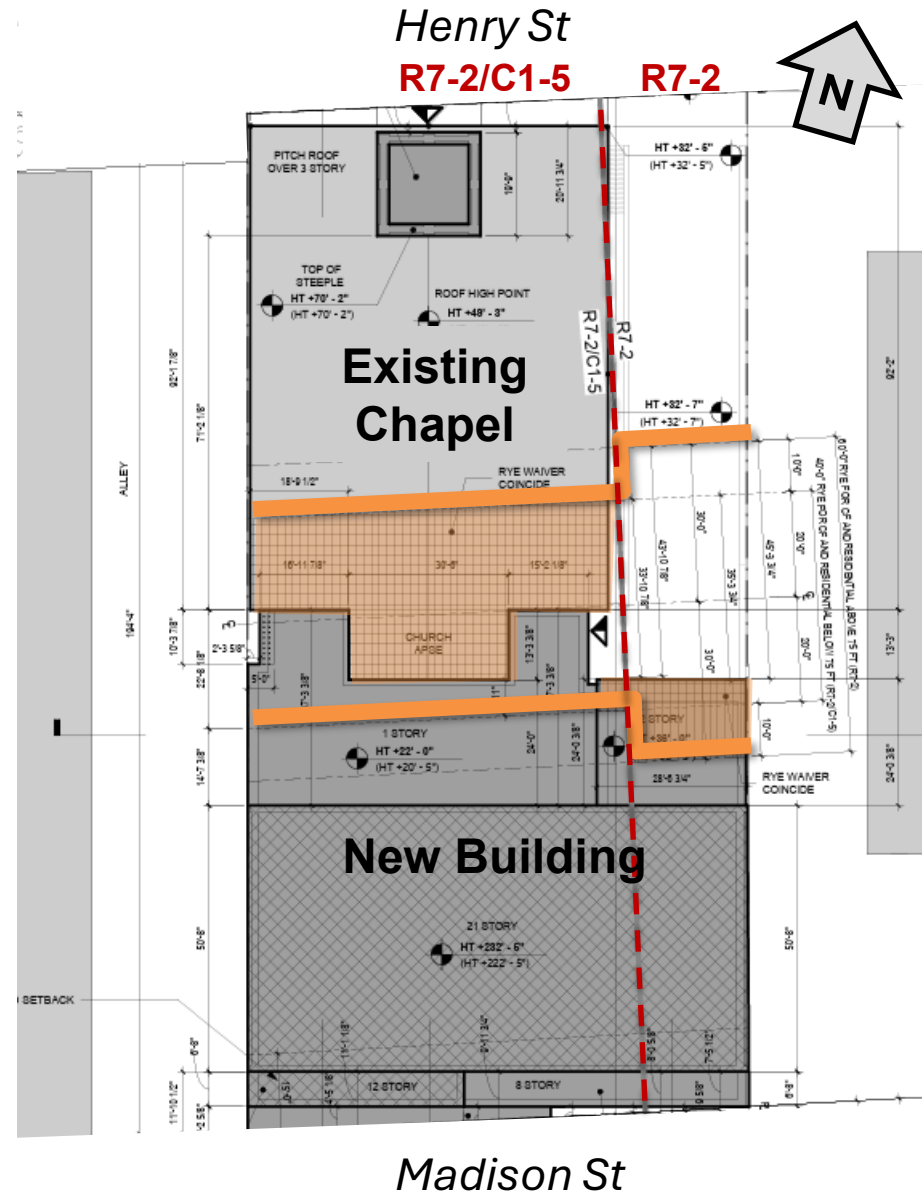
60' of width within R7-2 district

Proposed: As low as 6'-11" in width

Key

-  Boundaries of required rear yard equivalent
-  Waiver area

Zoning Lot Proposed Site Plan



CF & Commercial Rear Yard Equivalents



ZR 24-382(a) & ZR 33-283(a)

Required: 40' of width within R7-2/C1-5 district

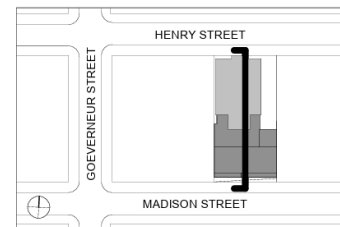
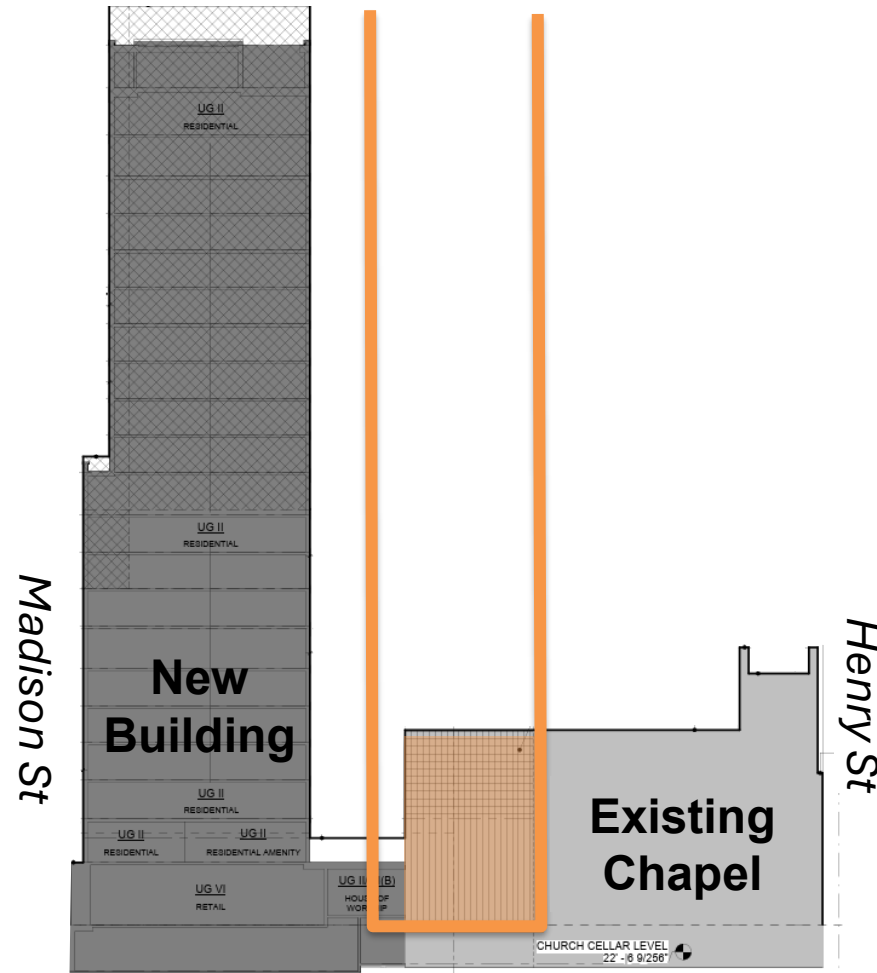
60' of width within R7-2 district

Proposed: As low as 6'-11" in width

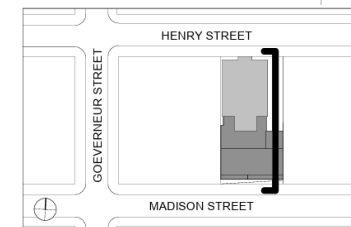
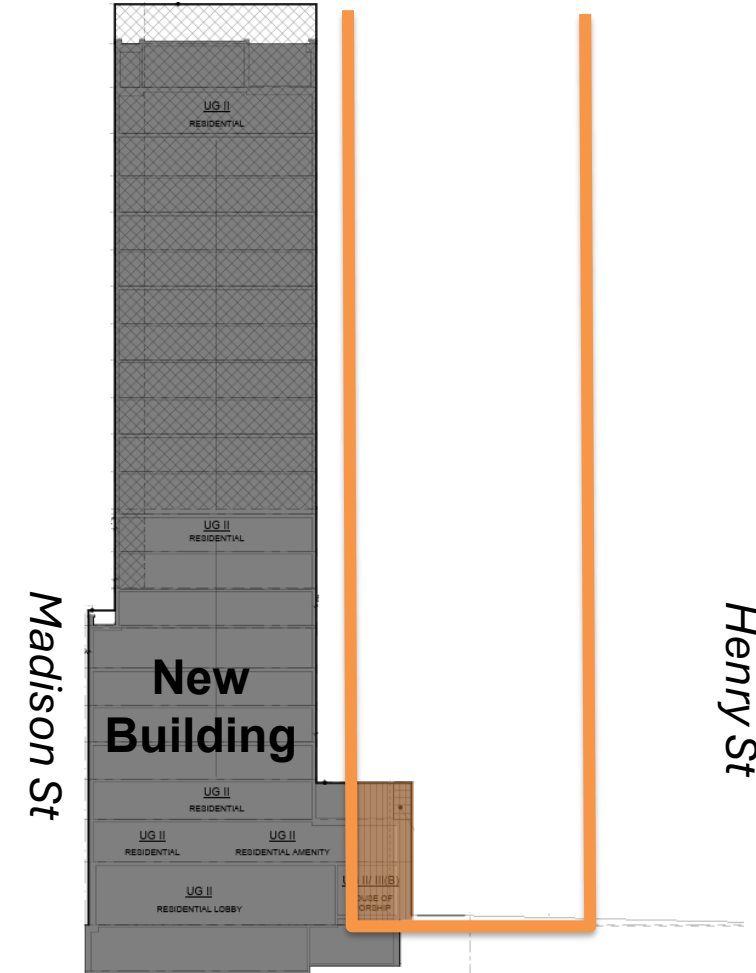
Key

-  Boundaries of required rear yard equivalent
-  Waiver area

R7-2/C1-5 Section (West)



R7-2 Section (East)



Zoning Lot Proposed Site Plan

Side Open Area

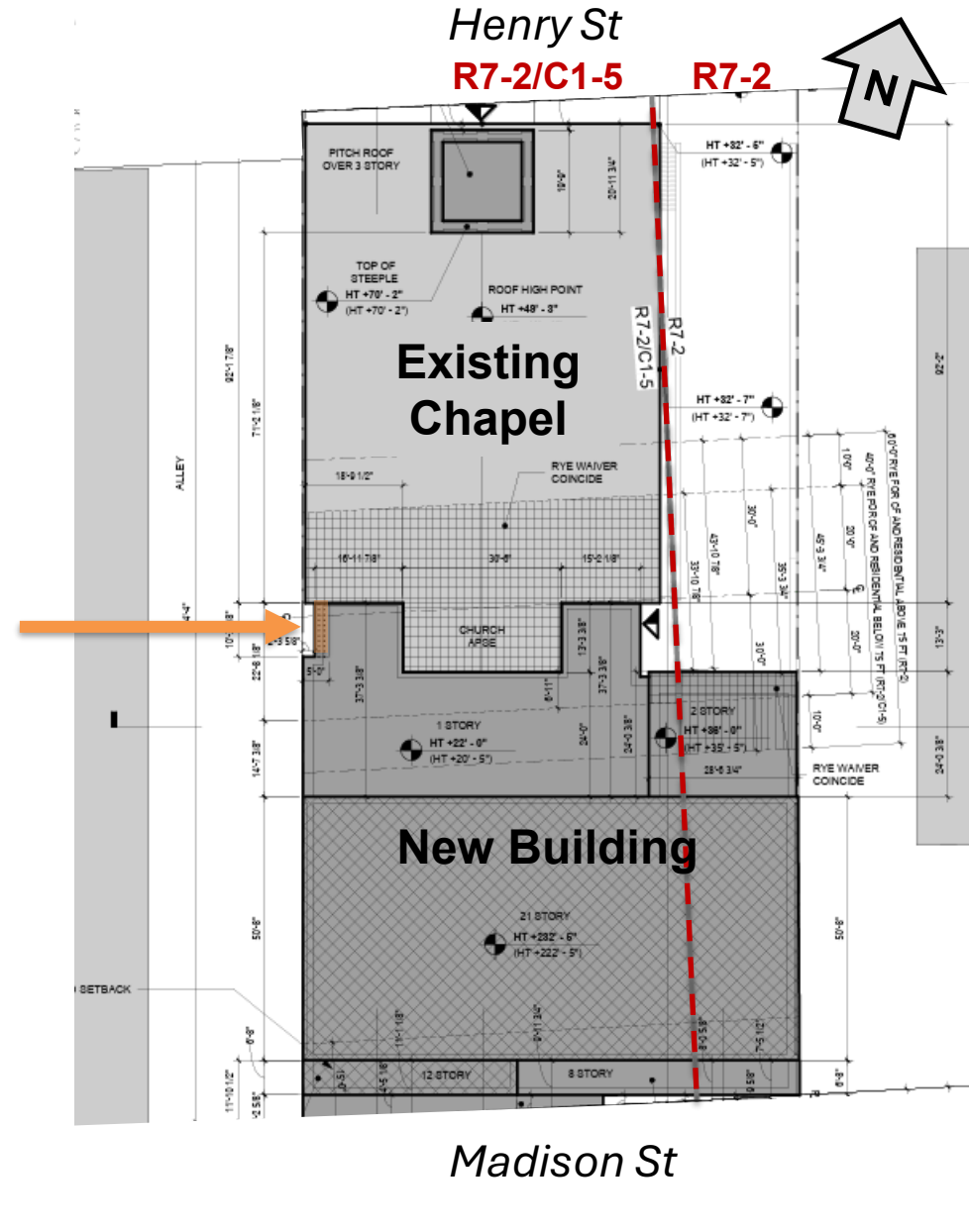
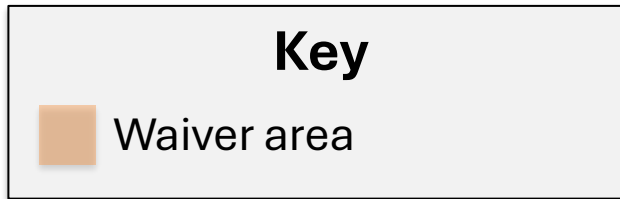
ZR 35-52

Required:

Lot line or 5' of width when an open area is provided.
Within C1-5 overlay

Proposed:

Lot line or 2'-3.625" of width.
Within C1-5 overlay



Zoning Lot Proposed Site Plan

Height & Setback

ZR 23-432 and ZR 23-433

Required:

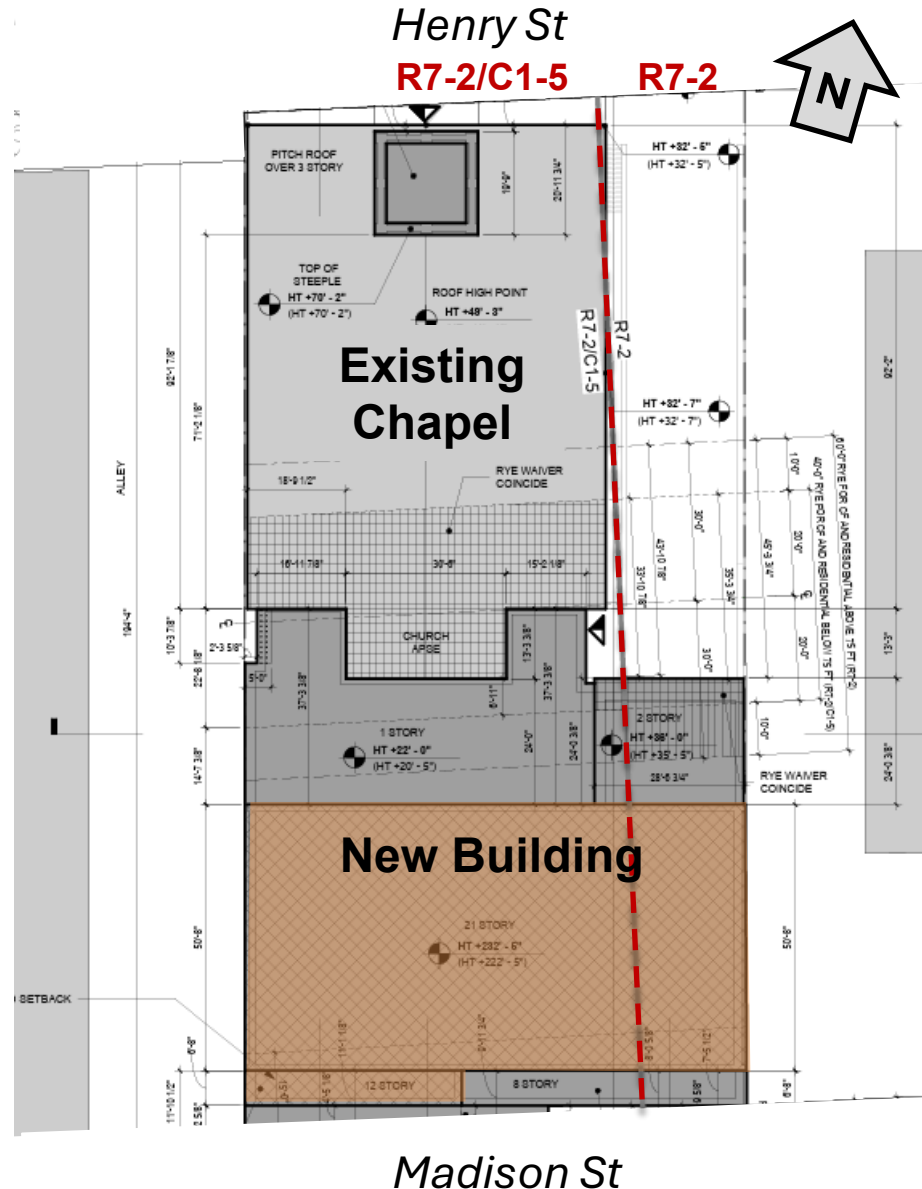
- Base height of 85'
- Setback of 15'
- Max height of 105'

Proposed:

- Base height between 79'-6" & 118'-4"
- Setback between 6'-8" & 11'-10.5"
- Max height of 232'-5"

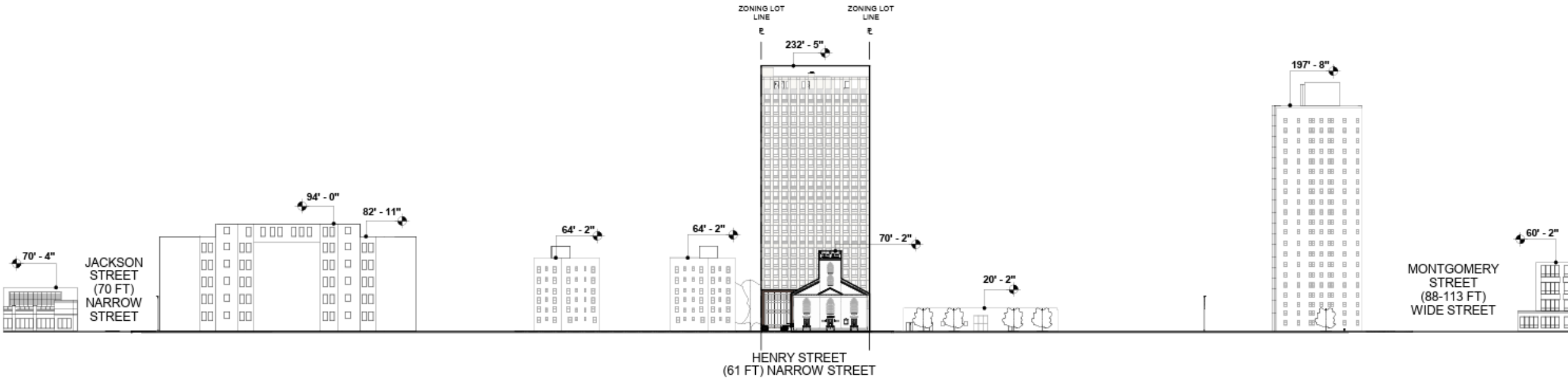
Key

Waiver area



Development Scale in Context

Henry Street, Looking South



Landmarks Preservation Commission

Certificate of Appropriateness 9/24/2025

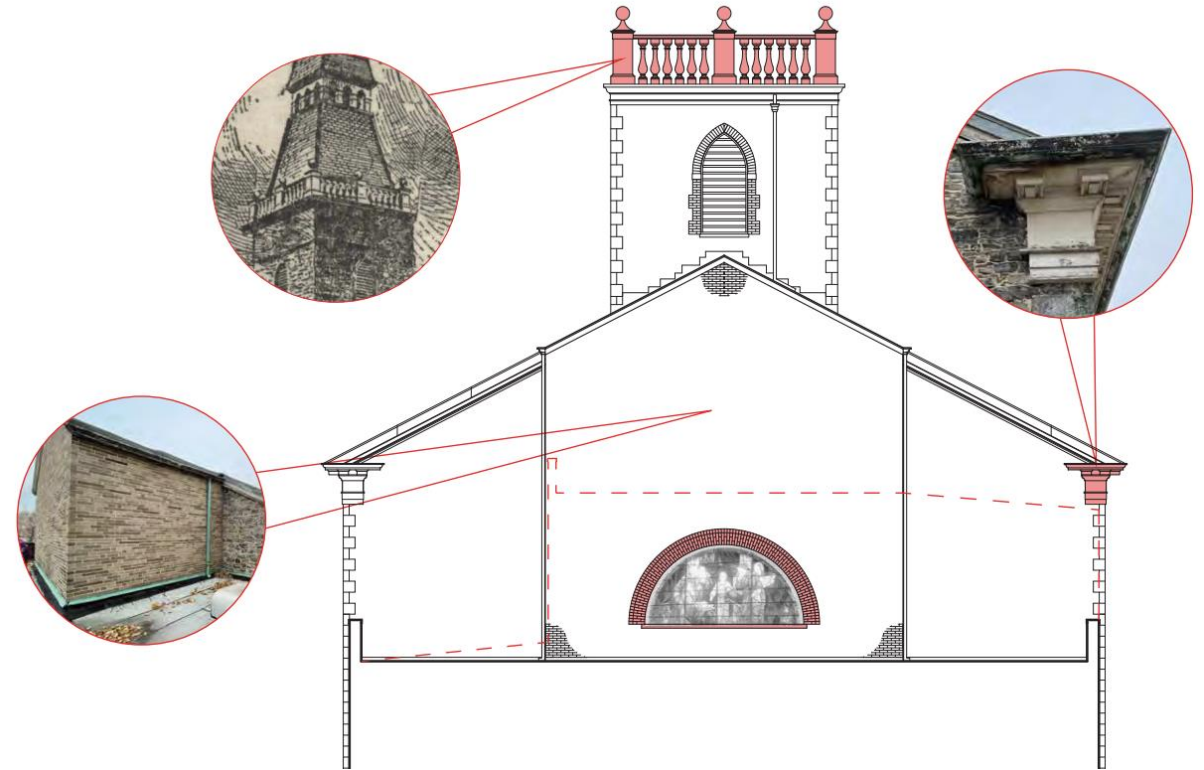
- Demolition of 1960s Annex building
- Construction of 21-story building, along with 3-story religious, retail, and residential amenity connector
- Recreation of parapet on steeple

Restoration and Maintenance Plan

- Restoration of exterior materials
- Re-expose rear façade stained glass
- Removal of non-historic elements

Continuing Maintenance Plan

- Periodic inspections required, with work required to maintain the designated structure in “a sound, first class condition.”



Select south façade proposed restorative work is outlined in red

CPC Findings

Pursuant to **ZR Section 74-711**, City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations, provided that:

- a) The following conditions are met:
 - 1) Application shall include a report from LPC regarding a continuing maintenance program;
 - 2) Application for bulk modifications shall include a Certificate of Appropriateness, or other permit/report, from LPC; and
 - 3) Maximum number of dwelling units complies with ZR 15-111.

- b) The Commission shall find that:
 - 1) Such bulk modifications shall have minimal adverse effects on the structures or open space in the vicinity in terms of scale, location and access to light and air; and
 - 2) Such use modifications shall have minimal adverse effects on the conforming uses within the building and in the surrounding area.

The City Planning Commission may prescribe appropriate additional conditions and safeguards which will enhance the character of the development and buildings on the zoning lot.

Summary

Zoning Special Permit pursuant to ZR 74-711 for bulk modifications on a zoning lot containing a landmark, including:

- Residential rear yard equivalent requirements pursuant to ZR 23-343
- Community facility and commercial rear yard equivalent requirements pursuant to ZR 24-382(a) and ZR 33-283(a)
- Side open area requirements pursuant to ZR 35-52
- Height and setback requirements pursuant to ZR 23-432 and ZR 32-433



Henry St (North) Illustrative Rendering