

March 24, 2026  
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-25-05076

**68 West 119th Street – Mount Morris Park Historic District  
Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 161 754 2576

**Passcode:** 011326

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# 68 WEST 119th STREET MANHATTAN

PROPOSED 5 STORY  
& CELLAR, 8 UNIT  
RESIDENTIAL BLDG

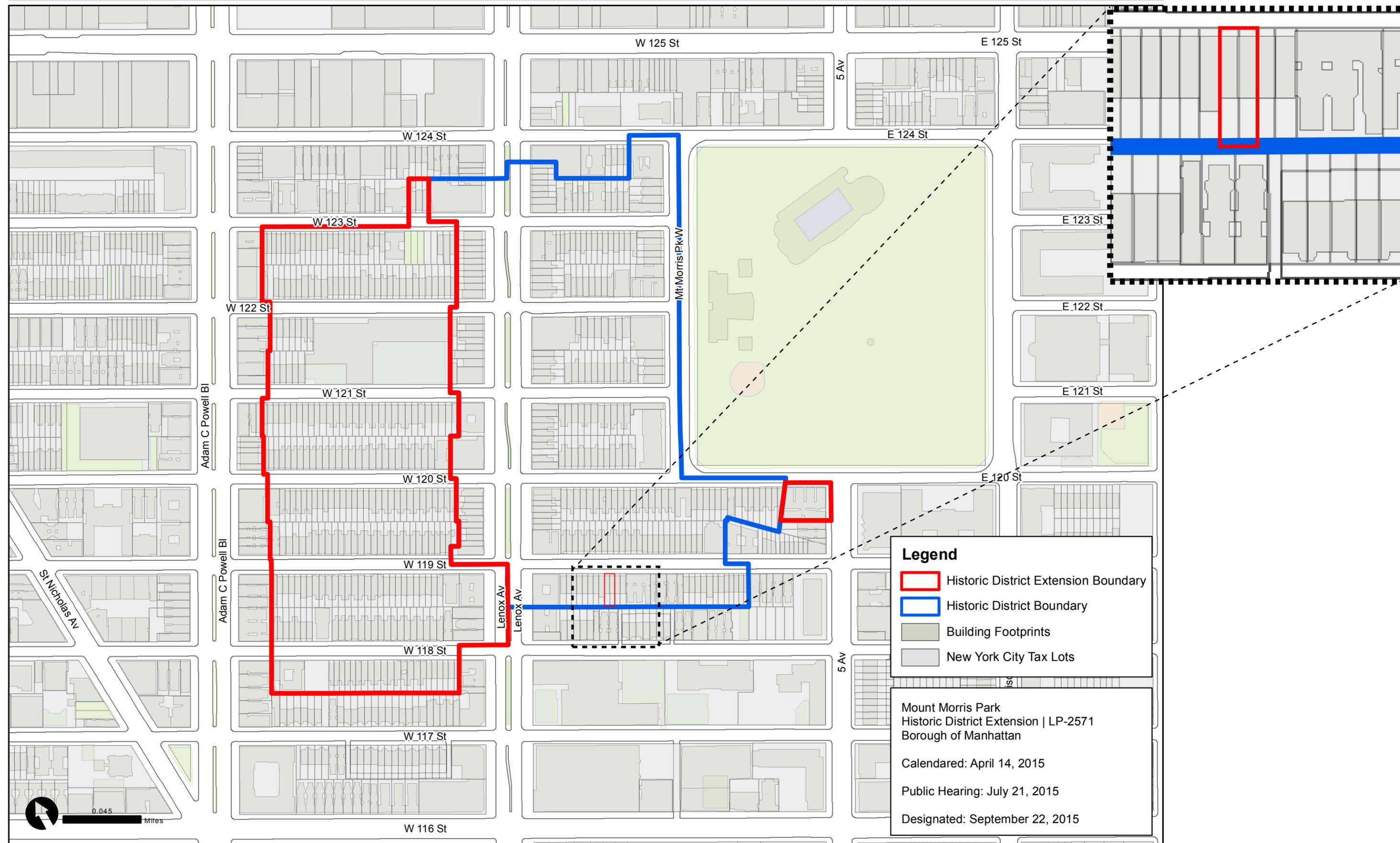
MOUNT MORRIS  
PARK HISTORIC  
DISTRICT

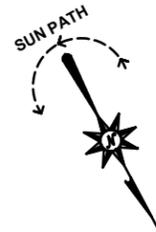
BLOCK: 1717  
LOT:62

OWNER:  
SHLOMI COHEN

DESIGN APPLICANT:  
GERALD J.  
CALIENDO R.A. P.C.

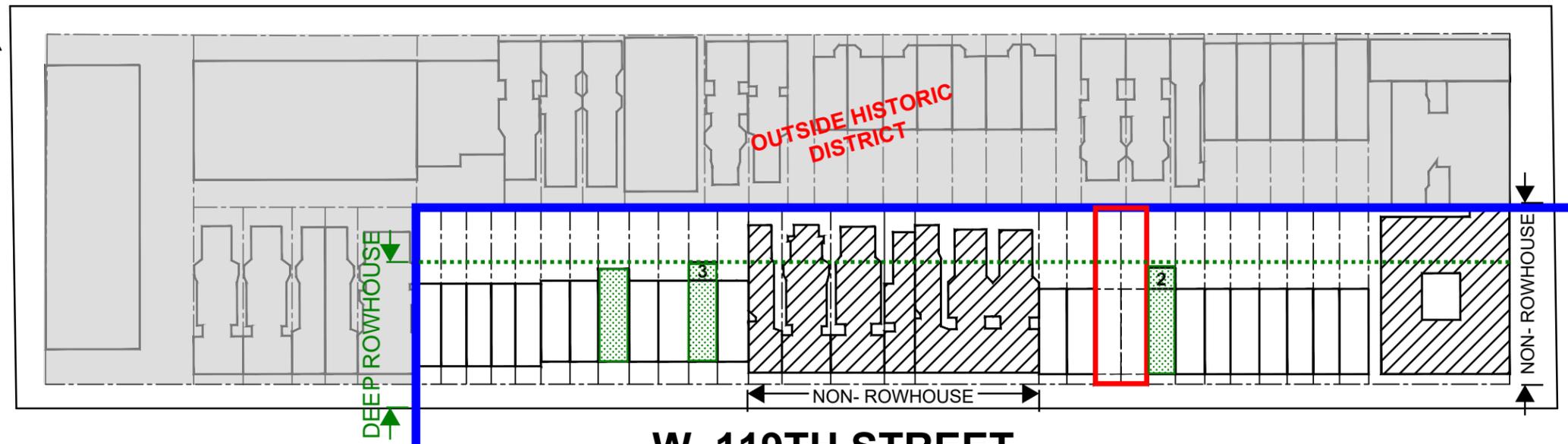






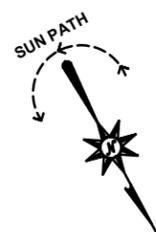
5TH AVENUE

W. 118TH STREET



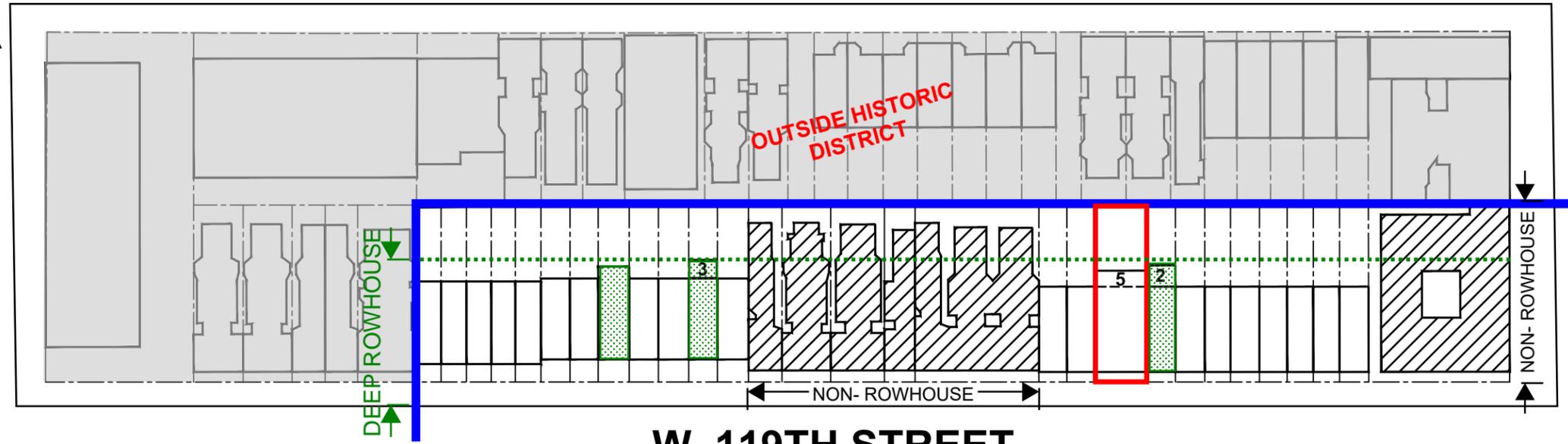
LENOX AVENUE

W. 119TH STREET  
**EXISTING BLOCK PLAN**



5TH AVENUE

W. 118TH STREET



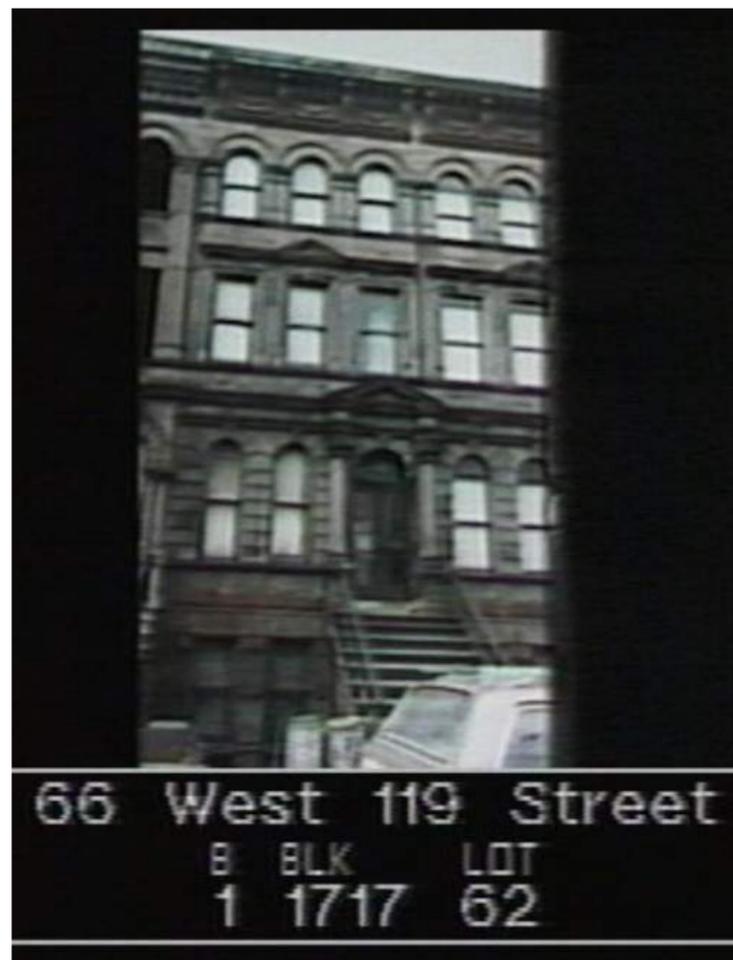
LENOX AVENUE

W. 119TH STREET  
**PROPOSED BLOCK PLAN**

66 West 119th Street



1939-1941

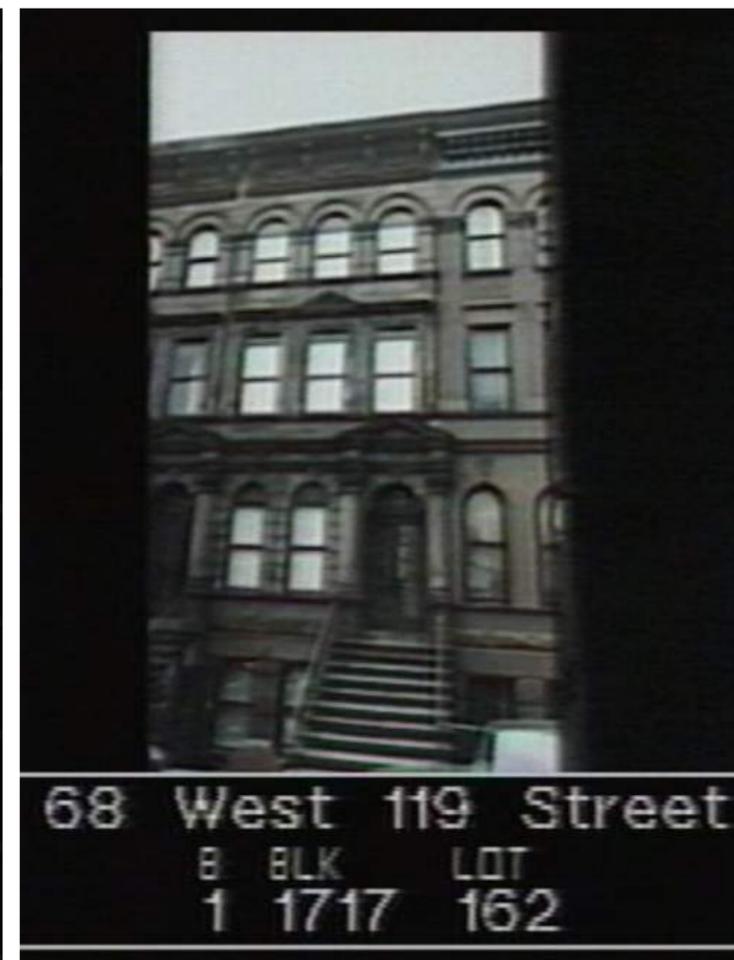


1983-1988

68 West 119th Street



1939-1941



1983-1988

Jun 18, 2017



Mar 24, 2023



Aug 30, 2023



Mar 21, 2024



64 W. 119th

66 W. 119th

68 W. 119th

70 W. 119th

72 W. 119th

74 W. 119th

76 W. 119th

78 W. 119th

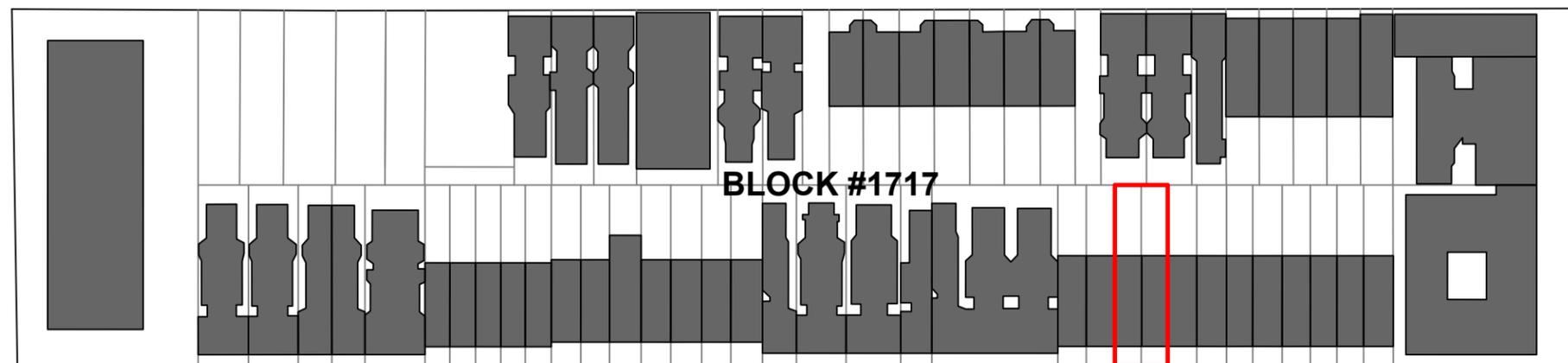
80 W. 119th



W. 118TH STREET



5TH AVENUE

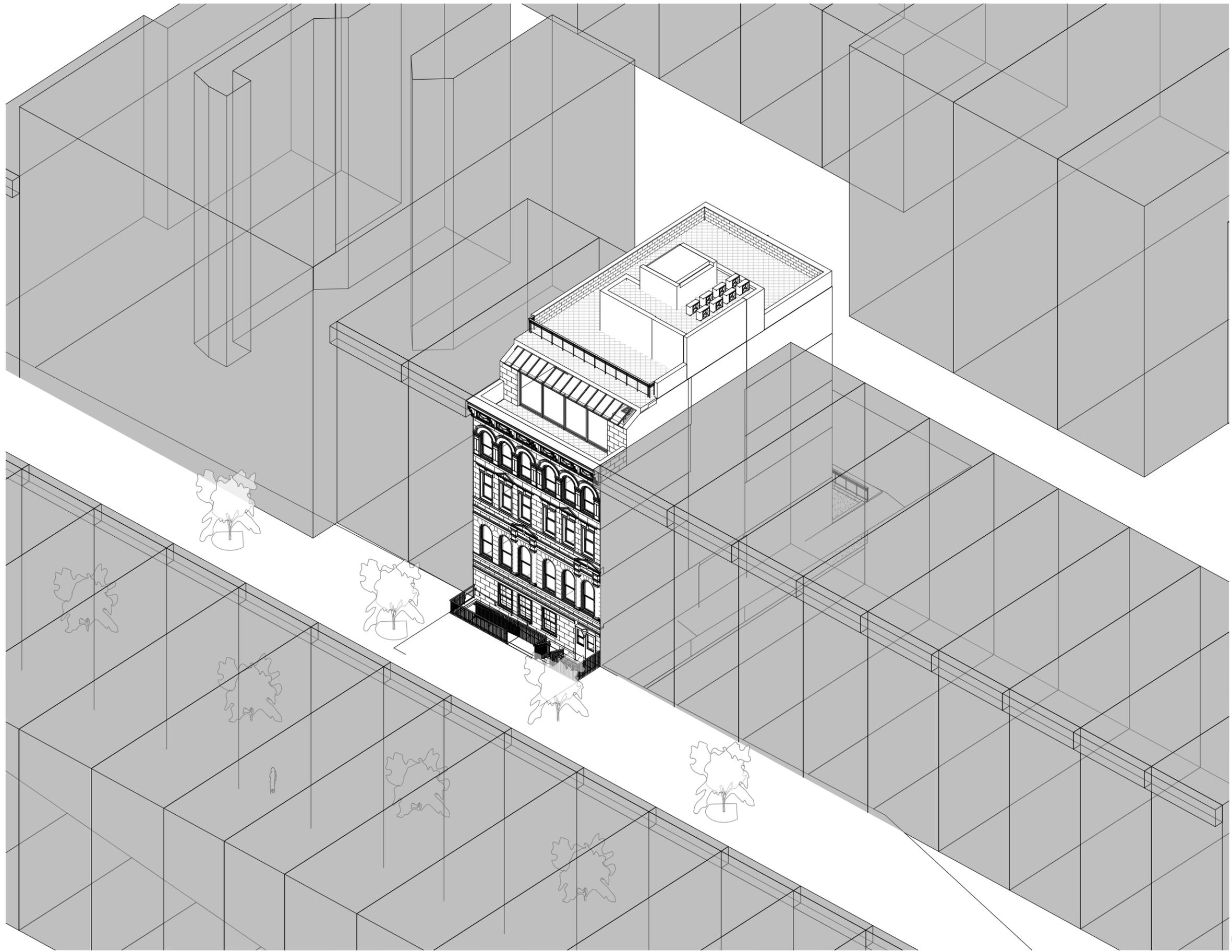


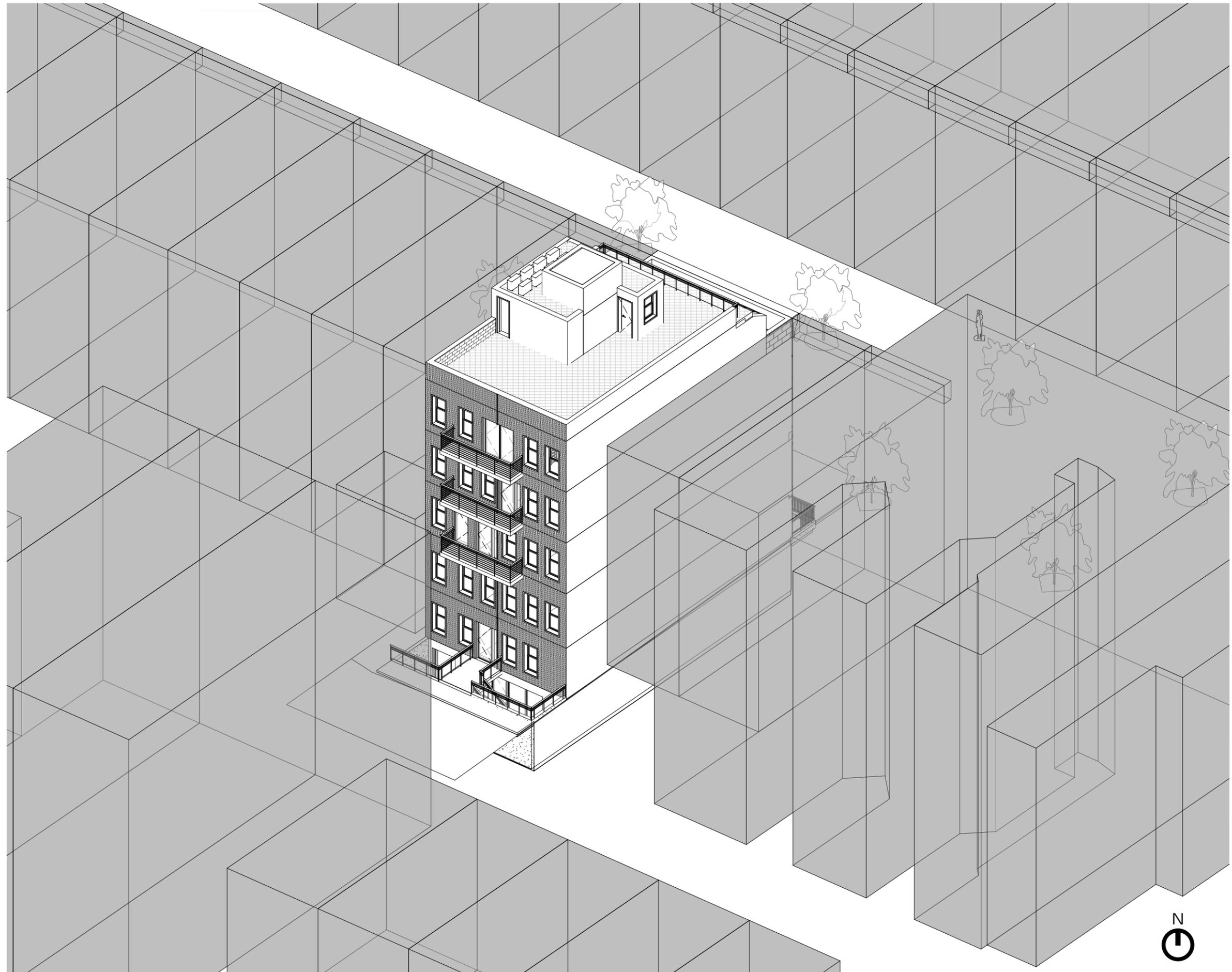
LENOX AVENUE

W. 119TH STREET

SITE  
 BUILDINGS

EXISTING SITE CONDITIONS





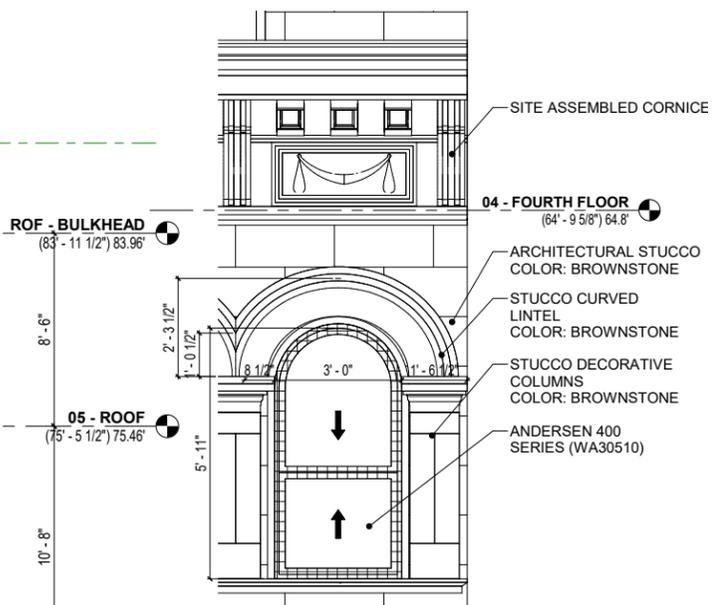
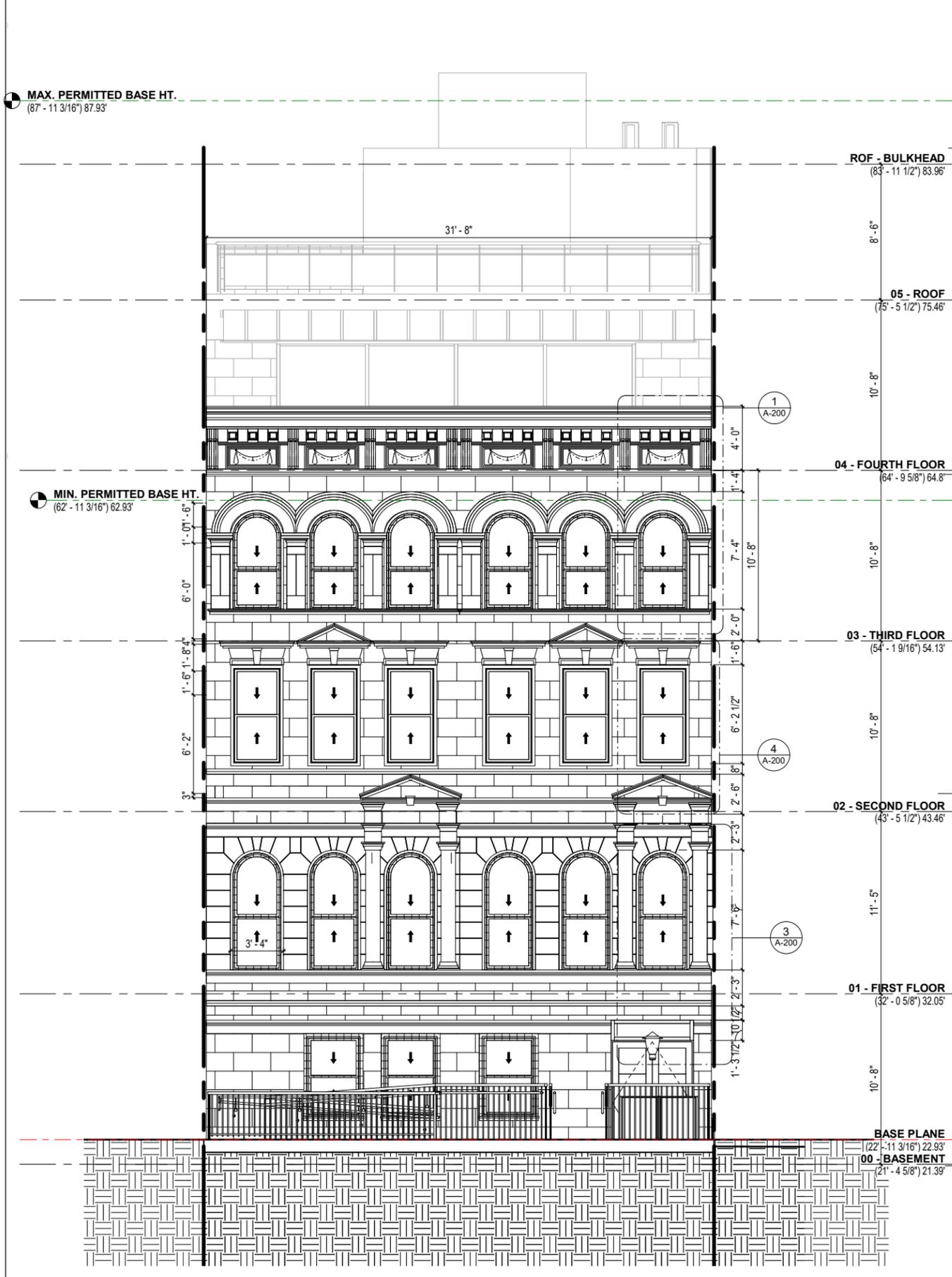




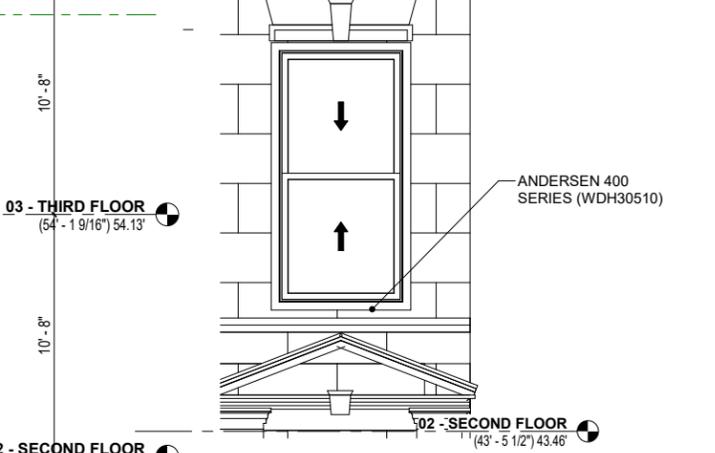


MAX. PERMITTED BASE HT.  
(87' - 11 3/16") 87.93'

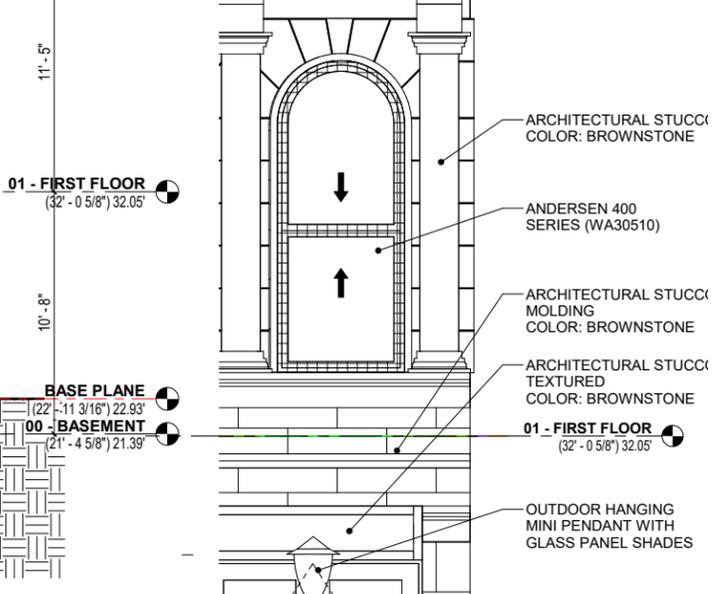
MIN. PERMITTED BASE HT.  
(62' - 11 3/16") 62.93'



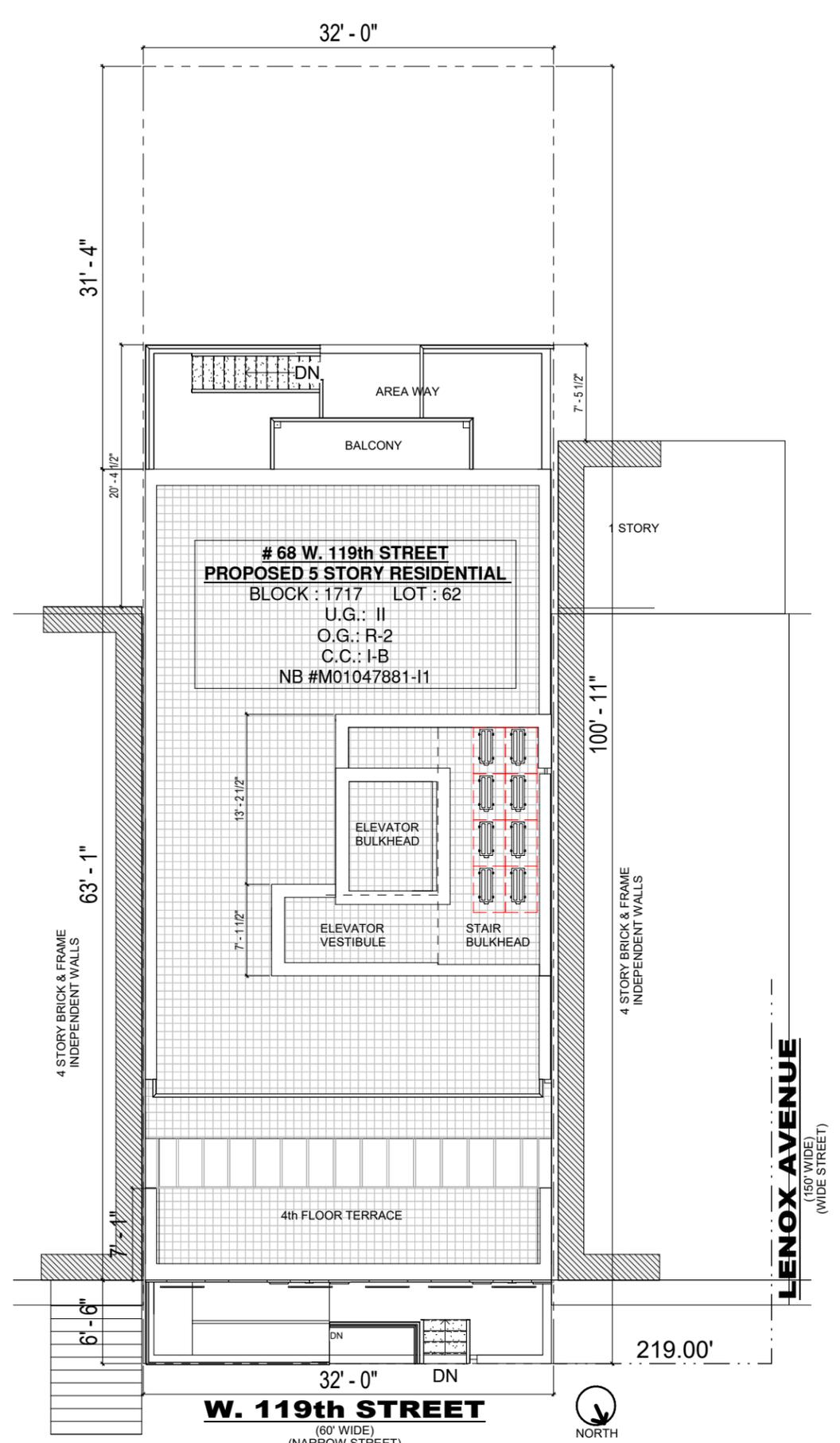
**1-Elevation Callout - Cornice**  
Scale: 1/2" = 1'-0"



**4-Elevation Callout - Window Typ**  
Scale: 1/2" = 1'-0"

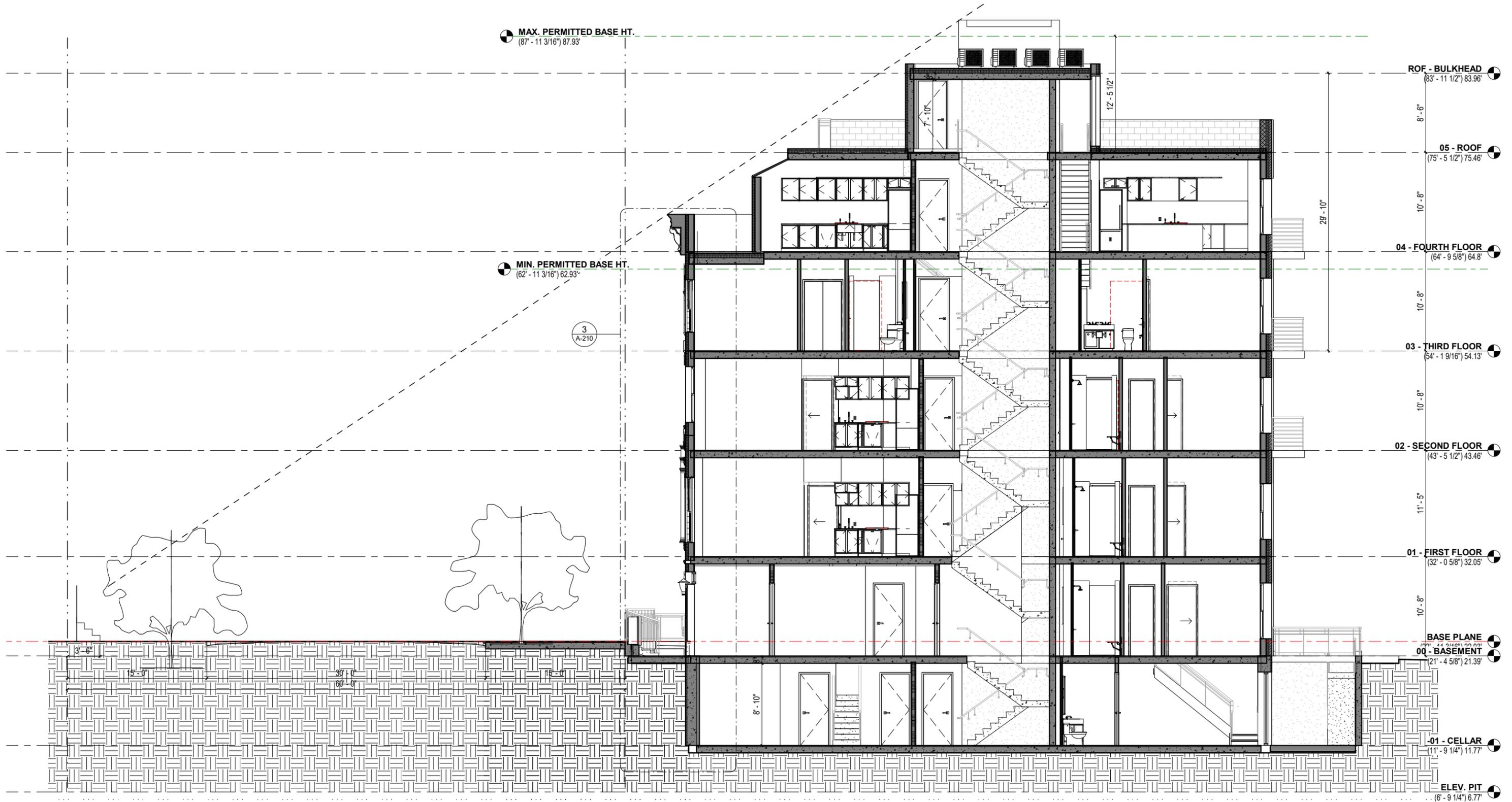


**3-Elevation Callout - Window Arch Top**  
Scale: 1/2" = 1'-0"



**SITE PLAN**

**W. 119th Street Elevation (FRONT)**  
Scale: 1/4" = 1'-0"



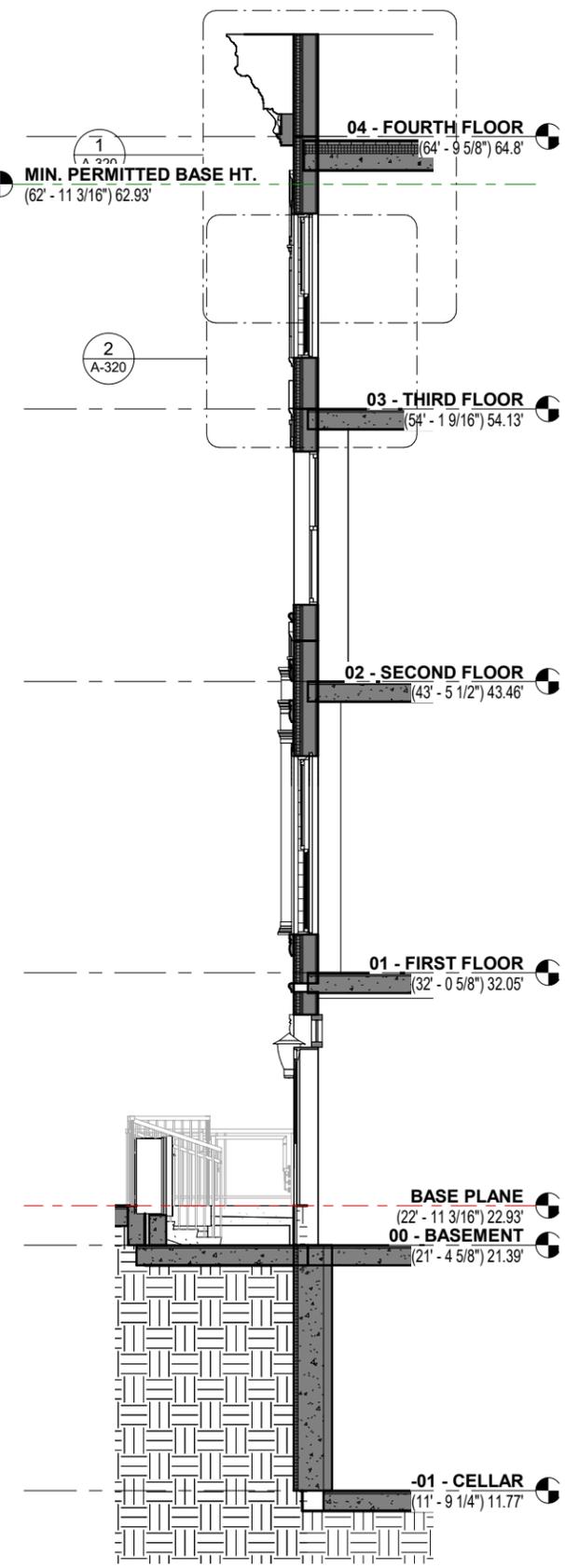
**LONGITUDINAL SECTION**

Scale: 3/16" = 1'-0"

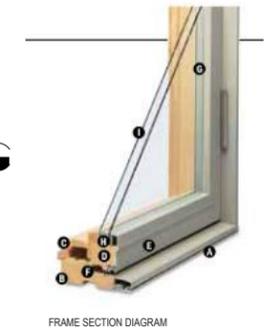
**BUILDING SECTION**



**REAR ELEVATION**  
SCALE: N.T.S.

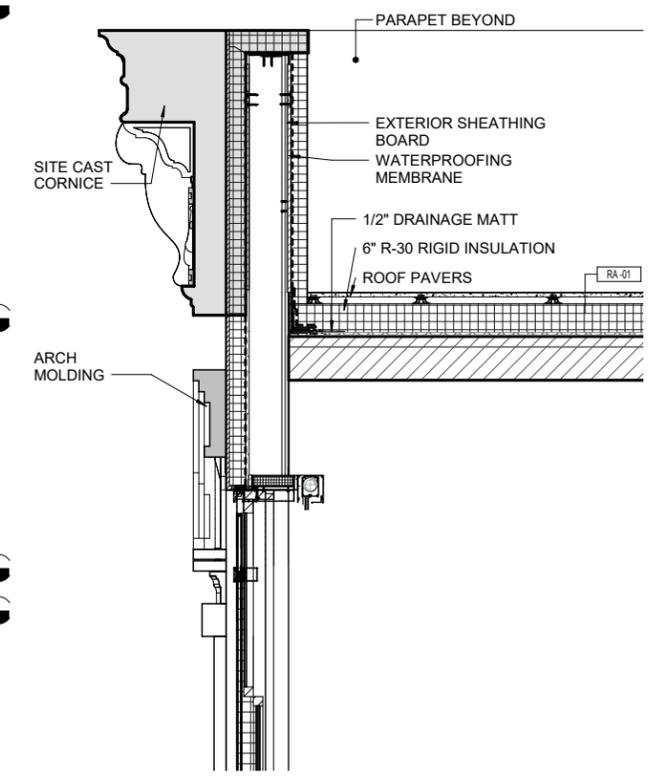


**Section 4 - Callout 1**  
Scale: 1/4" = 1'-0"  
**SECTION DETAILS**

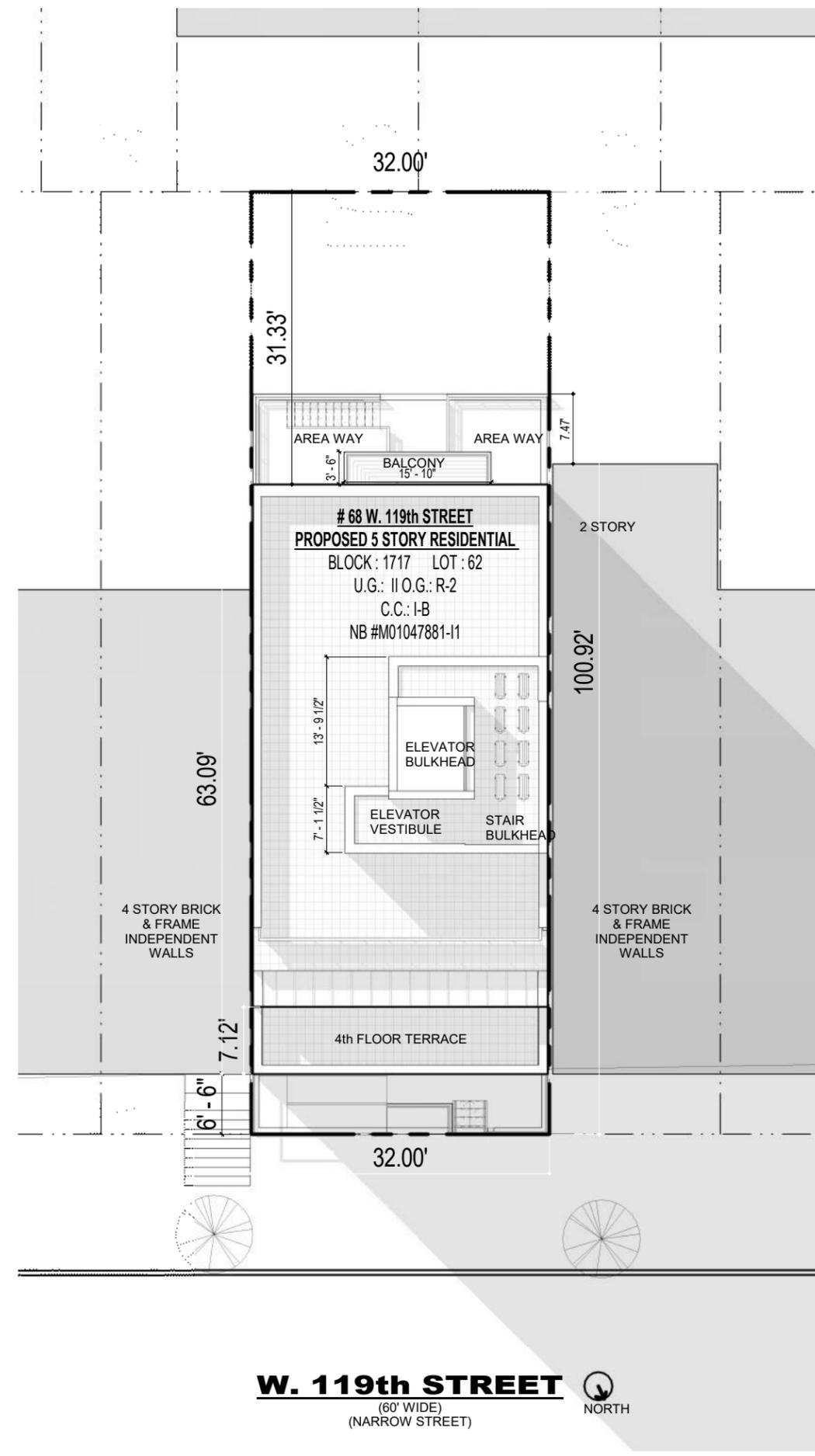
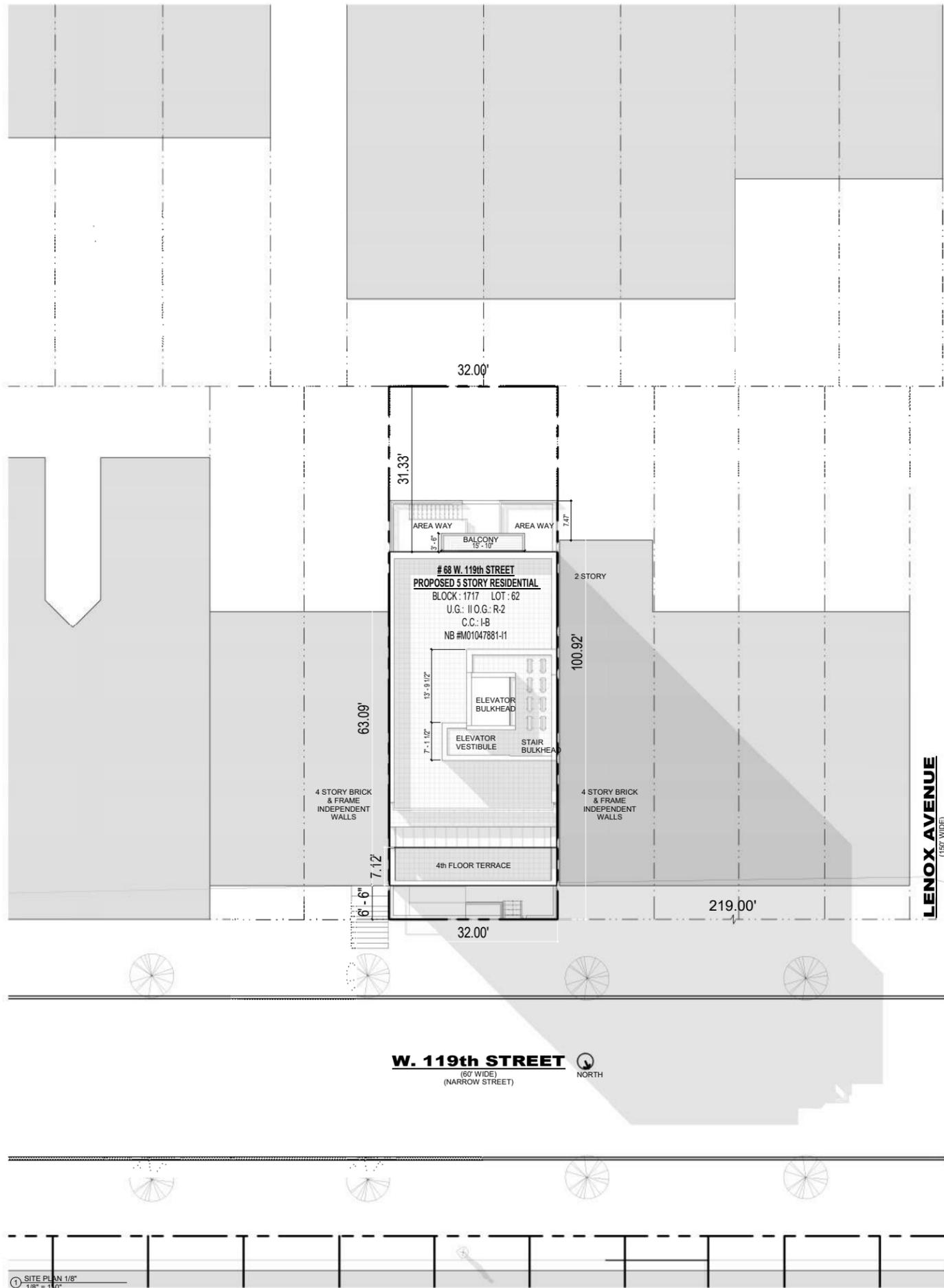


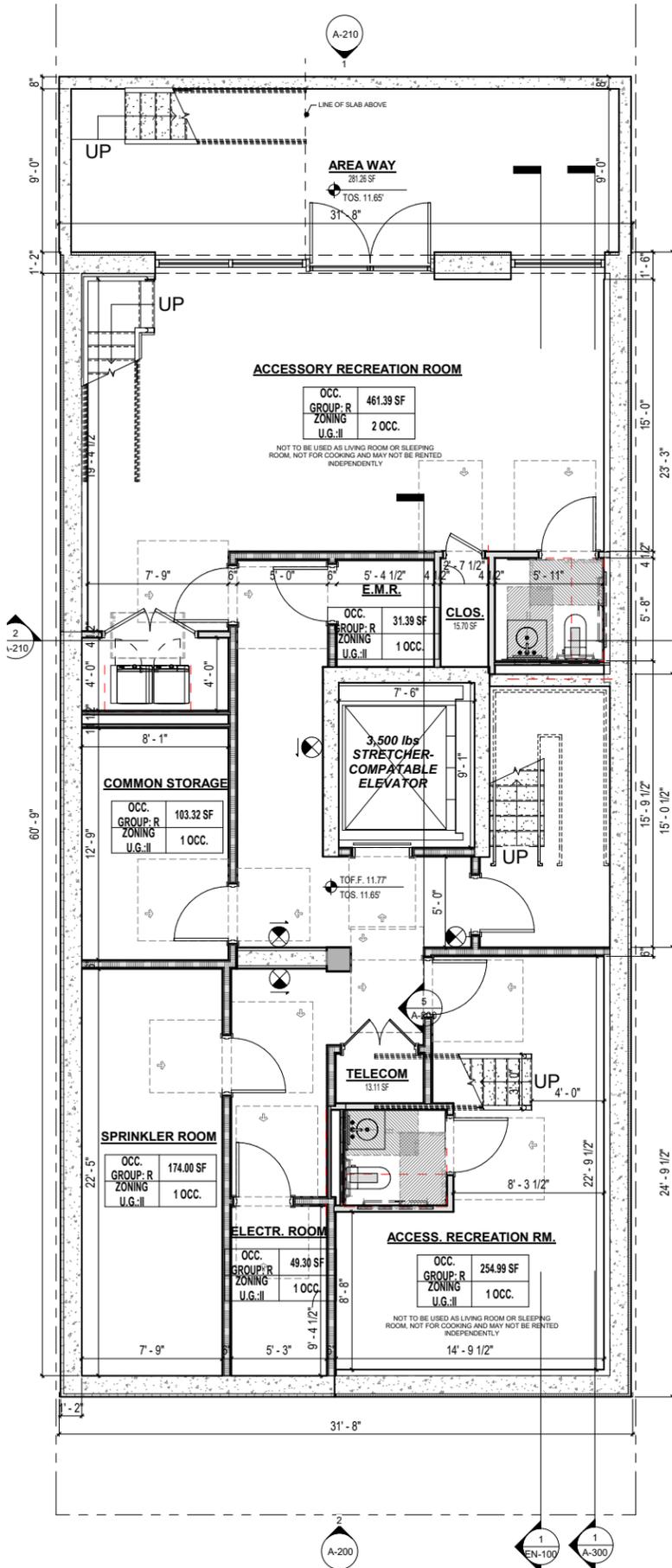
EXTERIOR COLORS				INTERIOR OPTIONS	
White	Canvas	Sandstone	Terratone	Pine	Maple
Dark Bronze	Forest Green	Black		Oak	White
HARDWARE FINISHES					
Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel
Gold Dust	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White

**WOODWRIGHT DOUBLE HUNG FULL-FRAME WINDOW**

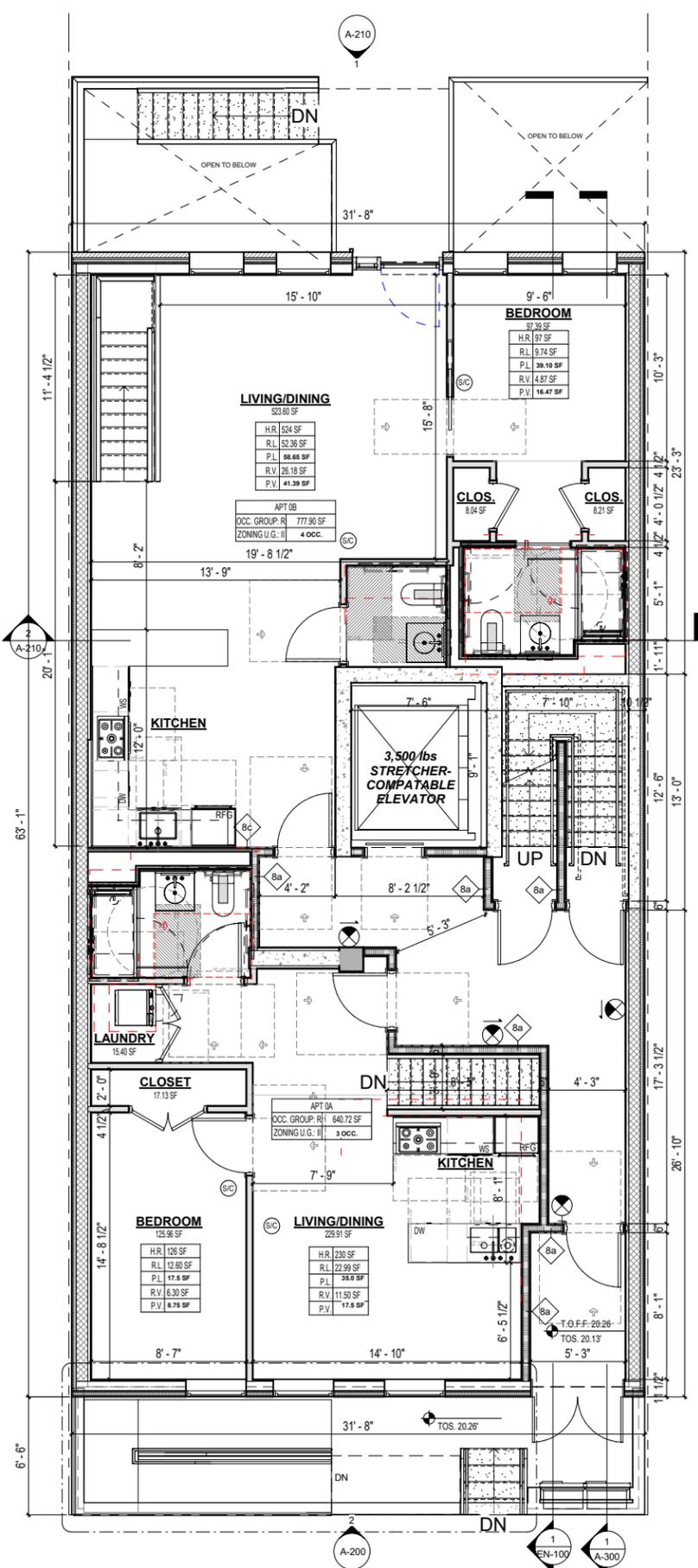


**CORNICE DETAIL**  
SCALE: N.T.S.

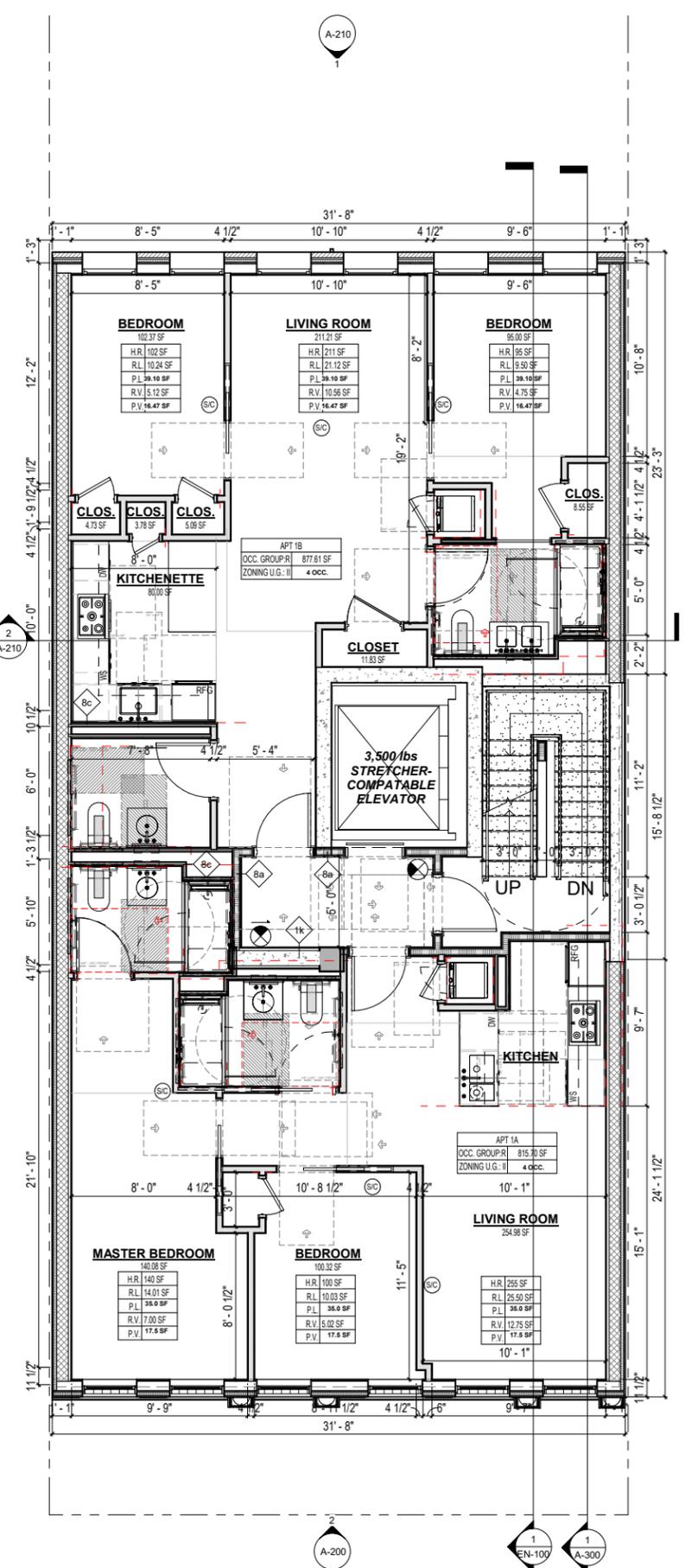




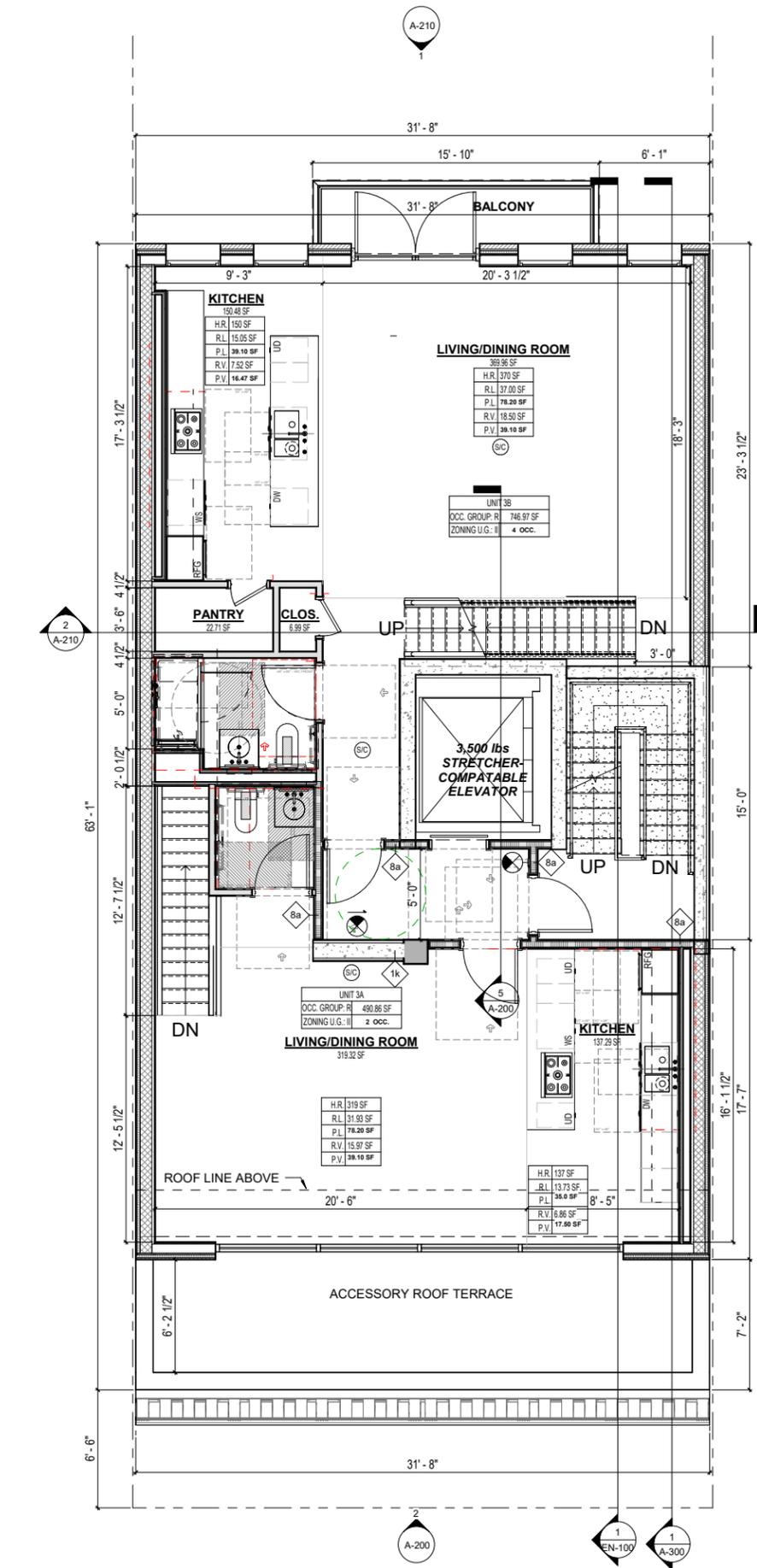
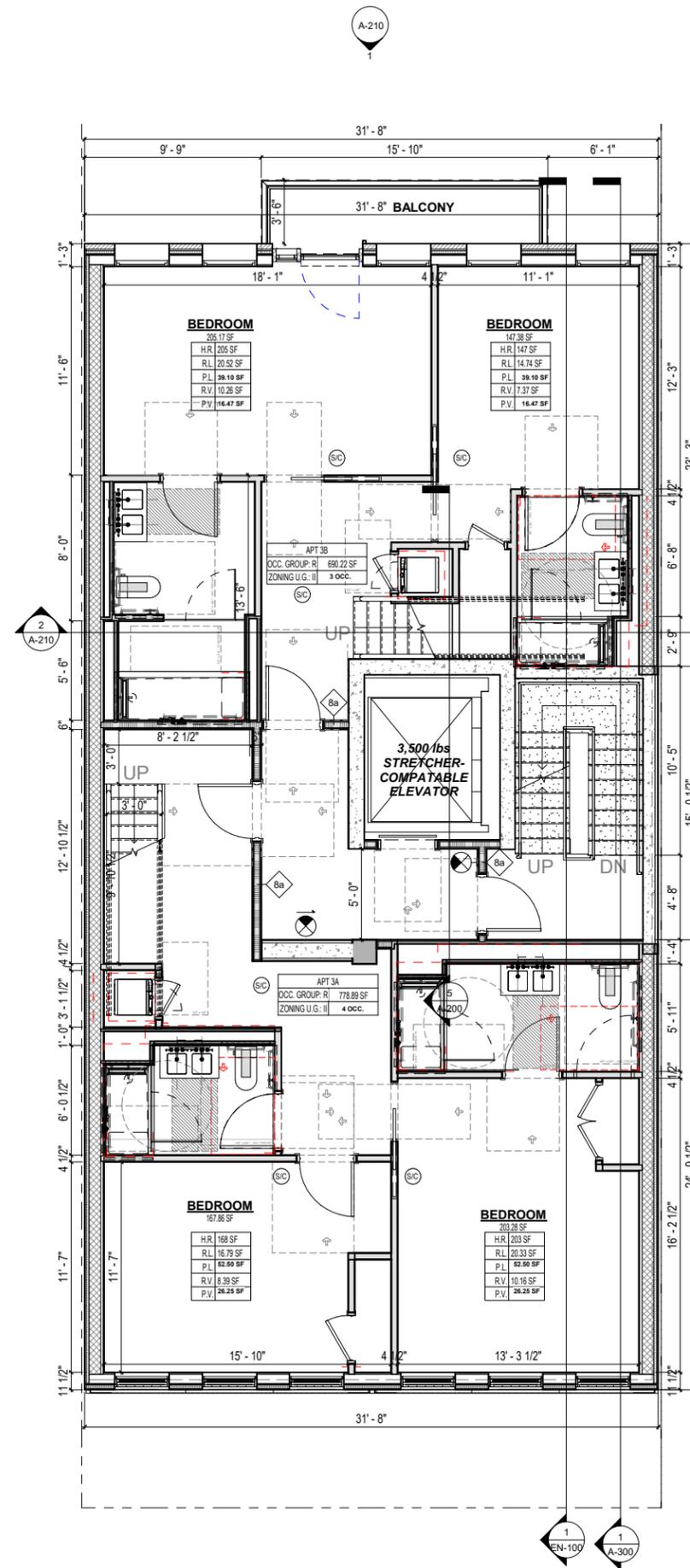
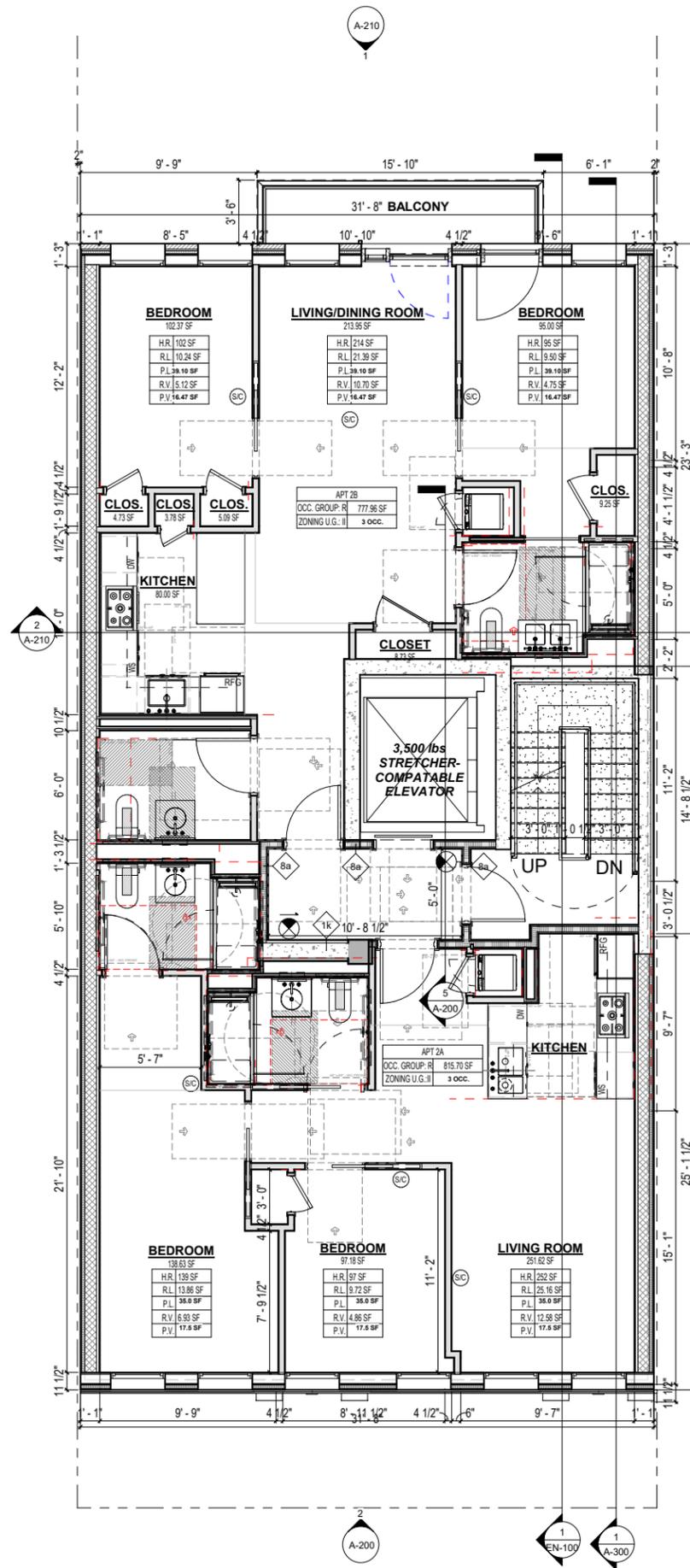
**-01 - CELLAR**  
Scale: 1/4" = 1'-0"



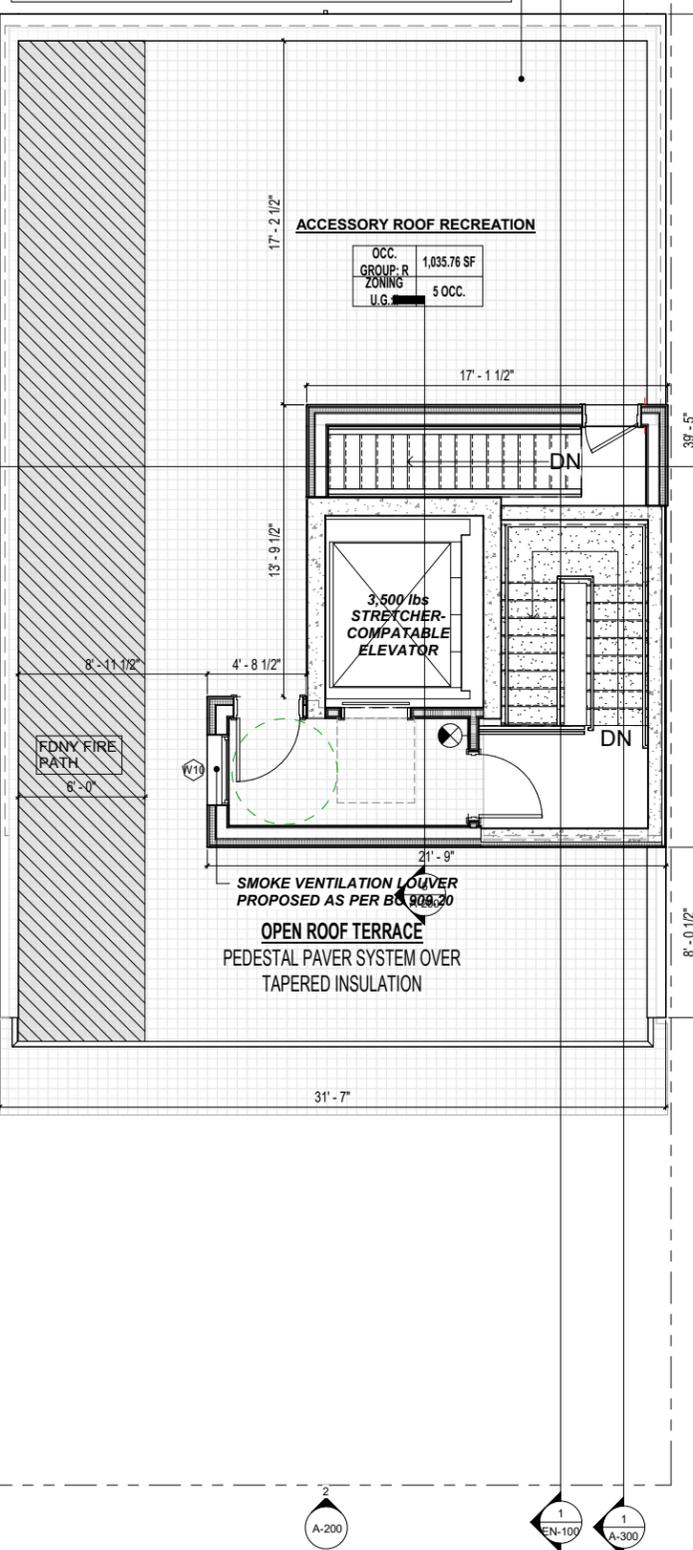
**00 - BASEMENT**  
Scale: 1/4" = 1'-0"



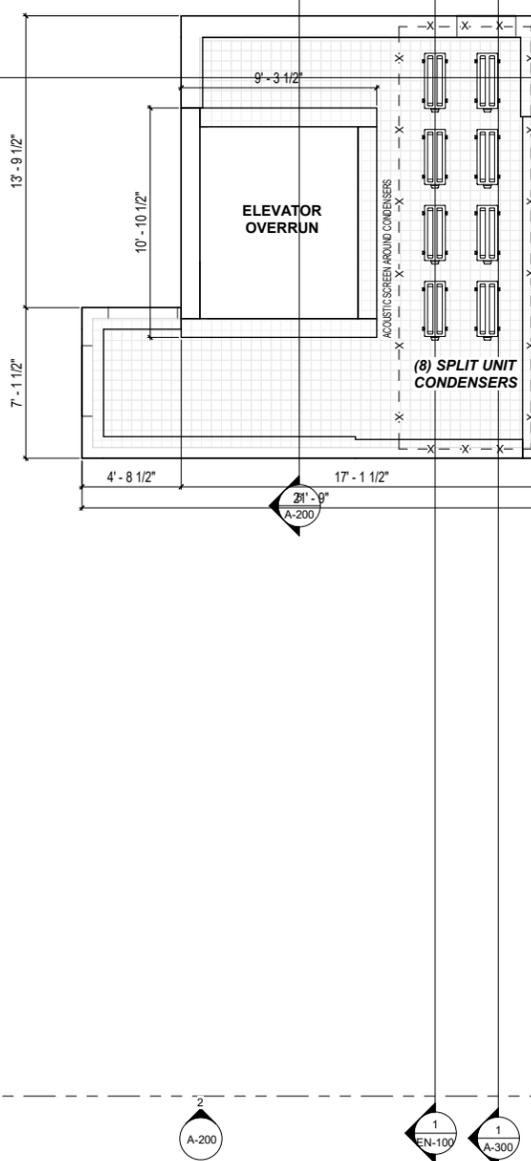
**01 - FIRST FLOOR**  
Scale: 1/4" = 1'-0"



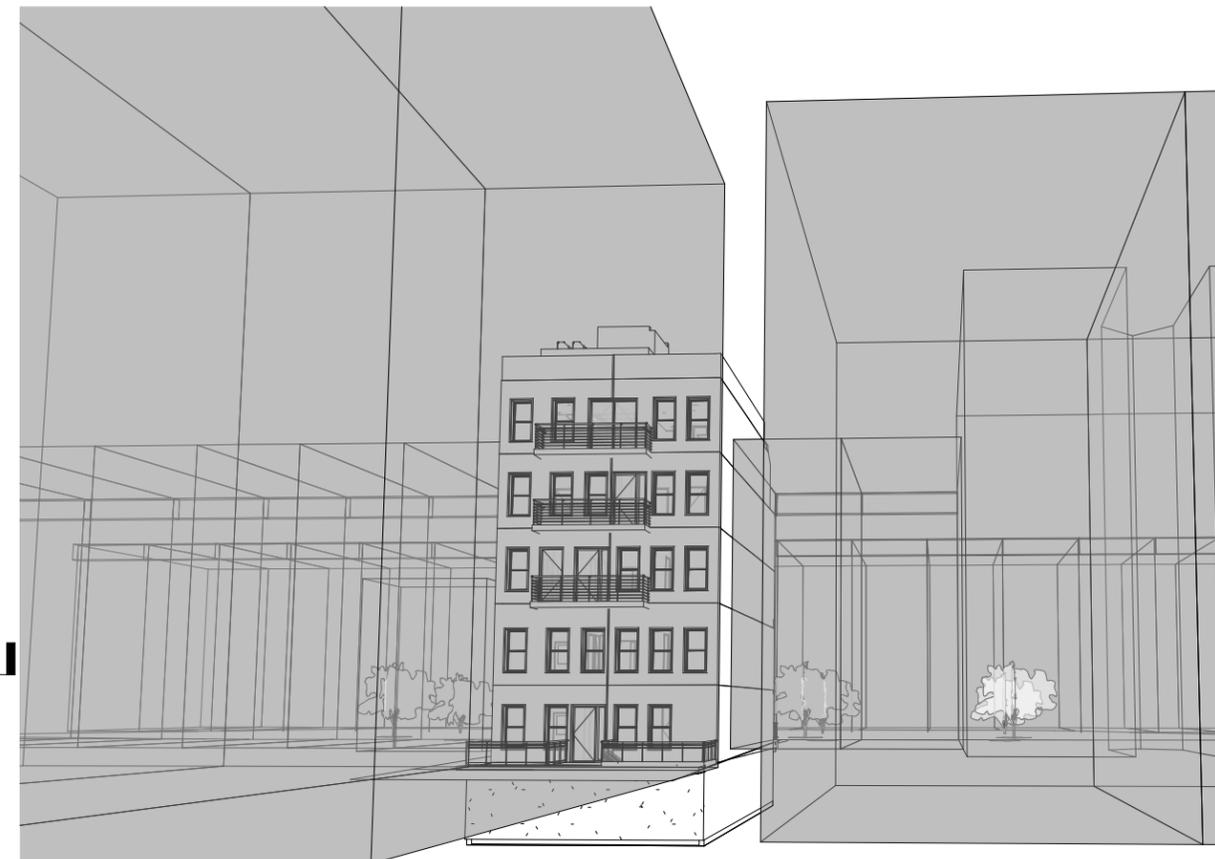
**SUSTAINABLE ROOF ZONE EXEMPTION: (as per BB 2019-010)(I.I.C.5.)**  
 RECREATIONAL SPACES INTEGRAL TO THE PRINCIPAL USE OF THE BUILDING ON WHICH THE ROOFTOP IS LOCATED INCLUDING QUALITY HOUSING RECREATION SPACES ARE EXEMPT



**05 - ROOF**  
 Scale: 1/4" = 1'-0"



**ROF - BULKHEAD**  
 Scale: 1/4" = 1'-0"



**PROPOSED REAR VIEW**



**EXISTING REAR IMAGE**





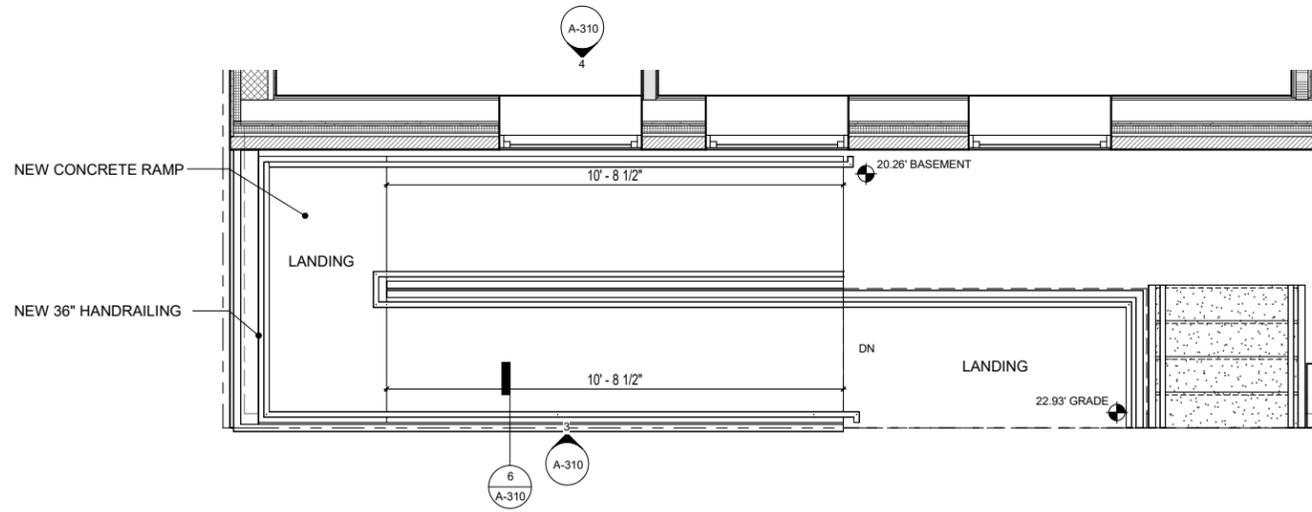
# BUILDING ENTRANCE



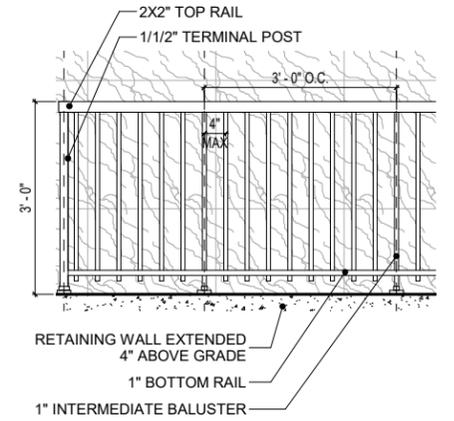
EXTERIOR LIGHT  
NUVO LIGHTING 60/3476  
OR EQUAL



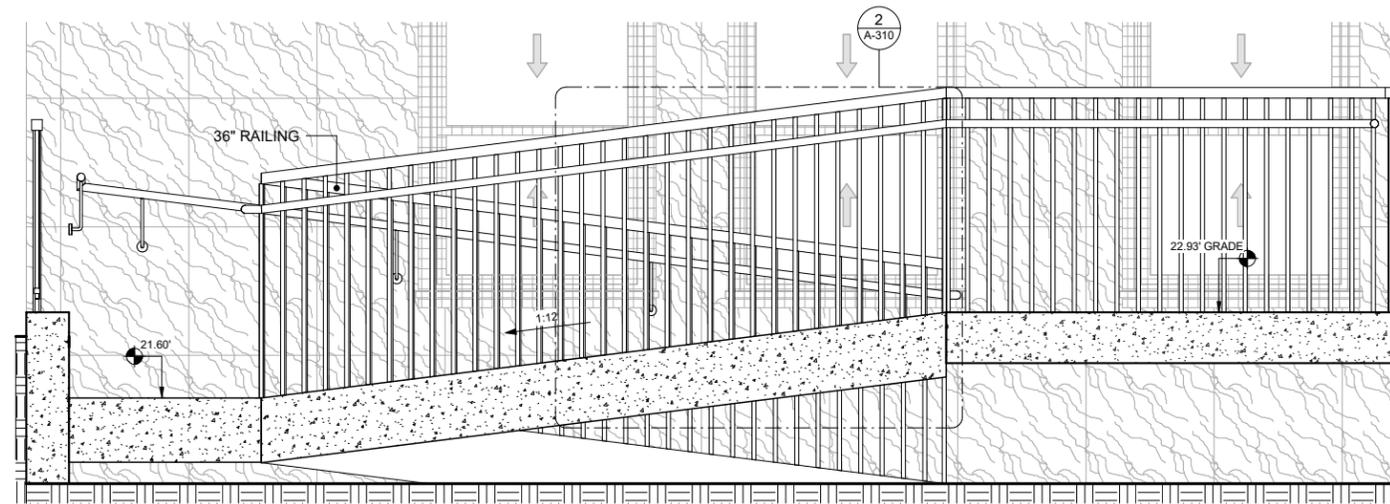
FRONT ENTRANCE DOOR  
BROWNSTONE DOOR CO.  
OR EQUAL



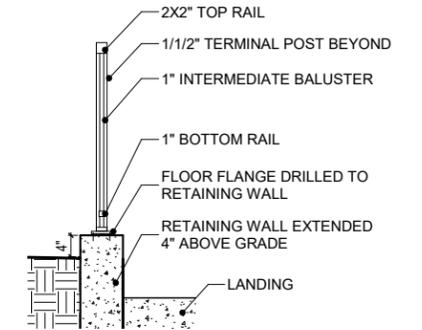
**RAMP PLAN**  
Scale: 1/2" = 1'-0"



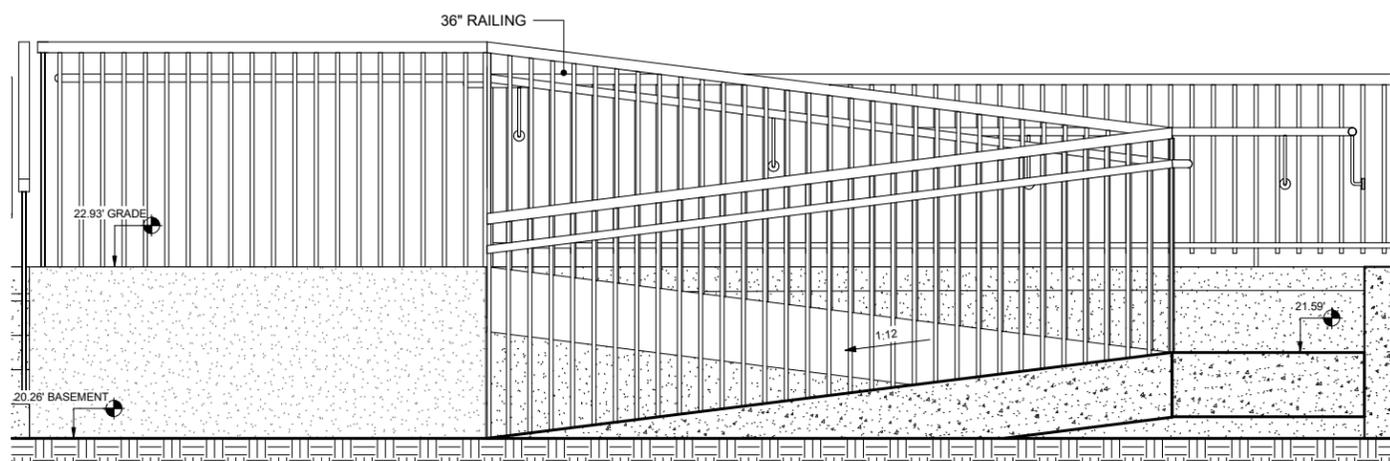
**RAILING ELEVATION**  
Scale: 3/4" = 1'-0"



**Elevation 1 - a**  
Scale: 3/4" = 1'-0"

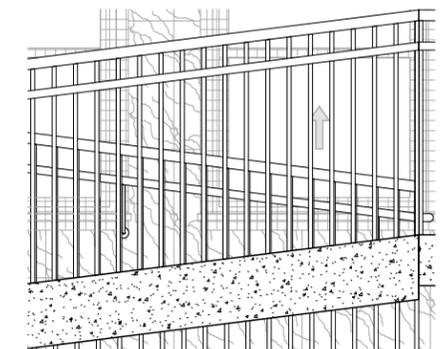


**RAILING SECTION**  
Scale: 3/4" = 1'-0"



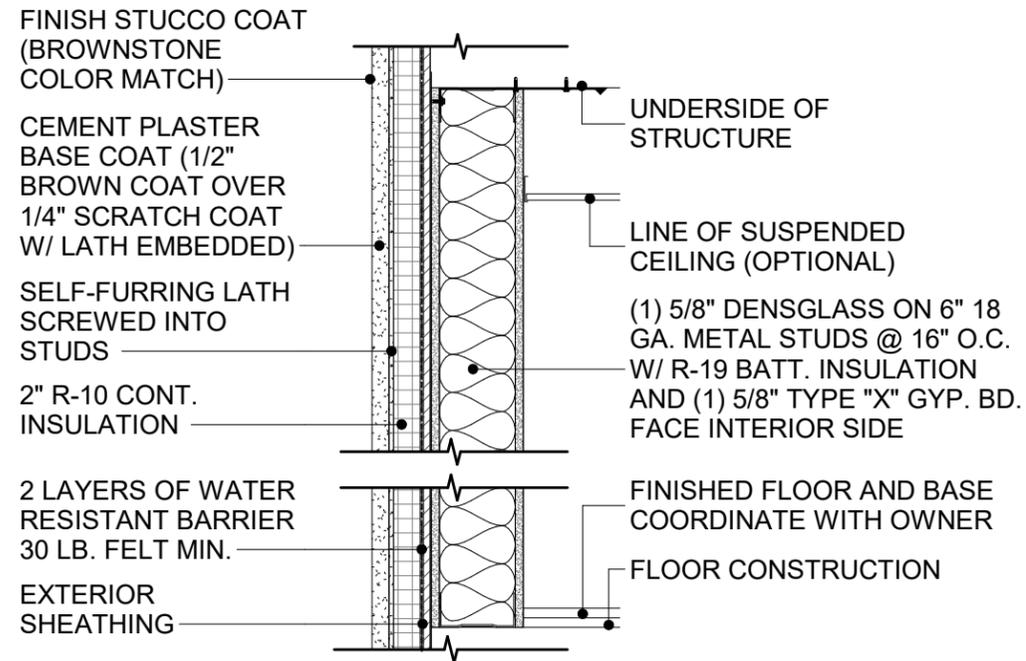
**Elevation 2 - a**  
Scale: 3/4" = 1'-0"

## ADA RAMP



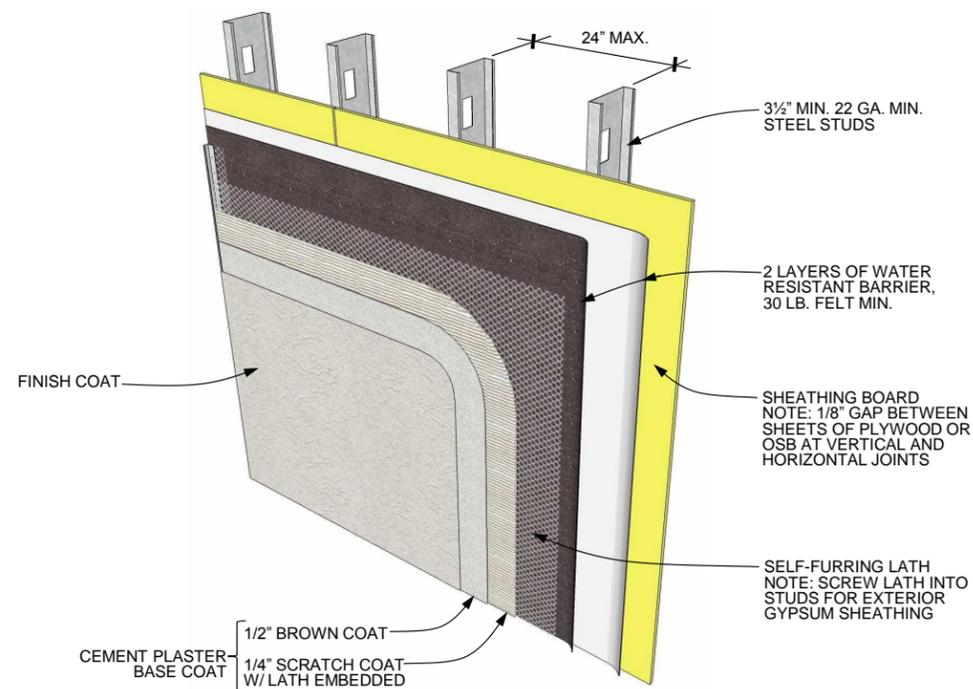
**RAMP DETAIL 1**  
Scale: 3/4" = 1'-0"

# FRONT FACADE



UL U425, GA WP 8006

- EXTERIOR: (1) LAYER 5/8" DENSGLASS FIREGUARD SHEATHING APPLIED VERTICALLY TO MIN. 5-1/2" CORROSION RESISTANT 20-GAUGE STEEL STUDS 24" O.C.
- INTERIOR: (1) LAYER 5/8" DENSARMOR PLUS FIREGUARD INTERIOR PANELS OR 5/8" TOUGHROCK FIREGUARD X GYP. BD. APPLIED VERTICALLY TO FRAMING. INSULATION TO COMPLETELY FILL STUD CAVITY.



ZONING ANALYSIS - 68 WEST 119 STREET - MANHATTAN 10026

10/7/2024

BLOCK: 1717	LOT: 62 & 162	MAP: 6b	SCOPE OF WORK:
COMBINE 2 LOTS TO BECOME ONE (1) ZONING LOT, ONE (1) TAX LOT, INTERIOR LOT, BEYOND 100' OF WIDE ST			PROPOSED ONE (1) NEW FIVE (5) STORY QUALITY HOUSING RESIDENTIAL BUILDING WITH (8) DWELLING UNITS. NO
R7-2, NON-MIH, OUTSIDE OF MH CORE, TRANSIT ZONE			PARKING

ZONING SECTIONS	DESCRIPTION	ITEM	PERMITTED / REQUIRED	PROPOSED
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1. GENERAL				
ZR 23-32	LOT AREA	MERGING LOT: 62 & 162 = NEW LOT # 62	1,700.00 SF	3,229.44 SF
	LOT WIDTH		18.00 FT	32.00 FT

2. USES				
ZR 22-00, ZR 32-00	USES		UG 1-17	UG 2

3. FLOOR AREA & DENSITY						
ZR 23-153	FAR; FLOOR AREA	RESIDENTIAL F.A.R. - BASE	=	3.44		
		RESIDENTIAL F.A. - BASE	3.44 x 3,229.44	=	11,109.27 SF	
		RESIDENTIAL MAX. F.A.R.	=	3.44		2.96
		TOTAL RESIDENTIAL MAX. F.A.	3.44 x 3,229.44	=	11,109.27	9,564.30 SF
		TOTAL MAXIMUM F.A.R.	=	3.44		2.96
		TOTAL BUILDING F.A.	=	11,109.27 SF		9,564.30 SF
ZR 23-153	LOT COVERAGE	LOT AREA	=	3,229.44 SF		
		INTERIOR LOT: 65% RESIDENTIAL	3,229.44 x 65%	=	2,099.14 SF	1,997.74 SF
ZR 23-22	DENSITY	MAX. RES. F.A.	=	11109.27 SF		
		FACTOR PER D.U. (FOR R7-2)	=	680 SF		
		TOTAL DWELLING UNIT	=	16.34 D.U.	8 D.U.	

FLOOR AREA CALCULATION DIAGRAM

FLOOR/ USE	TOTAL GROSS FLOOR AREA (SF) PER USE	DEDUCTIONS			TOTAL ZONING FLOOR AREA			
		MECH.	ZONING	TOTAL	RES	F.A.R.	D.U.	
CEL	1,997.74 SF	----	----	----	----	----	----	
BAS	1,997.74 SF	29.62	115.68	145.30	1,852.44	0.57	2	
001	1,997.74 SF	35.97	26.53	62.50	1,935.24	0.60	2	
002	1,997.74 SF	38.13	27.78	65.91	1,931.83	0.60	2	
003	1,997.74 SF	56.77	46.50	103.27	1,894.47	0.59	1	
004	1,770.76 SF	35.65	28.42	64.07	1,706.69	0.53	1	
ROOF	376.29 SF	0.00	132.66	132.66	243.63	0.08	0	
	SF	0.00	0.00	0.00	0.00	0.00	0	
TOTAL	RESIDENTIAL	12,135.75 SF	196.14	377.57	573.71	9,564.30	2.9616	-----
	TOTAL	12,135.75 SF	196.14	377.57	573.71	9,564.30	2.9616	8

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