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Brad Hoylman-Sigal, Borough President

May 29, 2026

**Recommendation on ULURP Application Nos C250336ZSM, 250337LDM -
St. Augustine's Preservation and Redevelopment
By August330Madison Partners LLC**

PROPOSED ACTIONS

August330Madison Partners LLC (the "Applicant") is proposing a Special Permit pursuant to Section 74-711 of the New York City Zoning Resolution (ZR) to facilitate the reconstruction of St. Augustine's Chapel (the "Chapel") and the development of new 21-story mixed-use development (the "Proposed Development") located at 290 Henry Street (Block 267, Lot 19) in Manhattan Community District 3 (the "Site").

BACKGROUND

St. Augustine's Chapel was constructed in 1829 as the All Saints' Free Church. A small parish church designed in the late Federal style and made of schist, sandstone and brick, the Chapel is widely recognized for its historic significance. In addition to being listed on both the National and New York State Registers of Historic Places, it was designated as an Individual Landmark by the New York City Landmarks Preservation Commission (LPC) in 1966.¹ The Chapel contains two small rooms above the balconies where Black churchgoers were once segregated. Referred to as "slave galleries" though the church was completed after slavery was abolished in New York in 1827, these spaces were restored in 2009 in partnership with the Lower East Side Tenement Museum to preserve and acknowledge their history.²

The Chapel's Landmark designation does not include a two-story classroom annex constructed in 1965 at the rear of the Church fronting on Madison Street. In the 1966 designation report, the LPC recognized that the annex may be altered or replaced by new buildings in the future. On September 24, 2025, the LPC issued a favorable report for a Certificate of Appropriateness for the Proposed Project, approving the plans for

¹ [LPC Designation Report No. LP-088](#)

² [At-St.-Augustines-Confronting-Legacy-of-Slave-Galleries-Above-the-Pews-The-New-York-Times-April-17-2009.pdf](#)
[Inside the Slave Galleries of the Historic St. Augustine's Church in NYC's Lower East Side - Untapped New York](#)

demolition of the annex, construction of the Proposed Project, and restoration of the church.³

There have not been any rezonings in the surrounding area since the early 1960s, when the existing non-contextual R7-2 and R8 zoning districts and C1-5 commercial overlays were established. The Proposed Project is within the line of protection of East Side Coastal Resiliency (ESCR), a 2.4-mile flood protection system designed to reduce flood risk due to coastal storms and sea level rise on Manhattan’s East Side from Montgomery Street to East 25th Street.⁴

Proposed Project

The Proposed Project would restore St. Augustine’s Chapel and replace the 2-story annex on its grounds with a new 21-story, 230-foot-tall affordable housing development (the “Proposed Development”). The Proposed Development would contain a total of 98,300 SF (5.32 FAR), including 92,400 SF of residential use comprised of 130 income-restricted units, 3,600 SF of ground-floor retail space, and 2,300 SF of community facility space for use by St. Augustine’s Church. Restoration of the Chapel would include restoration of stained-glass windows, reconstruction of a stone archway, recreation of a historic rooftop balustrade, and accessibility upgrades, including construction of a new ADA-compliant ramp from Henry Street at the Chapel's entrance.

At present, the applicant anticipates that all of the residential units will be income-restricted for families at 50 percent, 80 percent, and 110 percent of Area Median Income (AMI). Given the neighborhood’s aging population, the applicant intends to market residential units to older adults. Fifteen percent of the units would be set aside for formerly homeless individuals, and Henry Street Settlement would be the social service provider. To accomplish these affordability plans, the applicant plans to receive financing from NYC Housing Preservation and Development (HPD)’s New Construction Finance Program (NCF)⁵ and NYC 15/15 Rental Assistance Program, and to utilize New York State Low Income Housing Tax Credits (LIHTC).

To facilitate the Proposed Project, the Applicant is seeking a Special Permit pursuant to ZR Section 74-711, which allows modification of use and bulk regulations for lots containing Landmarks and lots within Historic Districts. Having received a Certificate of Appropriateness from LPC for the Proposed Project, the Special Permit would allow waivers of the following requirements for the Site:

1. **Rear Yard Equivalent (Residential):** The Proposed Project would provide a residential rear yard equivalent ranging from approximately seven feet to 23 feet.

³ [MOU-26-02488.pdf](#)

⁴ [East Side Coastal Resiliency \(C 190357 PQM\)](#)

⁵ [new-construction-finance-program](#)

The applicant requests a waiver of ZR 23-343(b)(1), which requires 40-foot rear yards at or below 75 feet and 60-foot rear yards above 75 feet.

2. **Read Yard Equivalent (Community Facility and Commercial):** The Proposed Project would provide a community facility and commercial rear yard equivalent ranging from approximately seven feet to 34 feet. The applicant requests waivers of ZR 24-382(a) and ZR 33-283(a), which require 40-foot rear yards in R7-2/C1-5 districts and 60-foot rear yards in R7-2 districts.
3. **Side Yard:** The Proposed Project would provide an open area of approximately two feet along the western lot line. The applicant requests a waiver of ZR 35-52, which requires a minimum side yard of five feet in R7-2/C1-5 zoning districts.
4. **Height and Setback:** The Proposed Project would set back by approximately seven feet at 80 feet and 118 feet, before rising to a maximum height of 232 feet. The applicant requests waivers of ZR 23-432 and ZR 23-433, which require a setback of 15 feet above a maximum base height of 85 feet, and a maximum building height of 105 feet.

Area Context

The Proposed Project is located in Manhattan Community District 3 and City Council District 1 in the Lower East Side neighborhood. The surrounding area is primarily zoned with R7-2 and R8 districts with limited C1-5 overlays, as well as C6 districts to the north, south and west. Transit access is provided by the F train at East Broadway, the M22, M14A, and M21 buses, and the NYC Ferry at Corlears Hook. The Proposed Project is located in a Food Retail Expansion to Support Health (FRESH) area and is eligible for discretionary tax incentives through the NYC Industrial Development Agency (NYCIDA).⁶

The immediate area is characterized by a prevalence of mid-to-high-rise tower-in-the-park style residential developments, including NYCHA's Vladeck Houses and Fiorello LaGuardia Houses, as well as cooperatives including Gouverneur Gardens and Cooperative Village (comprised of Hillman Housing Coop, Seward Park Housing Corporation, and East River Housing Cooperation). These developments generally range in height from six-story buildings to 21-story buildings.

⁶ [Food Retail Expansion to Support Health \(FRESH\) | NYCEDC](#)

COMMUNITY BOARD RESOLUTION

On April 20, 2026, the Land Use Committee of Manhattan Community Board 3 ("CB3") voted to recommend approval of the project with conditions. At the April 28, 2026 full board meeting, CB3 voted 31-0 to recommend approval of the project with the following conditions:

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1. The applicant shall make every effort to ensure the income-restricted residential units are affordable in perpetuity;
2. The applicant shall make every effort to keep commercial rents as affordable as possible;
3. The applicant shall provide a robust construction protection plan to ensure the protection of the historic church.

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BOROUGH PRESIDENT'S COMMENTS

New housing opportunities are needed across Manhattan, and this application is a superb example of how new development can be integrated into the borough's vibrant neighborhoods and contribute to city-wide housing and affordability goals. By easing zoning restrictions on height, setback and yards at 290 Henry Street, the application will unlock existing zoning capacity, allowing for restoration and continued maintenance of St. Augustine's Chapel while constructing 130 affordable apartments in a new building on an under-utilized portion of the lot where this historic Landmark has stood since 1829.

I encourage the applicant to continue conversations with CB3, NYCHA residents, and the broader community as the project progresses. Construction updates should be provided, including assurances that appropriate measures are being taken to preserve historic elements of the Chapel. Efforts to lease the commercial and community facility spaces should prioritize affordability and be informed by neighborhood residents, who can help identify the types of uses that will best contribute to the neighborhood. Finally, I encourage the applicant, in collaboration with Henry Street Settlement, to conduct targeted outreach and application assistance to the neighborhood's older adult and NYCHA resident populations to ensure they have access to new affordable apartments being built in their neighborhood.

It should be noted that while the proposed project is 100% affordable, there is no affordability requirement associated with this application, which is limited in scope to the modification of bulk regulations.⁷ At a minimum, the approval of this application

⁷ [ZR §74-711](#)

Nos C250336ZSM, 250337LDM - St. Augustine's Preservation and Redevelopment

would allow for construction of a 3.44 FAR market-rate residential development within the approved building envelope. A 5.01 FAR residential building physically matching the proposed project could be accomplished using the Universal Affordability Preference (UAP), a voluntary floor area incentive which would require approximately 31% of floor area to be permanently affordable for residents with an average 60% AMI.⁸ I commend the applicant for utilizing UAP and, in partnership with HPD, identifying a way to achieve 100% affordable housing consistent with the New Construction Finance Program Term Sheet.⁹

In light of this application and others where existing residential capacity is unlocked by bulk or use modifications that do not trigger Mandatory Inclusionary Housing (MIH) requirements, I encourage the Department of City Planning and HPD to study the effectiveness of UAP, particularly in areas with strong market pressure where affordable housing incentives may be less effective, and consider developing new tools for delivering fair housing outcomes across the city. It may be worth considering varying incentives or requiring affordability in a wider variety of circumstances. In absence of such affordability requirements, I appreciate that this applicant intends to make the most of the voluntary incentives available to produce urgently needed affordable housing in lower Manhattan.

Developing creative ways to introduce new housing across Manhattan is imperative in the current housing crisis, and this application highlights the potential of historic sites to contribute to this effort. With 130 new affordable apartments, new community and retail spaces, and preservation of the historic St. Augustine's Chapel, this project will deliver benefits to the Lower East Side and the borough of Manhattan for years to come.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application Nos. C250336ZSM and 250337LDM.



Brad Hoylman-Sigal
Manhattan Borough President

⁸ [ZR §27-111](#)

⁹ [HPD NCF Term Sheet \(July 2025\)](#)