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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - MANHATTAN

MEETING

The August 15, 2019 Manhattan Borough Board meeting, will be held, at 8:30 A.M., at 1 Centre Street, 19th Floor South, New York, NY 10007.

Accessibility questions: Brian Lafferty (212) 669-4564, blafferty@manhattanbp.nyc.gov, by: Wednesday, August 14, 2019, 5:00 P.M.



• a14-15

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling a public hearing on the following matters to be held, at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, August 28, 2019, at 10:00 A.M.

BOROUGH OF BROOKLYN

No. 1

1247 ATLANTIC AVENUE POOL

CD 3

C 190379 ZSK

IN THE MATTER OF an application submitted by 1247 M&F Management, pursuant to Sections 197-c and 200 of the New York City Charter for the grant of a special permit, pursuant to Section 74-86 of the Zoning Resolution to reduce the required distance from the edge of an accessory outdoor swimming pool to any zoning lot line, in connection with a proposed 10-story residential building on property, located at 1247 Atlantic Avenue (Block 1867, Lot 88), in a C4-5D District.

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

Nos. 2 & 3

101 FLEET PLACE REZONING

No. 2

CD 2

C 180524 ZMK

IN THE MATTER OF an application submitted by Fleet Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c by:

- changing from an R6 District to a C6-4 District property, bounded by the easterly centerline prolongation of former Fair Street, a line 200 feet easterly of Fleet Place, a line 150 feet northerly of Willoughby Street, and Fleet place; and

- 2. establishing a Special Downtown Brooklyn District, bounded by the easterly centerline prolongation of former Fair Street, a line 200 feet easterly of Fleet Place, a line 150 feet northerly of Willoughby Street, and Fleet place;

as shown on a diagram (for illustrative purposes only) dated June 17, 2019, and subject to the conditions of CEQR Declaration of E-539.

No. 3

CD 2 N 180525 ZRK

IN THE MATTER OF an application submitted by Fleet Center, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) for the purpose of modifying the Special Downtown Brooklyn District boundary and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
 Matter ~~struck out~~ is to be deleted;
 Matter within # # is defined in Section 12-10;
 * * * indicates where unchanged text appears in the Zoning Resolution

* * *

Article X

Special Purpose Districts

Chapter 1

Special Downtown Brooklyn District

* * *

Appendix E

Special Downtown Brooklyn District Maps

Map 1 — Special Downtown Brooklyn District and Subdistricts
 (10/31/17) [date of adoption]

[EXISTING MAP]



— Special Downtown Brooklyn District
 AA Atlantic Avenue Subdistrict
 FM Fulton Mall Subdistrict

[PROPOSED MAP]



— Special Downtown Brooklyn District
 AA Atlantic Avenue Subdistrict
 FM Fulton Mall Subdistrict

Map 2 — Ground Floor Retail Frontage (10/17/18) [date of adoption]

[EXISTING MAP]



— Special Downtown Brooklyn District
 - - - Retail Continuity Required
 Non-Residential Requirement
 Subdistricts

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Retail Continuity Required
- Non-Residential Requirement
- Subdistricts

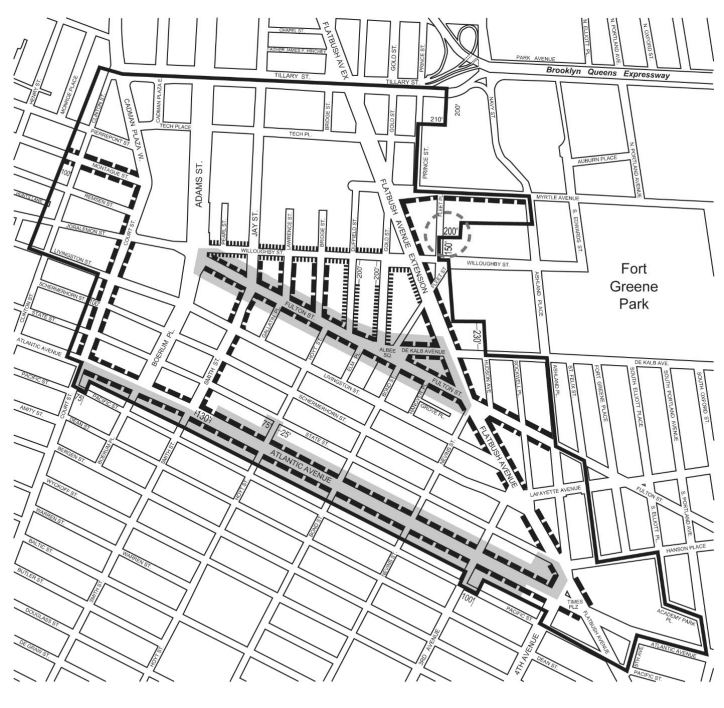
Map 3 — Ground Floor Transparency Requirements (10/31/17) [date of adoption]

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - 50% of the Area of the Ground Floor Street Wall to be Glazed
- ▤ 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - 50% of the Area of the Ground Floor Street Wall to be Glazed
- ▤ 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts

Map 4 — Street Wall Continuity and Mandatory Sidewalk Widening (10/31/17) [date of adoption]

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - Street Wall Continuity Required
- ▤ Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ▤ Street Wall Continuity and Sidewalk Widening Required

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Street Wall Continuity Required
- ▬ Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ▨ Street Wall Continuity and Sidewalk Widening Required

Map 5 — Curb Cut Restrictions (10/31/17) [date of adoption]

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - Curb Cut Prohibition
- ▬ Curb Cut Prohibitions, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Curb Cut Prohibition
- ▬ Curb Cut Prohibitions, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict

Map 6 — Height Limitation Areas (10/31/17) [date of adoption]

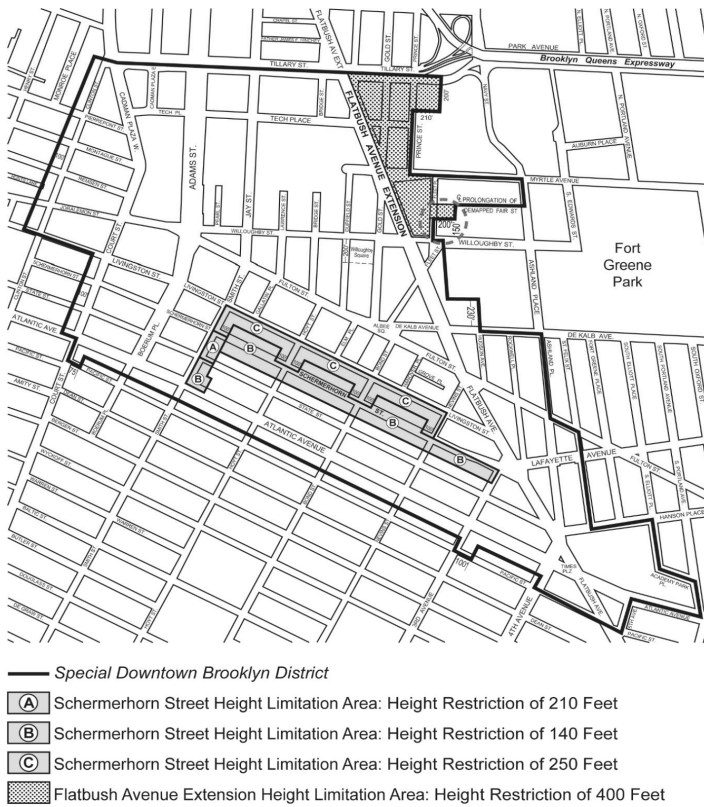
EXISTING MAP]



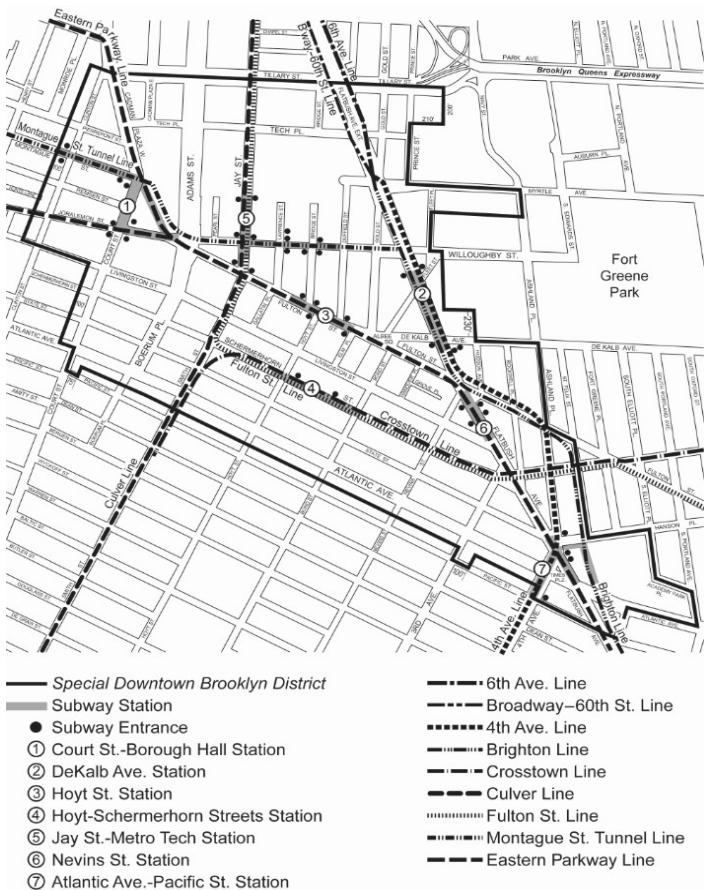
- Special Downtown Brooklyn District
- (A) Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet
- (B) Schermerhorn Street Height Limitation Area: Height Restriction of 140 Feet
- (C) Schermerhorn Street Height Limitation Area: Height Restriction of 250 Feet
- ▨ Flatbush Avenue Extension Height Limitation Area: Height Restriction of 400 Feet

[PROPOSED MAP]

Map 7 — Subway Station Improvement Areas (10/31/17) [date of adoption]



EXISTING MAP]



[PROPOSED MAP]



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Brooklyn

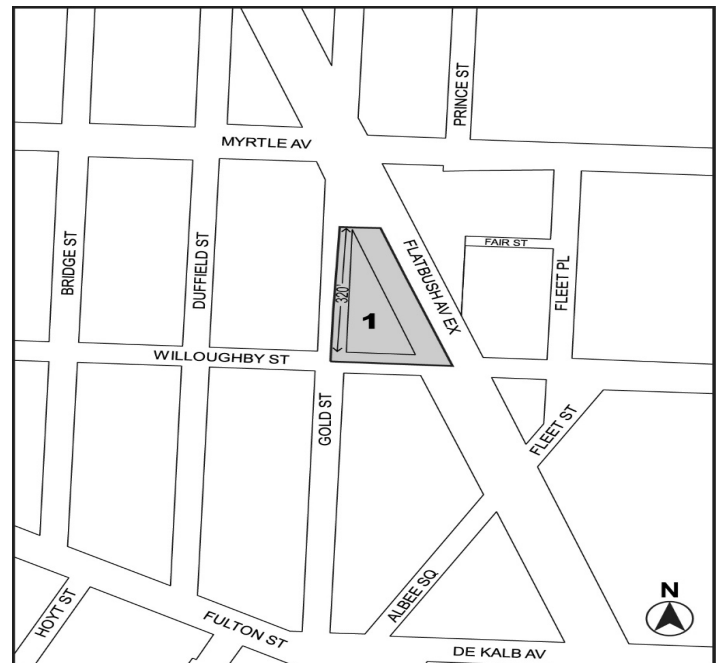
* * *

Brooklyn Community District 2

Map 5. (11/16/16) [date of adoption]

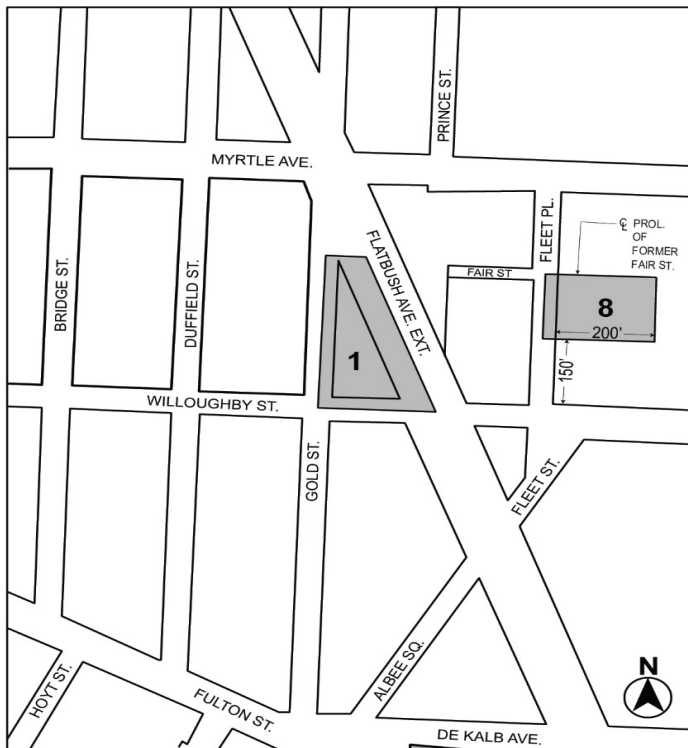
* * *

[EXISTING MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 1 — 11/16/16 MIH Program Option 2

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 1 - 11/16/16 MIH Program Option 2
Area 8 - [date of adoption] MIH Program Option 1 and 2

Portion of Community District 2, Brooklyn

* * *

BOROUGH OF MANHATTAN
Nos. 4 & 5
NME III WEST 140TH & WEST 150TH
No. 4

CD 10 **C 190427 HAM**
IN THE MATTER OF an application submitted by The Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property, located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) as an Urban Development Action Area; and
 - b) Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

to facilitate the construction of two residential developments containing an approximate total of 52 affordable dwelling units.

No. 5

CD 10 **C 190428 PQM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) to facilitate a mixed-use development containing approximately 52 affordable housing units.

Nos. 6-9
LA HERMOSA

No. 6

CD 10 **C 190434 ZMM**
IN THE MATTER OF an application submitted by La Hermosa Christian Church, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District, bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 100 feet westerly of Fifth Avenue;
2. eliminating from within an existing R8 District a C1-4 District, bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 100 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;
3. changing from an R7-2 District to a C1-9 District property, bounded by West 111th Street, Fifth Avenue, a line midway between Central Park North and West 111th Street, and a line 200 feet westerly of Fifth Avenue; and
4. changing from an R8 District to a C1-9 District property, bounded by a line midway between Central Park North and West 111th Street, Fifth Avenue, Central Park North, and a line 200 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019 and subject to the CEQR declaration of E-538.

No. 7

CD 10 **N 190433 ZRM**
IN THE MATTER OF an application submitted by La Hermosa Christian Church, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 10

Map 1- [date of adoption]



Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District

No. 8

CD 10 **C 190435 ZSM**
IN THE MATTER OF an application submitted by La Hermosa Christian Church, pursuant to Sections 197-c and 201 of the New York

City Charter for the grant of a special permit, pursuant to Section 74-851 of the Zoning Resolution to modify the street wall location requirements of Section 35-64 (Special Tower Regulations for Mixed Buildings), and the tower lot coverage requirements, tower floor area distribution requirements, and height and setback requirements of Section 23-651 (Tower-on-a-Base), in connection with a proposed mixed use development on property, located at 5 West 110th Street (Block 1594, Lots 30 and 41), in a C1-9 District*.

* Note: the site is proposed to be rezoned by eliminating C1-4 Districts from within existing R7-2 and R8 Districts, and by changing existing R7-2 and R8 Districts to a C1-9 District.

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

No. 9

CD 10 C 190436 ZSM

IN THE MATTER OF an application submitted by La Hermosa Christian Church, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes, at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property, located at 5 West 110th Street (Block 1594, Lots 30 and 41), in a C1-9 District*.

* Note: the site is proposed to be rezoned by eliminating C1-4 Districts from within existing R7-2 and R8 Districts, and by changing existing R7-2 and R8 Districts to a C1-9 District.

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 10 419 BROADWAY

CD 2 C 190250 ZSM

IN THE MATTER OF an application submitted by 419 MM LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-711 of the Zoning Resolution to modify:

- 1. the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses and office use) on the ground floor and cellar; and
2. the height and setback regulations of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

of an existing 3-story building and proposed 8-story enlargement on property, located at 419-423 Broadway a.k.a. 301 Canal Street (Block 231, Lot 1), in an M1-5B District, within the SoHo Cast-Iron Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 11 25 CENTRAL PARK WEST

CD 7 C 190390 ZMM

IN THE MATTER OF an application submitted by CPW Retail South LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c by establishing within an existing R10A District a C2-5 District, bounded by West 63rd Street, Central Park West, West 62nd Street, and a line 100 feet westerly of Central Park West, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

BOROUGH OF QUEENS No. 12 FDNY EMS STATION 49

CD 1 C 190424 PCQ

IN THE MATTER OF an application submitted by the New York City Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property, located at 19-40 42nd Street (Block 800, p/o Lot 10) for use as an ambulance station.

No. 13 PLAZA 48

CD 1 C 190443 ZSQ

IN THE MATTER OF an application submitted by 3500 48th Street Owner LLC and 3500 Property LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-922 of the Zoning Resolution to allow certain large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment within two existing buildings, one proposed to be enlarged, on property, located at 34-50 48th Street (Block 143, Lots 10 and 21), in an M1-1 District.

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271.

Nos. 14 & 15 44-01 NORTHERN BOULEVARD REZONING No. 14

CD 1 C 190124 ZMQ

IN THE MATTER OF an application submitted by 44-01 Northern Boulevard, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

- 1. changing from an M1-1 District to an R6B District property, bounded by 44th Street, a line 100 feet southwesterly of 34th Avenue, 45th Street, and a line 200 feet southwesterly of 34th Avenue;
2. changing from an M1-1 District to an R7X District property, bounded by 44th Street, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;
3. establishing within the proposed R6B District a C2-4 District, bounded by a line 150 feet northerly of Northern Boulevard, 45th Street, and a line 200 feet southwesterly of 34th Avenue; and
4. establishing within the proposed R7X District a C2-4 District, bounded by 44th Street, a line 150 feet northerly of Northern Boulevard, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 20, 2019, and subject to the conditions of CEQR Declaration E-537.

No. 15

CD 1 N 190125 ZRQ

IN THE MATTER OF an application submitted by 44-01 Northern Boulevard, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter in underline is new, to be added;
Matter in strikethrough is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

Queens Community District 1

Map 7 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d)(3)
Area 7 - [date of adoption], MIH Program Option 1 and Option 2

Portion of Community District 1, Borough of Queens

* * *

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling a public hearing on the following matters to be held, at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, August 14, 2019, at 10:00 A.M.

BOROUGH OF THE BRONX
No. 1
1155-1157 COMMERCE AVENUE

CD 9 **C 190426 PCX**
IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property, located at 1155-1157 Commerce Avenue (Block 3840, Lot 23) for a vehicle maintenance and repair facility.

BOROUGH OF MANHATTAN
Nos. 2 & 3
TERENCE CARDINAL COOKE
No. 2

CD 11 **C 190158 ZMM**
IN THE MATTER OF an application submitted by Catholic Health Care System, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6b, by changing from an R7-2 District to an R8 District property, bounded by East 106th Street, Madison Avenue, East 105th Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, as shown on a diagram (for illustrative purposes only) dated April 8, 2019, and subject to the conditions of CEQR Declaration E-531.

No. 3 **N 190156 ZRM**

CD 11 **IN THE MATTER OF** an application submitted by Catholic Health Care System, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
*** indicates where unchanged text appears in the Zoning Resolution

APPENDIX F

MANHATTAN

* * *
* * *
* * *
* * *

Manhattan Community District 11

Map 7 – [date of adoption]

[PROPOSED MAP]



█ Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 7 — [date of adoption] — MIH Program Option 2

No. 4
363 LAFAYETTE STREET

CD 2 **C 190317 ZSM**
IN THE MATTER OF an application submitted by Lafayette Development Associates LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail

uses) on portions of the ground floor, cellar and subcellar of a proposed 10-story building on property, located at 363 Lafayette Street (Block 530, Lot 17), in an M1-5B District.

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF QUEENS
Nos. 5, 6 & 7
VERNON BOULEVARD BROADWAY REZONING
No. 5

CD 1 **C 100421 ZMQ**
IN THE MATTER OF an application submitted by Cipico Construction Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

- 1. changing from an R5 District to an R6B District property, bounded by 10th Street, a line 100 northeasterly of 33rd Road, 11th Street, and 33rd Road;
- 2. changing from an R5 District to an R7X District property, bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and line 100 feet northeasterly of 33rd Road; and
- 3. establishing within the proposed R7X District a C1-3 District, bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and line 100 feet northeasterly of 33rd Road;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019, and subject to the conditions of CEQR Declaration

No. 6 **N 190151 ZRQ**

CD 1 **IN THE MATTER OF** an application submitted by Cipico Construction Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

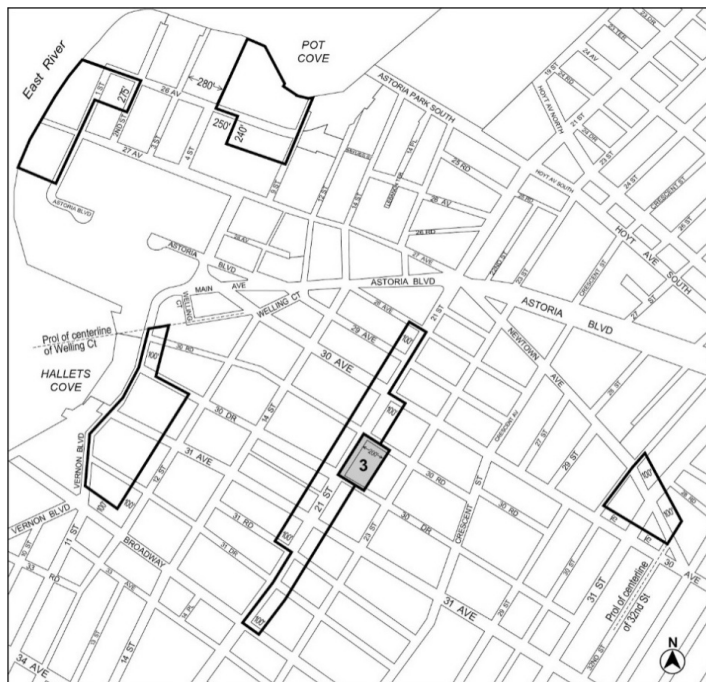
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

QUEENS

Queens Community District 1

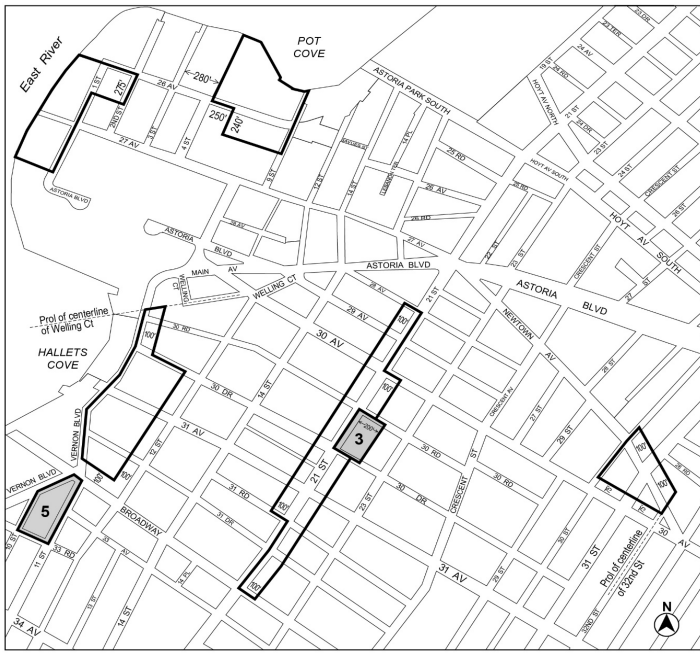
Map 1- (10/31/18) [date of adoption]

[EXISTING MAP]



█ Inclusionary Housing designated area
█ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 3 — 10/31/18 MIH Program Option 1 and Option 2

[PROPOSED MAP]



Inclusionary Housing designated area
 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 Area 3 — 10/31/18 MIH Program Option 1 and Option 2
 Area 5 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

No. 7

CD 1 **C 190386 ZSQ**

IN THE MATTER OF an application submitted by Cipico Construction Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-743 of the Zoning Resolution to permit the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify the minimum base height requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixed-use development, within a large-scale general development, on property, bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street, and 33rd Road (Block 315, Lot 1), in R6B* and R7X/C1-3* Districts.

* Note: The site is proposed to be rezoned by changing an existing R5 District to R6B and R7X/C1-3 Districts under a concurrent related application for a Zoning Map change (C 100421 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

Nos. 8 & 9

38TH STREET - 35TH AVENUE REZONING

No. 8

CD 1 **C 180036 ZMQ**

IN THE MATTER OF an application submitted by Empire MG Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9b:

- changing from an M1-1 District to an R6A District property, bounded by 34th Avenue, 38th Street, a line 240 feet northeasterly of 35th Avenue, and 37th Street; and
- establishing within the proposed R6A District a C1-3 District, bounded by 34th Avenue, 38th Street, a line 240 feet northeasterly of 35th Avenue, and a line midway between 37th Street and 38th Street;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019 and subject to the CEQR declaration of E-533.

No. 9

CD 1 **N 180037 ZRQ**

IN THE MATTER OF an application submitted by Empire MG Properties, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
 Matter ~~struck out~~ is to be deleted;
 Matter within # # is defined in Section 12-10;
 * * * indicates where unchanged text appears in the Zoning Resolution

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas**

* * *

QUEENS

* * *

Queens Community District 1

* * *

Map 6 [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Area *(see Section 23-154(d)(3))*
 Area 6 — [date of adoption] — MIH Program Option 2

Portion of Community District 1, Queens

* * *

No. 10

112-06 71ST ROAD REZONING

CD 6 **C 190422 ZMQ**

IN THE MATTER OF an application submitted by Dr T's Pediatrics PLLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R3-2 District property, bounded by 71st Road, a line 100 feet northeasterly of 112th Street, 72nd Avenue and 112th Street, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

No. 11

91-05 BEACH CHANNEL DRIVE

CD 14 **C 180282 ZMQ**

IN THE MATTER OF an application submitted by Denis S. O'Connor Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by establishing within an existing R4-1 District, a C2-3 District, bounded by Beach Channel Drive, Beach 91st Street, a line 100 feet southeasterly of Beach Channel Drive, a line 100 feet northeasterly of Beach 92nd Street, a line 75 feet southeasterly of Beach Channel Drive, and Beach 92nd Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-534.

No. 12

130-24 SOUTH CONDUIT AVENUE SELF STORAGE

CD 10 **C 190458 ZSQ**

IN THE MATTER OF an application submitted by South Conduit Property Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-932 of the Zoning Resolution to allow, within a designated area in a Manufacturing District in Subarea 2, as shown on the maps in Appendix J (Designated Areas Within Manufacturing Districts), the development of a self-service storage facility (Use Group 16D) not permitted, pursuant to the provisions of Section 42-121 (Use Group 16D self-service storage facilities), on portions of the cellar, ground floor and second floor, and on the third, fourth and fifth floors of a proposed 5-story building, on property, located at 130-02 to 130-24 South Conduit Avenue (Block 11884, Lot 150), in an M1-2 District.

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 13
15-33 CLINTONVILLE STREET REZONING

CD 7 C 180291 ZMQ

IN THE MATTER OF an application submitted by Enrico Scarda, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3-1 District, a C1-3 District, bounded by Cross Island Parkway Service Road South, a line perpendicular to the northeasterly street line of Clintonville Street distant 85 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clintonville Street and the southerly street line of Cross Island Parkway, and Clintonville Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-535.

Nos. 14 & 15
LEFRAK CITY PARKING GARAGE
No. 14

CD 4 C 190439 ZSQ

IN THE MATTER OF an application submitted by the LSS Leasing Limited Liability Company, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-512* of the Zoning Resolution to allow:

1. a public parking facility with a maximum capacity of 706 parking spaces including 356 self-park spaces and 350 attended parking spaces on the ground floor, 2nd floor and roof of an existing 2-story garage building;
2. to allow up to 350 spaces to be located on the roof of such public parking facility;
3. to allow floor space on one or more stories and up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS); and
4. to waive the reservoir space requirements of Section 74-512(c) for a public parking garage existing before [date of adoption] that was previously granted a special permit, pursuant to this Section;

on property, located on the northeasterly corner of Junction Boulevard and Horace Harding Expressway (Block 1918, Lots 1, 18, 25 and 114), in a C4-4 District, Borough of Queens, Community District 4.

* Note: Section 74-512 is proposed to be modified under a concurrent related application for an amendment of the Zoning Resolution (N 190440 ZQR).

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271.

No. 15
N 190440 ZRQ

CD 4
IN THE MATTER OF an application submitted by LSS Leasing, Limited Liability Company, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying the provision of required reservoir spaces for existing public parking garages with special permits in C4-4 Districts.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
*** indicates where unchanged text appears in the Zoning Resolution.

ARTICLE VII - ADMINISTRATION

Chapter 4 - Special Permits by the City Planning Commission

* * *

74-50
OFF-STREET PARKING ESTABLISHMENTS

74-51
Public Parking Garages or Public Parking Lots Outside High Density Central Areas

* * *

74-511
In C1 Districts

* * *

74-512
In other Districts

In C2-1, C2-2, C2-3, C2-4, C4-1, C4-2, C4-3, C4-4, C4-5D, C7, C8-1, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2 or M3-1 Districts, the City Planning Commission may permit #public parking garages# or #public parking lots# with more than 150 spaces, provided that the applicable regulations set forth in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street) or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met. The Commission may permit some of such spaces to be located on the roof of such #public parking garage#, or may permit floor space on one or more #stories# and up to a height of 23 feet above #curb level# to be exempted from the definition of #floor

area# as set forth in Section 12-10 (DEFINITIONS). As a condition of permitting such #use#, the Commission shall make the following findings:

- (a) that the principal vehicular access for such #use# is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#, except that in C5 or C6 Districts such access may be located on a local #street#;
- (b) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
- (c) that such #use# has adequate reservoir space, at the vehicular entrances to accommodate either 10 automobiles or five percent of the total parking spaces provided by the #use#, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles;
- (d) that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby;
- (e) that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas; and
- (f) that, where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs# or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from #lot lines#.

This Section shall not apply to the #Manhattan Core# where the regulations set forth in Article I, Chapter 3, shall apply, except as provided in Section 13-06 (Previously Filed or Approved Special Permits or Authorizations).

For existing #public parking garages# located within a C4-4 District in Community District 4 in the Borough of Queens where such garage facility existed before [date of adoption] and was previously granted a special permit, pursuant to this Section, the finding set forth in paragraph (c) of this Section shall not apply. In lieu thereof, the number of reservoir spaces required shall be consistent with a finding that the permitted parking facility will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic and pedestrian flow in the surrounding area.

* * *

No. 16-20
PENINSULA HOSPITAL REDEVELOPMENT PLAN
No. 16

CD 14 C 190325 ZMQ

IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c:

1. eliminating from within an existing R5 District, a C1-2 District, bounded by a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, and the easterly street line of former Beach 51st Street;
2. changing from an R5 District to a C4-4 District property, bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, and Beach 53rd Street; and
3. changing from a C8-1 District to a C4-3A District property, bounded by Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 52nd Street;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-532.

No. 17

CD 14 N 190364 ZRQ

IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the use provisions of Article VII, Chapter 4 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck through~~ is to be deleted;
Matter within # # is defined in Section 12-10; and
*** indicates where unchanged text appears in the Zoning Resolution.

ARTICLE VII - ADMINISTRATION

Chapter 4 - Special Permits by the City Planning Commission

74-74
Large-Scale General Development

74-744
Modification of use regulations

- (a) #Use# modifications
 - (1) Waterfront and related #commercial uses#
 - (2) Automotive sales and service #uses#
 - (3) Retail establishments
 - (4) #Physical culture or health establishments#

For a #large-scale general development# located within an #MIH site#, in a C4 District within Queens Community District 14, #physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply.

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

QUEENS

Queens Community District 14

Map 3 – (date of adoption)



■ Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
Area 3 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 14, Queens

No. 18

CD 14
IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify:

- 1. the rear yard requirements of Section 23-533 (Required rear yard equivalents for Quality Housing buildings) and Section 35-53 (Modification of Rear Yard Requirements);
- 2. the side yard requirements of Section 35-54 (Special Provisions Applying Adjacent to R1 Through R5 Districts); and
- 3. the height and setback requirements of Section 23-664 (Modified

height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) and Section 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors);

in connection with a proposed mixed used development, within a large-scale general development, on property, bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4* and C4-3A* Districts.

* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 19

CD 14
IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-744(c)(1) of the Zoning Resolution to modify the surface area requirements of Section 32-64 (Surface Area and Illumination Provisions), in connection with a proposed mixed used development, within a large-scale general development, on property, bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4* and C4-3A* Districts.

* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 20

CD 14
IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shorefront Parkway;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5033 dated April 17, 2019 and signed by the Borough President.

NOTICE

On Wednesday, August 14, 2019, at 10:00 A.M., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above public hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the Peninsula Rockaway Limited Partnership for a zoning map amendment, City Map amendment, zoning text amendments, and Large-Scale General Development (LSGD) special permits. The proposed actions would facilitate a development consisting primarily of income-restricted residential dwelling units plus retail (including a fitness center and a supermarket) and community facility space along with accessory parking and a publicly accessible open space on an approximately 9.34-acre site located in the Edgemere neighborhood of Queens Community District 14. The Proposed Project also includes a privately owned, open internal street network with two new publicly-accessible private streets. In addition to the discretionary approvals noted above, the applicant also, intends to seek public funding and/or financing from various City and New York State agencies and/or programs related to affordable housing development. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 26, 2019.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18DCP124Q.

BOROUGH OF STATEN ISLAND

No. 21

WHITLOCK AVENUE BLUEBELT SITE SELECTION

CD 2 C 190431 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property, located at 69 Whitlock Avenue (Block 908, Lot 16) for use as a stormwater drainage feature.

BOROUGH OF BROOKLYN

No. 22

BAY RIDGE PARKWAY-DOCTOR'S ROW HISTORIC DISTRICT

CD 10 N 200008 HKK

IN THE MATTER OF a communication dated July 5, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the Bay Ridge Parkway-Doctors' Row Historic District designation, designated by the Landmarks Preservation Commission on June 25, 2019 (Designation List No. 514). The Bay Ridge Parkway - Doctors' Row Historic District consists of the properties, bounded by a line beginning on the northern curblineline of Bay Ridge Parkway, at a point on a line extending southerly from the western property line of 415 Bay Ridge Parkway, and extending northerly along said line and along the western property line of 415 Bay Ridge Parkway, easterly along the northern property lines of 415 to 473 Bay Ridge Parkway, southerly along the eastern property line of 473 Bay Ridge Parkway, easterly along the northern property line of 475 Bay Ridge Parkway, southerly along the eastern property line of 475 Bay Ridge Parkway, and across Bay Ridge Parkway to the southern curblineline of Bay Ridge Parkway, easterly along said curblineline to a point on a line extending northerly from the eastern property line of 478 Bay Ridge Parkway, southerly along said line and along the eastern property line of 478 Bay Ridge Parkway, westerly along the southern property lines of 478 to 416 Bay Ridge Parkway, northerly along the western property line of 416 Bay Ridge Parkway and across Bay Ridge Parkway to the northern curblineline of Bay Ridge Parkway and westerly along said curblineline to the point of beginning.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



jj31-a14

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling a public hearing on the following matters to be held at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York NY, on Wednesday, August 14, 2019 at 10:00 A.M.

BOROUGH OF THE BRONX

Nos. 1, 2 & 3

STATEN ISLAND AND BRONX SPECIAL DISTRICTS TEXT UPDATE

No. 1

CD 8 C 190403 ZMX

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1a, 1b, 1c, and 1d:

- eliminating a Special Natural Area District (NA-2) bounded by a boundary line of The City of New York, Riverdale Avenue, a line 300 feet southerly of West 261st Street, Independence Avenue, a line 600 feet northerly of West 256th Street, Arlington Avenue, West 254th Street, Henry Hudson Parkway West, West 252nd Street, Henry Hudson Parkway East, West 253rd Street, The Post Road, West 252nd Street, Tibbett Avenue, West 244th Street, Manhattan College Parkway, Henry Hudson Parkway East, West 246th Street, Henry Hudson Parkway West, West 249th Street, Arlington Avenue, a line perpendicular to the easterly street line of Arlington Avenue distant 268 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Arlington Avenue and the northwesterly street line of West 246th Street, West 246th Street, Independence Avenue, West 240th Street, the centerline of the former West 240th Street and its westerly centerline prolongation, Douglass Avenue, West 235th Street, Independence Avenue, West 232nd Street, Henry Hudson Parkway, West 231st Street, Independence Avenue, the westerly centerline prolongation of West 230th Street, Palisade Avenue, a line 620 feet southerly of the westerly prolongation of the southerly street line of West 231st Street, the easterly boundary line of Penn Central R.O.W. (Metro North Hudson Line), the northerly, easterly and southeasterly boundary lines of a park and its southwesterly prolongation, Edsall Avenue (northerly portion), Johnson

Avenue, the southerly boundary line of a park and its easterly and westerly prolongations, the U.S. Pierhead and Bulkhead Line, the northwesterly prolongation of the U.S. Pierhead and Bulkhead Line, and the westerly boundary line of a park and its southerly and northerly prolongations; and

- establishing a Special Natural Resources District (SNRD) bounded by a boundary line of The City of New York, Riverdale Avenue, a line 300 feet southerly of West 261st Street, Independence Avenue, a line 600 feet northerly of West 256th Street, Arlington Avenue, West 254th Street, Henry Hudson Parkway West, West 252nd Street, Henry Hudson Parkway East, West 253rd Street, The Post Road, West 252nd Street, Tibbett Avenue, West 244th Street, Manhattan College Parkway, Henry Hudson Parkway East, West 246th Street, Henry Hudson Parkway West, West 249th Street, Arlington Avenue, a line perpendicular to the easterly street line of Arlington Avenue distant 268 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Arlington Avenue and the northwesterly street line of West 246th Street, West 246th Street, Independence Avenue, West 240th Street, the centerline of the former West 240th Street and its westerly centerline prolongation, Douglass Avenue, West 235th Street, Independence Avenue, West 232nd Street, Henry Hudson Parkway, West 231st Street, Independence Avenue, the westerly centerline prolongation of West 230th Street, Palisade Avenue, a line 620 feet southerly of the westerly prolongation of the southerly street line of West 231st Street, the easterly boundary line of Penn Central R.O.W. (Metro North Hudson Line), the northerly, easterly and southeasterly boundary lines of a park and its southwesterly prolongation, Edsall Avenue (northerly portion), Johnson Avenue, the southerly boundary line of a park and its easterly and westerly prolongations, the U.S. Pierhead and Bulkhead Line, the northwesterly prolongation of the U.S. Pierhead and Bulkhead Line, and the westerly boundary line of a park and its southerly and northerly prolongations;

Borough of the Bronx, Community District 8, as shown on a diagram (for illustrative purposes only) dated May 6, 2019.

No. 2

CITY WIDE N 190430 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, establishing the Special Natural Resources District (Article XIV, Chapter 3), and modifying related provisions, including regulations related to lower density growth management areas, Article X, Chapter 5 (Special Natural Areas District), Article X, Chapter 7 (Special South Richmond Development District), Article XI, Chapter 9 (Special Hillside Preservation District) and related provisions.

* * *

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10, 105-01 or 143-01;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 1
Title, Establishment of Controls and Interpretation of Regulations**

* * *

**11-12
Establishment of Districts**

* * *

**11-122
Districts Established**

* * *

Special Purpose Districts

* * *

Establishment of the Special Forest Hills District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 6, the #Special Forest Hills District# is hereby established.

Establishment of the Special Fort Totten Natural Area District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 5, the #Special Fort Totten Natural Area District# is hereby established.

Establishment of the Special Garment Center District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the #Special Garment Center District# is hereby established.

* * *

Establishment of the Special Harlem River Waterfront District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 7, the #Special Harlem River Waterfront District# is hereby established.

Establishment of the Special Hillside Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillside Preservation District# is hereby established.

Establishment of the Special Hudson River Park District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 9, the #Special Hudson River Park District# is hereby established.

* * *

Establishment of the Special Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 3, the #Special Mixed Use District# is hereby established.

Establishment of the Special Natural Area District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 5, the #Special Natural Area District# is hereby established.

Establishment of the Special Natural Resources District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special Natural Resources District# is hereby established.

Establishment of the Special Ocean Parkway District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 3, the #Special Ocean Parkway District# is hereby established.

* * *

Establishment of the Special Sheepshead Bay District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 4, the #Special Sheepshead Bay District# is hereby established.

Establishment of the Special South Richmond Development District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.

Establishment of the Special Southern Hunters Point District

In order to carry out the special purposes of this Resolution, as set forth in Article XII, Chapter 5, the #Special Southern Hunters Point District# is hereby established.

* * *

11-40 EXCEPTIONS, VARIANCES, AUTHORIZATIONS OR PERMITS

* * *

11-45 Authorizations or Permits in Lower Density Growth Management Areas

The provisions of this Section shall apply within #lower density growth management areas#.

* * *

(b) Notwithstanding the provisions of N040414ZRY, the following provisions shall apply to certain #developments# within the #Special South Richmond Development District#-South Richmond Subdistrict of the #Special Natural Resources District#:

- (1) #Developments#, including minor modifications thereto, within the #Special South Richmond Development District#-South Richmond Subdistrict of the #Special Natural Resources District# that contain #designated open space# and a portion of the #waterfront esplanade#, where such #development# is conditioned upon a restrictive declaration that includes a site plan for such #development#, including provisions for public access to such #designated open space# and #waterfront esplanade#, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.

- (2) #Developments# within the #Special South Richmond Development District#-South Richmond Subdistrict of the #Special Natural Resources District# accessed, in part, by #private roads# and consisting, in part, of construction within #streets# that are unimproved, and for which a conservation easement has been granted to the City, and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law, or its successor, and an application for an authorization for such #development# has been filed pursuant to paragraph (a) of Section 26-27 (Waiver of Bulk Regulations Within Unimproved Streets) prior to May 1, 2004, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.

* * *

12-10 DEFINITIONS

* * *

Special Forest Hills District

The "Special Forest Hills District" is a Special Purpose District designated by the letters "FH" in which special regulations set forth in Article VIII, Chapter 6, apply.

Special Fort Totten Natural Area District

The "Special Fort Totten Natural Area District" is a Special Purpose District designated by the letters "NA" in which special regulations set forth in Article X, Chapter 5, apply.

Special Garment Center District

The "Special Garment Center District" is a Special Purpose District designated by the letters "GC" in which special regulations set forth in Article XII, Chapter 1, apply.

* * *

Special Hillside Preservation District

The "Special Hillside Preservation District" is a Special Purpose District mapped in Staten Island designated by the letters "HS" in which special regulations set forth in Article XI, Chapter 9, apply.

* * *

Special Natural Area District

The "Special Natural Area District" is a Special Purpose District designated by the letters "NA" in which special regulations set forth in Article X, Chapter 5, apply. The #Special Natural Area District# includes any district whose designation begins with the letters "NA".

Special Natural Resources District

The "Special Natural Resources District" is a Special Purpose District designated by the letters "NR" in which special regulations set forth in Article XIV, Chapter 3, apply.

Special Ocean Parkway District

The "Special Ocean Parkway District" is a Special Purpose District designated by the letters "OP" in which special regulations set forth in Article XI, Chapter 3, apply.

* * *

Special South Richmond Development District

The "Special South Richmond Development District" is a Special Purpose District designated by the letters "SRD" in which special regulations set forth in Article X, Chapter 7, apply.

* * *

14-40 AREA ELIGIBILITY FOR SIDEWALK CAFES

* * *

14-44 Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Table with 3 columns: District, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include Staten Island and South Richmond Development District.

<u>Natural Resources District</u>	No	Yes
St. George District	Yes	Yes
Stapleton Waterfront District	Yes	Yes
* * *		

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

**Chapter 3
Residential Bulk Regulations in Residence Districts**

* * *

**23-00
APPLICABILITY AND GENERAL PURPOSES**

* * *

**23-03
Street Tree Planting in Residence Districts**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:
 - #Special Bay Ridge District#;
 - #Special Clinton District#;
 - #Special Downtown Brooklyn District#;
 - #Special Downtown Jamaica District#;
 - #Special Grand Concourse District#;
 - #Special Hillside Preservation District#;
 - #Special Long Island City Mixed Use District#;
 - #Special Natural Resources District#;
 - #Special Ocean Parkway District#;
 - #Special South Richmond Development District#;

* * *

**23-04
Planting Strips in Residence Districts**

R1 R2 R3 R4 R5

In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section 26-42:

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, planting strips shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraph (b) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:
 - #Special Bay Ridge District#;
 - #Special Downtown Jamaica District#;
 - #Special Hillside Preservation District#;
 - #Special Natural Resources District#;
 - #Special Ocean Parkway District#;
 - #Special South Richmond Development District#;

* * *

**23-30
LOT AREA AND LOT WIDTH REGULATIONS**

Definitions and General Provisions

* * *

**23-32
Minimum Lot Area or Lot Width for Residences**

* * *

However, in #lower density growth management areas# in the Borough of Staten Island, the following rules shall apply:

* * *

(b) The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that the applicable #lot width#, in feet, set forth in the table in this Section shall be met along at least one #street line# of the #zoning lot# or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing a #side lot lines# and any opposing #lot line# that is parallel to, or within 45 degrees of being parallel to, such #side lot line#, where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table.

(c) For the purposes of determining the #lot area# of a #zoning lot#, #lot area# shall exclude the area of a #private road# from the area of the #zoning lot#. For the purposes of this Section, the area of the #private road# shall include the area of the paved roadbed plus a seven-foot wide area adjacent to and along the entire length of the required curbs.

* * *

**Chapter 6
Special Urban Design Regulations**

* * *

**26-20
SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS**

* * *

**26-26
Modification and Waiver Provisions**

(a) The City Planning Commission may, by authorization, allow modifications to, or waivers of, the requirements of Sections 26-20 through 26-27, inclusive, provided that:

- (1)(a) such modifications or waivers will enhance the design quality of the #zoning lot#;
- (2)(b) any decrease in the required width of the paved road bed is in conjunction with a superior parking plan that would not be feasible with a wider road bed; and
- (3)(c) any decrease in the required width of the paved road bed will result in the preservation of existing natural features or a superior landscaping plan that would not be feasible with a wider road bed.

No modification or waiver may be granted which would waive or decrease the width of the paved road bed to less than 34 feet, except as permitted in the #Special Natural Resources District# pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive.

(b) The City Planning Commission may, by authorization, allow modifications to, or waivers of, the requirements of Sections 26-20 through 26-27, inclusive, for #zoning lots# within the #Special South Richmond Development District#, that:

- (1) contain #designated open space# and a portion of the #waterfront esplanade#, where such #zoning lots#:
 - (i) have been granted an authorization pursuant to Section 107-65 (Modifications of Existing Topography) within one year prior to February 6, 2002; or
 - (ii) are conditioned upon a restrictive declaration that has received a minor modification by the City Planning Commission; or
- (2) are located wholly or partially within Area M and have filed an application for an authorization pursuant to Section 107-69 (Residential Uses in Area M) within one year prior to February 6, 2002; or
- (3) have been granted authorizations pursuant to Section 107-64 (Removal of Trees) and 107-65 and are located on a #zoning lot# where a change in the City Map has been approved within three years prior to February 6, 2002, and where certified copies of the alteration map for such change in the City Map have not yet been filed in accordance with Section 198, subsection (c), of the New York City Charter, as of February 6, 2002.

In order to authorize such modifications or waivers pursuant to this paragraph, (b), the Commission shall find that such #zoning lots# will be #developed# pursuant to a good site plan, and that adequate access to all #dwelling units#,

adequate parking spaces located outside of the roadbed of the #private road#, adequate spacing of all curb cuts and adequate landscaping will be provided.

26-27 Waiver of Bulk Regulations Within Unimproved Streets

* * *

- (b) #zoning lots# with #private roads# that access fewer than 20 #dwelling units# consisting in part of construction within #streets# that are unimproved and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law and where such #zoning lot# has received an authorization pursuant to paragraph (a) of Section 26-26;

* * *

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

* * *

Chapter 2 Use Regulations

32-11 Use Groups 1 and 2

C1 C2 C3 C4 C5 C6

Use Groups 1 and 2, as set forth in Sections 22-11 and 22-12. However, in C3A Districts, Use Group 2 shall be limited to #single- or #two-family detached# or #zero lot line residences#.

In #lower density growth management areas# in the Borough of Staten Island, ~~except C3A Districts, Use Groups 1 and 2 shall be permitted only within #mixed buildings#.~~ However, no #residences# shall be allowed on the following #zoning lots#, except by special permit pursuant to Section 74-49 (Residential Use in C4-1 Districts in Staten Island):

- (a) any #zoning lot# in a C4-1 District, where such district occupies at least four acres within a #block#; or
(b) any other #zoning lot# in a C4-1 District, where such #zoning lot# had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date.

* * *

Chapter 3 Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

* * *

33-00 APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS

* * *

33-03 Street Tree Planting in Commercial Districts

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:
#Special Bay Ridge District#;
#Special Clinton District#;
#Special Downtown Brooklyn District#;
#Special Downtown Jamaica District#;
#Special Grand Concourse District#;
#Special Hillside Preservation District#;
#Special Hudson Yards District#;
#Special Little Italy District#;
#Special Long Island City Mixed Use District#;
#Special Natural Resources District#;
#Special Ocean Parkway District#;
#Special South Richmond Development District#;

* * *

Chapter 6 Accessory Off-street Parking and Loading Regulations

* * *

36-50 ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES

* * *

36-59 Cross Access Connections in the Borough of Staten Island

C4-1 C8

In the Borough of Staten Island, in the districts indicated, existing or new open parking lots adjacent to one another on the same or separate #zoning lots# that provide #accessory# off-street parking spaces for customers shall be required to provide vehicular passageways for vehicles, pedestrians, or both between such open parking lots. Such vehicular passageways are hereinafter referred to as "cross access connections" and shall be provided in accordance with the requirements of this Section, inclusive.

36-591 Applicability

- (a) Cross access connections shall be required for:
(1)(a) #developments# where at least 70 percent or more of the #floor area# on the #zoning lot# is occupied by a #commercial# or #community facility use# with an open parking lot that has 36 or more #accessory# parking spaces or is greater than 12,000 square feet in area;
(2)(b) #enlargements# on a #zoning lot# with an open parking lot that has 36 or more #accessory# parking spaces or is greater than 12,000 square feet in area, and such parking spaces are #accessory# to #commercial# or #community facility uses#; or
(3)(e) #zoning lots# where the number of parking spaces #accessory# to #commercial# or #community facility uses# is increased and such increase results in at least 36 parking spaces or more than 12,000 square feet of open parking lot area.

Such #developments#, #enlargements# or #zoning lots# shall locate provide cross access connections in accordance with the requirements of Sections 36-592 and 36-593 and 36-594.

- (b) Cross access connections shall not be required between one or more #abutting zoning lots#, where the following conditions exist between such #abutting zoning lots#:
(1) the open parking lot to be connected on the subject #zoning lot# or the #abutting zoning lot# provides #accessory# off-street parking spaces exclusively for any combination of the #uses# listed in the following Use Groups: 1, 2, 3, 6B, 7, 9, 11, 13, 14, 15 or 16;
(2) the Commissioner of Buildings certifies that that a fence is necessary along the perimeter of the boundary of the open parking lot because the open parking lot is #accessory# to a #use# that is not retail and is not open to the general public;
(3) #abutting zoning lots# share a common #lot line# that is contiguous for less than 60 feet. For the purposes of this Section, "contiguous" shall include the sum of all continuous segments of a #lot line#;
(4) there is a recorded cross access easement on an #abutting zoning lot# as required pursuant to Section 36-594, and existing #buildings or other structures# to remain on the subject #zoning lot# are within 50 feet of the #lot line# and would block vehicular cross access connections;
(5) except for #zoning lots# that are one acre or greater in area in the #Special Natural Resources District#, where the subject #zoning lot# contains an open parking lot that is less than 150,000 square feet in area, and where:
(i) off-street accessory parking spaces are located more than 60 feet from a shared #lot line# between two #abutting zoning lots#;
(ii) the subject #zoning lot# is 68 feet or greater in width, measured perpendicular to the #abutting lot line# through the

open parking lot, and the elevation difference between the nearest vehicular travel paths of the adjacent open parking lots is greater than three feet; or

(iii) the subject #zoning lot# is less than 68 feet in width, measured perpendicular to the #abutting lot line# through the open parking lot, and the elevation difference between the nearest vehicular travel paths of the adjacent open parking lots is greater than one and a half feet;

(6) between two #abutting zoning lots# that do not front on the same #street#, and where:

(i) existing or proposed #buildings or other structures# would block pedestrian cross access connections;

(ii) no open parking areas are proposed on the subject #zoning lot# within 60 feet of the #lot line# where pedestrian cross access would be required; or

(iii) the #aggregate width of street walls# exceed 90 percent of the length of the #street line# of the subject #zoning lot#;

(7) wetlands regulated by the New York State Department of Environmental Conservation or by the United States Army Corps of Engineers, or pursuant to Section 143-16 (Aquatic Resource Protections), are located between the open parking areas or their access driveways along the entire length of #abutting lot lines#, except where blocked by existing #buildings# on the subject #zoning lot#, provided the Commissioner of Buildings shall determine that there is no way to locate a cross access connection that protects such wetlands. The Commissioner may request reports from licensed engineers or landscape architects in considering such waivers.

36-592- Certification of cross access connections

No excavation, foundation or building permit shall be issued for any #development# or #enlargement# requiring a cross access connection, and no certificate of occupancy shall be amended for any increase in the number of parking spaces requiring a cross access connection until the Chairperson of the City Planning Commission certifies to the Department of Buildings that the requirements of Section 36-59, inclusive, have been met.

36-593 592 Site planning criteria for cross access connections

Every potential cross access connection meeting the criteria of this Section shall be shown on the site plan required pursuant to Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations).

- (a) ~~The connection shall be a minimum of 22 feet in width as measured along a #lot line# or boundary between separate properties when located on the same #zoning lot#, and at least 23 feet from any #street line#.~~
- (b) ~~The connection shall be an extension of a travel lane of the subject open parking lot and align to the maximum extent practicable with a travel lane on any adjacent open parking lot.~~
- (c) ~~The connection shall have a grade not greater than 15 percent.~~
- (d) ~~The connection shall be placed in an area that is not blocked by an existing #building or other structure# that is within 50 feet of the #lot line# or other lot line boundary of the subject property.~~
- (e) ~~The connection shall be placed in an area that will not require the removal of significant natural features such as wetlands or trees with a caliper of six inches or more, on the same or adjacent #zoning lots#.~~

- (a) All connections shall be located at least 23 feet from any #street line#, except where connecting to a driveway that does not have #abutting# parking spaces and that provides access to an open parking lot, in which case the connection shall be at least 60 feet from any #street line#.
- (b) All cross access connections between two #abutting zoning lots# that front on the same #street# shall provide vehicular access as follows:
 - (1) Each connection shall be, to the extent practicable, an extension of a travel lane or connect to a driveway accessing an open parking lot.

(2) Each connection shall be a minimum of 22 feet in width as measured along a #lot line#. Where the connection is within 60 feet of a pedestrian walkway on the subject #zoning lot#, the connection shall also include a pedestrian pathway with a minimum width of six feet, for a total minimum width of 28 feet. The sides of the pedestrian pathway shall be separated from adjacent vehicle travel paths by a curb, bollard, or vegetation maintained at a maximum height of three feet.

(3) All connections shall have a proposed slope not greater than 15 percent.

(4) All connections shall be placed in an area that is not blocked by an existing #building or other structure# on the #abutting zoning lot# that is within 50 feet of the #lot line# of the subject #zoning lot# unless the only cross access location that would otherwise comply with all cross access rules is blocked by such #building or other structure# on the #abutting zoning lot#.

(c) A cross access connection between two #abutting zoning lots# that do not front on the same #street# shall only be required to provide pedestrian access as follows:

(1) the pedestrian access connection easement shall be a minimum of nine feet in width as measured along a #lot line#;

(2) the pedestrian access connection pathway shall have a proposed slope not greater than 1:12 for a paved walkway not less than three feet wide, or as otherwise required to meet standards for access determined by the Americans with Disabilities Act; and

(3) the sides of the pedestrian pathway shall be separated from adjacent vehicle travel paths or parking spaces by a curb, bollards or vegetation maintained at a maximum height of three feet.

No screening or landscaping along a #lot line# shall be required in the connection area, except as required for pedestrian pathways pursuant to this Section.

36-594-593 Establishment of location of required cross access connection

One cross access connection shall be provided on the subject property at each #zoning lot line# or other boundary on the same #zoning lot#, where the properties divided by such #lot line# or boundary are contiguous by at least 60 feet, and where the adjacent properties are located in C4-1, C8 or Manufacturing Districts. At least one cross access connection shall be provided on the subject #zoning lot# to each #abutting zoning lot# located in C4-1, C8 or Manufacturing Districts.

The location of required cross access connections shall be established as follows:

- (a) ~~where an easement has not been previously recorded against any adjacent property an #abutting zoning lot# in accordance with Section 36-595 36-594 (Recordation and notice requirements), an easement shall be recorded against the subject property documenting the locations of all potential cross access connections identified all potential cross access connections shall be located pursuant to Section 36-593 36-592 (Site planning criteria for cross access connections) and the locations shall be selected to facilitate compliance with the criteria set forth in Section 36-592 on the #abutting zoning lot#. The easement shall provide for at least one future cross access connection to each adjacent property, at any of the locations; or~~
- (b) ~~where an easement has been previously recorded against an adjacent property# abutting zoning lot# in accordance with Section 36-595 36-594 (Recordation and notice requirements), an easement providing for at least one a cross access connection to such #abutting zoning lot# shall be located to align with the one of locations identified in the previously recorded easement, meeting the criteria set forth in Section 36-593 shall be recorded against the subject property. Such cross access connection shall also align with one of the locations identified in the previously recorded easement against an adjacent property. If the previously recorded easement has identified more than one location for a cross access connection along such #lot line# or other boundary, the owner of the subject property #zoning lot# shall select one of these locations for the construction of a cross access connection. The location selected on the subject #zoning lot# shall comply with the criteria set forth in Section 36-592.~~

Each property owner shall construct their portion of the cross access connection in accordance with the requirements of Sections 36-

593 36-592 and 36-595 36-594 after easements are required to be recorded on both #abutting zoning lots#.

If such cross access connection has been established in a location that contained parking spaces upon the effective date of the easement, as set forth in Section 36-595 36-594, such connection shall be counted as four required parking spaces and shall be separated from any adjacent parking spaces by an island that shall not be subject to the landscaping provisions of Section 37-922 (Interior landscaping). The island shall be either a planting island at least four feet wide and densely planted with shrubs maintained at a maximum height of three feet or, if providing a cross access connection at least 28 feet wide, shall include one paved pedestrian walkway at least six feet wide that provides pedestrian access to the #abutting zoning lot#.

Relocation of a previously recorded cross access connection, where a new location is acceptable to the owners of both #zoning lots# and such cross access connection complies with all requirements of Section 36-59, inclusive, shall be permitted as-of-right, provided the terms of the prior easement are modified accordingly to reflect the new easement.

**36-595594
Recordation and notice requirements**

An easement through all required cross access connections for vehicular or pedestrian passage between and among adjacent parking lots, in a form acceptable to the Department of City Planning Buildings, shall be recorded in the Office of the Richmond County Clerk. The easement shall be recorded prior to the issuance of any permit by the Department of Buildings. An easement so recorded shall not become effective unless and until a corresponding easement has been recorded against an adjacent property #abutting zoning lot#; whether on the same or adjacent #zoning lot#, pursuant to this Section. Nothing herein shall be construed to limit the ability of a property owner or lessee to prohibit parking by non-customers.

If an easement pursuant to this Section has previously been recorded against any adjacent property #abutting zoning lot#, the owner of the subject property #zoning lot# shall notify the owner of the adjacent property #abutting zoning lot# of the easement location selected by sending such owner a copy of the recorded easement. Proof of notification shall be a condition of certification under this Section. Prior to issuance of a temporary certificate of occupancy or permit sign-off, as applicable, the subject property #zoning lot# owner shall further notify the adjacent property #abutting zoning lot# owner that the cross access connection must be constructed on the adjacent property #abutting zoning lot# within six months of the date of such notice. No temporary certificate of occupancy for any #development#, #enlargement# or increase in the number of parking spaces on the subject property #zoning lot#, or permit sign-off, if applicable, shall be issued until the applicant has demonstrated to the Department of Buildings that such owner of the adjacent property #abutting zoning lot# has been duly notified.

Failure to provide the cross access connection in accordance with the requirements of this Section and to allow for vehicular passage between and among the adjacent parking lots within six months of the date of the notice shall constitute a violation of this Zoning Resolution by the adjacent property owner. Failure to provide the cross access connection in accordance with the requirements of this Section and to allow for vehicular or pedestrian passage between and among the adjacent parking lots at the time of the aforementioned temporary certificate of occupancy or permit sign-off, if applicable, shall constitute a violation of this Zoning Resolution by the owner of the subject property #zoning lot#.

**36-596
Certification that no connection is required, relocation of previously certified connections and voluntary connections**

(a) Certification that no connection is required
The Chairperson shall certify to the Department of Buildings that no cross access connection is required along a #lot line#, or other boundary between separate parking lots when located on the same #zoning lot#, due to the presence of the following conditions, and provided that no alternate location along such #lot line# or other boundary between properties exists:

- (1) grade changes greater than 15 percent;
- (2) existing #buildings or other structures# to remain that are located within 50 feet of the subject #zoning lot# or property; or
- (3) wetlands or trees with a caliper of six inches or more.

(b) Relocation of previously certified connection
The Chairperson may relocate a previously-certified cross access connection where such new location is acceptable to the owners of both properties and such connection complies with all requirements of this Section.

(c) Certification for voluntary connection
The Chairperson may certify a non-required cross access connection provided such connection complies with all requirements of Section 36-59, inclusive.

**36-595
Certification for modifications of cross access connections**

The Chairperson of the City Planning Commission may certify a cross access connection that does not meet the requirements of Section 36-59, inclusive, provided the Chairperson certifies that, due to existing #buildings or other structures# that are located within 50 feet of a #lot line#, it is not possible to design a complying parking lot with a complying cross access connection.

Turning diagrams and ground clearance diagrams shall be provided to indicate that vehicles can maneuver safely between the parking lots, and such cross access connections are adequately located so as not to impair adequate ingress, egress and circulation with respect to abutting #streets# or #uses#.

The Chairperson may request reports from licensed engineers or landscape architects in considering such modifications or waivers.

**36-597596
Authorizations for waivers or modifications of cross access connections**

The City Planning Commission may authorize modifications or waivers of the requirements of Section 36-59, inclusive, provided the Commission finds that:

- (a) due to the irregular shape of the #zoning lot# or the location of connections along other #lot lines# or boundaries between properties on the same #zoning lot#, it is not possible to design a complying parking lot with a complying cross access connection or the proposed site plan with a connection that does not follow the provisions of Section 36-592 (Site planning criteria for cross access connections) is the only one that is feasible; or
- (b) for open parking lots that are 150,000 square feet in area or greater, site planning constraints necessitate the placement of a new or #enlarged building# against a #lot line# or other boundary between properties that precludes a cross access connection along such #lot line# or boundary, and no other site plan is feasible.

The Commission may request reports from licensed engineers or landscape architects in considering such modifications or waivers.

The Commission may also approve an alternative cross access connection not meeting the requirements of Section 36-59, inclusive, provided that turning diagrams and ground clearance diagrams indicate that vehicles can maneuver safely between the parking lots, and such cross access connections are adequately located so as not to impair adequate ingress, egress and circulation with respect to abutting #streets# or #uses#.

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**Chapter 7
Special Regulations**

* * *

**37-20
SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND**

**37-21
Special Screening Requirements between Residential and Non-Residential Uses**

In all C1, C2, and C4-1 and C8 Districts in the Borough of Staten Island, all #developments# or horizontal #enlargements# containing non-residential uses# shall be screened from adjoining adjacent to #zoning lots# containing only #residential uses# shall be screened by a planting strip, at least five feet wide. Such #zoning lots# containing non-residential uses# shall be referred to as the 'subject #zoning lot#' and shall comply with the following provisions:

- (a) Along a #front lot line#
Where the adjacent #zoning lot# containing only #residential uses# is located in a #Residence District#, is located across a #street# from the subject #zoning lot# and is within 100 feet of the subject #zoning lot#, the subject #zoning lot# shall provide the following:
 - (1) a #building# located within 15 feet of the #front lot line# with glazing that meets the standards of Section 37-34 (Minimum Transparency Requirements); or

(2) for any portion of the #front lot line# that does not meet the standards of paragraph (a)(1) of this Section, screening shall be provided by a planting strip at least four feet wide with shrubs with a maximum height of three feet, except as may be interrupted by normal entrances or exits;

(b) Along a #side lot line# Where the #abutting zoning lot# containing only #residential uses# is located across a #side lot line# from the subject #zoning lot#, the subject #zoning lot# shall provide along such #side lot line# a planting strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting. No chain link fences shall be permitted along such #side lot line#.

(c) Along a #rear lot line# Where the #abutting zoning lot# containing only #residential uses# is located across a #rear lot line# from the subject #zoning lot#, and where there is no existing or proposed #building# within 10 feet of such #rear lot line# or portion thereof, the subject #zoning lot# shall provide along the #rear lot line# a planting strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting.

along the common #side lot line#, densely planted with evergreen shrubs at least four feet high at time of planting and of a variety expected to reach a height of six feet within three years. No chain link fences shall be permitted.

However, no such screening shall be required where both such #buildings zoning lots# front upon a #street line# that forms the boundary of a #block# front mapped entirely as a #Commercial District#.

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ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 4 Special Regulations Applying in Flood Hazard Areas

* * *

64-90 SPECIAL APPROVALS

64-91 Modification of Certain Certification Requirements in the Special South Richmond Development District Special Natural Resources District

The provisions of this Section shall apply without requiring a #building# to comply with #flood-resistant construction standards# as established in paragraph (a) of Section 64-12 (Applicability to Developments in the Waterfront Area).

In the #Special South Richmond Development District# #Special Natural Resources District#, Sections 107-22 143-51 (Designated Open Space), inclusive, and 107-23 143-52 (Waterfront Esplanade) shall not apply to the reconstruction or repair of #buildings# that were damaged due to the effects of #Hurricane Sandy#, provided that:

- (a) the dimensions of the #building# footprint are no greater than the footprint that existed on October 28, 2012; and
(b) there is no increase in impervious surfaces on the #zoning lot#.

In addition, the provisions of Section 107-22 143-51, inclusive, shall not apply to a #site alteration# that is not a #development# or #enlargement# where the Commissioner of Buildings determines it is the minimum necessary to enable the reconstruction of a #building#. The Commissioner may request reports from licensed engineers or landscape architects in considering such determination.

* * *

Appendix A Special Regulations for Neighborhood Recovery

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64-A30 SPECIAL BULK REGULATIONS FOR THE RECONSTRUCTION OF BUILDINGS EXISTING ON OCTOBER 28, 2012

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64-A352 Special provisions for narrow lots

R1 R2 R3 R4 R5 R6

* * *

(b) In the #Special South Richmond Development District# #Special Natural Resources District#, the provisions of Sections 107-42 (Minimum Lot Area and Lot Width for Residences) and 107-462 (Side yards) 143-343 (Minimum lot area and lot width in the South Richmond Subdistrict) and 143-352 (Side yards in South Richmond) shall not apply. In lieu thereof, the regulations of the applicable underlying #Residence District# shall apply pursuant to Section 23-32 (Minimum Lot Area or Lot Width for Residences) and Section 23-46 (Minimum Required Side Yards) and may be modified, as applicable, by the regulations of this Appendix.

* * *

ARTICLE X SPECIAL PURPOSE DISTRICTS

* * *

Chapter 5 Special Fort Totten Natural Area District

105-00 GENERAL PURPOSES

The "Special Fort Totten Natural Area District" (hereinafter also referred to as the "Special District"), established in this Resolution, is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to guide development in areas of outstanding natural beauty in order to protect, maintain and enhance the natural features of such areas;
(b) to preserve land having qualities of exceptional recreational or educational value to the public;
(c) to protect aquatic, biologic, botanic, geologic, topographic and other natural features having ecological and conservation values and functions;
(d) to reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
(e) to preserve hillsides having unique aesthetic value to the public; and
(f) to preserve, protect and enhance the combination of historically significant buildings and other structures, public open spaces, outstanding scenic views and pedestrian and vehicular circulation system which by their siting create a unique balance between buildings and open spaces and which, together with the harmonious scale of development and landscaping, add to the quality of life in the area;
(g) to improve the quality of new development in the area by fostering the provision of specified public amenities and recreational facilities in appropriate locations and by making these facilities directly accessible to the public; and
(h) to promote the most desirable use of land and the direction of building development in accordance with a well-considered plan, to promote stability of residential development, to promote the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings and thereby protect the City's tax revenues.

* * *

105-01 Definitions

* * *

Critical root zone

The "critical root zone" of a tree is the area containing the roots of a tree that must be maintained and protected to ensure the tree's survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of four radial feet and maximum of 22 radial feet, measured from the surface of the tree trunk at grade.

Designated open space

The "designated open space" is an #open space# as shown on the District Plan.

Hillside

A "hillside" is ground where the ratio of change in elevation to horizontal distance results in a 10 percent or greater slope or #average percent of slope#.

Natural feature

A "natural feature" is a specific natural feature belonging to one of the types listed in Section 105-10 (NATURAL FEATURES) and existing within a the #Special Fort Totten Natural Area District#.

* * *

Steep slope buffer

A "steep slope buffer" is a 15-foot wide area having a slope of less than 25 percent that adjoins the entire length of the crest of a #steep slope#.

Street

For the purpose of this Section, a "street" is a way existing within the #Special Fort Totten Natural Area District# as shown on the District Plan (Appendix A) complying with the definition of #street# in Section 12-10, except that the #street# width shall be limited to existing dimensions. No modification of existing dimensions shall be permitted without prior certification of the City Planning Commission.

Tier I site

A "Tier I site" is a #zoning lot# or other tract of land having an #average percent of slope# of less than 10 percent.

* * *

105-02 General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Fort Totten Natural Area District#, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter, in order to protect outstanding #natural features# described herein. Except as modified by the express provisions of this Chapter, the regulations of the underlying district remain in effect.

The provisions of this Chapter shall apply to:

- (a) any #development#, #enlargement# or #site alteration#;
(b) any subdivision of a #zoning lot# existing on the effective date of the Special District designation into two or more #zoning lots#; and
(c) any public improvement projects located within the #Special Fort Totten Natural Area District#, which shall be subject to the provisions of Sections 105-92 (Special Provisions for City-owned Land) and 105-93 (Inter-agency Coordination), except for any such projects which were approved by the Board of Estimate prior to the effective date of the Special District designation.

Prior to issuance by the Department of Buildings or other City or State agencies, of a permit for any #development#, #enlargement# or #site alteration# within a #the #Special Fort Totten Natural Area District#, or for any #site alteration# for which no permit is required by the Department of Buildings or other City or State agencies, an application shall be submitted to the City Planning Commission for review and approval pursuant to Section 105-40 (SPECIAL REVIEW PROVISIONS), except those #developments#, #enlargements# and #site alterations# that are not subject to the provisions of Section 105-40, as specified in Section 105-021 (Actions not requiring special review).

* * *

105-022 Requirements for application

An application to the City Planning Commission for certification, authorization or special permit and to the Department of Buildings respecting any #development#, #enlargement# or #site alteration#, to be made within any #the #Special Fort Totten Natural Area District#, shall include the following:

* * *

- (b) photographs showing the location and condition of such #natural features# for verification with pre-existing aerial survey and/or other photographs for each the #Special Fort Totten Natural Area District#;
(g) any other information necessary to evaluate the request; and
(h) for #developments#, #enlargements# and #site alterations# on #Tier II sites#, the application shall also include:
(1) an alignment and paving plan for any #private road# with a typical cross-section; and
(2) a construction plan prepared by a registered landscape architect, registered architect, licensed surveyor or professional engineer showing the proposed location for the #staging area#, the proposed method for protecting trees, understory shrubs and ground cover during construction, as well as a description of the equipment to be employed in processing and disposing of soil and other material to be removed from the site; and if

the #critical root zone# is proposed to be modified, a #tree protection plan# for any tree proposed for preservation; and

- (i) In addition, an application for #development# within Area B, as shown on the map in Appendix A of this Chapter, shall include the existing and proposed site plan showing the location and the scale of the existing and proposed #buildings or other structures#, the location of all vehicular entrances and exits and off-street parking facilities, the changes that will be made in the location and size of the #open space#, and such other information as may be required by the Commission. The application shall include a landscaping plan, #building# sections and elevation and an appropriate model of the planned community.

The Commission shall require, where relevant, a subdivision plan and, in the case of a site plan providing for common #open space# or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

For a #site alteration#, #enlargement# or #development# within any #the #Special Fort Totten Natural Area District#, the Commission may modify one or more requirements set forth in paragraphs (a) through (h) (i) of this Section, when such modification is requested by the applicant in writing and when the Commission determines that the requirements are unnecessary for evaluation purposes.

Appendix B of this Chapter should be used as a guide to assist in identifying the #natural features# on the survey required in this Section.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

Where a permit is required for a #development#, #enlargement# or #site alteration# within a #the #Special Fort Totten Natural Area District# from any City or State agency, an application for such permit shall be filed simultaneously with such agency and the Commission.

* * *

105-03 District Plan

The regulations of this Chapter are designed to implement the #Special Fort Totten Natural Area District# Plan. The District Plan includes the following:

Appendix A - Special Fort Totten Natural Area District Plan Maps

* * *

105-20 PROTECTION OF NATURAL FEATURES

All #natural features# within a #the #Special Fort Totten Natural Area District# shall be protected by the regulations of this Chapter in accordance with the provisions set forth in Sections 105-02 (General Provisions), 105-30 (PRESERVATION OF NATURAL FEATURES) and 105-50 (REGULATIONS FOR PROTECTION OF NATURAL FEATURES).

* * *

105-30 PRESERVATION OF NATURAL FEATURES

The provisions of this Section are applicable to all #developments#, #enlargements# and #site alterations# within the #Special Fort Totten Natural Area District#, pursuant to Section 105-02 (General Provisions). When pursuant to Sections 105-41 (Certification) or 105-021 (Actions not requiring special review), it is not necessary for an applicant for a #development#, #enlargement# or a #site alteration# to apply for an authorization or special permit, such #development#, #enlargement# or #site alteration# shall nonetheless comply with the #natural feature# preservation requirements of this Section, inclusive.

* * *

105-32 Botanic Environment and Tree Planting Requirements

Any vegetation that cannot be saved as a result of #site alteration#, #enlargement# or #development# shall be replaced with alternative vegetation to be approved by the City Planning Commission. All #developments#, #enlargements# and #site alterations# shall comply with the tree planting requirements set forth in this Section, whether or not existing trees are removed as a result of such #development#, #enlargement# or #site alteration#.

The replanting of elements of vegetation that are parts of an association or community shall be such as to reestablish, as rapidly as is reasonable, the vigor and character of the association. When

necessary to establish ecological balance, the Commission may also require additional vegetation to be planted.

(a) Tree planting

For the purposes of this Section, the following minimum standard shall apply for tree planting:

- (1) For any #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District#, trees of at least three-inch #caliper#, pre-existing or newly planted, shall be provided on the #zoning lot# at the rate of one tree for each 1,000 square feet of #lot area# or portion thereof or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

* * *

105-33 Residential Lot Coverage Regulations on Tier II Sites or on Sites Granted an Authorization Pursuant to Section 105-422

The maximum permitted percentage of #lot coverage# for #residences# on a #zoning lot# shall be 22.5 percent where the average percent of slope is between 10 and 14.9 percent, 20 percent where the average percent of slope is between 20 and 24.9 percent, and 17.5 percent where the average percent of slope is between 10 and 14.9 percent determined by Table I or Table II of this Section, as applicable.

TABLE I PERMITTED PERCENTAGE OF LOT COVERAGE ON A TIER II ZONING LOT BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND RESIDENCE TYPE

Table with 8 columns: #Residence District#, R1, R2, R3, R4, R5, 1-2 Family, Other. Rows show permitted percentages for slope ranges 10-14.9, 15-19.9, and 20-24.9.

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

If an authorization is granted for a #development#, #enlargement# or #site alteration# on a #zoning lot# or portion of a #zoning lot# having a #steep slope# or #steep slope buffer# pursuant to Section 105-422, the maximum permitted percentage of #lot coverage# for such #zoning lot# shall not exceed 12.5 percent, the maximum set forth in Table II of this Section.

TABLE II PERMITTED PERCENTAGE OF LOT COVERAGE ON ANY ZONING LOT OR PORTION OF ANY ZONING LOT WITH A STEEP SLOPE GRANTED AN AUTHORIZATION PURSUANT TO SECTION 105-422

Table with 7 columns: #Residence District#, R1, R2, R3, R4, R5, 1-2 Family, Other. Rows show permitted percentages for steep slopes.

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

105-34 Grading Controls for Tier II Sites

With the exception of #private roads# and driveways, no grading shall take place beyond 15 feet of the location of a #building# foundation, measured from the foundation perimeter. The following grading requirements shall apply to all #Tier II sites#.

- (a) Cut slopes shall be no steeper than two horizontal to one vertical; subsurface drainage shall be provided as necessary for stability.

- (b) Fill slopes shall be no steeper than two horizontal to one vertical; fill slopes shall not be located on natural slopes 2:1 or steeper, or where fill slope toes out within 12 feet horizontally of the top of an existing or planned cut slope.
(c) Excavating for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the #Special Fort Totten Natural Area District#.

* * *

105-36 Controls During Construction

The following requirements must be met during construction and identified on the construction plan:

- (a) No construction equipment of any kind shall operate beyond 15 feet of the perimeter of a #building# foundation except those vehicles engaged in the construction of #private roads#, driveways or required #accessory# parking areas. This provision may be waived by the Commissioner of Buildings should it be determined that the particular conditions of the site make a 15-foot limit infeasible or impractical.
(b) Construction fences shall be erected around all vegetation proposed for preservation and all #areas of no disturbance#, and those portions of the fence that are downhill from the construction site shall have hay bales placed adjacent to them.
(c) Excavating for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the #Special Fort Totten Natural Area District#.

* * *

105-40 SPECIAL REVIEW PROVISIONS

The provisions of this Section shall apply to all #developments#, #enlargements# or #site alterations# located within a the #Special Fort Totten Natural Area District#.

Prior to the issuance by the Department of Buildings of any permit for a #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District#, the City Planning Commission shall certify to the Department of Buildings that the #development#, #enlargement# or #site alteration# is approved pursuant to Sections 105-41, 105-42, 105-43 or 105-44, inclusive.

* * *

105-42 Authorizations to Alter Natural Features

For a #development#, #enlargement# or #site alteration# located within the #Special Fort Totten Natural Area District#, the City Planning Commission may authorize:

* * *

- (d) alteration of aquatic features, pursuant to Section 105-426 in NA-1, NA-2 and NA-3 Districts.

The Commission may prescribe appropriate additional conditions and safeguards to protect the character of the #Special Fort Totten Natural Area District#.

* * *

105-421 Modification of topographic features on Tier I sites

The topographic features, including natural topography and #topsoil#, existing at the time of designation of a the #Special Fort Totten Natural Area District# may be modified by the City Planning Commission, provided that the Commission finds that:

* * *

105-422 Authorization of a development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer

* * *

The #lot coverage# regulations of Table II of Section 105-33 (Residential Lot Coverage Regulations on Tier II Sites or on Sites Granted an Authorization Pursuant to Section 105-422) shall apply to any #residential development#, #enlargement# or #site alteration# granted an authorization pursuant to this Section.

105-423 Relocation of erratic boulders

No erratic boulder with a diameter at any point of six feet or more may be moved from its location at the time of designation of a the

#Special Fort Totten Natural Area District# to another location within the Special District during #development#, #enlargement# or #site alteration# except in compliance with the provisions of this Section.

Prior to the moving of an erratic boulder from its present location to a location elsewhere within the #Special Fort Totten Natural Area District#, an application shall be filed with the City Planning Commission showing the present location and the proposed location. Moving of an erratic boulder will be permitted only by authorization of the Commission under the following circumstances:

- (a) where such a boulder is located in an area to be occupied by #buildings#, driveways, parking areas or recreation areas and it is not possible to avoid such location by minor adjustments in the arrangement of such #buildings#, driveways, parking areas or recreation areas on the site;
(b) where the boulder's continued existence in its present location would create hazards or dangers; or
(c) where authorizations granted by the Commission under the provisions of this Chapter require or clearly contemplate the boulder's relocation from its present position.

In issuing an authorization under this Section, the Commission shall require an appropriate relocation site, visible, if possible, from a public #street#, park, or public place, preferably on the #zoning lot# or elsewhere within the #Special Fort Totten Natural Area District#. The Commission may prescribe appropriate conditions to enhance the setting of the relocated boulder.

* * *

105-425
Modification of botanic environment and tree preservation and planting requirements

* * *

Where on-site replanting of vegetation would result in overcrowding or would adversely affect the ecology of the site, the Commission may authorize planting of one or more trees on adjoining public sidewalks or in a nearby public area within the #Special Fort Totten Natural Area District#. The Commission may also allow the substitution of other plant material, provided a detailed landscaping plan is filed with the Commission for approval and certification.

* * *

105-43
Authorizations to Modify Bulk, Parking, Grading and Private Roads Regulations

For a #development#, #enlargement# or #site alteration# located within the #Special Fort Totten Natural Area District#, the City Planning Commission may authorize:

* * *

105-434
Modification of requirements for private roads and driveways

For any #development#, #enlargement# or #site alteration#:

- (a) the City Planning Commission may authorize variations in the requirements for #private roads# and driveways on any #Tier II site# as set forth in Section 105-35 (Tier II Site Requirements for Driveways and Private Roads), as well as the requirements of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of curb cuts in certain districts) provided that:
(1)(a) the #development# or #enlargement# is not feasible without such modification, or that the requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;
(2)(b) such modification is the least modification required to achieve the purpose for which it is granted;
(3)(c) the modification will not disturb the drainage pattern and soil conditions of the area;
(4)(d) the modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and
(5)(e) such modification will enhance the quality of the design of the #development#, #enlargement# or #site alteration#; or
(b) located on a #zoning lot# containing historic buildings designated by the Landmarks Preservation Commission within the New York City Farm Colony-Seaview Hospital-Historic District, as shown on Map 2 in Appendix A of this Chapter, the City Planning Commission may authorize modifications or waivers of the requirements for #private roads# as set forth in Section 26-20 (SPECIAL

REQUIREMENTS FOR LOTS WITH PRIVATE ROADS) through Section 26-27 (Waiver of Bulk Regulations Within Unimproved Streets), inclusive, and Section 26-30 (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS) through 26-35 (Screening), inclusive, provided that such modification or waiver:

- (1) results in greater environmental conservation or preservation of existing natural features;
(2) results in a superior site and landscape plan that will not unduly disturb the drainage pattern and soil conditions of the area;
(3) results in greater preservation of historic #buildings# or other architectural elements of the Historic District designated by the Landmarks Preservation Commission;
(4) enhances vehicular and pedestrian connections between #buildings# on the site and the surrounding neighborhood;
(5) will not impair the essential character of the Historic District and the surrounding area;
(6) is the least required to achieve the purpose for which it is granted; and
(7) will not reduce the required minimum width of the #private road# to a width less than 34 feet unless the Fire Department has approved such reduction and determined that emergency vehicles can adequately access and move within the site.

* * *

105-44
Special Permits

For any #development#, #enlargement# or #site alteration# within the #Special Fort Totten Natural Area District#, the City Planning Commission may grant special permits for modification of the underlying district regulations in accordance with the provisions of Sections 105-441 and 105-442.

* * *

105-441
Modification of use regulations

In addition to any #use# modifications which may be granted under the provisions of Section 105-701 (Applicability of large-scale residential development regulations), the City Planning Commission may permit #semi-detached# or #attached single-family residences# in R2 Districts and #attached single-# or #two-family residences# in R3-1 Districts.

Furthermore, except in the #Special Natural Area District#-1 (NA-1), the Commission may permit #semi-detached# or #attached single-family residences# in R1-2 Districts provided that the #development# or #enlargement# is on a tract of land of at least four acres, and provided the Commission finds that:

* * *

105-50
REGULATIONS FOR PROTECTION OF NATURAL FEATURES

The provisions of this Section establish regulations for City Planning Commission review of #development#, #enlargement# or #site alteration# plans from the standpoint of the adequacy of protection for #natural features# within a the #Special Fort Totten Natural Area District#. Plans that are deficient in this regard may be rejected or required to be modified, even though they comply with all other applicable regulations of this Chapter.

- (1) For a #steep slope#, these additional requirements apply:
(1) In all #Residence Districts#, for #residential developments# on individual #zoning lots# substantially within a #steep slope# area, the #lot area per dwelling unit# requirement shall not be less than 12,500 square feet. Except in R1-Districts located in #Special Natural Area District#-1 (NA-1), the The Commission may, for a tract of land of at least four acres substantially within the #steep slope# area, modify, by authorization, the #lot area per dwelling unit# requirement set forth in this paragraph, (1)(1), for the #steep slope# area, and may allow #development# to be concentrated in clusters to preserve the #steep slope# areas in their natural state, provided that such clusters are located to the extent feasible in areas of comparatively flat topography and will not require unnecessary grading on adjacent slopes or the creation of new #steep slopes#.

* * *

**105-60
MAINTENANCE OF NATURAL FEATURES**

For any #development#, #enlargement# or #site alteration# on a tract of land within a the #Special Fort Totten Natural Area District#, the City Planning Commission may require a maintenance plan for a #natural feature#. Where a maintenance plan is required, approval of the development plan and the granting of any certification, authorization or special permit shall be conditioned upon the Commission's approval of the maintenance plan.

* * *

**105-701
Applicability of large-scale residential development regulations**

The provisions of Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), shall apply except as modified by the provisions of this Section.

Any #zoning lots developed#, used predominantly for #residential uses#, may be treated as a #large-scale residential development# and authorizations or special permits for such #zoning lot# may be granted in accordance with the provisions of Article VII, Chapter 8, as modified herein or in Section 105-80 (JOINT APPLICATIONS), regardless of whether such #zoning lot# will have the area, number of #buildings# or number of #dwelling units# specified in the definition of #large-scale residential development#, as set forth in Section 12-10 (DEFINITIONS).

However, in R1 Districts located in the #Special Natural Area District#-1 (NA-1), no modification of minimum required #lot area# as set forth in Section 23-32 (Minimum Lot Area or Lot Width for Residences) shall be allowed for any #development# pursuant to paragraph (c) of Section 78-311 (Authorizations by the City Planning Commission) or Section 78-32 (Bonus for Good Site Plan) but modifications of required #front# or #rear yards# and height and setback regulations on the periphery of such #zoning lot#, pursuant to paragraphs (c) and (d) of Section 78-312 (Special permits by the City Planning Commission), shall apply. Modification of #side yards# of all #zoning lots#, including #zoning lots# in R1 Districts, shall be subject to the provisions of Section 105-432 (Modification of yard, height and setback regulations, and parking location regulations).

Bonuses which may be granted for #large-scale residential developments#, pursuant to Section 78-32 through Section 78-35 (Special Bonus Provisions), may not be granted for #zoning lots# which have less than 10 acres and less than the number of #buildings# or number of #dwelling units# required by the definitions of a #large-scale residential development#.

* * *

**105-702
Applicability of lower density growth management area regulations**

The regulations for #developments# or #enlargements# within #lower density growth management areas# are modified as follows:

- (a) ——— Parking location regulations
#Accessory# parking spaces shall be permitted within a #front yard#.

- (b) ——— Private road regulations
The provisions of paragraph (b) of Section 105-35 (Tier II Requirements for Driveways and Private Roads) shall apply to #Tier II sites# accessed by #private roads#.

**105-90
FUTURE SUBDIVISION**

Within a the #Special Fort Totten Natural Area District#, any #zoning lot# existing on the effective date of the Special District designation may be subdivided into two or more #zoning lots#, provided that #natural features# are preserved to the greatest extent possible under future development options.

* * *

**105-91
Special District Designation on Public Parks**

When a the #Special Fort Totten Natural Area District# is designated on a #public park# or portion thereof, any #natural features# existing on December 19, 1974, within such area shall not be removed, destroyed or altered unless authorized by the City Planning Commission. As a condition for granting such authorization, the Commission shall find that any alteration of #natural features# is the least alteration required to achieve the purpose intended and such authorization is consistent with the intent of the #Special Fort Totten Natural Area District#.

* * *

**105-93
Inter-agency Coordination**

Where an authorization or permit is required from the City Planning Commission pursuant to this Chapter and where a permit is required from the Departments of Transportation or Buildings for land contour work, by the Department of Environmental Protection for storm water drainage systems for #buildings# or adjacent areas or where construction of a public improvement project is undertaken by a City agency, the Department of City Planning and the agencies involved shall jointly determine the conditions under which such proposed #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District# will best meet the purposes of the Special District. Applications for any required permit or authorizations shall be filed simultaneously with each agency requiring a permit.

**105-94
Special Natural Area Districts Specified
Special Regulations**

**105-941
Special Natural Area District-1:
Emerson Hill, Dongan Hills, Todd Hill, Lighthouse Hill and the Central Wetlands Area of Staten Island**

The central, serpentine, hilly spine of Staten Island is composed of Emerson Hill, Dongan Hills, Todd Hill and Lighthouse Hill. These hills are richly endowed with steep slopes, rock outcrops, erratic boulders and ponds, lakes, swamps, creeks and many trees of the glaciated Oak-Chestnut association.

To the south and west of the serpentine hills are tidal wetlands, a habitat for marine life and water fowl. The wetlands include parts of Latourette Park, Fresh Kills Park and New Springville Park. The high and low wetlands of Latourette Park and New Springville Park and most of the low wetlands of Fresh Kills Park remain in their natural state. The purpose of this #Special Natural Area District# is to preserve and protect the aforementioned #natural features# pursuant to the provisions of this Chapter.

**105-942
Special Natural Area District-2:
Riverdale, Spuyten Duyvil and Fieldston, The Bronx**

The Riverdale Ridge of The Bronx is composed of part of Riverdale, Spuyten Duyvil and Fieldston. This ridge contains steep slopes, rock outcrops, ponds, brooks, swampy areas and mature trees.

The western foot of the ridge contains marshes, feeding areas for water fowl. The shore line of the Hudson River estuary contains the aquatic food web necessary to sustain marine life.

The marshes and most of the Hudson River shore line are included in Riverdale Park. Much of the Riverdale Ridge and Riverdale Park are in their natural state. The purpose of this #Special Natural Area District# is to preserve and protect the aforementioned #natural features# pursuant to the provisions of this Chapter.

**105-943
Special Natural Area District-3:
Shore Acres Area of Staten Island**

The Shore Acres area of Staten Island owes its unique character to Shore Acres Pond, which is fed predominantly by springs percolating from an underground aquifer through Pleistocene strata of sand and gravel.

The Pond is a resting place for migratory and local fowl as well as a watering hole for opossums which are abundant along the wooded cliffs of the Narrows. The Pond has shaped its built environment, including the street layout, landscaping and orientation of neighboring homes. The surrounding area is distinguished by rolling topography with orientation of the northeastern edge toward Lower New York Bay and the Narrows.

The natural drainage area is in need of protection to ensure survival and maintenance of the Pond which in turn is essential to the preservation of this special area.

**105-944
Special Fort Totten Natural Area District-4**

- (a) ——— General purposes

The "Special Fort Totten Natural Area District"-4 (hereinafter referred to as the Special District), established in this Resolution, is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following general purposes:

- (1) ——— to preserve, protect and enhance the combination of historically significant buildings and other structures, public open spaces, outstanding scenic views and pedestrian and vehicular circulation

system which by their siting create a unique balance between buildings and open spaces and which, together with the harmonious scale of development and landscaping, add to the quality of life in the area;

- (2) to protect aquatic, biologic, geologic, topographic and other natural features having ecological and conservation values and functions;
- (3) to improve the quality of new development in the area by fostering the provision of specified public amenities and recreational facilities in appropriate locations and by making these facilities directly accessible to the public; and
- (4) to promote the desirable use of land improvements in accordance with the District Plan and in conformance with the character of the Fort Totten area and thus conserve the value of land and buildings and thereby protect the City's tax revenue.

(b) Definitions

(1) Designated open space

The "designated open space" is an #open space# as shown on the District Plan.

(2) Street

For the purpose of this Section, a "street" is a way existing within the #Special Fort Totten Natural Area District#-4 as shown on the District Plan (Appendix A) complying with the definition of #street# in Section 12-10, except that the #street# width shall be limited to existing dimensions. No modification of existing dimensions shall be permitted without prior certification of the City Planning Commission.

(c) General requirements

(1) Requirements for applications

An application to the Commission for any #development# within the Special District shall be subject to the requirements of Section 105-021 (Actions not requiring special review). In addition, an application for #development# within Area B shall include the existing and proposed site plan showing the location and the scale of the existing and proposed #buildings or other structures#, the location of all vehicular entrances and exits and off-street parking facilities, the changes that will be made in the location and size of the #open space#, and such other information as may be required by the Commission. The submission shall include a landscaping plan, #building# sections and elevation and an appropriate model of the planned community.

The Commission shall require, where relevant, a subdivision plan and, in the case of a site plan providing for common #open space# or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

(a)(2) Pier #development#

The City Planning Commission may permit, by special permit, pier #development#, only upon finding that the proposed #development# shall have no significant adverse impact on the Special District or surrounding environment. The Commission may prescribe appropriate conditions and safeguards to minimize possible adverse effects on the surrounding area.

(d) Special regulations

(b)(4) Demolition

Except in Area E, no demolition permit or alteration permit for alterations which may affect the character or design of the facade of a #building or other structure# shall be issued by the Department of Buildings, except as permitted by the Commission, unless it is an unsafe #building or other structure# and demolition or alteration is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, or its successor, of the New York City Administrative Code. An applicant for any such permit shall notify the Landmarks

Preservation Commission of the application.

The City Planning Commission, by special permit, may allow:

- (i)(1) the alteration of such #building or other structure#, provided that such alteration treatment of the facade relates harmoniously to the character and materials of the original facade and to the adjoining #buildings or other structures#; or
- (ii)(2) the demolition of such #buildings or other structures#, other than those deemed unsafe as defined by the Department of Buildings, provided that the Commission finds that the existing #building or other structures# are not suitable for rehabilitation.

Where a #building or other structure# has been demolished pursuant to this Section, the Commission may, by special permit, allow the replacement of the demolished structure provided that the design of the new structure in terms of scale, #lot coverage#, #building# height and exterior treatment of the facade shall replicate as nearly as possible the design and site plan of the original #building#.

(c)(2) Special height regulations

In order to preserve the unique character of the Special District and to protect the views of and to the water within the Special District, Section 23-631 (General provisions) shall apply except that the maximum height for any #development# or #enlargement# shall be 32 feet or three #stories#, whichever is less.

(d)(3) Location of zoning district boundaries at the shore line

Zoning district boundary lines shall coincide with the shore line lawfully existing on April 28, 1983, or any natural or lawful alteration thereof.

A zoning district boundary line which intersects the shore line lawfully existing on April 28, 1983 shall be prolonged, in a straight line, to such naturally or lawfully altered shore line. Lawfully approved piers or other lawfully approved structural extensions of the shore line, as may be so altered, shall not generate development rights.

(e)(4) Designated open space

Any #development# or #site alteration# on a #zoning lot# which contains #designated open space# as shown on the District Plan, shall require certification by the Commission that such #designated open space# shall not be reduced in size or altered in shape and shall be preserved in its natural state by the owner of the #zoning lot#.

Planting, landscaping or provision of footpaths or sitting areas are permitted in any part of #designated open space#, provided that such improvements do not involve removal of trees or alteration of existing topography, and do not obstruct pedestrian movement within the public pedestrian ways.

#Designated open space# may be used for active recreational facilities provided that the Commission certifies that such #uses# have minimal impact on tree removal, topographic alteration or drainage conditions.

All #designated open spaces# shall be directly accessible to the public from public rights-of-way between dawn and dusk. A prominent plaque or other permanent #sign# shall be displayed on all #designated open spaces# in a prominent location, designated by the Commission, visible from the adjacent public right-of-way. Such plaque or permanent #sign# shall have a #surface area# of not less than three nor more than six square feet, and shall contain the following statement:

"This area is open to the public between sunrise and sunset."

(f)(5) District plan

The District Map for the #Special Fort Totten Natural Area District#-4 identifies specific areas comprising the District Plan in which special zoning regulations carry out the general purposes of the #Special Fort Totten Natural Area District#-4. The District Plan is set forth in Appendix A and is made an integral part hereof. These areas and the specific paragraphs of this Section which contain regulations pertaining thereto are as follows:

Area A - Historic Fort Area, paragraph (d)(6)(g)

- Area B - Planned Community Area, paragraph (d)(7)(h)
- Area C - Water Related Area, paragraph (d)(8)(i)
- Area D - Bay Area, paragraph (d)(9)(j)
- Area E - Development Area, paragraph (d)(10)(k)

(g)(6) Historic Fort Area (Area A)

Within Area A (Fort Area) there shall be no #development# nor #enlargement# of existing #buildings# or other structures# except that the Commission may authorize necessary renovation to protect existing structures. In all cases the Commission shall refer all applications to the Landmarks Preservation Commission and Department of Parks and Recreation or other City agencies with primary responsibilities in the conservation area, for its report thereon.

(h)(7) Planned Community Area (Area B)

In order to protect the unique scale, character and design relationships between the existing #buildings# and public #open spaces# and parade grounds, no #development#, #enlargement# nor alteration of landscaping or topography shall be permitted, except as set forth herein and as provided by paragraph (d)(1)(b) of this Section.

(1)(i) Special permit

For any #development#, #enlargement# or alteration of landscaping or topography, the Commission may, by special permit, allow:

- (i)(a) the unused total #floor area#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within the development to be distributed without regard for #zoning lot lines#;
- (ii)(b) the total #open space# or #lot coverage# required by the applicable district regulations for any #zoning lot# within the development to be distributed without regard for #zoning lot lines#;
- (iii)(c) minor variations in the #yard# and #court# regulations required by the applicable district regulations;
- (iv)(d) minor variations in the height and setback regulations required by the applicable district regulations;
- (v)(e) modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot);
- (vi)(f) permitted or required #accessory# off-street parking spaces to be located anywhere within the #development# without regard to #zoning lot lines#, or the provisions of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of curb cuts in certain districts), subject to findings of Section 78-41 (Location of Accessory Parking Spaces), or where such requirement substantially injures the functioning of the existing area, authorize waiver of all or part of the required parking.

(vii)(ii) Findings

As a condition precedent to the granting of a special permit under the provisions of paragraph (d)(7)(i) (h)(1) of this Section, the Commission shall make the following findings:

- (a) that the #development#, #enlargement# or said alteration is related to the existing #buildings# or other structures# in the Planned Community Area (Area B) in scale and design, and that

the #development# will not seriously alter the scenic amenity and the environmental quality of the area;

- (b) that the #development# or #enlargement# be sited in such a manner as to preserve the greatest amount of #open space# and landscaping that presently exists, consistent with the scale and design of the existing #buildings# and the landscaping surrounding the new landscaping arrangement and conditions of the community;
- (c) that the #development# or #enlargement# is sited such that it will not require at the same time, or in the foreseeable future, new access roads or exits, off-street parking or public parking facilities that will disrupt or eliminate major portions of #open space# and landscaping or will generate large volumes of traffic which will diminish the environmental quality of the community;
- (d) that minimal landscaping is to be removed during construction and such areas will be fully restored upon completion of construction.

The Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit public or private enforcement reflecting terms, conditions, and limitations of any special permit hereunder to minimize adverse effects on the character and quality of the community.

(2)(iii) Parade ground

Unless ownership is retained in a governmental agency, the parade ground #designated open space# shall be commonly owned with a #zoning lot# within Area B or Area E and the maintenance of the parade ground shall be the collective responsibility of said owner or owners. The parade ground shall be used for open recreational #uses# and may contain minor #accessory# structures to said #use#. The parade ground shall be directly accessible from the adjoining #streets# along its entire perimeter. There shall be no fences nor walls around or within the parade ground.

(i)(8) Water Related Area (Area C)

In order to protect the unique aquatic and botanic characteristics of the area, there shall be no #development# in Area C except as provided by paragraph (d)(1)(b) of this Section.

(j)(9) Bay Area (Area D)

In order to promote waterfront related activities, only the following #uses# of the C3 District shall be permitted in Area D:

- (i) #residential uses#, which #uses# are permitted only above the ground floor of those #buildings# existing prior to April 28, 1983;
- (ii) all #uses# of Use Group 14, except for boat showrooms or sales, and the storage, repair, or painting of boats other than crew sculls used for intercollegiate competition;
- (iii) all retail or service establishment #uses# of Use Group 6, except automobile supply stores.

(k)(10) Development Area (Area E)

Any #zoning lot developed# predominantly for #residential uses# may be considered a #large-scale residential development#, and authorizations or special permits for such #zoning lot# may be granted in accordance with the provisions of Article VII, Chapter 8, except that the #accessory uses# of Section 78-22 (Accessory Uses in Large-Scale Residential Developments) shall not apply.

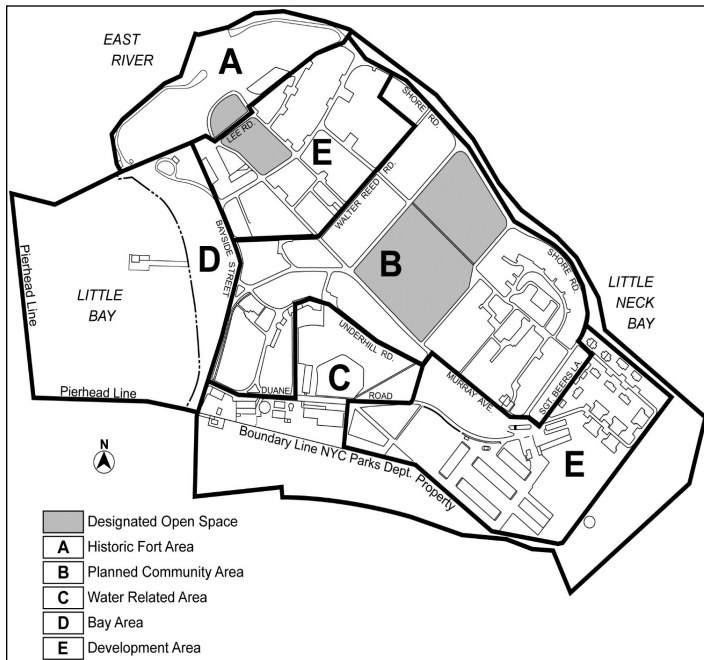
Any #zoning lot developed# predominantly for #community facility uses# may be treated as a #large-scale community facility development#, and authorizations or special permits for such #zoning lot# may be granted in accordance with the provisions of Article VII, Chapter 9.

In Area E, the Commission may authorize clustering of #single-family# and #two-family residences# and a modification of housing types in order to maximize the preservation of existing #natural features# in the area, and to provide adequate view protection, and to relate these new structures with the existing structures in the general vicinity. Clustering shall be limited to a maximum #street wall# of 100 feet.

Any and all bonuses permitted in Sections 78-32 through 78-353, inclusive, shall not apply to #development# in Area E.

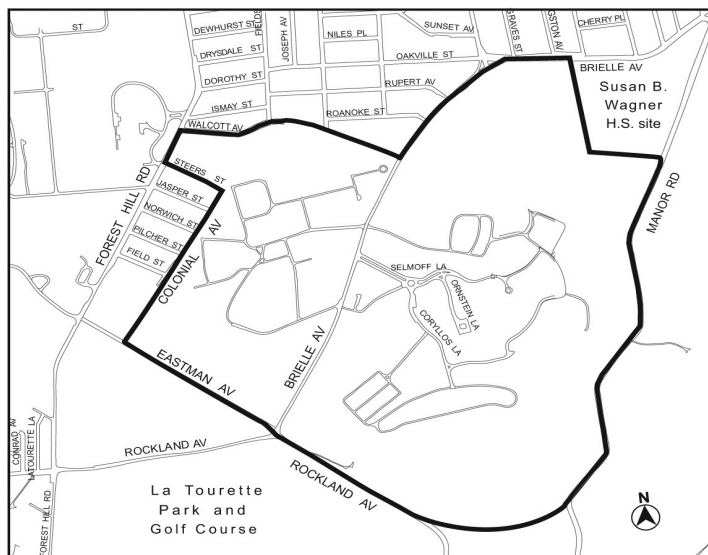
**Appendix A
Special Natural Area District Plan Maps Special Fort Totten
Natural Area Plan Map**

Map 1. Special Fort Totten Natural Area District-4 Plan Map, Borough of Queens



Map 2. New York City Farm Colony-Seaview Hospital Historic District, Borough of Staten Island

(TO BE DELETED)



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**Chapter 7
Special South Richmond Development District**

[ENTIRE CHAPTER TO BE DELETED]

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**ARTICLE XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 9
Special Hillside Preservation District**

[ENTIRE CHAPTER TO BE DELETED]

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**ARTICLE XIV
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 3
Special Natural Resources District**

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143-00**GENERAL PURPOSES**

The "Special Natural Resources District" (hereinafter also referred to as the "Special District"), established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes, to:

- (a) guide development in order to preserve, maintain and enhance aquatic, biologic, botanic, geologic and topographic features having ecological and conservation values and functions;
- (b) protect and enhance ecological communities existing within parklands through planting regulations and limits on the extent of paved areas and other unvegetated areas that are based on the proximity of properties to such natural areas;
- (c) preserve land having qualities of recreational or educational value to the public;
- (d) reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
- (e) preserve natural features having unique aesthetic value to the public;
- (f) promote and preserve the character of the neighborhoods within the district;
- (g) promote balanced land use and the development of future land uses and housing in the South Richmond Subdistrict, including private and public improvements such as schools, transportation, water, sewers, drainage, utilities, open space and recreational facilities, on a schedule consistent with the City's Capital Improvement Plan, and to ensure the availability of essential public services and facilities for new development in an efficient and economic manner;
- (h) provide clear standards balancing ecology and development for small properties;
- (i) ensure a basic standard of ecological protection for larger properties identified as containing significant natural features, while also ensuring a predictable development outcome; and
- (j) promote the most desirable use of land, guiding future development in accordance with a well-considered plan, and to conserve the value of land and buildings and thereby protect the City's tax revenues.

143-01**Definitions**

Definitions specially applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS). Maps referenced in this Section (Definitions) are located in Appendix A through D of this Chapter.

Area adjacent to aquatic resources

An "area adjacent to aquatic resources" is an area of land within 100 feet of #designated aquatic resources#, except that land separated from a #designated aquatic resource# by a #street# which is open and in use by the general public, or is separated by a #private road#, shall be exempt from this definition. In addition, for a #designated aquatic resource# that is not regulated by the New York State Department of Environmental Conservation, only land within 100 feet of such #designated aquatic resource# that is within a #plan review site# that is one acre in size or greater shall be included in this definition.

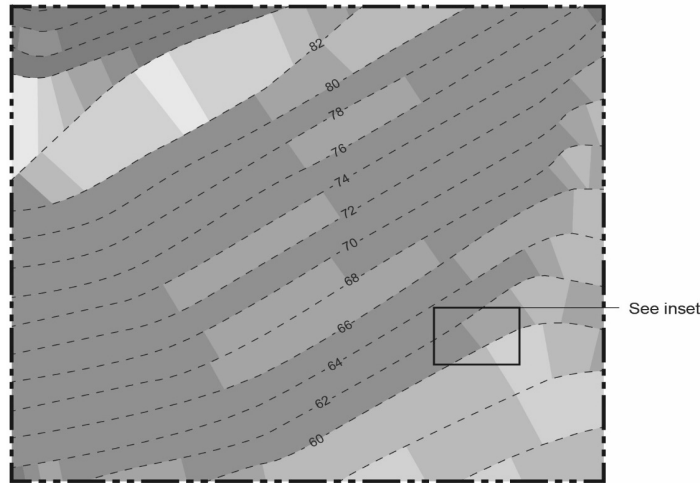
Area of existing slope

An "area of existing slope" is an area of land with a slope, as measured at the time of application, categorized as follows (S): 10 through 24.9 percent; 25 through 34.9 percent; 35 through 44.9 percent; 45 through 64.9 percent; 65 through 84.9 percent; and 85 percent or greater. Such slope category percentages shall be established in plan view based on contour intervals (I) of two feet or less by considering the distance (D) between two contour lines.

$$S = \frac{I^2 - I^1}{D}$$

Such slopes may be verified using contours on 2017 New York City LiDAR (Light Detection and Ranging) data or a survey conducted less than two years before the date of the application, or as or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable.

Slopes of less than 10 percent shall be excluded from an #area of existing slope#. #Areas of existing slope# are used for the purposes of determining the maximum #lot coverage# and #hard surface area# on certain #zoning lots# as set forth in Sections 143-32 (Maximum Lot Coverage) and 143-33 (Hard Surface Area) of this Chapter.



See inset

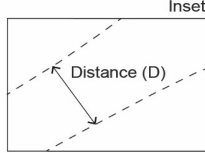
Categories of Slope (S)

- S: 10 - 24.9%
- S: 25 - 34.9%
- S: 35 - 44.9%
- S: 45 - 64.9%
- S: 65 - 84.9%
- S: >85%

$$S = \frac{I2-I1}{D}$$

higher contour (I2)

lower contour (I1)



AREA OF EXISTING SLOPE

Area of no disturbance

An “area of no disturbance” is an area designated on the site plan that must be protected from any type of disturbance, including: #site alteration#, operation of construction equipment, storage of construction materials, excavation or regrading, tunneling for utilities, removal of trees, or construction of #hard surface areas#. #Areas of no disturbance# shall include:

- (a) within the Escarpment Area, an #area of existing slope# of 25 percent or greater when located more than 20 feet from a #building# except as provided in Section 143-121 (Grading standards);
- (b) #rock outcrops# except as provided in Section 143-123 (Rock outcrops and erratic boulders);
- (c) the #critical root zone# of each tree proposed for preservation, except as provided in Section 143-133 (Planting standards for tree credits);
- (d) all vegetation proposed to be preserved as #landscape elements# pursuant to Section 143-143 (Planting standards for landscape elements)
- (e) #designated aquatic resources# and #buffer areas# except as modified pursuant to Section 143-16 (Aquatic Resource Protections); and
- (f) for #plan review sites#, any area of trees, slopes, or other natural feature deemed significant and feasible to preserve by the City Planning Commission.

Arterial

An “arterial” is any portion of #street# listed herein and located within the South Richmond Subdistrict.

- Amboy Road
- Arthur Kill Road
- Huguenot Avenue
- Hylan Boulevard
- Page Avenue
- Richmond Avenue
- Richmond Parkway – frontage roads
- West Shore Expressway – service roads
- Woodrow Road

In accordance with the primary function of an #arterial# to accommodate vehicular through traffic, access is restricted to #arterials# pursuant to Section 143-355 (Special provisions for arterials in South Richmond). In addition, along portions of arterials as indicated on Map 2 in the Appendix D to this Chapter, Section 143-355 (Special provisions for arterials in South Richmond) applies.

Designation of an #arterial# pursuant to this definition shall not modify underlying regulations pertaining to Sections 32-66 and 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) and APPENDIX H (Designation of Arterial Highways) of the Zoning Resolution.

Biodiversity point

A “biodiversity point” is a value given to a #landscape element# for the purposes of determining compliance with minimum areas of vegetation required, as set forth in Section 143-14 (Biodiversity Requirement).

Buffer area

A “buffer area” is an area within 60 feet of a #designated aquatic resource# regulated by the New York State Department of Environmental Conservation. For #plan review sites# of one acre or more, a #buffer area# also includes areas within 30 feet of all other #designated aquatic resources#; such 30-foot #buffer area# shall only be applicable within such #plan review sites#.

Caliper (of a tree)

“Caliper” of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below this height, the trunk is measured at its narrowest point beneath the split. For trees with a diameter of less than three inches measured 4 feet, 6 inches from the ground, the #caliper# shall be measured 12 inches from the ground.

Designated aquatic resources

A “designated aquatic resource” is a freshwater wetland regulated by the New York State Department of Environmental Conservation and, within #plan review sites# with an area of one acre or more, a #designated aquatic resource# also includes other freshwater wetland or water features including, but not limited to, streams, intermittent streams, vernal pools, ponds and lakes identified by the Department of City Planning as serving an ecological function.

The delineation of #designated aquatic resources# regulated by the New York State Department of Environmental Conservation shall be determined by such agency. All other #designated aquatic resources# shall be delineated by an #environmental professional# using the standards specified by the Department of City Planning and subject to review and approval by the Department.

Designated open space

“Designated open space” is a portion of the #open space network# located on a #zoning lot# as shown on Map 1 in Appendix D of this Chapter, and is to be preserved in its natural state in accordance with the provisions of Section 143-50 (SPECIAL SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK).

Environmental professional

An “environmental professional” is an individual who has expert knowledge of the natural environment and is capable of performing a site assessment pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning. #Environmental professionals# shall be limited to:

- American Society for Horticultural Science (A.S.H.S.)
- Certified Professional Horticulturist
- Ecological Societies of America (E.S.A.) Certified Ecologist
- New York Botanical Garden Certified Urban Naturalist
- Registered Landscape Architect
- Society for Ecological Restoration (S.E.R.) Certified Ecological Restoration Professional Society of Wetland Scientists
- (S.W.S.) Professional Wetland Scientist
- Wildlife Society Certified Wildlife Biologist

Erratic boulder

An #erratic boulder# is a solid mass of rock deposited during glacial retreat that is above natural grade, and measures more than six feet in any dimension.

Ground layer

The “ground layer” is the layer of vegetation closest to the ground, with a height of up to three feet, and is composed of non-woody herbaceous plants including, but not limited to, ferns, flowering plants and grasses.

Habitat area

A “habitat area” is an area that includes forests, wetlands, grasslands, shrublands or other natural cover that provides shelter, resources and opportunities for reproduction for wildlife. #Habitat area# includes #designated aquatic resources# and may occur in some cases within #designated open space#. Zones of potential #habitat area# are shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning. For #plan review sites# that are over one acre in size and are located within such zones shown on the map, #habitat area# shall be identified pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

Habitat preservation area

A “habitat preservation area” is an area identified as #habitat area# to be preserved in perpetuity pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Hard surface area

“Hard surface areas” are areas that include, but are not limited to, driveways, #private roads#, walkways, patios, decks, swimming pools, retaining walls, any other paved surfaces, and any areas that, when viewed directly from above, would be covered by a #building# or any part of a #building#. #Hard surface areas# do not include #rock outcrops# or other such naturally occurring surfaces.

Invasive species

“Invasive species” or “invasive” plants are species that are listed in the New York State Invasive Plant list, at 6 NYCRR 575.3 and 575.4, or as amended. Species categorized as regulated or as prohibited by 6 NYCRR 575.3 and 575.4 may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

In addition, plants listed as Problematic Species in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013) shall be #invasive species#. Plants listed therein may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

Landscape element

A “landscape element” is an arrangement of #ground layer# or #shrub layer# vegetation intended to provide ecosystem services, including, but not limited to, wildlife habitat, food for wildlife, soil erosion protection, pollination, stormwater infiltration, or the facilitation of plant, water, nutrient or soil cycles. #Landscape elements# are described and assigned a #biodiversity point# value in Section 143-142 (Landscape elements).

Open space network

The “open space network” is a planned system of open spaces within the South Richmond Subdistrict as shown on Map 1 in Appendix D of this Chapter, and includes #public parks#, #designated open space# and the #waterfront esplanade#.

Plan review site

A “plan review site” shall include any site existing on [date of certification], or on the date of application for a permit from the Department of Buildings, that:

- (a) contains one or more acres, where there is a proposed #development#, #enlargement#, #site alteration# or subdivision of such #zoning lot# into two or more #zoning lots#;
- (b) is located in a Resource Adjacent Area, an Escarpment Area, or an #area adjacent to aquatic resources# and is proposed to contain the following, which did not exist on [date of certification]:
 - (1) four or more #buildings#, not including #accessory buildings#;
 - (2) eight or more #dwelling units#; or
 - (3) subdivisions that result in four or more #zoning lots#;
- (c) is in a Historic District or contains a Historic Landmark designated by the Landmarks Preservation Commission and, in either case, is proposed to contain a #development# or is proposed to be subdivided into two or more #zoning lots#; or
- (d) includes the proposed construction, widening or extension of a #private road#.

The area of a #plan review site# shall include all contiguous tracts of land under single fee ownership or control, including #abutting zoning lots# under the same ownership or control, and with respect to which each party having any interest therein is a party in interest, and such tract of land is declared to be treated as one #plan review site# for the purposes of this Chapter. However, such #abutting zoning lots# that are contiguous for less than 10 linear feet shall not be considered part of a single #plan review site#. In addition, at the option of an applicant, tracts of land which would be contiguous except for their separation by a #street# may be considered by the Commission to be part of a single #plan review site#.

Any #plan review site# for which an application is made, in accordance with the provisions of this Chapter, for an authorization, special permit or modification thereto shall be on a tract of land that at the time of application is under the control of the applicants as the owners or holders of a written option to purchase. No authorization, special permit or modification to such #plan review site# shall be granted unless the applicants acquired actual ownership (single fee ownership or alternate ownership arrangements according to the definition of #zoning lot# in Section 12-10 for all #zoning lots# comprising the #plan review site#) of, or executed a binding sales contract for, all of the property comprising such tract. However, a tract of land which is the subject of an application for an authorization or special permit under the provisions of this Chapter may include adjacent property, provided that the application is filed jointly by the owners, or holders of a written option to purchase, of all properties involved.

The provisions of Section 143-60, (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive, shall apply to any #plan review site#.

Qualifying lot

A “qualifying lot” is a #zoning lot# where the maximum permitted #lot coverage# has been limited to 20 percent or less, and where special provisions protecting natural features apply.

Rock outcrop

A “rock outcrop” is the portion of a bedrock formation that appears above natural grade and measures more than three feet in any horizontal dimension.

Root zone, critical

The “critical root zone” of a tree is the area containing the roots of a tree that must be considered and protected to ensure the tree’s survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk. The #critical root zone# encompasses and extends beyond the #structural root zone#.

Root zone, structural

The “structural root zone” of a tree is the area around the base of the tree that must be fully protected from compaction or excavation to ensure its survival. The area of the #structural root zone# is measured as five radial inches for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk.

Shrub layer

The “shrub layer” is the layer of vegetation above the #ground layer# and below the tree canopy, and is composed of woody plants that typically have multiple stems at or near the base and have a mature height range from three feet to 15 feet.

Site alteration

A “site alteration” is an alteration of any tract of land, including an alteration in unimproved portions of privately owned mapped #streets#, that consists of newly constructed or relocated #hard surface area#, removal of trees with a #caliper# of six inches or more, modification of #designated aquatic resources#, modification of #rock outcrops#, relocation or modification of #erratic boulders# or change in the ground elevation of land that is greater than two feet of cut or fill.

The use of heavy machinery for excavation or similar purpose shall be considered a #site alteration# except that soil borings or test pits shall not be considered a #site alteration# where #areas of no disturbance# are protected pursuant to the provisions of Section 143-11 (Controls During Construction).

Target species

A “target species” is a species listed under ‘trees’ in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013). Any trees not listed under such guide, and not #invasive species#, shall be considered non-#target# species.

Tree credit

A “tree credit” is a value given to a tree for the purposes of calculating its relative value pursuant to vegetation requirements. #Tree credits#

are based on the #caliper# of a tree and whether or not the tree is a #target species#. #Tree credits# are described in Sections 143-13 (Tree Regulations) and 143-131 (Tree credits) of this Chapter.

Tree protection plan

A "tree protection plan" is a plan for preserved trees provided in accordance with Section 143-133 (Planting standards for tree credits). #Tree protection plans# shall be prepared by a registered landscape architect or a certified arborist (Registered Consulting Arborist, as certified by the American Society of Consulting Arborists (A.S.C.A.), or Certified Arborist/Certified Master Arborist as certified by the International Society of Arboriculture (I.S.A.), and shall include:

- (a) relevant portions of the proposed site plan and locations of #areas of no disturbance#;
- (b) methods for tree protection and preservation based on best management practices, including the prevention of damage due to compaction, grade and drainage pattern changes and tunneling for utilities;
- (c) where construction staging is proposed to be located within a #critical root zone#, or where heavy machinery is proposed to pass through a #critical root zone#; soil compaction is mitigated by the installation of root protection measures and pneumatic decompaction with appropriate soil amendments;
- (d) specification that all excavation within the #critical root zone# shall be done by hand or by pneumatic excavation, and shall be monitored on site by a certified arborist;
- (e) a drawing specifying the #structural root zone# of the preserved tree. No excavation or other disturbance shall be permitted within the #structural root zone#, except to permit the planting of new #ground layer# vegetation in containers no larger than one-quarter gallon in size;
- (f) clearance pruning and root pruning as necessary, which shall be done only under the supervision of a certified arborist;
- (g) a schedule for site monitoring during construction;
- (h) a procedure to communicate protection measures to contractors and workers; and
- (i) post-construction treatment.

Waterfront esplanade

The "waterfront esplanade" is a pedestrian way to be provided for public use within the #open space network# along the Raritan Bay waterfront within the South Richmond Subdistrict, as shown on Map 1 in Appendix D of this Chapter. Provisions for #waterfront esplanades# are set forth in Section 143-52 (Waterfront Esplanade).

143-02

General Provisions

The provisions of this Chapter shall apply within the #Special Natural Resources District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

A #development#, #enlargement#, #site alteration# or subdivision of either a #zoning lot# or a #plan review site# shall require a certification, authorization or special permit from the City Planning Commission, as provided in the following Sections:

Section 143-211	<u>Affordable independent residences for seniors in Subarea SH</u>
Section 143-50	<u>SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK</u>
Section 143-60	<u>SPECIAL REGULATIONS FOR PLAN REVIEW SITES</u>
Section 143-70	<u>CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE SOUTH RICHMOND SUBDISTRICT</u>

However, property within the jurisdiction and control of the Department of Environmental Protection shall be exempt from the provisions of this Chapter where such property is an existing or planned portion of the Staten Island Bluebelt.

143-021

Zoning lots subject to different zoning requirements

Whenever a portion of a #zoning lot# is located partially within the #Special Natural Resources District# and partially outside of such Special District, it shall be regulated in its entirety by the provisions of this Chapter, except that any subdivision of such portion located outside of such Special District shall not be subject to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Whenever a #zoning lot# is located in two or more of the Ecological Areas described in Section 143-04 (Ecological Areas and Subdistricts), it shall be regulated by the provisions of this Section.

The provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) shall apply to #zoning lots# divided by zoning district boundaries between two underlying zoning districts with different #use#, #bulk# or parking regulations. Where the provisions of this Section are in conflict with the provisions of Article VII, Chapter 7, the provisions of this Section shall control.

Except as otherwise provided in this Section or Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), each portion of a #zoning lot# or #plan review site# shall be regulated by the provisions applicable to the Ecological Area in which such portion is located.

The requirements of Section 143-14 (Biodiversity Requirement) shall apply as follows: #biodiversity point# requirements for the entire #zoning lot# shall be the weighted average achieved by multiplying the percentage of the #zoning lot# in which different requirements apply based on the #biodiversity points# required, and totaling the sum of such products. Such requirements may be satisfied by plants meeting the applicable provisions anywhere on the #zoning lot#.

#Floor area# may be distributed on a single #zoning lot# without regard to boundaries between Resource Adjacent Areas, Escarpment Areas and Base Protection Areas.

#Lot coverage# shall be calculated separately for each portion of the #zoning lot#. However, an adjusted average shall be calculated pursuant to the provisions of Section 77-24 (Lot Coverage) for the purposes of determining the applicability of regulations relating to #qualifying lots#.

The provisions of Section 143-36 (Modified Yard Regulations for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided any portion of the #zoning lot# is within a Resource Adjacent Area, an Escarpment Area, or an #area adjacent to aquatic resources#.

The regulations of Section 143-371 (Modified height and setback for the protection of natural features) shall apply only to those portions of a #zoning lot# located within Resource Adjacent Areas or within an #area adjacent to aquatic resources#, except if the #zoning lot# is a #qualifying lot#, in which case the entire #zoning lot# shall be subject to the regulations of Section 143-371.

The provisions of Section 143-42 (Parking Modifications for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided that 50 percent or more of the #lot area# is located within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

143-022

Applications to the City Planning Commission prior to [date of adoption]

- (a) Applications for authorization or special permit referred, certified or granted prior to [date of adoption]
 - (1) Applications for authorization or special permit which were referred out or certified as complete prior to [date of adoption] may be continued pursuant to the terms of such authorization or special permit or as such terms may be subsequently modified, and the City Planning Commission may grant or deny such application in accordance with the regulations in effect on the date that such application was certified or referred out for public review.
 - (2) Applications for authorization or special permit granted by the Commission prior to [date of adoption] may be continued, in accordance with the terms thereof or as such terms may be subsequently modified, pursuant to the regulations in effect on the date that such authorization or special permit was granted.

Continuance of such application shall be subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

- (b) Applications for certification filed prior to [date of certification]

Any application for a certification of future subdivision, or certification that no authorization is required, which was filed by an applicant prior to [date of certification] may be continued pursuant to the terms of such certification, and the Commission may grant or deny such application in accordance with the regulations in effect at the time such application was filed.

143-023

Permits issued prior to [date of adoption]

For "other construction" as specified in Section 11-332 (Extension of period to complete construction), such construction having permits issued prior to [date of adoption] may be continued under regulations existing at the time of issuance of such permits, provided that such construction is completed prior to [three years from date of adoption].

143-03

District Plan and Maps

The regulations of this Chapter implement the #Special Natural Resources District# Plan.

The District Plan includes the following maps in the Appendices to this Chapter:

Appendix A. Special Natural Resources District and Subdistricts

- Map 1: Staten Island Subdistricts
Map 2: The Bronx: Riverdale-Fieldston Subdistrict

Appendix B. Resource Adjacent Areas in The Bronx

Appendix C. Staten Island Ecological Areas

- Map 1: Escarpment Areas (Maps 1.1 through 1.7)
Map 2: Resource Adjacent Areas (Maps 2.1 through 2.31)

Appendix D. South Richmond Subdistrict

- Map 1: Open Space Network in South Richmond Subdistrict (Maps 3.1 to 3.6)
Map 2: Arterial Setback Plan in South Richmond Subdistrict.
Map 3: Special Areas LL, M and SH South Richmond Subdistrict

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

143-04

Subdistricts and Ecological Areas

In order to carry out the purposes and provisions of this Chapter, four subdistricts are designated, with three Ecological Areas superimposed on such subdistricts. In each of these Subdistricts, certain regulations apply that do not apply in the remainder of the #Special Natural Resources District#.

(a) Subdistricts are established within the #Special Natural Resources District#. The Subdistricts are as follows:

- South Richmond Subdistrict, Staten Island
Hillside Subdistrict, Staten Island
Shore Acres Subdistrict, Staten Island
Riverdale-Fieldston Subdistrict, The Bronx

The subdistricts are shown on Maps 1 and 2 in Appendix A (Special Natural Resources District and Subdistricts) of this Chapter.

The South Richmond Subdistrict additionally includes three subareas, shown on Map 3 in Appendix D, in which special regulations apply. These Subareas, together with the Sections of this Chapter specially applying to each, are as follows:

Table with 2 columns: Subareas within the South Richmond Subdistrict, Sections having special application. Rows include Subarea LL, Subarea M, and Subarea SH.

(b) Ecological Areas are established within the #Special Natural Resources District#. The regulations of the Ecological Areas supplement and modify the regulations of the Subdistricts. In each of these Ecological Areas, certain special regulations apply that do not apply in the rest of the #Special Natural Resources District#. The Ecological Areas consist of:

(1) Resource Adjacent Areas are designated on those portions of land within 100 feet of and adjacent to

#habitat areas# on public lands. Resource Adjacent Area boundaries are shown along the boundaries of public lands on Maps 1 and 2 of Appendix B (The Bronx) and Maps 2.1 through 2.31 of Appendix C (Staten Island) of this Chapter. Resource Adjacent Areas shall be measured perpendicular to the Resource Adjacent Area boundaries shown on such maps.

- (2) Escarpment Areas are designated on land that contains steep slopes located through the serpentine hills of the central and northern portions of Staten Island. These areas are shown on Maps 1.1 through 1.7 of Appendix C.
(3) Base Protection Areas are all other areas within the #Special Natural Resources District# that do not fall within Resource Adjacent Areas or Escarpment Areas. Base Protection Areas do not include #areas adjacent to aquatic resources#.

143-05

Application Requirements

An application to the Department of Buildings for any #development# or #enlargement# shall include the materials set forth in paragraphs (a) or (b) of this Section, as applicable, in addition to any materials otherwise required by the Department of Buildings. An application to the Department of Buildings for any #site alteration# shall include the materials set forth in paragraph (c). An application to the Chairperson of the City Planning Commission for certification, or to the Commission for authorization or special permit, shall include the application materials set forth in paragraph (d) of this Section.

Surveys submitted to the Department of Buildings or the Commission shall be prepared by a licensed surveyor. Site plans shall be prepared by a registered architect or professional engineer. Drainage plans and soil reports shall be prepared by a professional engineer.

Landscape plans, including those that satisfy the requirements set forth in paragraph (a)(6) of this Section, may be prepared and submitted to the Department of Buildings by a registered architect or registered landscape architect. However, such plans submitted to the Commission shall be prepared by a registered landscape architect.

(a) Applications for #developments#, #enlargements# that increase #lot coverage# by 400 square feet or more, or #enlargements# that result in an increase in #floor area# of 20 percent or greater that increase the #lot coverage# by any amount, shall include the following materials:

- (1) A site context map that shows the location of the #zoning lot#, zoning district boundaries, boundaries between Resource Adjacent Areas, Escarpment Areas and Base Protection Areas, #designated aquatic resources#, #areas adjacent to aquatic resources#, #buffer areas# and #designated open space#, as applicable, within 100 feet of the #zoning lot#.
(2) A survey, dated no more than two years from the date of application, or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable, that establishes existing conditions related to topography at two-foot contours, the location of trees that are of six inch #caliper# or greater, #rock outcrops# and #erratic boulders#, #designated aquatic resources#, #buffer areas#, #buildings or other structures# and all other #hard surface areas#.
(3) A compliance report that compares the survey described in paragraph (a)(2) of this Section with the most recent plans approved by the City Planning Commission or the Department of Buildings, as applicable.
(4) Photographs, representing current conditions at the time of the application, showing the location and condition of trees proposed to be preserved and any #rock outcrops# or #erratic boulders# within or adjacent to the subject area within which construction or disturbance is proposed.
(5) A set of architectural drawings, including:
(i) a site plan representing changes in topography at two-foot contours, when applicable, location of new #buildings or other structures# or #enlargements#, and modified locations of #hard surface areas#, with detailed zoning calculations as per Section 143-30 (SPECIAL BULK REGULATIONS); and

- (ii) plans, elevations and section drawings detailing all new and modified #buildings or other structures# and #hard surface areas#;
- (6) A set of landscape drawings for the entire #zoning lot# or subject area with a key plan showing:
- (i) the location and details of newly proposed or modified #hard surface areas#;
- (ii) the location, #critical root zone#, #caliper# and species of all trees, newly planted or preserved, to be counted as #tree credits# with tree schedule pursuant to Section 143-13 (Tree Requirement), inclusive;
- (iii) the location of all newly planted vegetation to be counted as part of a #landscape element# for #biodiversity points#, or otherwise required pursuant to Section 143-14 (Biodiversity Requirement), inclusive;
- (iv) the boundaries and square footage of all existing vegetation to be preserved and counted as part of a #landscape element# for #biodiversity points# or otherwise required pursuant to Section 143-14, inclusive;
- (v) for sites with #areas of existing slope#, a grading plan, showing all existing and proposed contours at two-foot intervals, all categories of slope affected by areas of encroachment, pursuant to Section 143-32 (Lot Coverage), critical spot elevations, and at least one longitudinal and one latitudinal cross-section located within areas of modified topography at the greatest areas of topographical change, showing both the original and proposed final ground surfaces, with grades, slopes and elevations noted;
- (vi) where applicable, #designated aquatic resources# and #buffer areas# pursuant to Section 143-16 (Aquatic resource protections);
- (7) a drainage plan and soil report, as applicable, showing direction of water flow over land, and locations of stormwater collection or infiltration; and
- (8) A set of construction plans detailing erosion controls, #area of no disturbance#, location of temporary fence, staging area, trenching for utilities and foundations, areas used by construction equipment and other provisions pursuant to Section 143-11 (Controls During Construction).
- (b) Applications for #enlargements# that result in an increase of #lot coverage# of less than 400 square feet and that result in an increase in #floor area# of less than 20 percent shall include materials described in paragraphs (a)(1), (a)(5), (a)(6)(i) and (a)(6)(ii) of this Section. Applications for #enlargements# that do not result in an increase in #lot coverage# shall include materials described in paragraphs (a)(1) and (a)(5) of this Section.
- (c) Applications for #site alterations# that modify the location or size of #hard surface area# totaling:
- (1) an area 400 square feet or greater, or that remove more than 12 #tree credits#, shall include the materials set forth in paragraphs (a)(1), (a)(2), (a)(4) and (a)(6) of this Section, as applicable; or
- (2) an area of less than 400 square feet shall include the materials set forth in paragraphs (a)(6)(i) and (a)(6)(ii) of this Section.
- (d) In addition to materials required pursuant to Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), all applications to the Commission:
- (1) shall include the materials set forth in paragraph (a) of this Section;
- (2) shall include an area map and an aerial photograph illustrating the #plan review site# and any #designated resource area# or #designated open space# partially or wholly within 600 feet of such #zoning lot#;
- (3) for any subdivision, #zoning lot# merger or other

change to #lot lines#, the site plan shall include the proposed layout of individual #zoning lots# and all proposed improvements thereupon, in addition to all the other requirements of this Section;

- (4) may also be required by the Commission to include:
- (i) a schedule for carrying out the proposed construction;
- (ii) a maintenance plan for any common areas, including #private roads# and any #habitat preservation areas# to be commonly held; and
- (iii) any other information necessary to evaluate the request.

The Chairperson of the City Planning Commission may modify one or more requirements set forth in paragraph (d) of this Section, when such modification is requested by the applicant in writing and when the Chairperson determines that the requirements are unnecessary for evaluation purposes.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

Where a wetland permit from the New York State Department of Environmental Conservation is required for a #development#, #enlargement# or #site alteration#, a copy of an approved wetland delineation shall be submitted.

143-10 NATURAL RESOURCES

The provisions of this Section, inclusive, apply to all tracts of land, including #site alterations# in unimproved portions of privately owned mapped #streets#.

For #plan review sites# subject to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), the regulations relating to tree and biodiversity requirements set forth in Sections 143-13 and 143-14, inclusive, shall be modified in accordance with the provisions of Section 143-613 (Planting regulations for plan review sites).

No permanent certificate of occupancy or final sign-off, as applicable, shall be issued by the Department of Buildings unless an inspection report is filed with the Department of Buildings, stating that the planting requirements of the following provisions, as applicable, have been satisfied based on a field inspection:

Section 143-13 (Tree Requirement)
Section 143-14 (Biodiversity Requirement)
Section 143-15 (Special South Richmond Landscaping and Buffering Provisions) and
paragraph (d) of Section 143-122 (Retaining wall standards)

For #zoning lots# with #developments# or #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that involve an increase in #lot coverage#, the certificate of occupancy shall specify that the #zoning lot# is subject to the provisions of Sections 143-13 and 143-14.

143-11 Natural Resource Protection Requirements

143-111 Controls during construction

[Note: provisions relocated from Sections 105-36, 119-113, 119-217 and modified]

The provisions of this Section shall apply to all tracts of land with proposed #development#, #enlargement# or #site alteration#, except that a #site alteration# consisting only of the removal of trees totaling 12 #tree credits# or fewer shall not be required to comply with the provisions of this Section.

The following requirements shall be met during construction and clearly identified on the construction plan as set forth in Section 143-05 (Application Requirements):

- (a) Equipment access roads, loading and unloading areas, concrete washout locations, fueling locations, utility trenching locations with soil stockpiling and staging areas;
- (b) The staging area shall be as close to the construction area as practical, or within the nearest #hard surface area# of sufficient size for such purpose;
- (c) Deep mulch blankets or other methods to avoid soil compaction shall be provided in all locations used for equipment access, staging or storage, except where such uses are located on # hard surface areas#;

- (d) Construction fences shall be erected so as to be located between all areas of construction activity and all #areas of no disturbance#;
- (e) Excavating for the purpose of producing fill shall be prohibited; and
- (f) Any exposed earth area, other than areas excavated for #buildings#, shall have straw, jute matting or geotextiles placed on it and be seeded with annual rye grass within two days of exposure. All areas downhill of areas of disturbance shall have temporary structural measures for erosion and sediment controls in accordance with New York State Standards and Specifications for Erosion and Sediment Control.

A compliance report, verifying that the requirements of this Section have been met, shall be maintained on site and shall be available for review by the Department of Buildings. Such compliance report shall be based on a review of the property during each calendar week that heavy construction equipment is present on site.

**143-112
Invasive species**

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land in the #Special Natural Resources District# and in no case shall any existing #invasive species# be counted towards fulfillment of the requirements of Section 143-13 (Tree Regulations), inclusive, or be included as preserved vegetation within a #landscape element# or counted as #biodiversity points# pursuant to Section 143-14 (Biodiversity Requirement), inclusive.

**143-12
Modifications of Certain Natural Features**

**143-121
Grading standards**

[Note: provisions relocated from Sections 105-34 and 119-213 and modified]

- (a) In the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, the following grading requirements shall apply to all tracts of land with #areas of existing slope#:
 - (1) cut slopes shall be no steeper than one horizontal to one vertical, and subsurface drainage shall be provided as necessary for stability;
 - (2) fill slopes shall be no steeper than three horizontal to one vertical; and
 - (3) tops and toes of cut slope or fill slopes shall be set back from #lot lines# and #buildings or other structures# for a horizontal distance of three feet plus one-fifth the height of the cut or fill but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.

- (b) Within the Escarpment Area, for tracts of land with #areas of existing slope# with a slope category of 25 percent or greater and that are more than 150 square feet in area, no topographical changes shall be permitted beyond 20 feet of a #building#, excluding #accessory buildings#, except that driveways with a maximum width of 10 feet may be permitted beyond 20 feet of such #building#.

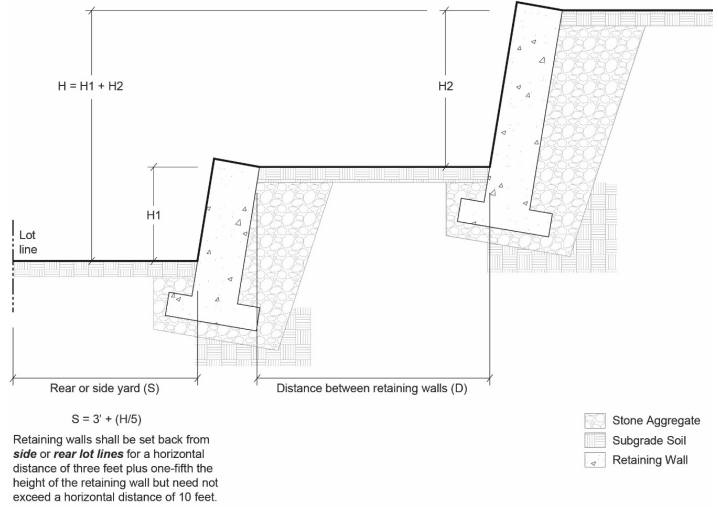
**143-122
Retaining wall standards**

For the purposes of applying the provisions of this Section, retaining walls shall not include walls that are part of a #building#.

- (a) **Maximum height**
Within 10 feet of a #street line#, individual retaining walls shall not exceed an average height of four feet, as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of six feet.
Beyond 10 feet of a #street line#, retaining walls shall not exceed an average height of six feet as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of eight feet.
- (b) **Minimum distance between retaining walls**
Where the aggregate height of any two adjacent retaining walls exceeds a height of three feet, as measured in elevation, a minimum average distance shall be provided between such retaining walls, in accordance with the following:

<u>Aggregate height of any two walls (in feet)</u>	<u>Minimum average distance between walls (in feet)</u>
3-5	3
5-10	5
10 or more	10

- (c) **Minimum distance between retaining walls and #side# or #rear lot lines#**
Retaining walls shall be set back from #side# or #rear lot lines# for a horizontal distance of three feet plus one-fifth the height of the retaining wall but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.



RETAINING WALL STANDARDS

- (d) **Planting requirements**
Where the aggregate height of any two retaining walls exceeds a height of 10 feet, as measured in elevation, and such retaining walls are located within 10 feet of each other, planting shall be provided between such walls consisting of at least 75 percent of the linear footage of such retaining walls, through any combination of perennials, annuals, decorative grasses or shrubs. The height of planted material shall be at least three feet at the time of planting.

**143-123
Rock outcrops and erratic boulders**

The provisions of this Section shall apply in all #Residence Districts#. To the greatest extent possible, #rock outcrops# and #erratic boulders# shall be maintained in their existing state and location, and shall be disturbed only as set forth in this Section.

Disturbance of more than 400 square feet of #rock outcrop# area, measured both in plan and in elevation, shall not be permitted within a single #zoning lot#, except that an application may be made to the City Planning Commission for an authorization to permit disturbance in excess of 400 square feet. Such application shall be subject to the conditions and findings of Section 143-62 (Authorization for Plan Review Sites).

- (a) No #rock outcrop# shall be removed or disturbed in any way within a #front yard#, except as set forth in paragraph (c).
- (b) Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within 50 feet of the #front lot line# in R1 Districts, or within 30 feet of the #front lot line# in all other Residence Districts, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation.
- (c) Nothing in paragraphs (a) or (b) shall preclude the construction of a single driveway no more than 10 feet in width and a single walkway or staircase no more than five feet in width in the area between the #street wall# and its extensions and the #street line#. For driveways providing access to more than one dwelling unit, the maximum width shall be 20 feet, or where the driveways are separated by a

distance of 60 feet, two driveways with a maximum width of 10 feet each.

- (d) No #rock outcrop# shall be removed or disturbed in any way within a #rear yard#, except as set forth in this paragraph (d). Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within a #rear yard#, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation. Elevation view shall be based on the view of the #rear yard# from the #rear yard line#.
- (e) No #erratic boulder# shall be removed or destroyed in any way, except that they may be relocated from their existing location to anywhere within 50 feet of the #front lot line# in an R1 District or within 30 feet of the #front lot line# in all other Districts.

**143-13
Tree Regulations**

All #developments# and #enlargements# that involve an increase in #lot coverage#, and #site alterations# shall comply with the tree requirements set forth in this Section, inclusive.

Trees with #tree credits# or trees that are of six inch #caliper# or greater may only be removed in compliance with the provisions of this Section, inclusive. However, for the removal of unsafe trees determined by the Department of Buildings or the Department of Parks and Recreation to constitute a hazardous condition, and for trees that are destroyed by natural causes, compliance with the provisions of this Section and Section 143-14 (Biodiversity Requirement), as applicable, shall be required only after one year has passed since such event.

Trees required under previous Special District regulations shall be maintained in good health except as provided in this Section, inclusive.

Trees that are required pursuant to other Sections of this Resolution and that meet the standards of this Section, inclusive, may be used towards fulfillment of the requirements of Section 143-131, except that street trees required pursuant to the following Sections shall not be counted towards the fulfillment of such requirements: 23-03 (Street Tree Planting in Residence Districts), 26-23 (Requirements for Planting Strips and Trees), 33-03 (Street Tree Planting in Commercial Districts) and 43-02 (Street Tree Planting in Manufacturing Districts).

**143-131
Tree credits**

In order to satisfy the tree requirements set forth in Section 143-132 (Determining tree requirements), trees shall be assigned #tree credits# in accordance with this Section. Such trees shall be newly planted or preserved in accordance with the provisions set forth in Section 143-133 (Planting standards for tree credits).

INDIVIDUAL TREE CREDIT VALUES

Individual Tree Designation	Description	#Tree Credits#: #Target species#	#Tree Credits#: Non-#target species#
Old tree	A preserved tree of 50 inch #caliper# or greater, or at least 144 years of age*	36	18
Mature tree	A preserved tree of 34 inch #caliper# or greater, or at least 98 years of age*	18	12
Large tree	A preserved tree of 22 inch #caliper# or greater, or at least 62 years of age*	6	4
Medium tree	A preserved tree of 14 inch #caliper# or greater, or at least 38 years of age*	4	3

Standard tree	A preserved tree of six inch #caliper# or greater, or at least 24 years of age*	3	2
Young tree	A newly planted tree of two inch #caliper# or greater	2	1
Sapling	A newly planted tree of between one and two inch #caliper#	1	n/a

* In cases where #tree credits# are determined by the age of a tree, such determination shall be made by a professional arborist. Age may be determined by a core sample, and may be extrapolated to other trees of the same species and similar size on the same #zoning lot#.

Where there is a cluster of four or more trees, of which at least one tree is within 15 feet of three other trees measured on center, and such cluster consists of preserved trees that are six inch #caliper# or greater, or newly planted trees that are one inch #caliper# or greater, for each tree comprising the tree cluster, #tree credits# shall be 1.5 times the #tree credit# value of each preserved #target# tree or 1.25 times the #tree credit# value of each preserved non-#target# tree or newly planted tree.

For the purposes of applying the provisions of this Section, trees classified as "newly planted" may retain such classification provided they appear on an approved site plan after [date of adoption] filed with the Department of Buildings, remain in good health and continue to comply with the standards set forth in Section 143-133 (Planting standards for tree credits), until such trees meet the requirements to be classified as a standard tree.

**143-132
Determining tree requirements**

In order to satisfy the tree requirements set forth in this Section, trees shall be assigned #tree credits# in accordance with Section 143-131 (Tree credits).

- (a) #Zoning lots# containing #residential uses# in #Residence Districts#

#Tree credits# shall be determined as follows for #zoning lots# in #Residence Districts# that contain #residential use#:

- (1) the minimum number of #tree credits# on a #zoning lot# shall be three #tree credits# per 750 square feet of #lot area# in R1, R2 and R3 Districts, or two #tree credits# per 750 square feet of #lot area# in R4, R5 and R6 Districts;
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one tree per 1,000 square feet of #lot area#; and
- (3) for #zoning lots# with a #lot width# greater than 40 feet, the total number of #tree credits# located in the area between all #street walls# of a #building# and their prolongations and the #street line# shall be greater than or equal to the #lot width# divided by 10 and rounded to the nearest whole number, except that such #tree credits# need not exceed 16.

- (b) All other #zoning lots#

For #zoning lots# in #Residence Districts# without #residential uses#, and for #zoning lots# in all #Commercial# or #Manufacturing Districts# the minimum number of #tree credits# on a #zoning lot# shall be:

- (1) 1.5 per 750 square feet of #lot area#; and
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

- (c) Trees within unimproved portions of mapped #streets#

For the purposes of this Section, trees located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-13 (Tree Regulations), where:

- (1) the unimproved portion of the privately owned mapped #street# is not required for access to satisfy Section 36(2) of the General City Law, and the New

York City Department of Transportation has issued a waiver of curb alignment; and

- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for a #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

Where #tree credits# or numbers of trees required for a #zoning lot# result in a fraction, the requirements of Section 143-13 (Tree Regulations), inclusive, shall be satisfied by providing a whole number of #tree credits# or trees in excess of such fractional amount.

**143-133
Planting standards for tree credits**

#Tree credits# shall only be assigned to trees planted or preserved in accordance with the provisions set forth in this Section. #Invasive species# are prohibited from being planted on a #zoning lot# or tract of land and in no case shall they be counted towards fulfillment of the requirements of Section 143-132 (Determining tree requirements).

(a) Newly planted trees

Newly planted trees shall be eligible for #tree credits# provided that each tree shall be no smaller than the applicable #caliper# specified in the table in Section 143-131 (Tree credits), and shall be planted no closer to nearby trees than:

- (1) five feet between saplings; or
- (2) 7 feet, 6 inches between young trees, saplings and preserved trees.

Such distances shall be measured on center. If two trees of different size designations are planted next to each other, the greater distance shall control.

In addition, newly planted trees shall have no #hard surface area# within their #critical root zone#.

(b) Preserved trees

#Tree credits# shall only be assigned to preserved trees, provided no area shall be disturbed within their #structural root zones#, and provided no more than 10 percent of the #critical root zone# is disturbed by any combination of the following:

- (1) proposed #hard surface area#; or
- (2) modifications to topography, including any excavation or fill, except for newly planted vegetation within a container that is sized one quarter-gallon or smaller.

However, preserved trees with more than 10 percent and no more than 30 percent of their #critical root zones# disturbed by proposed #hard surface area#, topographic modification, construction staging, use of heavy machinery or newly planted vegetation as set forth in this paragraph may be counted towards the assigned #tree credit# value set forth in Section 143-131 (Tree credits) only if such trees have a #tree protection plan#.

For the purposes of this paragraph (b), a deck or porch that is elevated above natural grade shall not be considered as disturbance within a #critical root zone# or #structural root zone#, except for the area of excavation required for the structural support of such #hard surface area#.

Removal of #hard surface area# from the #critical root zone# of a tree, when conducted pursuant to a #tree protection plan# shall not be considered disturbance.

For the purposes of assigning #tree credits#, preserved trees that are less than six inches in #caliper# may be treated as a newly planted "young tree" or "sapling," as applicable, for #zoning lots# where the total #tree credit# of all trees existing prior to any proposed #development#, #enlargement# or #site alteration# is less than the amount required pursuant to Section 143-132 (Determining tree requirements). A survey of existing site conditions showing the location of all existing trees that are six inches in #caliper# or greater shall be provided.

**143-134
Tree preservation requirement**

In all #Residence Districts#, removal of live trees that are six inch #caliper# or greater, where the trunks of such trees are located within 15 feet of a #rear lot line#, shall be permitted only under the following circumstances:

- (a) where such trees are located in areas to be occupied by #buildings#, or within a distance of eight feet of an existing or proposed #building#, provided that it is not possible to avoid such removal by adjustments in the location of such #buildings#;

- (b) for #zoning lots# no greater than 3,800 square feet of #lot area#, where such trees are located in areas to be occupied by swimming pools, or within a distance of eight feet of an existing or proposed swimming pool, provided that it is not possible to avoid such removal by adjustments in the location of such swimming pools;
- (c) where such trees are located in an area to be occupied by a driveway or area required for #accessory# parking, provided that it is not possible to avoid such removal by adjustments in the location of such driveway or parking area;
- (d) where a total of over 30 percent of the #critical root zone# of such trees would be impacted by proposed disturbances, provided that it is not possible to avoid such impacts by adjustments in the location of proposed #buildings#, swimming pools, driveways, #private roads# or parking areas;
- (e) where a defect exists in such tree with a rating of "Moderate," "High," or "Extreme," as described in the Best Management Practices for Tree Risk Assessment published by the International Society of Arboriculture (ISA) and as determined by a professional arborist possessing a current Tree Risk Assessment qualification issued by the ISA; and where it is not possible or practical to mitigate such defect by any means other than removal of the tree; or
- (f) where any portion of a #rear lot line# of a #zoning lot# is located within 70 feet of the #front lot line# of such #zoning lot#.

Notwithstanding the removal of any trees permitted pursuant to paragraphs (a) through (f) of this Section, such #zoning lot# shall comply with all other requirements of Section 143-13 (Tree Regulations), inclusive.

**143-14
Biodiversity Requirement**

The biodiversity planting requirements of this Section shall apply within the #Special Natural Resources District#.

(a) Applicability of biodiversity requirement to #developments#, #enlargements# and certain #site alterations#

The planting requirements set forth in this Section, inclusive, shall apply on #zoning lots# or other tracts of land, to:

- (1) #developments#;
- (2) #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that result in an increase in #lot coverage#;
- (3) the removal of more than 12 #tree credits#;
- (4) newly constructed or relocated #hard surface area# with an area of 400 square feet or more; or
- (5) for #zoning lots# previously subject to paragraphs (a)(1), (a)(2), (a)(3) or (a)(4) of this Section, the establishment of a new category of #landscape element# where such newly planted vegetation counts toward #biodiversity points# previously satisfied by another type of #landscape element#.

The minimum biodiversity requirement on a #zoning lot# shall be as set forth in Section 143-141 (Determining biodiversity requirements). Required vegetation shall be grouped within #landscape elements# and assigned #biodiversity points# in accordance with Section 143-142 (Landscape elements). Vegetation within #landscape elements# shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements). #Buffer areas# shall be planted pursuant to the provisions set forth in Section 143-144 (Planting requirements for buffer area adjacent to designated aquatic resources).

For #zoning lots# that have planted or preserved #landscape elements# pursuant to the provisions of this Section, inclusive, such vegetation may be subsequently altered, provided that the required area of vegetation is not reduced below the area required for such #landscape element#.

However, where Section 37-90 (PARKING LOTS) applies, and the open parking area covers at least 40 percent of the #zoning lot# or #plan review site#, as applicable, the provisions of Sections 143-141, 143-142 and 143-143 shall be deemed satisfied by the provision of landscaping pursuant to Section 37-90.

(b) Requirements for maintaining vegetation on all other lots

For #zoning lots# with #buildings# constructed prior to

[date of adoption] that are not subject to the biodiversity requirements of paragraph (a) of this Section, the provisions of Sections 143-141 (Determining biodiversity requirements), 143-142 (Landscape elements) and 143-143 (Planting standards for landscape elements) shall not apply. However, such #zoning lots# shall not be altered in any way that will create a new #non-compliance# or increase the degree of #non-compliance# with the provisions of paragraph (b) of this Section, as follows.

Existing square footage of vegetation that is not lawn or trees shall not be reduced to less than:

- (1) 15 percent of the #lot area# in Resource Adjacent Areas and in #areas adjacent to aquatic resources#;
- (2) 10 percent of the #lot area# in Escarpment Areas; or
- (3) five percent of the #lot area# in Base Protection Areas.

**143-141
Determining biodiversity requirements**

In order to satisfy the biodiversity requirements set forth in Section 143-14 (Biodiversity Requirements), inclusive, vegetation shall be assigned #biodiversity points#. All #zoning lots# shall have #biodiversity points# greater than or equal to the point requirement set forth in of this Section, as applicable:

- (a) six #biodiversity points# in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (b) four #biodiversity points# in Escarpment Areas;
- (c) four #biodiversity points# for #zoning lots# that contain #residential uses# in R1, R2 and R3 Districts in Base Protection Areas;
- (d) two #biodiversity points# for #zoning lots# that do not contain #residential uses# in R1, R2 and R3 Districts in Base Protection Areas; and
- (e) two #biodiversity points# in Base Protection Areas containing R4, R5, R6 Districts and Commercial and Manufacturing Districts.

In the event of a conflict between the provisions of one paragraph of this Section and another paragraph, the more restrictive shall control.

**143-142
Landscape elements**

In order to satisfy the #biodiversity point# requirements set forth in Section 143-141 (Determining biodiversity requirements), vegetation shall be categorized into one of the #landscape elements# set forth in the table in this Section. All vegetation shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements).

BIODIVERSITY POINT VALUE PER REQUIRED AREA

#Landscape element#	#Biodiversity points#	Design requirements
Basic Garden	1	2.5 percent of #lot area#
Wildlife Garden	1	2 percent of #lot area#
Green Roof—Intensive	1	12.5 percent of the #lot coverage#
Green Roof—Extensive	1	15 percent of the #lot coverage#

The total area of a #landscape element# shall not be less than as set forth in the Table in this Section. In addition, the following design requirements shall apply:

(a) Basic gardens, wildlife gardens and green roofs

The minimum horizontal dimension of each basic garden, wildlife garden or green roof shall be eight feet, except that, for #zoning lots# with a #lot area# less than 3,800 square feet, each wildlife garden or green roof shall have a minimum horizontal dimension of four feet.

(b) Wildlife garden buffers

For #developments# on #zoning lots# located in a Resource Adjacent Area, wildlife gardens shall be located within buffers as specified in this paragraph (b), and special planting standards shall apply to such gardens pursuant to Section 143-143 (Planting standards for landscape elements). To fulfill #biodiversity point# requirements, wildlife garden

buffers shall be located along #side# and #rear lot lines#, or portions thereof, adjacent to a Resource Adjacent Area boundary line, as shown on the Map in Appendix B of this Chapter and Map 2 of Appendix C of this Chapter. For wildlife garden buffers along #side lot lines#, or portions thereof, the minimum width shall be eight feet. For wildlife garden buffers along #rear lot lines#, or portions thereof, the minimum depth shall be 10 feet. The width or depth of wildlife garden buffers shall be measured perpendicular to such #side# or #rear lot lines#, respectively.

However, where #buildings# or other #hard surface area# lawfully existing as of [date of adoption] are located so as to be in conflict with the requirements of this paragraph (a), such areas that are in conflict may be exempt from such requirements.

(c) #Landscape elements# within unimproved portions of mapped #streets#

For the purposes of this Section, #landscape elements# located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-14 (Biodiversity Requirement), where:

- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than thirty days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

**143-143
Planting standards for landscape elements**

Vegetation planted or preserved within #landscape elements# shall be in good health and shall comply with the provisions set forth in this Section. Trees shall not count toward the vegetation coverage requirements of #landscape elements#; coverage requirements shall only be satisfied through #ground# and #shrub layer# plantings. Vegetation required pursuant to other Sections of this Resolution that meet the standards of this Section may be used towards fulfillment of the requirements of Section 143-141 (Determining biodiversity requirements).

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land and in no case shall existing #invasive species# be included as preserved vegetation within a #landscape element# or counted as #biodiversity points#.

(a) Basic gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied.

(b) Wildlife gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#.

(c) Wildlife garden buffers

In Resource Adjacent Areas, the #shrub layer# shall occupy at least 20 percent of the wildlife garden buffer and the #ground layer# shall occupy at least 40 percent of such buffer. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#. Such wildlife garden buffer area shall also have three #tree credits# per 750 square feet of area within such wildlife garden buffer area.

Trees required within wildlife garden buffers shall be planted or preserved in accordance with Section 143-133 (Planting standards for tree credits). Such trees shall contribute toward satisfying the requirements of Section 143-13 (Tree Regulations).

(d) Green roofs

The minimum depth of planting medium for “intensive green roofs” shall be eight inches, and the minimum depth of planting medium for “extensive green roofs” shall be three inches. A minimum of six different species shall be provided for “intensive green roofs” and a minimum of four different species shall be provided for “extensive green roofs.”

Illustrative Example

The following example, while not part of the Zoning Resolution, is included to demonstrate how biodiversity planting requirements are calculated.

Example of calculations for a “basic garden” on a 5,000 square-foot lot

Basic gardens are assigned one #biodiversity point# for each 2.5 percent of the #lot area# they occupy, as set forth in the table in Section 143-142 (Landscape elements). For a #zoning lot# with a #lot area# of 5,000 square feet, a basic garden of 500 square feet, or 10 percent, would achieve the required four #biodiversity points#. In this example, because of design considerations, two areas are established for basic gardens: one along a side lot line, eight feet wide by 20 feet deep (providing 1.28 #biodiversity points#), and another across the front of the lot, 40 feet wide by 8 feet 6 inches deep (providing 2.72 #biodiversity points#).

Paragraph (b) of Section 143-143 (Planting standards for landscape elements) specifies that both the #ground layer# and #shrub layer# each need to be at least 15 percent of the square footage of each #landscape element#. That means that both the #ground layer# and #shrub layer# each need to have a coverage of at least 24 square feet in the side garden, and at least 51 square feet in the front garden. Additional vegetation required for the remaining 70 percent coverage may be either in the #ground layer# or #shrub layer#.

143-144**Planting requirements for buffer area adjacent to designated aquatic resources**

Vegetation shall be planted or preserved in #buffer areas# adjacent to #designated aquatic resources# in accordance with this Section. For #designated aquatic resources# regulated by the New York State Department of Environmental Conservation (DEC), vegetation other than lawn shall be located in a #buffer area# and shall be planted or preserved in a manner determined by DEC.

For #plan review sites# containing #designated aquatic resources# not regulated by DEC, vegetation other than lawn shall be planted in a #buffer area# that extends for 30 feet measured from the edge of the #designated aquatic resource#. Vegetation shall be planted or preserved as directed by the City Planning Commission pursuant to Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES). Such #buffer area# boundary shall be demarcated by a split rail fence or a similar boundary marker, with a gate permitted for maintenance purposes.

For #zoning lots# that are not #plan review sites# or a portion thereof, the planting required pursuant to this Section shall be waived in the following instances:

- (a) For all #uses# lawfully existing on [date of adoption], planting shall not be required within portions of #buffer areas# that contain #buildings# and other #hard surface areas#, to the extent that such #buildings# and other #hard surface areas# lawfully existed in those locations on [date of adoption]. In addition, planting shall not be required within portions of #buffer areas# within five feet of any #building# lawfully existing on [date of adoption]; and
- (b) For a #residential building# lawfully existing on [date of adoption], and for a #development# or #enlargement# of a #residential building# on a #zoning lot# existing both on [date of certification] and on the date of application for a building permit, planting shall not be required within portions of #buffer areas# that:
 - (1) are open areas where disturbance is permitted pursuant to Section 143-161 (Permitted encroachment area); and
 - (2) are within a #front yard#.

Vegetation planted or preserved pursuant to the provisions of this Section may be counted towards satisfying the requirements of Section 143-13 (Tree Regulations), inclusive, and the biodiversity requirements of Sections 143-141, 143-142 and 143-143.

143-15**Special South Richmond Landscaping and Buffering Provisions**

The provisions of this Section, inclusive, requiring landscape screening along #Residence District# boundaries, between #residences# and #commercial# or #manufacturing uses# and along open parking areas, shall apply within the South Richmond Subdistrict.

143-151**Landscaped buffer along Residence District boundaries**

[Note: provisions relocated from Section 107-481 and modified]

For any #commercial# or #manufacturing development# on a #zoning lot# adjoining a #Residence District# boundary, there shall be within the open area required by the provisions of Sections 33-29 and 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) along the #lot line# adjoining the #Residence District#, a strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at the time of planting, or evergreen trees and spaced at 10 feet on center. Such screening shall be maintained in good condition at all times.

However, this requirement shall not apply along a #rear lot line# or portion of a #rear lot line# where there is an existing or proposed #building# within 10 feet of such #rear lot line# or portion thereof.

143-152**Landscaped buffer for commercial or manufacturing development adjacent to residences**

[Note: provisions relocated from Section 107-482 and modified]

Where an existing #residential use# is located adjacent to a #development# containing a #commercial# or #manufacturing use#, the #side# or #rear lot line# adjacent to such #residential use# shall be planted with a strip at least four feet wide consisting of densely planted evergreen shrubs at least four feet high at the time of planting, or evergreen trees and spaced at 10 feet on center. Such screening shall be maintained in good condition at all times.

However, this requirement shall not apply along a #rear lot line# or portion of a #rear lot line# where there is an existing or proposed #building# within 10 feet of such #rear lot line# or portion thereof.

143-153**Landscaped buffer for open parking areas**

[Note: provisions relocated from Section 107-483(b) and modified]

Any #development# with open #accessory# off-street parking areas consisting of 10 or more spaces shall provide a landscaped buffer in accordance with the provisions of this Section. Where the provisions of 37-90 (PARKING LOTS) apply, those provisions shall instead control.

The parking area shall be screened from all adjoining #zoning lots# by a landscaped area at least four feet in width, densely planted with shrubs maintained at a maximum height of four feet. Such parking area shall also be screened from all adjoining #streets# by a perimeter landscaped area at least seven feet in width. Such perimeter landscaped area may be interrupted only by vehicular entrances and exits. Sidewalks that provide a direct connection between the public sidewalk and a pedestrian circulation route within the parking area may also interrupt a perimeter landscaped area. All screening shall be maintained in good condition at all times.

143-154**Waiver of landscaped buffer**

[Note: provisions relocated from Section 107-483(c) and modified]

The landscaped buffer requirements of Section 143-15 (Special South Richmond Landscaping and Buffering Provisions), inclusive, may be waived if the Commissioner of Buildings certifies that planting is unfeasible due to:

- (a) unique geological conditions, such as excessive subsurface rock conditions or high water table;
- (b) underground municipal infrastructure; or
- (c) a City, State or Federal mandated brownfield remediation that requires the site to be capped.

Such waiver shall be based on a report prepared by a licensed engineer, architect or landscape architect that such conditions exist.

143-16**Aquatic Resource Protections**

For #zoning lots# containing #designated aquatic resources# or #buffer areas#, the provisions of this Section, inclusive, shall apply.

No removal of trees or other vegetation, no disturbance of topography, no #development#, no horizontal #enlargement# and no increase in #hard surface area# shall be permitted within a #designated aquatic resource# or #buffer area#, except as provided in this Section, inclusive, or as otherwise approved by the New York State Department of Environmental Conservation. However, removal of #invasive species# and the construction of unpaved trails using hand tools shall be permitted within a #designated aquatic resource# or #buffer area# where permitted by the New York State Department of Environmental Conservation or the City Planning Commission, as applicable.

For #designated aquatic resources# and adjacent areas that are regulated by the New York State Department of Environmental Conservation, nothing in the regulations of this Chapter shall modify

state regulations requiring application to such agency for proposed #development# or other state-regulated activity.

Section 143-161 (Permitted encroachment area) establishes the size and shape of a permitted encroachment area. Section 143-162 (Location of permitted encroachment) establishes the #zoning lots# that are eligible to encroach upon #designated aquatic resources# and #buffer areas# and rules to minimize such encroachment. Section 143-39 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space) establishes rules to allow clustering of #buildings# outside of #designated aquatic resources# and #buffer areas# in order to minimize encroachment.

**143-161
Permitted encroachment area**

For the purposes of this Section and Section 143-162 (Location of permitted encroachment), the “permitted encroachment area” shall be as described in paragraph (a) in #Residence Districts# and as described in paragraph (b) in #Commercial# or #Manufacturing Districts#. The permitted encroachment area is the largest area allowed to be disturbed within a #designated aquatic resource# or #buffer area#.

(a) **Permitted encroachment area in #Residence Districts#**
In all #Residence Districts#, the permitted encroachment area shall be a combination of permitted #lot coverage# and an area adjacent to a #building#.

- (1) **Permitted #lot coverage#**
The maximum permitted #lot coverage# on a #zoning lot# shall be determined by the applicable Zoning District as indicated in the following table:

Zoning District	#Lot coverage# (in square feet)
R1-1	1200
R1-2	800
R2 or R3 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

A #building# shall be located on a #zoning lot# so that its #lot coverage# shall avoid or minimize disturbance of #designated aquatic resources# and #buffer areas#, except that the minimum width of a #building# need not be less than 15 feet, and the shape, in plan view, of the outermost walls of such #building# need not be other than a rectangle.

- (2) **Permitted encroachment adjacent to a #building#**
An area with a depth of five feet, as measured perpendicular to the #building# wall, shall be exempt from the planting requirements of Section 143-144, and shall be permitted around a single #building# that contains the primary #use# on the #zoning lot#, except the depth of such area shall be 20 feet adjacent to a rear #building# wall that is opposite a #street# or #private road#. For #zoning lots# with multiple #street# frontages, such depth of 20 feet may be utilized only once. Within this area, an encroachment of fill for lawn, #hard surface area# or other similar encroachment shall be permitted within a #buffer area# or #designated aquatic resource#.

The provisions of Section 143-36 (Modified Yard Regulations for the Protection of Natural Features) shall be used, as applicable, to facilitate a #building# location that, combined with the permitted encroachment adjacent to such #building#, minimizes the area of encroachment on a #designated aquatic resource# or #buffer area#, as applicable.

- (b) **Permitted encroachment area in #Commercial# or Manufacturing Districts#**
In #Commercial Districts# or #Manufacturing Districts#, the permitted encroachment area shall not exceed a #hard surface area# of 4,500 square feet. Such #hard surface area# shall be arranged to avoid or minimize encroachment upon #designated aquatic resources# and #buffer areas#, except that the minimum width of the #hard surface area# need not be less than 40 feet and the shape of the outermost boundaries, in plan view, of such #hard surface area# need not be other than a rectangle.

**143-162
Location of permitted encroachment**

On a #zoning lot#, existing both on [date of certification], and on the date of application for a building permit, encroachment on a #designated aquatic resource# or #buffer area# shall only be permitted as follows:

- (a) Where the permitted encroachment area is located utilizing the applicable modified #yards#, but cannot be located fully outside of a #designated aquatic resource# or #buffer area#:
 - (1) the permitted encroachment area may encroach into a #buffer area# to the minimum extent necessary to accommodate such permitted encroachment area;
 - (2) where encroachment into a #buffer area# pursuant to paragraph (a)(1) of this Section does not accommodate the entire permitted encroachment area, only then shall encroachment into a #designated aquatic resource# be permitted, to the minimum extent necessary to accommodate such permitted encroachment area.
- (b) A single driveway with a width of 10 feet, or greater where required by the New York City Fire Department, shall be permitted to access a permitted encroachment area, and may encroach into a #buffer area# or #designated aquatic resource# to the minimum extent necessary.
- (c) the provisions of Section 143-42 (Parking Modifications for the Protection of Natural Features) shall be used, as applicable, to facilitate the location of required off-street parking that minimizes the area of encroachment on a #designated aquatic resource# and #buffer area#. Required #accessory# off-street parking spaces need not be located within a #building# in order to minimize the area of encroachment;
- (d) in #Residence Districts#, if it is necessary to locate proposed #accessory# off-street parking spaces within a #designated aquatic resource# or #buffer area#, no more than one #dwelling unit# shall be permitted.

**143-20
SPECIAL USE REGULATIONS**

**143-21
Residential Uses in South Richmond Subdistrict**

In the South Richmond Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the underlying #Residence District use# regulations shall be modified to prohibit #zero lot line buildings#.

Within Subareas SH and M of the South Richmond Subdistrict, additional special #use# regulations are set forth in the following Sections.

**143-211
Affordable independent residences for seniors in Subarea SH**

[Note: provisions relocated from Section 107-411 and modified]

In Subarea SH, as shown on Map 3 in Appendix D of this Chapter, any #development# or #enlargement# containing #affordable independent residences for seniors# shall be permitted upon certification of the Chairperson of the City Planning Commission that:

- (a) such #development# or #enlargement# will contain no more than 250 #dwelling units# of #affordable independent residences for seniors#, individually or in combination with other #developments# or #enlargements# within Subarea SH that have received prior certification pursuant to this Section;
- (b) a site plan has been submitted showing a detailed plan demonstrating compliance with the provisions of this Chapter; and
- (c) such #residences# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio# shall be as set forth for R3-2 Districts in Section 23-142 (Open space and floor area regulations in R1 and R2 Districts with a letter suffix and R3 through R5 Districts). The provisions of Section 23-144 (Affordable independent residences for seniors) shall not apply.

Any #development# or #enlargement# that results in a total of more than 250 #dwelling units# of #affordable independent residences for seniors# in Subarea SH shall be permitted only upon authorization of the City Planning Commission, pursuant to Section 143-721 (Affordable independent residences for seniors in Subarea SH).

**143-212
Special use regulations in Subarea M**

[Note: provisions relocated from Section 107-491 and modified]

In Subarea M, as shown on Map 3 in Appendix D of this Chapter, the regulations of the underlying districts and the Special District are supplemented or modified as follows:

- (a) Residential uses existing prior to August 17, 1995, shall be considered conforming... (b) Residential extensions shall be subject to R3X District regulations... (c) Non-residential uses shall be located below the lowest story occupied in whole or in part by residential uses... (d) Floor area in a building originally designed for residential use that has been continuously vacant for two or more years... (e) Residential developments, and residential enlargements that result in an increase in lot coverage shall be subject to the provisions of Section 143-722 (Residential Uses in Subarea M).

143-30 SPECIAL BULK REGULATIONS

The special bulk regulations of this Section, inclusive, shall apply throughout the Special Natural Resources District.

143-301 Special bulk regulations for certain community facility uses in lower density growth management areas

[Note: provisions relocated from Section 107-412 and modified]

The bulk regulations of this Chapter applicable to residential buildings shall also apply to all zoning lots in lower density growth management areas that contain buildings used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such zoning lot contains buildings used for hospitals, as defined in the New York State Hospital Code, or long-term care facilities; or (b) child care services as listed under the definition of school# in Section 12-10 (DEFINITIONS), except where: (1) such zoning lot contains buildings used for houses of worship; or (2) for zoning lots that do not contain buildings used for houses of worship, where the amount of floor area used for child care services is equal to 25 percent or less of the amount of floor area permitted for community facility use# on the zoning lot#.

143-31 Floor Area and Density Regulations

143-311 Floor area regulations in the South Richmond Subdistrict

[Note: provisions relocated from Sections 107-44, 107-491(e), 107-492 and modified]

The following provisions shall apply within the South Richmond Subdistrict and shall modify the underlying district regulations:

- (a) The provisions of Sections 24-13 (Floor Area Bonus for Deep Front and Wide Side Yards) and 33-15 (Floor Area Bonus for Front Yards) shall not apply to any community facility use#; and (b) In Subarea M, as shown on Map 3 in Appendix D of this Chapter, the following provisions shall apply: (1) The maximum floor area ratio# for two or more uses# on a zoning lot# shall be determined by the use# that is permitted the greatest floor area ratio#, provided that the floor area# occupied by each use# does not exceed the amount permitted by the floor area ratio# for that use#; and (2) Residential enlargements#, not to exceed 500 square feet of floor area#, shall be permitted subject to R3X District regulations as modified by the applicable Special District regulations, provided that there is no increase in the number of dwelling units# and that such enlargements# do not result in an increase in lot coverage#.

143-312 Maximum number of dwelling units in R3 and R4 Districts within the South Richmond Subdistrict

[Note: provisions relocated from Section 107-42 and modified]

In R3 and R4 Districts within the South Richmond Subdistrict, the density regulations of the applicable district shall remain in effect, except that the factor for determining the maximum number of dwelling units# shall be 1,000 in R3A and R4A Districts, 1,140 in R3X Districts, and 685 for single-# and two-family semi-detached residences# in R3-1 and R3-2 Districts.

143-32 Lot Coverage

R1 R2 R3

In the districts indicated, for zoning lots# containing predominantly residential uses#, the lot coverage# and open space# regulations of the underlying districts shall not apply. In lieu thereof, the provisions set forth in this Section shall apply. For the purposes of applying the provisions of this Section, a zoning lot# with 75 percent or more of its floor area# allocated to residential uses# shall be defined as a zoning lot# containing predominantly residential uses#.

For the purposes of applying the provisions of this Section, the definition of lot coverage# shall be modified to include accessory buildings# permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). Such accessory buildings#, and buildings or other structures# used for domestic or agricultural storage, shall be included in lot coverage# calculations.

The maximum permitted lot coverage# shall be as set forth in paragraph (a) of this Section. However, in the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, the provisions of paragraph (b) modify the maximum lot coverage# of a zoning lot# in cases of encroachment of areas of existing slope#. In no case shall the lot coverage# resulting from paragraphs (a) or (b) be required to be less than the lot coverage# set forth in paragraph (c) of this Section. Paragraph (d) sets forth an exemption from lot coverage# for a building# or portion of a building# containing required off-street accessory# parking spaces in certain instances.

- (a) Basic maximum lot coverage#

TABLE I BASIC MAXIMUM LOT COVERAGE

Table with 2 columns: Area and Maximum permitted lot coverage# (in percent). Rows include Base Protection Area: R1 District (25%), Base Protection Area: R2 and R3 Districts (30%), Escarpment Area (25%), and Resource Adjacent Area and areas adjacent to aquatic resources# (15%).

- (b) Lot coverage# determined by slope encroachment

In the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, where an area of encroachment is proposed in an area of existing slope# that is greater than 150 square feet in cumulative area, the maximum lot coverage# shall be determined by the steepest slope category encroached upon that has an area greater than 150 square feet cumulatively, as set forth in Table II of this Section. Where there is no encroachment upon a slope category with an area greater than 150 square feet cumulatively, the maximum lot coverage# shall be determined by the slope category with the largest area encroached upon. When the maximum permitted lot coverage# indicated in Table II exceeds the maximum permitted lot coverage# set forth in Table I, the more restrictive shall apply.

For the purposes of this Section "encroachment" shall be the area of proposed changes in ground elevation by more than two feet of cut or fill, including areas proposed for excavation to such depth for buildings#, hard surface areas#, structural elements for decks and for any other site alteration# related to such grade change of more than two feet.

TABLE II MAXIMUM LOT COVERAGE FOR ENCROACHMENT WITHIN AREAS OF EXISTING SLOPE

<u>Slope category (in percent) #area of existing slope#</u>	<u>Maximum permitted #lot coverage# (in percent)</u>
85 or greater	12.5
65-84.9	15
45-64.9	17.5
35-44.9	20
25-34.9	22.5
10.0-24.9	25

(c) Notwithstanding any other provisions of this Section, in no case shall the resulting maximum #lot coverage#, in square feet, be required to be less than the permitted #lot coverage# set forth in Table III.

TABLE III
PERMITTED LOT COVERAGE

<u>Zoning District</u>	<u>Permitted #lot coverage# (in square feet)</u>
R1-1	1,200
R1-2	800
R2 or R3 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

(d) Exemption from #lot coverage# for enclosed #accessory# parking spaces
For #qualifying lots#, an #accessory building# enclosing required off-street #accessory# parking spaces, or a portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces, shall be exempt from #lot coverage# requirements if such #accessory building# or portion of a #building#:

- (1) is located on a slope that rises above the adjacent #street# or #private road#;
- (2) is no more than 10 feet in height above #curb level#;
- (3) is located entirely within 25 feet of a #street# or #private road#; and such #building# or portion either:
 - (i) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (ii) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

Such #accessory building# or portion of a #building# shall not be exempt from #hard surface area# limitations.

143-33
Hard Surface Area

The maximum permitted #hard surface area# for a #zoning lot# is set forth in this Section. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential use# shall be defined as a #zoning lot# containing predominantly #residential use#.

R1 R2 R3

(a) In the districts indicated, for #zoning lots# containing predominantly #residential use#, the maximum permitted #lot coverage# set forth in paragraphs (a) or (b) of Section 143-32 (Lot Coverage) shall determine the maximum permitted #hard surface area# in accordance with Table I of this Section. The maximum permitted #hard surface area# on a #zoning lot# shall not exceed the percent of #lot area# set forth in Table I.

TABLE I

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ZONING LOTS CONTAINING PREDOMINANTLY RESIDENTIAL USE IN R1 THROUGH R3 DISTRICTS

<u>Maximum permitted #lot coverage# (in percent)</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
12.5	40
15	45
17.5	45
20	50
22.5	50
25	50
30	65

R1 R2 R3 R4 R5 R6 C1 C2 C3 C4 C8 M1 M2 M3

(b) In the districts indicated, the maximum permitted #hard surface area# for all #zoning lots# not subject to paragraph (a) of this Section, shall be as set forth in Table II for the applicable zoning district.

TABLE II

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ALL OTHER ZONING LOTS

<u>Zoning district</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
R1 R2 R3 R4 R5 R6	75
C1 C2 in Escarpment Area, Resource Adjacent Area, or in #areas adjacent to aquatic resources#	85
C1 C2 in Base Protection Area	90
C3	75
C4 C8 M1 M2 M3	85

143-34
Lot Area and Lot Width

The minimum #lot area# and #lot width# regulations set forth in Article II, Chapters 3 and 4, as applicable, shall be modified as set forth in this Section, inclusive.

143-341
Minimum lot area for zoning lots containing designated aquatic resources

Where the sum of all areas containing #designated aquatic resources# and #buffer areas# on the #zoning lot# constitutes more than 10 percent of the #lot area#, such area shall be excluded for the purposes of calculating #lot area# necessary to meet minimum #lot area# requirements of Section 23-32 (Minimum Lot Area or Lot Width for Residences), Section 143-342 (Minimum lot area within Escarpment Areas) or Section 143-343 (Minimum lot area and lot width in the South Richmond Subdistrict), as applicable.

However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum #lot area# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts, both on [date of certification] and on the date of application for a building permit.

143-342
Minimum lot area within Escarpment Areas

R1 R2 R3

In the districts indicated, within Escarpment Areas, Section 23-32 (Minimum Lot Area or Lot Width for Residences) shall be modified as follows:

- (a) In R1 Districts, the minimum required #lot area# per #single-family residence# shall be 12,500 square feet;
- (b) In R2 Districts, and for #detached single- or two-family residences# in R3 Districts, the minimum required #lot area# for each #single-# or #two-family residence#, where permitted, shall be 6,250 square feet;
- (c) In R3 Districts, for #attached# or #semi-detached single- or two-family residences#, the minimum required #lot area# for each #attached# or #semi-detached single-# or #two-family residence# shall be 4,000 square feet;
- (d) In R3 Districts, for all other #residences#, the minimum required #lot area# for each #dwelling unit# shall be 2,650 square feet; and
- (e) In R1, R2, and R3 Districts, the following provisions shall also apply:
 - (1) Where at least 50 percent of the area of a #zoning lot# has slopes of less than 25 percent, the provisions of Section 23-32 shall apply without modification;
 - (2) For #zoning lots# subject to the provisions of paragraphs (a), (b) or (c) of this Section, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:
 - (i) has less than the minimum #lot area# required pursuant to this Section; and
 - (ii) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts both on [date of certification] and on the date of application for a building permit.

143-343 Minimum lot area and lot width in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-421 and modified]

The following provisions shall apply within the South Richmond Subdistrict and modify the underlying #residence district# regulations:

- (a) **Minimum #lot area# and #lot width# for #residences#**
 For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements adjusted by #building# height#, shall apply as set forth in the table in this paragraph (a). Where two or more #buildings# that are #single-# or #two-family detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.
 The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10 (DEFINITIONS), provided that the applicable #lot width#, in feet, set forth in the table shall be met along at least one #street line# of the #zoning lot# or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between a #side lot line# and any opposing #lot line# that is parallel to, or within 45 degrees of being parallel to, such #side lot line#, where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum #lot width#, in feet, set forth in the table.
 However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:
 - (1) has less than the minimum #lot area# or #lot width# required pursuant to this Section; and
 - (2) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts, both on December 8, 2005 and on the date of application for a building permit.

District	Type of #Residence#	Height (in stories)	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)
R1-1	#detached#	1-4	9,500	100
R1-2	#detached#	1-2	5,700	40
		3	5,700	50
		4	5,700	60
R2	#detached#	1-4	3,800	40
R3-1	#detached#	1-2	3,800	40
		3-4	3,800	45
R3-1	#semi-detached#	1-2	2,375 ³	24 ³
R3-2		3-4	3,800	40
R3-2	#detached#	1-2	3,800	40
		3-4	4,275	45
	#attached#	1-2	1,700	18
		1-2	2,375 ¹	24 ¹
		3-4	2,280	24
		3-4	3,800 ¹	40 ¹
R3A	#detached#	1-3	3,325	35
R3X ²	#detached#	1-2	3,800	40
		3	4,750	50
		4	5,700	60
R4A	#detached#	1-3	3,325	35
R4-1	#semi-detached#	1-3	2,375 ³	24 ³
	#detached#	1-3	3,325	35

¹ For #attached buildings# that #abut# an #attached building# on a separate #zoning lot# on one side and on the other side are bounded by #yards# or open area.

² In Area LL as shown on the District Plan (Map 3 in Appendix D) of this Chapter, all #residences# shall have a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 50 feet.

³ For #two-family semi-detached residences# with a height of one or two #stories# in R3-1 and R3-2 Districts and for all #two-family semi-detached residences# in R4-1 Districts, the minimum #lot area# shall be 3,135 square feet and the minimum #lot width# shall be 33 feet.

(b) **Minimum #lot area# and #lot width# for #zoning lots# containing certain #community facility uses#**

In R1, R2, R3-1, R3A, R3X, R4-1 and R4A Districts, the provisions of this paragraph (b) shall apply to #zoning lots# containing #buildings# used for:

- (1) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals, as defined in the New York State Hospital Code, or #long-term care facilities#; and
- (2) child care service as listed under the definition of #school# in Section 12-10, except where:
 - (i) such #zoning lot# contains #buildings# used for houses of worship; or
 - (ii) for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#.

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where these #uses# are located on the same #zoning lot#, the applicable #lot area# requirement shall be allocated separately to each such #use#. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between a #side lot line# and any opposing #lot line# that is parallel to, or within 45 degrees of being parallel to, such #side lot line#, where such #lot lines# would be nearer to one another at any point than 60 feet.

For such #zoning lots# containing multiple #buildings# used in any combination for ambulatory diagnostic or treatment health care facilities, child care services or #residences#, the applicable minimum #lot area# and #lot width# requirements shall be allocated separately to each such #building#.

**143-35
Yard Regulations in the South Richmond Subdistrict**

In the South Richmond Subdistrict, required #yards# shall be provided in accordance with the provision of this Section, inclusive. However, for certain #zoning lots#, the provisions set forth in this Section may be modified in accordance with the provisions set forth in Section 143-36 (Modified Yard Regulations for the Protection of Natural Features).

**143-351
Front yards in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-461 and modified]

In all #Residence Districts#, the #front yard# requirements of the underlying districts set forth in Section 23-45 shall apply, except that in R2 Districts without a letter suffix, R3-1, R3-2, R4 Districts without a letter suffix and R5 Districts without a letter suffix, #front yards# shall be at least 18 feet in depth. On #corner lots#, one #front yard# may have a depth less than 18 feet as permitted by the underlying district regulations. These provisions may be modified, where applicable, by the provisions of 143-362 (Front yard reductions).

**143-352
Side yards in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-462 and modified]

In all districts, except R1 Districts, for all #single-# or #two-family detached# and #semi-detached residences#, #side yards# shall be provided pursuant to the #residence district#, type of #residence# and number of #stories# of the #building# as set forth in the following table:

REQUIRED SIDE YARDS

District	Type of #residence#	Number of stories	Number of #side yards# required	Required total width	Minimum width of any #side yard#
R2	#detached#	1-2	2	15	5
R3-1	#semi-detached#	3-4	2	20	5
R3-2		1-2	1	9	9
		3-4	1	15	15
R3A	#detached#	1-4	2	15	5
R4A					
R3X*	#detached#	1-2	2	15	5
		3	2	20	8
		4	2	25	10
R4-1	#detached#	1-4	2	15	5
	#semi-detached#	1-4	1	9	9

* In Subarea LL, as shown on Map 3 in Appendix D of this Chapter, two #side yards# with a total width of at least 16 feet shall be required for all #residences#, and each #side yard# shall have a minimum width of eight feet.

In R1 Districts, the #side yard# regulations of Section 23-46 shall apply, except that on a #corner lot#, one #side yard# shall be at least 20 feet in width.

In R2, R3, R4A and R4-1 Districts, the #side yard# regulations set forth in the Table in this Section shall apply, except that on a #corner lot#, one #side yard# shall be at least 20 feet in width.

**143-353
Side yard regulations for other residential buildings in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-463 and modified]

For all #residential buildings# other than #single-# or #two-family detached# or #semi-detached residences#, the provisions of Section 23-462 (Side yards for all other buildings containing residences) shall apply, except that no #side yard# shall have a width less than 10 feet.

Furthermore, for #attached residences# that #abut# an #attached building# on a separate #zoning lot# on one side and are bounded by open area on the other side, one #side yard# with a minimum width of nine feet shall be required for such one or two #story residences#, and one #side yard# with a minimum width of 15 feet shall be required for such three or four #story residences#.

**143-354
Side yards for permitted non-residential use in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-464 and modified]

For #community facility buildings# or other #buildings# used for permitted non-residential uses# in #Residence Districts#, the provisions of Section 24-35 (Minimum Required Side Yards) shall apply to such #community facility buildings# or the provisions of Section 23-464 (Side yards for buildings used for permitted non-residential uses) shall apply to such other #non-residential buildings#, except that no #side yard# shall have a width less than 10 feet and, in the case of #buildings# more than three #stories# in height, the required total width of both #side yards# shall not be less than 25 feet.

Where greater widths of #side yards# are required by the provisions of Sections 23-464 or 24-35 than by the provisions of this Section, such requirement of greater width shall apply.

**143-355
Special provisions for arterials in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-251(b) and modified]

In all districts, along portions of #arterials#, as indicated on Maps 2.1 through 2.4 in Appendix D of this Chapter, #buildings# shall be set back 20 feet from the #front lot line# for the full length of the #front lot line abutting# such #arterial#. Such setback area shall be unobstructed from its lowest level to the sky except that, where a setback area is at least 35 feet in depth, such setback area may be used for required #accessory# off-street parking or loading facilities, provided such facilities are not enclosed. No portion of such required setback area may be used for open storage.

In the case of the service roads of the West Shore Expressway, #buildings# shall be set back 30 feet from the #front lot line# and required off-street parking and loading facilities shall be permitted within such setback area.

Within all required setback areas, one tree of two inch #caliper# or greater, pre-existing or newly planted, shall be provided for each 400 square feet of such setback area.

However, in #Commercial# or #Manufacturing Districts#, along all #arterials# except the service roads of the West Shore Expressway, #buildings# may be located within 20 feet of the #front lot line#, provided that:

- (a) the #street wall# of the building shall be located within 15 feet of the #street line# for a minimum of 50 percent of the frontage of the #zoning lot#;
- (b) the #street wall# of the building facing the #arterial# shall comply with the standards set forth in Section 37-34 (Minimum Transparency Requirements);
- (c) the area of the #building# within 30 feet of the #street wall# facing the #arterial# does not contain Use Groups 16, 17 or 18;
- (d) the sidewalk fronting the #arterial# shall have a minimum width of 10 feet; and
- (e) the area of the #zoning lot# between the sidewalk and all #street walls# of the #building# shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, except that such planting shall not be required for those portions of the #zoning lot# between the sidewalk and #buildings#, or portions thereof, containing Use Group 6 #uses#, and except that such plantings shall not be required at the entrances to and exits from the #building#, or within driveways accessing off-street parking spaces located within such #building#.

**143-356
Building setbacks along railroad rights-of-way in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-253 and modified]

#Buildings# on #zoning lots# immediately adjacent to or directly opposite the Staten Island Rapid Transit right-of-way, shall be set back 20 feet from the #lot line# adjacent to or directly opposite the right-of-way of such railroad. Such setback area shall be measured perpendicular to such #lot line#. Such setback area shall be unobstructed from its lowest level to the sky, except that such setback area may be used for #accessory# off-street parking or loading facilities, and for obstructions permitted in a #rear yard# pursuant to Sections 23-44, 24-33, 33-23 or 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), as applicable. Such setback area may be used for #public parking garages# or #public parking lots#, where permitted pursuant to underlying regulations.

Within such #building# setback area, there shall be provided one tree of two inch #caliper# or greater, pre-existing or newly planted, for each 400 square feet of such open area.

**143-36
Special Yard Regulations for the Protection of Natural Features**

In order to facilitate the protection of natural features, the provisions of this Section, inclusive, shall modify the #yard# regulations of the underlying districts as applicable in the #Special Natural Resources District# and the regulations of 143-35 (Yard Regulations in South Richmond). However, in no case shall the provisions of both Sections 143-362 (Front yard reductions) and 143-363 (Rear yard reductions) be applied to the same #zoning lot#.

**143-361
Permitted obstructions in yards**

For #residential buildings# on #qualifying lots#, the provisions of Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 25-622 (Location of parking spaces in lower density growth management areas) shall be modified to allow required off-street parking spaces, open or enclosed, as permitted obstructions within a #front yard#, provided the height of any #building# enclosing such off-street parking spaces does not exceed 10 feet above #curb level#.

A portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces on such #qualifying lots#, shall be considered a permitted obstruction in a #front yard# if such portion of a #building#:

- (a) is located on a slope that rises above the adjacent #street# or #private road#;
- (b) is no more than 10 feet in height above #curb level#;
- (c) is located entirely within 25 feet of a #street# or #private road#; and such portion of a #building# either:
 - (1) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (2) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

In addition, for #zoning lots# subject to the provisions of Section 143-373 (Articulation requirements in Escarpment Areas, Resource Adjacent Areas and in areas adjacent to aquatic resources), the provisions of Section 23-44 shall be modified to allow portions of #buildings# that project up to three feet into #yards# as permitted obstructions within such #yards#.

**143-362
Front yard reductions**

The regulations for minimum #front yards# shall be modified in accordance with the provisions set forth in paragraphs (a) or (b) of this Section, as applicable, and required setback areas along arterials and railroad rights-of-way, as set forth in the Special South Richmond Subdistrict shall be modified as set forth in paragraph (c) of this Section:

- (a) In R1, R2, R3, R4 and R5 Districts
 - (1) In R1 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet;
 - (2) In R2 and R3 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet; or
 - (3) In R2 through R5 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet, provided that certain natural features are preserved within specified portions of the #zoning lot#, as follows:

- (i) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
 - (ii) such natural features, including #critical root zones#, are, in whole or in part located beyond 30 feet of the #rear lot line# and are in the rear half of the #zoning lot#; and
 - (iii) such natural features are located within an #area of no disturbance#.
- (b) In Resource Adjacent Areas, Escarpment Areas or #areas adjacent to aquatic resources#
 - (1) In R1 Districts, #front yards# shall have a minimum required depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet; and
 - (2) In R2 and R3 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet.
 - (c) Along #arterials# and railroad rights-of-way
 - (1) In all districts, for #zoning lots# subject to the provisions of Section 143-355 (Special provisions for arterials in the South Richmond Subdistrict), the required setback area shall be 15 feet provided that natural features are preserved as specified in paragraph (a)(3) of this Section.
 - (2) In all districts, for #zoning lots# subject to the provisions of Section 143-356 (Building setbacks along railroad rights-of-way in the South Richmond Subdistrict), the required setback area shall be 10 feet provided that natural features are preserved as specified in paragraph (a)(3) of this Section.

However, if an open #accessory# off-street parking space is located between the #street wall# of a #building# containing #residences# and the #street line#, there shall be an open area between such #street wall# and #street line# which is at least 8 feet 6 inches in width by 18 feet in depth to accommodate such parking space.

**143-363
Rear yard reductions**

#Rear yards# shall have a minimum depth of 20 feet as set forth in paragraphs (a) or (b) of this Section:

- (a) In R2 and R3 Districts, for #qualifying lots#, and for #zoning lots# located in Resource Adjacent Areas, Escarpment Areas or #areas adjacent to aquatic resources#, and
- (b) In R1 through R6 Districts, provided that certain natural features are preserved as follows:
 - (1) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
 - (2) such natural features, including #critical root zones#, are, in whole or in part located outside of the #front yard# and are in the front half of the #zoning lot#; and
 - (3) such natural features are located within an #area of no disturbance#.

**143-364
Measurement of yards in unimproved streets**

For #qualifying lots# in R2 and R3 Districts, or for #zoning lots# within Resource Adjacent Areas, Escarpment Areas, or #areas adjacent to aquatic resources#, the minimum required #front yard# depth shall be measured from a tax lot boundary within a #street# shown on the City Map, instead of from the #street line# in cases where:

- (a) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (b) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days

prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

**143-365
Special rear yard equivalent regulations**

R1 R2 R3

In the districts indicated, in #lower density growth management areas#, Section 23-532 (Required rear yard equivalents) shall be modified for #zoning lots# with a single #detached residence# existing on August 12, 2004, to permit a #rear yard equivalent# to be provided as set forth in paragraphs (a), (b) or (c) of Section 23-532.

**143-37
Height and Setback Regulations**

In the #Special Natural Resources District#, the special height and setback regulations of Sections 143-371 (Modified height and setback for the protection of natural features) and 143-372 (Articulation requirements in Escarpment Areas, Resource Adjacent Areas and in areas adjacent to aquatic resources) shall apply.

The special height and setback regulations of Section 143-373 (Height and setback in the South Richmond Subdistrict) shall apply within the South Richmond Subdistrict.

**143-371
Modified height and setback for the protection of natural features**

In order to facilitate the protection of natural features, the maximum perimeter wall height and maximum #building# height of a #residential building#, or the #residential# portion of a #building# may be modified in accordance with the provisions of this Section.

Within Resource Adjacent Areas, #areas adjacent to aquatic resources#, and for #qualifying lots#, Section 23-60 (HEIGHT AND SETBACK REGULATIONS) shall be modified as follows:

- (a) In R1 and R2 non-contextual districts, paragraph (a) of Section 23-631 (General provisions) shall be modified so that the front wall or any other portion of a #building# or other structure# shall not penetrate the #sky exposure plane# beginning at a height of 30 feet above the #front yard line#.
- (b) In R3 Districts, paragraph (b) of Section 23-631 shall be modified as follows:
 - (1) Perimeter walls shall be subject to setback regulations at a maximum height of 31 feet above the #base plane#.
 - (2) The provisions set forth in paragraphs (b)(1) through (b)(6)(i) of Section 23-631 shall be modified so that the sloping planes controlling the maximum #building# height shall meet at a ridge line of 40 feet above the #base plane#.

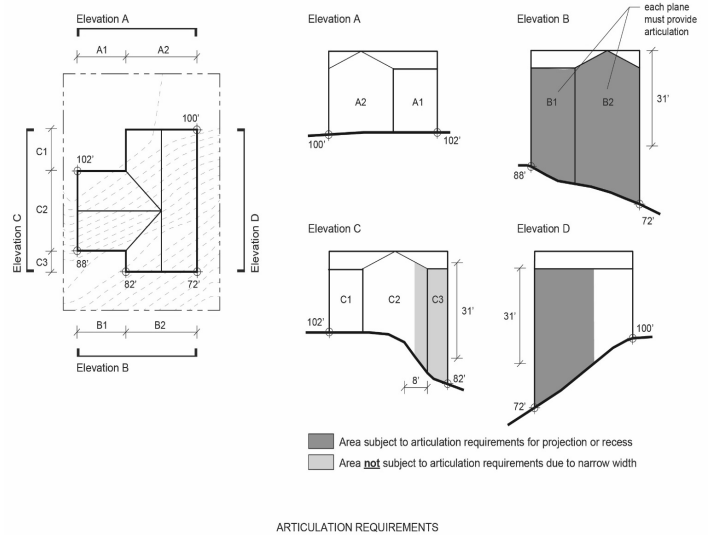
**143-372
Articulation requirements in Escarpment Areas, Resource Adjacent Areas and in areas adjacent to aquatic resources**

R1 R2 R3

In the districts indicated, the provisions of this Section shall apply to #residential buildings# in Escarpment Areas, Resource Adjacent Areas and #areas adjacent to aquatic resources#. The provisions of this Section shall not apply to #accessory buildings#.

For any portion of such #residential building# that is eight feet in width or greater and exceeds a vertical distance of 31 feet between the roof of the #building# and the final adjoining grade, an area equaling at least 25 percent of the surface area of such portion must project from or be recessed from an exterior wall covering at least 25 percent of the area in a continuous plane by at least 18 inches from the wall above or below.

Four elevation views shall be provided for each #building# in addition to application materials set forth in 143-05 (Application Requirements). Each such elevation view shall show that such #residential building# complies with the recess and projection requirements of this Section.



**143-373
Height and setback in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-43 and modified]

In the South Richmond Subdistrict, in addition to the requirements for maximum height of walls and required setbacks in Sections 23-63, 24-52, 33-43 or 143-371, no #building# shall exceed a height of four #stories# and no structures other than #buildings# shall exceed a height of 50 feet, unless by special permit of the City Planning Commission, pursuant to Section 143-731 (Exceptions to height regulations in the South Richmond Subdistrict). In the event of a conflict between the provisions of this Section and the provisions of any other Section of this Resolution, the provisions of this Section shall control.

**143-38
Court and Open Area Regulations**

The open area regulations of this Section, inclusive, shall apply throughout the #Special Natural Resources District#, and the special court regulations shall apply in the South Richmond Subdistrict.

**143-381
Open area requirements for residences**

Open areas shall be provided between #residential buildings# and each of the following: #designated aquatic resources#, #buffer areas#, #designated open space#, or #habitat preservation area#, in accordance with the requirements of this Section.

- (a) An open area shall be provided adjacent to the rear wall of each #residential building# or #building segment#. For the purposes of this Section, the "rear wall" shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 20 feet when measured perpendicular to each rear wall.
- (b) An open area shall also be provided adjacent to the side walls of each #residential building# or #building segment#. For the purposes of this Section, a "side wall" shall be a wall that does not face a #street# or #private road#, and is not a rear wall. The depth of such open area shall be equal to the depth of each #building# or #building segment#, and the width of such open area shall be at least five feet when measured perpendicular to each side wall.
- (c) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and any remaining walls not facing a #street# or #private road# shall be designated side walls. The open area provisions of this Section shall apply to the areas adjacent to such rear wall and side walls.

Only those obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be permitted within such open areas.

**143-382
Court regulations in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-466 and modified]

In the South Richmond Subdistrict, the special court regulations set forth in this Section shall apply.

For any #building# containing #residences# not more than one #story# in height, the area of an #inner court# shall not be less than 225 square feet and the minimum dimension of such #inner court# shall not be less than 15 feet.

For any #building# containing #residences# more than one #story# in height, the area of an #inner court# shall not be less than 400 square feet and the minimum dimension of such #inner court# shall not be less than 20 feet.

No court regulations shall apply to #single-# and #two-family detached residences#.

**143-39
Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space**

[Note: provisions relocated from Section 107-225 and modified]

In the #Special Natural Resources District# in all #Residence Districts#, except R1-1 Districts, and except #plan review sites# of one acre or more, the special #bulk# regulations of this Section shall apply to any tract of land containing #designated aquatic resources#, #buffer area# or #designated open space#. Such tract of land may contain a single #zoning lot# or two or more #zoning lots# #developed# as a unit in single ownership or control which are contiguous for a distance of at least 10 feet or would be contiguous except for their separation by a #street#.

For all permitted #residential uses# on such tract of land, the total #floor area#, #lot coverage#, #hard surface area# or #dwelling units# generated by that portion of the #zoning lot# containing #designated aquatic resources#, #buffer area# or #designated open space# may be distributed without regard for #zoning lot lines#, provided that, within Resource Adjacent Areas and #areas adjacent to aquatic resources#, the maximum applicable #lot coverage# of 15 percent and #hard surface area# of 45 percent shall not be exceeded.

The provisions of Sections 23-40 (YARD REGULATIONS) and 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), shall not apply. In lieu thereof, the following regulations shall apply:

- (a) #Yards#
 - (1) #front yards# shall have a minimum required depth of 10 feet;
 - (2) #side yards# shall have a minimum required width of four feet;
 - (3) #rear yards# shall have a minimum required depth of 10 feet;
- (b) Minimum distance between #buildings#
 - (1) the minimum distance between #buildings# on the same or #abutting zoning lots# across a common #side lot line# shall not be less than eight feet;
 - (2) the minimum distance between #buildings# on #abutting zoning lots# across a common #rear lot line# shall not be less than 40 feet.

The provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and the provisions of Section 143-381 (Open area requirements for residences) shall apply without modification.

The provisions of Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) relating to two #buildings# on a #zoning lot# where one building is a "front building" and another is a "rear building" as described in such Section, shall be modified to require an open area with a minimum width of 20 feet between any "rear building" and the #rear lot line# of an adjoining #zoning lot#. In addition, the provisions of Section 23-891 (In R1 through R5 Districts) shall be modified to require an open area adjacent to the rear wall of each #building# with a depth of at least 20 feet when measured perpendicular to each rear wall.

The site plan and #bulk# distribution for the entire tract of land shall be recorded in the land records and indexed against all #zoning lots# in such tract of land.

Where such tract of land is subject to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), modifications of #bulk# in accordance with this Section shall also comply with the provisions set forth in Sections 143-61 (General Provisions) and shall be subject to all findings and conditions set forth in 143-62 (Authorization for Plan Review Sites).

**143-40
SPECIAL PARKING REGULATIONS**

Special parking regulations apply in the #Special Natural Resources District#.

**143-41
Location of Parking Spaces in Lower Density Growth Management Areas**

In R1, R2, R3, R4-1 and R4A Districts, the provisions of Section 25-622 (Location of parking spaces in lower density growth management areas) shall be modified for all #zoning lots# with #buildings# containing #residences# to permit required #accessory# off-street parking spaces to be located on a #zoning lot# between the #street line# and the #street wall# of a #building# or prolongation thereof, provided that such required parking spaces shall not be permitted within a #front yard#, and, where such spaces are not enclosed, shall be at least 18 feet from the #street line#.

**143-42
Parking Modifications for the Protection of Natural Features**

In the #Special Natural Resources District#, on #qualifying lots#, in order to facilitate the protection of natural features, the following provisions shall apply.

- (a) Location of parking spaces

Sections 25-621 (Location of parking spaces in certain districts) and 143-41 (Location of Parking Spaces in Lower Density Growth Management Areas) shall not apply. The provisions of Section 25-622 (Location of parking spaces in lower density growth management areas) shall not apply, except that no more than two unenclosed required parking spaces may be located in tandem (one behind the other), and no tandem parking shall be permitted in any #group parking facility# with more than four spaces;
- (b) Driveway and curb cut regulations

Section 25-632 (Driveway and curb cut regulations in lower density growth management areas) shall apply except as modified as follows:

 - (1) where more than one off-street parking space is provided in a #front yard#, paragraph (a) of Section 25-632 shall be inapplicable, and paragraph (b) shall apply to all #zoning lots# of any width;
 - (2) paragraph (c) of Section 25-632 shall be inapplicable, such that driveway and curb cut centerlines need not be coincident;
 - (3) for #zoning lots# with less than 50 feet of frontage along a #street#, or for #zoning lots# with 50 feet or more of frontage where only one required #accessory# off-street parking space is provided on the #zoning lot#, one required off-street parking space may be permitted #abutting# the #street line# and parallel to the #street#, provided that:
 - (i) no sidewalk exists on the frontage of such lot, and the approved Builder's Pavement Plan has no sidewalks on the frontage of such lot;
 - (ii) the curb cut shall have a maximum width, including splays, of 22 feet;
 - (iii) the curb cut shall provide access to only one off-street parking space with a maximum paved area of 200 square feet; and
 - (iv) no driveway or off-street parking shall be permitted between the #street wall# of the #residence# and such parallel parking space for a distance equal to the depth of the required #front yard#.
 - (4) for #zoning lots# with a minimum of 50 feet of frontage along a #street#, two off-street parking spaces may be permitted adjacent to and parallel to the #street#, provided that:
 - (i) no sidewalk exists on the frontage of such lot and the approved Builder's Pavement Plan has no sidewalks on the frontage of such lot;
 - (ii) at least one of the two parking spaces is a required off-street parking space;
 - (iii) the curb cut shall have a maximum width, including splays, of 42 feet;
 - (iv) the curb cut shall provide access to only two off-street parking spaces with a maximum paved area of 400 square feet; and
 - (v) no driveway or off-street parking shall be permitted between the #street wall# of

the #residence# and such parallel parking space for a distance equal to the depth of the required #front yard#, and

- (c) Parking spaces within an unimproved portion of a privately owned mapped #street#
- #Accessory# off-street parking spaces may be permitted within an unimproved portion of a privately owned mapped #street# provided that:
- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
 - (2) the applicant submits a letter to the Department of Buildings from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-43 Parking Waiver Not Applicable in the South Richmond Subdistrict

The waiver provisions set forth in Section 36-231 (In districts with high, medium or low parking requirements) shall not apply to any #development# or #enlargement# in the South Richmond Subdistrict.

143-44 Access Restrictions Along Arterial Streets in the South Richmond Subdistrict

In the South Richmond Subdistrict, curb cuts are not permitted along an #arterial street# on #zoning lots# with frontage on a non-#arterial street#. For #zoning lots# with frontage only on an #arterial street#, one curb cut is permitted along such #arterial street#. For purposes of this Section, adjoining #zoning lots# in the same ownership or control on [date of adoption], or on the date of application for a building permit, shall be treated as a single #zoning lot#. However, the access restrictions of this Section shall not apply to #schools#, hospitals and related facilities, police stations or fire stations.

For #zoning lots# with more than 100 feet of frontage on an #arterial street#, where such #zoning lot# has frontage only on a #arterial street#, the Commissioner of Buildings may approve additional curb cuts for access to such #arterial street# where the Commissioner of Transportation submits a letter certifying that such additional curb cut is necessary to avoid adverse effects on the traffic operations and safety of the #arterial#, or that such additional curb cut will not adversely affect traffic operations and safety on the #arterial# including but not limited to either the implementation of a traffic pattern serving right-turn only movements in the location of the additional curb cut, or the implementation of traffic signalization serving the curb cut location, or other reasons acceptable to the Commissioner of Transportation.

For #zoning lots# with more than 100 feet of frontage on an #arterial street#, where such #zoning lot# has frontage on both #arterial# and non-#arterial streets#, the Chairperson of the City Planning Commission may, by certification, approve additional curb cuts for access to such #arterial street# where the Commissioner of Transportation submits a letter certifying that such additional curb cut is necessary to avoid adverse effects on the traffic operations and safety of the #arterial#, or that such additional curb cut will not adversely affect traffic operations and safety on the #arterial# due to either the implementation of a traffic pattern serving right-turn only movements in the location of the additional curb cut, or the implementation of traffic signalization serving the curb cut location, other reasons acceptable to the Commissioner of Transportation and the Chairperson certifies that there are no practicable alternatives providing access only to non-#arterial streets#.

143-45 Special Surfacing Regulations

R1 R2

In the districts indicated, Section 25-65 (Surfacing) shall be modified to allow dustless gravel driveways that access one #single-family residence#, provided that all portions of such driveway located between the curb and the #front lot line# shall be surfaced with asphaltic or Portland cement concrete, or other hard-surfaced dustless material, at least four inches thick.

143-50 SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK

All tracts of land in the #open space network#, as shown on the District Plan (Map 1 in Appendix D of this Chapter), shall be subject to the open space provisions of this Section, inclusive.

Regulations for #zoning lots# containing #designated open space# are set forth in Section 143-51 (Designated Open Space). Regulations for #zoning lots# containing a portion of the #waterfront esplanade# are set forth in Section 143-52 (Waterfront Esplanade).

The vertical #enlargement# of a #residential use# that does not involve the addition of one or more #dwelling units# and does not create a #site alteration# shall not be subject to the requirements of this Section, inclusive.

143-51 Designated Open Space

[Note: provisions relocated from Section 107-22 and modified]

#Designated open space# shall be preserved in its natural state except as otherwise specified by the provisions of this Section, inclusive. No removal of trees or alteration of topography shall be allowed within #designated open space# except to accommodate utility easements and as otherwise specified by the provisions of this Section, inclusive. No #accessory# off-street parking facilities shall be located within a #designated open space#.

A certification pursuant to Section 143-511 (Certification for public pedestrian ways) shall be required for #developments#, #enlargements# or #site alterations# on #plan review sites# containing #designated open space#.

Active recreational facilities may be permitted within #designated open space# subject to certification of the Chairperson of the City Planning Commission pursuant to Section 143-512 (Certification for active recreational facilities). Special bulk regulations for #zoning lots# containing #designated open space# are set forth in Section 143-39 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space).

The following obstructions shall be permitted in #designated open space#, provided no trees shall be removed, nor existing topography altered, nor shall pedestrian movement be obstructed within a public pedestrian way:

- (a) unpaved footpaths;
- (b) unpaved sitting areas, not exceeding 100 square feet;
- (c) awnings and other sun control devices, pursuant to Section 23-44 (Permitted Obstructions in Required Rear Yards or Rear Yard Equivalents);
- (d) balconies, unenclosed, subject to the provisions of Section 23-13 (Balconies);
- (e) eaves, gutters or downspouts projecting into such #designated open space# not more than 16 inches;
- (f) fences or walls, up to six feet in height;
- (g) exterior wall thickness, pursuant to Section 23-44; and
- (h) solar energy systems on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the #building# wall (as viewed in elevation) from which it projects.

143-511 Certification for public pedestrian ways

[Note: provisions relocated from Section 107-222 and modified]

For #plan review sites#, no excavation or building permit shall be issued for any #development#, #enlargement#, or #site alteration# on a #zoning lot# containing #designated open space#, until the Chairperson of the City Planning Commission certifies to the Department of Buildings that:

- (a) such #designated open space# shall be preserved in its natural state, or modified as permitted by Section 143-512 (Active recreational facilities); and
- (b) where required by the Chairperson, that the applicant shall provide a public pedestrian way through such #designated open space#, in accordance with this Section.

When a public pedestrian way is required, it shall be built and maintained by the owner of the #zoning lot# and shall be accessible to the public at all times. For #developments#, no certificate of occupancy shall be issued until all required improvements are completed. The location and dimension of such pedestrian way shall be determined by the Chairperson.

The owner of a #zoning lot# containing a public pedestrian way may request that the City of New York acquire an easement on the property for providing public access to such #designated open space#. If the City acquires such an easement, the City's subsequent #use# of such easement or #development# upon such easement shall not be deemed to create a #non-compliance#.

143-512 Certification for active recreational facilities

[Note: provisions relocated from Section 107-221 and modified]

#Designated open space# may be used for active recreational facilities provided that the Chairperson of the City Planning Commission certifies that such #use#:

- (a) is compatible with the purposes of the #open space network#;
- (b) will have minimal impact on tree removal, topographic alterations or drainage conditions; and
- (c) shall be accessible to the public, or at a minimum to the owners, occupants, employees, customers, residents or visitors of other #uses# on the #zoning lot#. In addition, for #zoning lots# or #plan review sites# with #residential uses# not open to the public, such facilities shall only be permitted in #designated open space# where they serve the residents of four or more #dwelling units#.

Such conditions, as applicable, shall be noted on the Certificate of Occupancy of all #buildings# on the #zoning lot#.

Active recreational facilities may include athletic fields, swimming pools, tennis courts or facilities and equipment normally found in playgrounds, and shall comply with the #use# regulations of the underlying district.

Active recreational facilities shall not be allowed within 60 feet of any #aquatic resource# unless the Chairperson certifies that a location closer to such #aquatic resource# will not adversely affect its natural character or drainage function. The Chairperson, where appropriate, shall be guided by reports from other City or state agencies.

143-52 Waterfront Esplanade

[Note: provisions relocated from Section 107-23 and modified]

No excavation or building permit shall be issued for any #development#, #enlargement#, or #site alteration# on a #zoning lot# containing a portion of the #waterfront esplanade#, until the Chairperson of the City Planning Commission certifies to the Department of Buildings that:

- (a) the location and design of the #waterfront esplanade# are satisfactory to the Chairperson; and
- (b) such #waterfront esplanade# shall conform to the guidelines and standards established by the Department of City Planning in consultation with the Department of Transportation and the Department of Parks and Recreation.

The #waterfront esplanade# shall be built and maintained by the owner of a #zoning lot# on which the esplanade is shown on Map 1 in Appendix D of this Chapter, except where such #zoning lot# has been #developed# prior to September 11, 1975. Where such #waterfront esplanade# is not accessible to the public, the Chairperson may require the owner of the #zoning lot# to provide public access to such a #waterfront esplanade# from a public right-of-way through the #zoning lot#.

No certificate of occupancy or permit sign-off, as applicable, shall be issued until all required #waterfront esplanade# improvements are completed.

143-53 Boundary Adjustments of Designated Open Space

In evaluating applications to the City Planning Commission for a zoning text amendment to #Designated Open Space# Maps 1.1 to 1.6 in Appendix D of this Chapter, to modify the boundaries of the #designated open space# shown on such map, the City Planning Commission shall consider establishing the following limitations to the greatest extent practicable:

- (a) that such adjustment will not place the new boundary closer than 60 feet to a watercourse;
- (b) that such adjustment will either:
 - (1) result in a substantial improvement in the quality and usefulness of the #designated open space#; or
 - (2) permit #development# which better satisfies the purposes of this Chapter and that the new features which will be added to the #designated open space# will be at least equal in quality to those which are displaced from it; and
- (c) that such adjustment will provide an equivalent area replacement for the area removed from the #designated open space#.

143-60 SPECIAL REGULATIONS FOR PLAN REVIEW SITES

The provisions of this Section 143-60, inclusive, shall apply to all #plan review sites# in the #Special Natural Resources District#.

143-61 General Provisions

For #plan review sites#, a #development#, #enlargement#, #site alteration# or #zoning lot# subdivision shall only be permitted by authorization of the City Planning Commission pursuant to Section 143-62 (Authorization for Plan Review Sites), except that such authorization shall not be required for:

- (a) minor #enlargements# or #site alterations# as set forth in Section 143-616 (Minor enlargements or site alterations on plan review sites);
- (b) #site alterations# that are not related to a proposed #development#, #enlargement# or subdivision of a #zoning lot# where such #site alterations#:
 - (1) in any given calendar year, consist of an area of less than 400 square feet and the removal of no more than two trees or 12 #tree credits#, whichever is greater; and
 - (2) are located both in Base Protection Areas and outside of areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning;
- (c) the removal of trees where the following conditions apply:
 - (1) on #plan review sites# in Resource Adjacent Areas, Escarpment Areas and #areas adjacent to aquatic resources#, that are located outside of areas shown on the #Special Natural Resource District# Habitat Map, where such trees to be removed are not located in #designated aquatic resources#, #buffer areas# or #areas of existing slope# of 25 percent or greater and that total less than 12 #tree credits# cumulatively; or
 - (2) on #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, which have received certification to remove trees pursuant to Section 143-67 (Certification to Permit Tree Removal).

The review of all #plan review sites# by the City Planning Commission pursuant to Section 143-62 is required, except as specifically excluded in paragraphs (a) through (c) of this Section.

All #plan review sites# are subject to all provisions of this Chapter except where specifically modified pursuant to the provisions of Section 143-60, inclusive. Additional requirements relating to habitat preservation, planting, open areas, private roads, minor #enlargements#, #site alterations# and site planning applicable to such sites, are set forth in Sections 143-611 through 143-617.

The applicant shall provide an assessment of the significant natural features of the site to the Commission pursuant to the provisions of paragraph (d)(1) of Section 143-62, and, for #plan review sites# with an area one acre or larger located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, the applicant shall provide an assessment of #habitat areas# pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

At the option of an applicant, a long-term development plan may be proposed pursuant to the provisions of Section 143-631 (Establishment of a development plan). Approval of a development plan by the Commission allows for expedited review of future development pursuant to Sections 143-632 (Certification for preliminary plan site) or 143-633 (Renewal authorization for conceptual plan site).

For #plan review sites# that are required to establish #habitat preservation areas# pursuant to Section 143-611 (Habitat preservation area standards), the Commission may modify the applicable standards and boundaries of the #habitat preservation area# pursuant to Sections 143-641 (Modification of habitat preservation area standards) and 143-642 (Special permit for modification of habitat preservation area). At the applicant's request, the #habitat preservation area# may be dedicated for public use, pursuant to Section 143-643, and the Commission may permit modification of #bulk# regulations as if such land remained within the #plan review site#. In addition, for all sites that are required to establish #habitat preservation areas# or that contain #designated open space#, in order to facilitate the preservation of natural resources and the clustering of development on the site, applications may be made to the Commission for the modification of #use# or #bulk# regulations pursuant to Sections 143-65 (Residential Sites), and 143-66 (Modification of Bulk Regulations for Certain Community Facilities).

Where Section 143-39 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space) is applicable to #plan review sites# of less than one acre, modification of #bulk#

regulations shall be as-of-right, provided that the resulting site plan shall be subject to all findings and conditions set forth in Section 143-62. For #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where only tree removal is proposed, an authorization pursuant to Section 143-62 shall not be required if a certification is granted pursuant to Section 143-67.

For #plan review sites# subject to the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), only portions of #zoning lots# landward of the #shoreline# shall be used to calculate the required percentage of #habitat preservation area# and required planting pursuant to Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

For #plan review sites# containing #designated open space#, no #development#, #enlargement# or #site alteration# shall be permitted prior to certification required pursuant to Section 143-511 (Certification for public pedestrian ways).

The provisions of Section 74-74 (Large Scale General Development) and Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments) shall not apply.

**143-611
Habitat preservation area standards**

The provisions of this Section shall apply to #plan review sites# existing on [date of certification] that contain one or more acres located in an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where:

- (a) such #plan review site# contains #habitat area# as determined through a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning; and
- (b) such #habitat area# occupies an uninterrupted continuous area of no less than 10,000 square feet, and no portion of such area measures less than 10 feet in width at any point. For the purposes of determining the width of irregular shapes, any area that cannot wholly contain a circle with a diameter of 10 feet shall be considered less than the required width.

Such #habitat area#, in whole or in part, shall be preserved as #habitat preservation area# pursuant to the provisions of this Section.

The minimum amount of #habitat preservation area# as a percentage of a #plan review site# is set forth in the Table in this Section. For sites that have at least 10,000 square feet of #habitat area#, as determined pursuant to this Section, but less than the minimum required #habitat preservation area# pursuant to the Table in this Section, the portion of the site containing #habitat area# shall not be reduced below the amount existing at the time of application except pursuant to Section 143-641 (Modification of habitat preservation area standards).

Table I of this Section shall apply according to the predominant proposed #use# of the entire #plan review site#. For the purposes of applying the provisions of Section 143-60, inclusive, the greatest proportion of #floor area# allocated to a #use# described in Table I shall be defined as predominantly containing such #use#.

HABITAT PRESERVATION AREA REQUIREMENTS

	Predominant proposed #use#			
	#Residential#	#Community Facility#	#Commercial# (but not including Use Group 16)	#Manufacturing# and Use Group 16
#Habitat preservation area# minimum percent of #plan review site#	25 percent	35 percent	25 percent	25 percent
Reduced #habitat preservation area# percent of #plan review site# when amenity is provided	20 percent: recreation	None	20 percent: public open area	20 percent: buffer and landscaping

Where a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, determines #designated aquatic resources# to be on such #plan review site#, the #habitat preservation area# shall be the greater of the requirement as set forth in the table, or the size of such #designated aquatic resource# and

#buffer areas#, except as otherwise determined by the Commission.

For sites that are partially or wholly within #designated open space#, portions of such #designated open space# that contain #habitat area# may be included in the #habitat preservation area# requirements.

For #plan review sites# required to provide waterfront public access areas pursuant to the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), the minimum #habitat preservation area# shall be reduced to 20 percent and the provisions of Section 143-612 (Amenities allowed in connection with reduced habitat preservation area) shall not apply.

The regulations allowing the reduction of #habitat preservation area# in connection with the provision of amenities are set forth in Section 143-612. Provision of such amenities shall allow the reduction of the required percentage of #habitat preservation area# to an amount no less than the percentage shown in the Table, and subject to the requirements and limitations of Section 143-612.

The #habitat preservation area# shall be shown on a proposed site plan. Such areas established on the site plan shall not be modified except by subsequent application of a special permit pursuant to Section 143-642 (Special permit for modification of habitat preservation area).

#Habitat preservation areas# on a #zoning lot# shall be considered #lot area# for the purposes of the applicable regulations on #floor area ratio#, #open space#, #lot coverage#, #hard surface area#, #lot area# or density, unless otherwise specified by the provisions of this Chapter.

#Habitat preservation areas# not fronting on a #street# shall be delineated from adjacent areas by a boundary marker acceptable to the City Planning Commission.

#Habitat preservation areas# may include the following permitted obstructions:

- (a) Unpaved footpaths
- (b) Unpaved sitting areas, not exceeding 100 square feet
- (c) Light fixtures
- (d) Boundary marker such as a split rail fence used to delineate the boundaries of the #habitat preservation area#

**143-612
Amenities allowed in connection with reduced habitat preservation area**

For #plan review sites# that are either predominantly #residential#, #commercial# or #manufacturing#, the required #habitat preservation area# may be reduced provided that a portion of the site is set aside and improved pursuant to the standards of this Section.

- (a) For #plan review sites# that are predominantly #residential#, for each percent of the #plan review site# set aside for recreational purposes, the required #habitat preservation area# may be reduced by one percent, to no less than 20 percent of the #plan review site#, provided that:
 - (1) the recreational area shall be accessible to the public, or to the owners, occupants, employees, customers, residents or visitors of the #use# to which such space is #accessory#, except that such recreational area may be closed to the public where it serves the residents of four or more #dwelling units#. Such conditions, as applicable, shall be noted on the certificate of occupancy of all #buildings# on the #zoning lot#;
 - (2) the recreational area shall be open to the sky except for #accessory buildings# covering not more than 20 percent of the recreation area, and may include active recreation areas, such as swimming pools, ball fields or courts, or facilities and equipment normally found in playgrounds, or passive areas, such as picnic areas or other sitting areas, and shall comply with the #use# regulations of the underlying district;
 - (3) the recreational area shall consist of a minimum of 5,000 square feet;
 - (4) a minimum of 10,000 square feet of continuous #habitat preservation area# remains protected in a natural state pursuant to the standards of Section 143-61, inclusive;
 - (5) the recreational area is adjacent to the remaining #habitat preservation area#; and
 - (6) the recreational area is directly accessible from a #street# or #private road#.

(b) For #plan review sites# that are predominantly #commercial uses#, excluding Use Group 16, where a publicly accessible open space is provided pursuant to the standards of this Section, the required #habitat preservation area# may be reduced to 20 percent of the #plan review site#, provided that such reduction shall not exceed 36,000 square feet, and provided that a minimum of 10,000 square feet of contiguous #habitat preservation area# remains protected in a natural state pursuant to the standards of Section 143-61, inclusive. Such publicly accessible open spaces shall comply with the following standards:

- (1) The minimum size of such publicly accessible open spaces shall be 2,000 square feet. Each such space shall be able to contain a 30-foot diameter circle. In addition, for #plan review sites# over five acres in size, the minimum total area of all such spaces shall be 4,000 square feet, and for #plan review sites# over 10 acres in size, the minimum total area shall be 6,000 square feet;
- (2) Such publicly accessible open space shall be:
 - (i) adjacent to a sidewalk located within a #street#, #private road#, or adjacent to another sidewalk located within the site;
 - (ii) within 100 feet of a #primary entrance# to a #building#, excluding #accessory buildings#;
 - (iii) adjacent to the #habitat preservation area# to be protected; or
 - (iv) adjacent to a publicly accessible recreation facility, such as a #public park# or waterfront public access area;
- (3) Seating
One linear foot of seating shall be provided for every 75 square feet of publicly accessible open space. Such seating may be located anywhere within such public access areas and shall comply with the standards of Section 37-741 (Seating). The requirement for a minimum of one linear foot of required seating for every two linear feet of #street# frontage within 15 feet of the #street line# shall not apply.
- (4) Planting
Publicly accessible open spaces shall comply with the provisions of Section 37-742 (Planting and trees), except that in lieu of trees of four inch #caliper#, trees of three inch #caliper# shall be provided.
- (5) Grade
The level of the publicly accessible open space shall not be less than two feet below the adjoining grade, nor more than two feet above adjoining grade.
- (6) Open air cafe
Open air cafes, where provided, shall comply with the provisions of paragraph (b) of Section 37-73 (Kiosks and Open Air Cafes), and seating for open air cafes may count toward the seating requirement, provided that 50 percent of the linear seating capacity is provided through other seating types.
- (7) Lighting
All publicly accessible open spaces shall provide lighting in accordance with the following requirements:
 - (i) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas; and
 - (ii) a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas.Such level of illumination shall be maintained from one-half hour before sunset to the closing time of the #commercial use#.
The average illumination to minimum foot candle uniformity ratio shall be no greater than 10:1.
Glare shall be controlled to a semi-cutoff standard (not more than five percent of peak foot candle

intensity radiating above 90 degrees and 20 percent of peak intensity above 80 degrees). The luminaire shall be equipped with lamps with a color temperature range of 3000 K to 4100 K with a minimum color rendering index of 65.

All lenses and globes shall be polycarbonate or equivalent.

All lighting sources that illuminate a publicly accessible open space and are mounted on or located within #buildings# adjacent to the publicly accessible open space shall be shielded from direct view. In addition, all lighting within the publicly accessible open space shall be shielded to minimize any adverse effect on surrounding #buildings# containing #residences# and from #habitat preservation areas#.

(c) For #plan review sites# that are predominantly #manufacturing uses# or Use Group 16, the required #habitat preservation area# may be reduced to no less than 20 percent of the #plan review site#, provided that an area of land equal to the reduced amount of land area within the #habitat preservation area# is established as landscaped areas or landscaped buffers, and provided that a minimum of 10,000 square feet of contiguous natural area remains protected in a natural state pursuant to the standards of Section 143-61, inclusive. Such landscaped areas or landscaped buffers need not be contiguous with other #habitat preservation areas# on the #plan review site#.

**143-613
Planting regulations for plan review sites**

The planting requirements set forth in 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement) shall apply as modified by the provisions of this Section.

For the purposes of calculating #tree credits# and #biodiversity points#, #habitat preservation areas# shall be excluded from #lot area# computations.

(a) Tree requirement

For all #plan review sites#, paragraph (b) of Section 143-132 (Determining tree requirements) shall not apply. The remaining provisions of Section 143-132 shall apply as follows:

- (1) For #plan review sites# with a #habitat preservation area#:
For #plan review sites# where a #habitat preservation area# is required, the provisions of this paragraph shall apply.
For #plan review sites# that contain a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply.
For a #plan review site# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# on a #plan review site# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.
- (2) For #plan review sites# without a #habitat preservation area#:
For #plan review sites# where a #habitat preservation area# is not required, the provisions of this paragraph shall apply.
 - (i) for a #plan review site# that contains a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply to such #plan review site#;
 - (ii) for a #plan review site# in a Escarpment Area, Resource Adjacent Area or #area adjacent to aquatic resources# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.
 - (iii) for a #plan review site# in a Base Protection Area that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall

be one #tree credit# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(b) Biodiversity requirement

The requirements set forth in Section 143-14, inclusive, shall apply, except as modified by the provisions of this paragraph.

For #plan review sites#, except #plan review sites# containing predominately #residential uses#, where a #habitat preservation area# is required, such required area may be counted as #biodiversity points# in accordance with this paragraph. For each 2.5 percent of #lot area# that such #habitat preservation area# occupies, one #biodiversity point# may be counted. Percentages of #lot area# in increments less than 2.5 percent shall not be counted. Where such #habitat preservation area# does not fully satisfy the #biodiversity point# requirement set forth in Section 143-141 (Determining biodiversity requirements), or where a #plan review site# has no required #habitat preservation area#, such remaining #biodiversity points# shall be satisfied through the provision of #landscape elements# in accordance with Section 143-14.

**143-614
Open area and lot coverage requirements for community facilities**

For #plan review sites# containing predominantly #community facility uses#, the provisions of this Section shall apply.

(a) Required open areas

A minimum of 15 percent of the #plan review site# shall be open area. Such open area shall not include #habitat preservation area#, or any required planted area pursuant to the provisions of paragraph (b) of Section 143-613 (Planting regulations for plan review sites). Required open areas may not include #buildings#, parking areas, driveways or #private roads#, paved walkways or other # hard surface areas#. Open areas may include passive recreation areas or active recreation areas, except that active recreation areas that are #hard surface areas# shall not be counted towards the total required open area. However, such active recreation areas surfaced with artificial turf may be included in calculations of required open area, up to a maximum of 10 percent of the #plan review site#.

If, at the time of application, a #plan review site# has less than 15 percent open area, the percentage of the site containing open area shall not be reduced below the amount existing at the time of application.

Open areas provided pursuant to this Section shall be designated on a site plan. Such open areas shall not be modified except by subsequent authorization by the City Planning Commission pursuant to Section 143-62 (Authorization for Plan Review Sites).

However, #plan review sites# containing only the following #community facility uses# shall be exempt from the requirements of this paragraph:

- Ambulatory diagnostic or treatment health care facilities
- Houses of worship
- Non-profit or voluntary hospitals and related facilities, except animal hospitals
- Proprietary hospitals and related facilities, except animal hospitals

(b) #Lot coverage#

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include portions of #buildings# or #accessory buildings# permitted pursuant to Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). All #accessory buildings#, and #buildings or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

#Lot coverage# shall be limited to a maximum of 25 percent, except that sites that are in Base Protection Areas and that do not contain #habitat preservation areas# shall have a maximum #lot coverage# of 35 percent.

**143-615
Requirements for private roads**

In Escarpment Areas, Resource Adjacent Areas, and #areas adjacent to aquatic resources#, the provisions of this Section shall apply to #private roads# authorized by the City Planning Commission and that provide

access to #buildings developed# after [date of adoption]. #Private roads# previously approved by the Commission or constructed as-of-right shall continue to be governed under the regulations applicable at the time of approval. The provisions for #private roads# set forth in Section 26-20, inclusive, shall not apply, and the provisions of Sections 26-31 through 26-34 shall apply for #private roads# in #lower density growth management areas#. #Private roads# shall consist of a paved road bed constructed to minimum Department of Transportation standards for public #streets#, including, but not limited to curbs and curb drops, street lighting, signage, and crosswalks. In addition to the Department of Transportation standards, the design of the #private road shall comply with the following requirements:

- (a) The maximum grade of a #private road# shall not exceed 10 percent;
- (b) The width of the graded section beyond the curb back or edge of pavement of a #private road# shall extend no more than three feet beyond the curb back or edge of pavement on both the cut and the fill sides of the roadway. If a sidewalk is to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus no more than one foot beyond the outer edge of the sidewalk;
- (c) The paved width of a #private road# shall not exceed 34 feet, except the paved width of a #private road# shall not exceed 30 feet in Escarpment Areas where such #private road# provides access to #residences# with less than 20 #dwelling units#, and shall not exceed 30 feet in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (d) Curbs shall be provided along each side of the entire length of a #private road# and #accessory# parking spaces may be located between the required roadbed and curb;
- (e) A curb cut, excluding splays, from a #street# to a #private road# may be as wide as such #private road#;
- (f) Curb cuts providing access from #private roads# to parking spaces shall not exceed the width of the driveway served and in no event shall exceed a width of 18 feet, including splays;
- (g) A minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts;
- (h) Along the entire length of each side of a #private road#, trees of at least three inch #caliper# shall be provided and maintained at the rate of one tree for every 25 feet of #private road#;
- (i) Section 26-31 (Yards) shall apply, except that the curb of the #private road# shall be considered to be the #street line#; and
- (j) No building permit shall be issued by the Department of Buildings without approval by the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety. Such approval may include the modification of #private road# width as set forth in paragraph (c) of this Section.

The Commission may, by authorization pursuant to paragraph (a) of Section 143-62 (Authorization for Plan Review Sites) allow modifications to, or waivers of, the requirements of this Section. The prior approval of the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety shall be a condition for any modification or waiver.

**143-616
Minor enlargements or site alterations on plan review sites**

For #plan review sites# that are one acre or larger in size, the following provisions shall apply:

- (a) Minor #enlargements# of existing #buildings# and minor #site alterations# that meet the size thresholds of this paragraph (a) shall be permitted as-of-right by the Department of Buildings, provided that such #enlargement# or #site alteration# complies with all applicable provisions of this Resolution, including the #plan review site# provisions of Section 143-61, inclusive, and:
 - (1) such #enlargement# or #site alteration# is within 15 feet of the exterior of an existing #building#;
 - (2) the total #floor area# of all such minor #enlargements# constructed after [date of adoption] on the #plan review site# shall not exceed 5,000 square feet; and
 - (3) the total area of all such minor #site alterations# constructed after [date of adoption] on the #plan review site# shall not exceed 10,000 square feet.
- (b) #Enlargements# or #site alterations# that meet the size thresholds of paragraph (a) of this Section are not subject to the provisions of Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

143-617

Site planning requirements

#Developments# and portions of #buildings# that are #enlarged# and result in an increase in #lot coverage# shall comply with the provisions of this Section. The City Planning Commission may modify the requirements of this Section pursuant to Section 143-62 (Authorization for Plan Review Sites)

- (a) At least 50 percent of the #street walls# of #buildings# containing Use Groups 6 and 10 shall be within 20 feet of the #street line#. The provisions of Section 37-34 (Minimum Transparency Requirements) shall apply to the portion of such #buildings# within 20 feet of the #street line#.
- (b) Loading areas shall not be located between the #street wall# of a #building# and its prolongations and the #street#.

For #zoning lots# with frontage on more than one #street#, the provisions of this Section shall apply along only one frontage.

143-62

Authorization for Plan Review Sites

For #plan review sites#, the City Planning Commission may authorize a #development#, #enlargement#, #site alteration#, the subdivision of a #zoning lot#, or the construction, widening, or extension of a #private road# pursuant to the conditions and findings of this Section. The Commission may also authorize modifications to certain requirements set forth in Section 143-61 (General Provisions) as provided in paragraph (a) of this Section, and may authorize modifications to the provisions of Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA) as provided in paragraph (b).

(a) **Modifications**

In order to facilitate the protection of natural features, the Commission may authorize modifications pursuant to the following provisions, provided that such modifications facilitate the goals of the #Special Natural Resources District# and facilitate a proposal that better achieves the findings of paragraph (d) of this Section:

- (1) **#Private roads# and driveways**

The Commission may modify the requirements for #private roads# as set forth in Section 143-615 (Requirements for private roads) as well as Section 143-121 (Grading standards) to facilitate appropriate #private roads# or driveways. The Commission may also modify the requirements of Sections 143-42 (Parking Modifications for the Protection of Natural Features), 25-621 (Location of parking spaces in certain districts), 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas), 25-631 (Location and width of curb cuts in certain districts) and 25-635 (Maximum driveway grade).

- (2) **Parking areas**

The Commission may modify parking lot landscaping and maneuverability requirements, and the cross access requirements of Section 36-59 (Cross Access Connections in the Borough of Staten Island) provided such modifications preserve significant natural features or #habitat preservation areas# or, for existing parking lots, such modifications are proportionate to the enlarged or reconfigured portions of such parking lots.

- (3) **Site planning requirements**

The Commission may modify the requirements of Section 143-617 (Site planning requirements), provided that the Commission shall find that the proposed configuration and design of #buildings#, including any associated structures and open areas, will result in a site plan in which such #buildings# and open areas will relate harmoniously with one another and with #buildings# and open areas on nearby #zoning lots#, the #street# and the surrounding area.

- (4) **Tree and planting requirements**

The Commission may modify the requirements of Sections 143-13 (Tree Regulations), 143-14 (Biodiversity Requirement) and 143-613 (Planting regulations for plan review sites) for #plan review sites# occupied entirely by cemeteries or open industrial #uses#, provided that the Commission shall find that such modification is the minimum necessary to accommodate an existing #use#, and

that any expansion of such #use# complies with the requirements of such Sections in relation to the portion of the #plan review site# into which the expansion is proposed.

In addition, for all #uses#, where only a portion of a #plan review site# is affected by a proposed #development#, #enlargement# or #site alteration#, the Commission may modify the requirements of Sections 143-13, 143-14 and 143-613 to apply planting requirements to portions of a #plan review site# in which #development#, #enlargement# or #site alteration# is proposed, provided that such portion is no less than one acre in size.

- (5) **#Designated aquatic resources# and #buffer areas#**

The Commission may modify the provisions of Section 143-16 (Aquatic Resource Protections) and 143-144 (Planting requirements for buffer areas adjacent to designated aquatic resources), provided that, in addition to the findings of paragraph (d), the Commission shall find that the proposed site plan preserves #designated aquatic features# and #buffer areas# to the greatest extent feasible and, where applicable, such modification is consistent with standards and policies of the New York State Department of Environmental Conservation.

- (6) **Topography and retaining walls**

The Commission may modify the provisions of Sections 143-121 (Grading standards) and 143-122 (Retaining wall standards), provided that such modifications are necessary to preserve significant natural features or #habitat preservation area# and that such modifications will not impair the character of the surrounding area.

- (b) **Modifications for waterfront lots subject to #habitat preservation area# requirements**

In order to balance the protection of natural features with waterfront public access requirements, the Commission may modify the following provisions, provided that such modifications facilitate an application that better achieves the findings of paragraph (d) of this Section.

Defined terms in this Section shall include terms as defined in Section 62-11.

- (1) **#Shore public walkway#**

Where the required #habitat preservation area# is located within or adjacent to a #shore public walkway#, the Commission may modify the following provisions:

- (i) Section 62-53 (Requirements for Shore Public Walkways) may be modified so a #shore public walkway# is reduced to any width not less than 15 feet.
- (ii) Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) may be modified so that a circulation path with a minimum clear width of eight feet shall be permitted.

- (2) **#Supplemental public access area#**

Where the required #habitat preservation area# is located within or adjacent to a #supplemental public access area#, the Commission may modify the following provisions:

- (i) #Habitat preservation areas# may be provided in lieu of the planting requirements of paragraph (c) of Section 62-62.
- (ii) #Habitat preservation areas# may be used to satisfy the location and area requirements of Section 62-57 (Requirements for Supplemental Public Access Areas).

- (3) **#Upland connection#**

#Habitat preservation areas# within or adjacent to an #upland connection# may be provided in lieu of the requirements of Sections 62-56 (Requirements for Upland Connections) and 62-64 (Design Requirements for Upland Connections), provided that:

- (i) for Type 1 #upland connections#, a minimum clear path of five feet to allow

- public access shall be required within an #upland connection# located within or adjacent to #habitat preservation areas#;
- (ii) for Type 2 #upland connections#, a minimum clear path of five feet to allow public access shall be required on one side of the roadbed with a continuous tree pit four feet in width within an #upland connection# located within or adjacent to #habitat preservation areas#; and
- (iii) at least six linear feet of seating shall be required for every 100 feet of #upland connection#.

(c) Conditions

The following conditions shall apply:

- (1) For #plan review sites# subject to Section 143-611 (Habitat preservation area standards), the Commission shall establish #habitat preservation areas# that satisfy the minimum area required by Section 143-611 or, where the #habitat area# does not cover the minimum required portion of the site, the Commission shall establish #habitat preservation areas# for all of the #habitat area# of the site that meets the dimensional requirements of Section 143-611.
The applicant shall provide a maintenance plan acceptable to the Commission for such #habitat preservation areas#, establishing maintenance for such areas in perpetuity by the applicant and his or her successors. Such #habitat preservation areas# shall be shown on a site plan and referenced in a Restrictive Declaration. After construction on a #plan review site# has commenced and approved plans are vested, any future changes to the boundaries of the #habitat preservation area# may be permitted only by special permit of the Commission pursuant to Section 143-642 (Special permit for modification of habitat preservation area).
- (2) For #plan review sites# subject to previous approvals by the Commission pursuant to this Section, or pursuant to previous Special District regulations, the applicant shall document successful management and maintenance of #habitat preservation areas# or #areas of no disturbance#, where applicable, or other natural features indicated on the previously approved site plan.
- (3) For #plan review sites# with significant natural features to be preserved pursuant to paragraph (d)(1) of this Section, such areas shall be shown on a site plan as #areas of no disturbance# and referenced in a Notice of Restrictions or a Restrictive Declaration.
- (4) For #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, a Restrictive Declaration shall be executed, setting forth provisions for the construction, maintenance and operation of such #private roads# or other common access. Such declaration shall require that adequate security be provided to ensure that the #private roads# or other common access are properly maintained and operated in accordance with the declaration.
- (5) A Notice of Restrictions or a Restrictive Declaration, approved by the Commission, shall be recorded against the tax lots comprising the property subject to the provisions of this Section, in the Office of the City Register or, where applicable, in the County Clerk's office in the county where the tax lots are located. Such notice or declaration shall be binding on the owners, successors, and assigns. A certified copy of the recorded notice or declaration shall be submitted to the Chairperson of the Commission. Receipt of certified copies thereof shall be a precondition to issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# on the site. The recording information shall be referenced on the first certificate of occupancy to be issued after such notice is recorded, as well as all subsequent certificates of occupancy.

- (d) In order to authorize the proposed action, the Commission shall find that:
 - (1) the most significant natural features throughout the site have been identified and protected, where feasible, including the following, as applicable:
 - (i) Botanic features such as large specimen trees and rare plant communities;
 - (ii) Topographic and geological features such as steep slopes and rock outcrops;
 - (iii) Aquatic features such as wetlands, streams, and natural drainage patterns;
 - (2) the #habitat preservation area#, where required pursuant to Section 143-611:
 - (i) is of high ecological value, or is proposed to be restored or improved through the removal of #invasive species# or the planting of native species to achieve a high ecological value;
 - (ii) is arranged to minimize edge habitat and maximize core habitat, including, where feasible, connecting to other contiguous or nearby habitat off-site and, if divided into portions, each portion is no less than 10,000 square feet;
 - (iii) where feasible, is located on the site where it is visible to the residents, occupants or visitors to the site, thereby enhancing the site and encouraging the enjoyment and maintenance of the preserved area;
 - (iv) where feasible, is located so that it includes some of the most significant natural features on the site referred to in paragraph (d)(1) of this Section within the boundaries of the #habitat preservation area#;
 - (3) the optional amenity area, where provided pursuant to Section 143-612 (Amenities allowed in connection with reduced habitat preservation area), is well designed and appropriately located;
 - (4) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads# and #accessory# off-street parking and loading areas:
 - (i) is well designed;
 - (ii) minimizes disturbance of significant natural features;
 - (iii) minimizes curb cuts on #arterials# and other major #streets#;
 - (iv) is integrated wherever feasible with the network of surrounding #streets# and #private roads#;
 - (v) where Section 36-59 (Cross Access Connections in the Borough of Staten Island) applies, the site provides cross access connections to the maximum extent feasible both internally among different properties within the #plan review site#, as applicable, and to #abutting zoning lots#;
 - (vi) for #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, such common access or #private roads# will be suitably maintained; and
 - (vii) the proposed #street# or #private road# system is so located as to draw a minimum of vehicular traffic to and through local #streets# in residential areas;
 - (5) the subdivision of the site, where applicable, will result in an appropriate layout of #zoning lots# and #blocks#, and the subdivision as a whole meets all of the other findings of this Section; and
 - (6) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

For subdivisions resulting only in #single-# and #two-family residences#, the Commission shall establish the location of #lot lines# and, where applicable, the location of #habitat preservation area#, #areas of no disturbance# and #private roads#. For such subdivisions, the Commission may request additional information regarding proposed or feasible #building# locations, driveways, pathways and other #hard surface areas#, and the location of preserved or newly planted trees and #landscape elements#; all of which will be subject to Department of Buildings approval for such features at the time of #development#, #enlargement# or #site alteration# according to the provisions of this Chapter and the Zoning Resolution as a whole.

143-63

Development Plan

143-631

Establishment of a development plan

The City Planning Commission may authorize the establishment of a long-term development plan, which provides for predictable development of a #plan review site# through phased construction over an extended period of time. The plan shall be reviewed pursuant to the conditions and findings of Section 143-62 (Authorization for Plan Review Sites). However, in addition to considering specific proposed #buildings# and other improvements, the Commission shall also consider proposed #developments#, #enlargements# or #site alterations# that would be implemented as part of a phased construction plan. Pursuant to the provisions of this Section, two types of areas may also be shown within the plan: preliminary plan sites and conceptual plan sites.

- (a) Preliminary plan sites shall have an area no larger than 1.5 times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each preliminary plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:
- (1) proposed #uses#, including proposed #floor area# for each #use#;
 - (2) proposed #lot coverage#, including proposed #building# location and #primary entrance#;
 - (3) proposed #building# height;
 - (4) elevation of proposed #building# facades;
 - (5) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;
 - (6) landscaping, planting and walkways and other paved surfaces related to the proposed #development# or #enlargement#;

Preliminary plan sites shall be indicated on the plan as such, and may later be developed pursuant to the certification in Section 143-632 (Certification for preliminary plan site).

- (b) Conceptual plan sites shall have an area no larger than three times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each conceptual plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:
- (1) proposed #uses#, including proposed #floor area# for each #use#;
 - (2) proposed #lot coverage#;
 - (3) proposed #building# height;
 - (4) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;

Conceptual plan sites shall be indicated on the plan as such, and may later be developed pursuant to the authorization renewal in Section 143-633 (Renewal authorization for conceptual plan site).

Preliminary plan sites and conceptual plan sites may be developed at any time in the future, including such cases where the boundary of #plan review site# is modified, and conceptual plan sites shall not be subject to the provisions of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution), except after granted an authorization pursuant to Section 143-633.

Within areas of the #plan review site# not designated as proposed construction, preliminary plan sites or conceptual plan sites, no #development#, #enlargement# or #site alteration# shall be permitted except by subsequent authorization pursuant to this Section, except as provided in Sections 143-616 (Minor enlargements or site alterations on plan review sites) or 143-62.

143-632

Certification for preliminary plan site

For #plan review sites# that have received approval from the City Planning Commission pursuant to Section 143-631 (Establishment of a development plan), where such approval included preliminary plan sites within a specified area on the approved site plan, the Chairperson of the City Planning Commission shall certify to the Commissioner of Buildings that:

- (a) the proposed #use# is the same as shown in the high definition plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than in the plans contained in the application materials of the approved development plan;
- (b) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan, the location of the proposed #development# or #enlargement# is no more than 30 feet from the location shown on the plans contained in the application materials of the approved development plan, and the location of the #primary entrance# is similar to as shown in such materials and plan;
- (c) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (d) the elevation of the proposed #development# or #enlargement# is generally the same as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed parking areas, including number of parking spaces, are generally the same or have fewer parking areas than as shown on the plans contained in the application materials of the approved development plan, and proposed driveways, #private roads# and #streets# are generally the same as shown on the plans contained in the application materials of the approved development plan;
- (f) the landscaping, planting, and arrangement of paved walkways and other paved surfaces relating to the proposed #development# or #enlargement# is similar and the amount of landscaped area is not less than as shown in the plans contained in the application materials of the approved development plan; and
- (g) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

143-633

Renewal authorization for conceptual plan site

For #plan review sites# that have received approval by the City Planning Commission pursuant to Section 143-631 (Establishment of a development plan), where such approval included designated conceptual plan sites within a specified area on the approved site plan, an authorization renewal must be obtained from the City Planning Commission prior to pursuing the #development#, #enlargement# or #site alteration# within such conceptual plan site, provided that the Commission shall find that:

- (a) the proposed configuration of #buildings#, including any associated structures and open areas, is consistent with the intent of the findings of Section 143-631;
- (b) the proposed #use# is the same or similar to that shown in the plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than the plans contained in the application materials of the approved development plan;
- (c) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan;
- (d) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads#, #accessory# off-street parking and loading areas, is consistent with the intent of the findings of Section 143-631, minimizes curb cuts on #arterials# and other major #streets#, and is integrated wherever feasible with the network of surrounding #streets# and #private roads#; and

- (f) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may, in appropriate cases, condition the authorization renewal upon compliance with an approved landscaping plan.

143-64 Habitat Preservation Area

143-641 Modification of habitat preservation area standards

The City Planning Commission, may, by authorization, modify the #habitat preservation area# standards of Section 143-611 (Habitat preservation area standards) as set forth in paragraph (a) of this Section, provided that the findings of paragraph (b) of this Section are met.

- (a) Modifications

The Commission may modify the #habitat preservation area# standards of Section 143-611 as follows:

- (1) The Commission may allow areas less than 10,000 square feet of contiguous #habitat area# to be included within the #habitat preservation area#, provided that at least one area within the #plan review site# has at least 10,000 square feet of contiguous #habitat area#, and provided that the total area included within the #habitat preservation area# meets the requirements of Section 143-611.
- (2) Where the existing percentage of #habitat area# is less than the required #habitat preservation area# pursuant to Section 143-611, or when providing access to a #plan review site# would result in a reduction below such required percentage, the Commission may allow a reduction of the #habitat preservation area# below the required percentage in order to permit vehicular or pedestrian access, or to permit utility access, through such area to a portion of the site that does not include #habitat preservation area#, provided that there is no feasible alternative location for such access, and that an area of equivalent size, in square footage, is planted with native species that support existing adjacent undisturbed plant communities, as identified in the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, and such planted area is designated as a newly created #habitat preservation area# on the site plans.

- (b) In order to grant such authorization, the Commission shall find that the modification:

- (1) results in a #habitat preservation area# that includes some of the most significant natural features on the site, prioritizing areas of higher ecological value; and
- (2) is the minimum required to achieve the intended purpose.

143-642 Special permit for modification of habitat preservation area

The City Planning Commission, may, by special permit, allow the modification of the boundaries of a #habitat preservation area# previously established by authorization pursuant to Section 143-62 (Authorization for Plan Review Sites). In order to grant such special permit, the Commission shall find that:

- (a) unforeseen physical circumstances relating to the continued #use# and maintenance of the site require the modification of the boundaries of the #habitat preservation area#;
- (b) the boundary modification has been mitigated by the establishment of a replacement area of a size equal to the area removed from the #habitat preservation area#, consisting of native plants selected to support existing adjacent undisturbed plant communities as identified in the #Special Natural Resources District# site assessment protocol, found on the website of the Department of City Planning, which replacement area has been included within the #habitat preservation area# on a revised site plan, resulting in a total #habitat preservation area# that is not less than the area previously approved; or, where this mitigation is not feasible; the enhancement of the ecological value and performance of the remaining #habitat preservation area# in a manner that reserves the ecological

function of the site within a regional context, including but not limited to planting native plants selected to support existing adjacent undisturbed plant communities or removal of #invasive species#; and

- (c) the boundary modification is the minimum required to achieve the intended purpose.

The Commission may also permit the modification or removal of natural features within a #habitat preservation area# previously established by authorization pursuant to Section 143-62 in order to facilitate a temporary disturbance within the #habitat preservation area# that will subsequently be restored to a natural state. For such modification, only findings (a) and (c) of this Section shall apply.

143-643 Natural area dedicated for public use

Where an area containing significant natural features that are determined to have qualities of recreational, cultural or educational value to the public is dedicated to the City or its designee, without any cost to the City, the City Planning Commission may authorize, where appropriate, the dedicated area to be included within the #plan review site# for the purposes of #bulk# computation. The Commission, in order to grant such authorization, shall apply the findings of Section 143-62 (Authorization for Plan Review Sites). In addition, the Commission shall find that such area is directly accessible to the public from a public right-of-way and that such area shall be established for the use and enjoyment of the public.

The City Planning Commission may prescribe additional conditions and safeguards to ensure public access to the site and to minimize any adverse effects of #bulk# redistribution within the site on the surrounding area.

143-65 Residential Sites

The provisions of this Section, inclusive, shall apply only to #plan review sites# that:

- (a) are proposed for predominantly #residential use#, as provided in Section 143-611 (Habitat preservation area standards); and
- (b) contain either one, or both, of the following:
- (1) at least 10,000 square feet of #habitat preservation area# on a #plan review site# of one or more acres; or
- (2) #designated open space#.

In no event shall the number of #dwelling units# permitted by the City Planning Commission pursuant to this Section, inclusive, exceed the number that would be permitted if the entire #plan review site#, including the #habitat preservation area# and #designated open space#, as applicable, were to be developed pursuant to the regulations of this Chapter without modification pursuant to this Section, inclusive. The applicant shall provide a site plan demonstrating the maximum number of #dwelling units# that would be permitted, without the requested modifications, for the purposes of determining compliance with this provision.

143-651 Modification of permitted residential building types

The City Planning Commission may authorize, in R2 Districts, #semi-detached single-family residences#, in R3A and R3X Districts, #single-# and #two-family semi-detached residences#, and in R3-1 Districts, #single-# and #two-family attached residences#. The Commission may also modify the provisions of Article II, Chapter 2 to authorize, in R2 Districts, a #two-family detached residence# designed to give the appearance of two #single-family semi-detached residences#, and in R3A and R3X Districts, #buildings# with up to four #dwelling units# designed to give the appearance of two #single- or two-family semi-detached residences#.

In addition, in R3-1 Districts, the Commission may authorize multiple-family #residences#, provided that for such #use# modification, the provisions of Section 143-652 (Modification of bulk regulations for residential sites) shall not apply.

As a condition for granting such authorization, the #aggregate width of street walls# of a #building# containing #residences#, or a number of such #buildings# separated by party walls, shall not exceed 100 feet for each such #building# or #abutting buildings#.

In order to grant such authorization, the Commission shall find that:

- (a) the modifications allow a more compact development pattern, which allows for greater preservation of significant natural features and #habitat preservation area# or #designated open space#, as applicable;
- (b) the change of housing type constitutes the most effective method of concentrating development and preserving the natural features of the site;

- (c) for such concentration of development, standards of privacy and usable open areas can be and are achieved under the proposed site plan that are equal to those found with housing types in the absence of these modifications;
- (d) the existing topography and vegetation, as well as the proposed planting, effectively screen all #attached residences# from the #street line# of the #zoning lot# existing at the time of application, or that such #attached residences# are located more than 100 feet from such #street line#;
- (e) such modification is the least modification required to achieve the purpose for which it is granted; and
- (f) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

**143-652
Modification of bulk regulations for residential sites**

The City Planning Commission may authorize the modification of the following #bulk# regulations in order to allow arrangements of #buildings#, driveways, #private roads# or required parking areas so as to preserve natural features on the site, provided that the findings of paragraph (c) of this Section are met.

- (a) The Commission may modify:
 - (1) minimum #lot area# and #lot width# required pursuant to Sections 23-30 (LOT AREA AND LOT WIDTH REGULATIONS) and 143-34 (Minimum Lot Area), except that such modification shall not be permitted within R1-1 Districts, or within R1-2 Districts in the Hillside, Shore Acres, or Riverdale-Fieldston Subdistricts; provided that:
 - (i) in the South Richmond Subdistrict, in R2 and R3 Districts, minimum #lot area# and #lot width# may be modified to permit the underlying minimum #lot area# and #lot width# pursuant to Section 23-32 (Minimum Lot Area or Lot Width for Residences);
 - (ii) in the Hillside, Shore Acres, or Riverdale-Fieldston Subdistricts, except that, within the Escarpment Area, minimum #lot area# shall not be modified:
 - (a) in R2 Districts, minimum #lot area# may be modified to 3,325 square feet, and minimum #lot width# to 35 feet;
 - (b) in R3-1 and R3-2 Districts, for #detached residences#, minimum #lot area# may be modified to 3,325 square feet, and minimum #lot width# to 35 feet;
 - (c) in R3A Districts, for #semi-detached residences#, minimum #lot area# may be modified to 1,700 square feet, and minimum #lot width# to 18 feet;
 - (d) in R3X Districts, for #semi-detached residences#, minimum #lot area# may be modified to 2,375 square feet, and minimum #lot width# to 25 feet;
 - (iii) for any individual #zoning lot# this modification shall not be combined with the modification of #front yards# pursuant to paragraph (a)(4) of this Section, or with the modification of height and setback requirements pursuant to paragraph (a)(6), and the modification of #lot area# shall not be combined with the modification of #lot area# pursuant to paragraph (a)(2);
 - (2) minimum #lot area# required pursuant to paragraph (c) of Section 23-32 in order to permit #private roads#, encompassing the area of the paved roadbed plus a seven foot wide area adjacent to and along the entire length of the required curbs, to be included, wholly or partially, at the discretion

- (3) minimum #lot area# requirements pursuant to Section 143-342 (Minimum lot area within Escarpment Areas), provided that this modification shall only be applicable to a tract of land of at least four acres and that the Commission shall find that such modification allows for greater preservation of #areas of existing slope# in their natural state, that clusters of #development# are located to the extent feasible in areas of comparatively flat topography and will not require unnecessary grading on adjacent slopes or the creation of new steep slopes, except that such modification shall not be permitted within R1 Districts;
- (4) #yard# regulations in the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, provided that:
 - (i) #rear yard# or #side yard# modifications shall not be authorized on the periphery of the #plan review site# unless acceptable agreements are jointly submitted for development of two or more adjacent properties by the owners thereof, incorporating the proposed #yard# modifications along their common #lot lines#;
 - (ii) #front yards# may be reduced to a minimum of 10 feet, provided that such reductions shall not be combined with #rear yard# or #side yard# reductions, #lot area# or lot width# modifications pursuant to paragraphs (a)(1) and (a)(2) of this Section or height and setback modifications for the same #zoning lot#;
 - (iii) #side yards# may each be reduced to a minimum of four feet, and in addition:
 - (a) a minimum of eight feet shall be required between #buildings#; and
 - (b) #side yard# reductions shall not be combined on the same #zoning lot# with modifications by the Commission to #front yards# or to height and setback provisions; and
 - (iv) #rear yards# may be reduced to a minimum depth of 20 feet, provided that such reductions shall not be combined with #front yard# reductions for the same #zoning lot#.
- (5) #yard# regulations in the South Richmond Subdistrict, in R1-2, R2 and R3 Districts, may be modified to permit #yards# allowed by the underlying district regulations pursuant to Section 23-40 (Yard Regulations), as modified by Section 143-36 (Modified Yard Regulations for the Protection of Natural Features);
- (6) height and setback regulations, provided that:
 - (i) such modifications shall not exceed five feet in height within 100 feet of any #street line# on the periphery of the #plan review site#;
 - (ii) in addition to the findings in paragraph (c) of this Section, the Commission shall find that by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of natural features will be achieved, and that such preservation would not be possible by careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and
 - (iii) such height and setback modifications shall not be combined on the same #zoning lot# with #lot area# or #lot

width# modifications pursuant to paragraph (a)(1) of this Section, or #front# or #side yard# modifications pursuant to paragraph (a)(4);

- (7) #court# regulations;
- (8) required space between #buildings# on the same #zoning lot# pursuant to Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), provided that the resultant spacing will not be reduced beyond an amount considered appropriate by the Commission and in no case less than eight feet between #buildings#, where each #building# faces the same #street# or #private road#;
- (9) open areas pursuant to the provisions of Sections 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) and 23-891 (In R1 through R5 Districts); and
- (10) location of parking, driveways or curb cuts regulations as set forth in Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), 25-621 (Location of parking spaces in certain districts), 25-622 (Location of parking spaces in lower density growth management areas), 25-631 (Location and width of curb cuts in certain districts) and 143-42 (Parking Modifications for the Protection of Natural Features).

The following chart summarizes which #bulk# modifications may not be combined with other #bulk# modifications pursuant to the provisions of this paragraph (a).

TABLE OF BULK MODIFICATIONS*

	Lot Area (para. 1)	Lot Width (para. 1)	Private Road Area (para. 2)	Front Yard (para. 4)	Rear Yard (para. 4)	Side Yard (para. 4)	Height (para. 6)
Lot Area (para. 1)	=		X	X			X
Lot Width (para. 1)		=		X			X
Private Road Area (para. 2)	X		=	X			
Front Yard (para. 4)	X	X	X	=	X	X	X
Rear Yard (para. 4)				X	=		
Side Yard (para. 4)				X		=	X
Height (para. 6)	X	X		X		X	=

* (X) represents where a specified #bulk# modification shall not be combined with another specified modification

- (b) The Commission may also authorize the total #floor area#, #open space#, #lot coverage#, #hard surface area# or #dwelling units# permitted by the applicable district regulations to be distributed without regard for #zoning lot lines# among all #zoning lots# within a #plan review site#, provided that:
 - (1) for portions of the #plan review site# that are within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the #lot coverage# shall not exceed 15 percent, and the #hard surface area# shall not exceed 45 percent;
 - (2) the maximum permitted #lot coverage# and #hard surface area# for each individual #zoning lot# shall not exceed:
 - (i) in R1 Districts, 35 percent and 70 percent respectively;
 - (ii) in R2 and R3 Districts, 45 percent and 75 percent respectively; and
 - (iii) in R1, R2 and R3 Districts, for individual #zoning lots# where disturbance of #area of existing slope# within such #zoning lot# results in a maximum #lot coverage# of 20 percent or less and a corresponding maximum #hard surface area# of 50 percent or less pursuant to the provisions

of Sections 143-32 (Lot Coverage) and 143-33 (Hard Surface Area), the distribution of #lot coverage# and #hard surface area# within the #plan review site# shall not exceed the more restrictive standard within such #zoning lot#.

- (c) Findings
 - In order to grant such modifications, the Commission shall find that:
 - (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of significant natural features and #habitat preservation area# or #designated open space#, as applicable;
 - (2) for such concentration of development, standards of privacy and usable open areas are achieved under the proposed site plan that are equal to that found with housing developments absent these modifications;
 - (3) the siting of #buildings# will not adversely affect adjacent properties or #residences# within the #plan review site# by impairing privacy or access of light and air;
 - (4) such modification is the least modification required to achieve the purpose for which it is granted;
 - (5) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-66 Modification of Bulk Regulations for Certain Community Facilities

The provisions of this Section shall be applicable to #plan review sites# proposed for predominantly #community facility use#.

- (a) For such sites, the City Planning Commission may authorize the distribution of #floor area#, #hard surface area# and #lot coverage# permitted by the applicable regulations for all #zoning lots# within the #plan review site# to be distributed without regard for #zoning lot lines#. In addition, the Commission may authorize:
 - (1) modification of the maximum #lot coverage# provided by Section 143-614 (Open area and lot coverage requirements for community facilities);
 - (2) modification of the minimum open area required pursuant to Section 143-614; and
 - (3) where applicable, modification of the minimum #habitat preservation area# required from 35 percent to a minimum of 25 percent.
- (b) In order to grant such authorization, the Commission shall find that:
 - (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of natural features;
 - (2) the siting of #buildings# will not adversely affect adjacent properties by impairing privacy or access of light and air;
 - (3) such modification is the least modification required to achieve the purpose for which it is granted; and
 - (4) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-67 Certification to Permit Tree Removal

For #plan review sites# located within an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where no #development#, #enlargement# or modification of the location of #hard surface area# is proposed, the Chairperson of the City Planning Commission may permit the removal of trees of six inch #caliper# or greater and may waive the requirement to apply for an authorization pursuant to

Section 143-62 (Authorization for Plan Review Sites), provided that the Chairperson shall certify that all trees that are of six inch #caliper# or greater that are proposed to be removed are located in an area that would not qualify as a #habitat area# and are not located within a #designated aquatic resource# or applicable #buffer area# including, but not limited to, the following examples:

- (a) the tree is located in an area such as a parking lot, surrounded by #hard surface area#; or
- (b) the tree is located in an area surrounded by maintained lawn.

The Chairperson may request reports from an #environmental professional# in considering such waiver.

All provisions of Section 143-13 (Tree Regulations) shall apply to such #plan review site#.

**143-70
CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE SOUTH RICHMOND SUBDISTRICT**

**143-71
Public schools in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-121 and modified]

In the South Richmond Subdistrict, for any #development# or #enlargement# containing new #dwelling units#, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient #school# capacity exists to accommodate the anticipated primary and intermediate public school children of the new #dwelling units#. All applications for certification pursuant to this Section shall be referred by the Chairperson to the School Construction Authority.

- (a) The School Construction Authority shall issue a report concerning the availability of #school# capacity within 60 days after receipt of the application. The Chairperson of the Commission shall respond within 90 days after receipt of the application. The report shall specify the following:
 - (1) whether #school# space is available;
 - (2) if #school# space is not available, the report shall include:
 - (i) the number of seats required;
 - (ii) the grade organization;
 - (iii) the proposed location of the #school#;
 - (iv) size of the proposed #school# (square feet per pupil); and
 - (v) the proposed financing mechanism.
- (b) For the purposes of this Section, sufficient #school# capacity shall be deemed to exist if:
 - (1) such capacity is available in existing #schools#; or
 - (2) construction funds have been authorized in the Capital Budget to accommodate anticipated primary and intermediate public school children from the proposed new #dwelling units# upon their completion or within three years from the date of the Chairperson's certification; or
 - (3) sufficient #school# space is to be provided by the applicant under a plan jointly approved by the Chairperson and the School Construction Authority.
- (c) After approval by the Chairperson and School Construction Authority of the applicant's plan to provide the #school building#, the certification may be granted either upon approval of a financial agreement by the City Council or such guarantee of construction with provision for future #school# occupancy as may be accepted by the School Construction Authority and the Chairperson.
- (d) However, the Chairperson may grant such certification if capacity is not currently available and the School Construction Authority, after consulting with the Department of Education, determines that the impact from the proposed new construction will have a minimal effect on the #schools# concerned and includes such statement in its report.
- (e) A certification by the Chairperson that sufficient capacity will be available in the public #schools#, as set forth in the above circumstances, shall automatically lapse if substantial construction of the foundations of the #development# or #enlargement# in accordance with approved plans has not been completed within one year from the date of such certification.
- (f) No certification concerning the availability of #school# capacity shall be required for any #development# or #enlargement# located:

- (1) within a predominantly built up area; or
- (2) on a #zoning lot# which was owned separately and individually from all other adjoining #zoning lots# existing prior to January 2, 1975, and is proposed to be #developed# with one #single-# or #two-family detached residence#.

For the purposes of this Section, a "predominantly built up area" is a #block# having a maximum of four acres which is #developed# with #buildings# on #zoning lots# comprising 75 percent or more of the area of the #block#. All such #buildings# shall have a certificate of occupancy or other evidence acceptable to the Commissioner of Buildings issued not less than three years prior to the date of application for a building permit.

**143-72
Authorizations Applicable Within the South Richmond Subdistrict**

The authorizations in this Section, inclusive, shall apply to certain #zoning lots# pursuant to the provisions of Sections 143-211 (Affordable independent residences for seniors in Subarea SH) and 143-212 (Special use regulations in Subarea M). Where such #zoning lots# are also #plan review sites#, review and approval pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES) shall also be required.

**143-721
Affordable independent residences for seniors in Subarea SH**

[Note: provisions relocated from Section 107-672 and modified]

The City Planning Commission may authorize #developments# that will result in more than 250 #dwelling units# of #affordable independent residences for seniors# in Subarea SH, as shown on Map 3 in Appendix D to this Chapter, provided such #developments# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio# shall be as set forth for R3-2 Districts in Section 23-142 (Open space and floor area regulations in R1 and R2 Districts with a letter suffix and R3 through R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (Affordable independent residences for seniors) shall not apply.

In order to grant such authorization, the Commission shall find that:

- (a) such #developments# are part of a superior site plan;
- (b) such #residences# are compatible with the character of the surrounding area; and
- (c) the #streets# providing access to such #residences# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

**143-722
Residential uses in Subarea M**

[Note: provisions relocated from Section 107-49 and modified]

Within Subarea M, as shown on Map 3 in Appendix D to this Chapter, the following provisions shall apply.

- (a) The City Planning Commission may authorize #developments#, or #enlargements# of #residential uses# in excess of 500 square feet, or in any case where there would be a #site alteration#, for the following:
 - (1) #zoning lots# with #residential# or #community facility uses# existing on August 17, 1995; or
 - (2) #zoning lots# that have been vacant or #land with minor improvements# for at least two years immediately prior to the date of application for the authorization.
- (b) No #building# shall be constructed for occupancy by both #residential# and #manufacturing uses#. All #residential uses# shall comply with the R3X District regulations and all #commercial uses# shall comply with the M1-1 District regulations. All #developments# or #enlargements# shall comply with the applicable Special District regulations;
- (c) In authorizing new #residential uses# and #residential enlargements#, the Commission shall find that:
 - (1) the #residential use# will not be exposed to excessive noise, smoke, dust, noxious odor, toxic metals, safety hazards, or other adverse impacts from #commercial# or #manufacturing uses#;
 - (2) there are no open #uses# listed in Use Group 18 within 400 feet of the #zoning lot#;
 - (3) the #residential use# shall not adversely affect #commercial# or #manufacturing uses# in the Special District; and

- (4) the authorization shall not alter the essential character of the neighborhood or district in which the #use# is located, nor impair the future #use# or #development# of #commercial# and #manufacturing uses# on nearby #zoning lots#.

In granting such authorization, the Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**143-73
Special Permits Applicable Within the South Richmond Subdistrict**

The City Planning Commission may grant special permits for modifications of specified regulations of this Chapter in accordance with the provisions of this Section, inclusive. For any #zoning lots# receiving such special permit that is also a #plan review site#, review and approval pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES) shall also be required.

**143-731
Exceptions to height regulations in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-73 and modified]

For any #development#, the City Planning Commission may grant a special permit to modify the height regulations as set forth in Section 23-631, paragraphs (b), (c) and (d) and Section 143-371 (Height and setback in the South Richmond Subdistrict), provided that the Commission finds that:

- (a) such #development# is so located as not to impair the essential character of the surrounding area;
- (b) by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of existing topography, #designated open space# or the protection of an outstanding view from a public space will be assured, and that such preservation would not be possible by the careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and
- (c) that the #development's# design proposals take full advantage of all special characteristics of the site.

* * *

**APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS**

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Harlem River Waterfront District (HRW)	87-00	6a	090302 ZRX	5/20/09	6/30/09
Hillsides-Preservation District (HS)	119-00	21a-21b-21c-21d	870002 ZRR	6/3/87	6/30/87
Hudson River Park (HRP)	99-00	12a	160308 ZRM	10/17/16	12/15/16
***	***	***	***	***	***
Mixed Use District-17 (MX-17) Hunts Point, The Bronx	123-00	6c	1801222 ZRX	2/14/18	3/22/18
Natural Area District-1 (NA-1)	105-00	21b-26a-26b-26c-26d-27a-27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2)	105-00	1a-1b-1c-1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3)	105-00	21d	770272 ZRY	11/9/77	12/1/77
Fort Totten Natural Area District-4 (NA-4) Substantially modified	105-00	7d 11c	821255 ZRQ 190430 ZRY	3/23/83 [substantially modified date of adoption]	4/28/83 [substantially modified date of adoption]

Natural Resources District (NR)	143-00	TK TK	TK TK	[date of CPC adoption]	[date of CC adoption]
Ocean Parkway District (OP)	113-00	5d 6b 8c 9a	23284	12/22/76	1/20/77
***	***	***	***	***	***
Sheepshead Bay District (SB)	94-00	29a	22171	9/5/73	10/4/74
South-Richmond-Development District (SRD)	107-00	26b-26d-27b-32c-32d-33a-33b-33c-33d-34a-35a-35c	22972	7/23/75	9/11/75
Southern Hunters Point District (SHP)	125-00	8d	080363 ZRQ	9/24/08	11/13/08
***	***	***	***	***	***
SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Harlem River Waterfront District (HRW)	87-00	6a	090302 ZRX	5/20/09	6/30/09
Hillsides-Preservation District (HS)	119-00	21a-21b-21c-21d	870002 ZRR	6/3/87	6/30/87
Hudson River Park (HRP)	99-00	12a	160308 ZRM	10/17/16	12/15/16
***	***	***	***	***	***
Mixed Use District-17 (MX-17) Hunts Point, The Bronx	123-00	6c	1801222 ZRX	2/14/18	3/22/18
Natural Area District-1 (NA-1)	105-00	21b-26a-26b-26c-26d-27a-27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2)	105-00	1a-1b-1c-1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3)	105-00	21d	770272 ZRY	11/9/77	12/1/77
Fort Totten Natural Area District-4 (NA-4) Substantially modified	105-00	7d 11c	821255 ZRQ 190430 ZRY	3/23/83 [substantially modified date of adoption]	4/28/83 [substantially modified date of adoption]
Natural Resources District (NR)	143-00	TK TK	TK TK	[date of CPC adoption]	[date of CC adoption]
Ocean Parkway District (OP)	113-00	5d 6b 8c 9a	23284	12/22/76	1/20/77
***	***	***	***	***	***
Sheepshead Bay District (SB)	94-00	29a	22171	9/5/73	10/4/74
South-Richmond-Development District (SRD)	107-00	26b-26d-27b-32c-32d-33a-33b-33c-33d-34a-35a-35c	22972	7/23/75	9/11/75
Southern Hunters Point District (SHP)	125-00	8d	080363 ZRQ	9/24/08	11/13/08
***	***	***	***	***	***

* * *

APPENDIX B

INDEX OF SPECIAL PURPOSE DISTRICTS - ELIMINATED OR REPLACED

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Greenwich Street Development District (G) Eliminated & replaced by Lower Manhattan District	86-00	12b	21418	1/6/71	1/14/71
Hillside Preservation District (HS) Eliminated and replaced by Special Natural Resources District	119-00	21a 21b 21c 21d	870002 ZRR	6/3/87	6/30/87
Hunters Point Mixed Use District (HP) Eliminated and replaced by Long Island City Mixed Use District	117-00	8d 9b	810538 ZRQ	10/26/81	12/3/81
***	***	***	***	***	***
Mixed Use District-3 (MX-3) Eliminated and replaced by West Chelsea District	123-00	12c	990001 ZRX	2/17/99	3/30/99
Natural Area District-1 (NA-1) Eliminated and replaced by Special Natural Resources District	105-00	21b 26a 26b 26c 26d 27a 27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2) Eliminated and replaced by Special Natural Resources District	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3) Eliminated and replaced by Special Natural Resources District	105-00	21d	770272 ZRY	11/9/77	12/1/77
New York City Convention and Exhibition Center Development District (CC) Eliminated 2/22/90, 900053 ZRM	93-00	8a 8c	22264	3/29/73	5/24/73
***	***	***	***	***	***
Park District (P) Deleted by court order, 4/24/78	91-00	8d	22128(A)	11/8/72	12/7/72

South Richmond Development District (SRD) Eliminated and replaced by Special Natural Resources District	107-00	26b 26d 27b 32c 32d 33a 33b 33c 33d 34a 35a 35c	22972	7/23/75	9/11/75
South Street Seaport District (S) Eliminated & replaced by Lower Manhattan District	88-00	12b	21975	5/31/72	7/20/72
***	***	***	***	***	***

**BRONX SPECIAL NATURAL AREA DISTRICT UPDATE
No. 3**

CITY WIDE **N 190430(A) ZRY**
IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, establishing the Special Natural Resources District (Article XIV, Chapter 3), and modifying related provisions, including regulations related to Article X, Chapter 5 (Special Natural Areas District).

* * *

Matter underlined is new, to be added;
 Matter ~~struck out~~ is to be deleted;
 Matter within # # is defined in Section 12-10 or 143-01;
 * * * indicates where unchanged text appears in the Zoning Resolution

* * *

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 1
Title, Establishment of Controls and Interpretation of Regulations**

* * *

**11-12
Establishment of Districts**

* * *

**11-122
Districts Established**

* * *

Special Purpose Districts

* * *

Establishment of the Special Natural Area District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 5, the #Special Natural Area District# is hereby established.

Establishment of the Special Natural Resources District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special Natural Resources District# is hereby established.

Establishment of the Special Ocean Parkway District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 3, the #Special Ocean Parkway District# is hereby established.

* * *

**12-10
DEFINITIONS**

* * *

Special Natural Area District

The "Special Natural Area District" is a Special Purpose District designated by the letters "NA" in which special regulations set forth in Article X, Chapter 5, apply. The #Special Natural Area District# includes any district whose designation begins with the letters "NA".

Special Natural Resources District

The "Special Natural Resources District" is a Special Purpose District designated by the letters "NR" in which special regulations set forth in Article XIV, Chapter 3, apply.

Special Ocean Parkway District

The "Special Ocean Parkway District" is a Special Purpose District designated by the letters "OP" in which special regulations set forth in Article XI, Chapter 3, apply.

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

* * *

23-00 APPLICABILITY AND GENERAL PURPOSES

* * *

23-03 Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

- #Special Long Island City Mixed Use District#;
#Special Natural Resources District#;
#Special Ocean Parkway District#;

* * *

23-04 Planting Strips in Residence Districts

R1 R2 R3 R4 R5

In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section 26-42:

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, planting strips shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraph (b) of this Section;
(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

- #Special Hillside Preservation District#;
#Special Natural Resources District#;
#Special Ocean Parkway District#;

* * *

Chapter 6 Special Urban Design Regulations

* * *

26-20 SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS

* * *

26-26 Modification and Waiver Provisions

* * *

No modification or waiver may be granted which would waive or decrease the width of the paved road bed to less than 34 feet, except as permitted in the #Special Natural Resources District# pursuant to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive.

* * *

ARTICLE X SPECIAL PURPOSE DISTRICTS

* * *

Chapter 5 Special Natural Area District

* * *

105-42 Authorizations to Alter Natural Features

For a #development#, #enlargement# or #site alteration# located within the #Special Natural Area District#, the City Planning Commission may authorize:

* * *

- (d) alteration of aquatic features, pursuant to Section 105-426 in NA-1, NA-2 and NA-3 Districts.

The Commission may prescribe appropriate additional conditions and safeguards to protect the character of the #Special Natural Area District#.

105-94 Special Natural Area Districts Specified

* * *

105-942 Special Natural Area District-2: Riverdale, Spuyten Duyvil and Fieldston, The Bronx

The Riverdale Ridge of The Bronx is composed of part of Riverdale, Spuyten Duyvil and Fieldston. This ridge contains steep slopes, rock outcrops, ponds, brooks, swampy areas and mature trees.

The western foot of the ridge contains marshes, feeding areas for water fowl. The shore line of the Hudson River estuary contains the aquatic food web necessary to sustain marine life.

The marshes and most of the Hudson River shore line are included in Riverdale Park. Much of the Riverdale Ridge and Riverdale Park are in their natural state. The purpose of this #Special Natural Area District# is to preserve and protect the aforementioned #natural features# pursuant to the provisions of this Chapter.

105-943-105-942 Special Natural Area District-3: Shore Acres Area of Staten Island

* * *

105-944-105-943 Special Fort Totten Natural Area District-4

* * *

ARTICLE XIV SPECIAL PURPOSE DISTRICTS

* * *

Chapter 3 Special Natural Resources District

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143-00 GENERAL PURPOSES

The "Special Natural Resources District" (hereinafter also referred to as the "Special District"), established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes, to:

- (a) guide development in order to preserve, maintain and enhance aquatic, biologic, botanic, geologic and topographic features having ecological and conservation values and functions;
- (b) protect and enhance ecological communities existing within parklands through planting regulations and limits on the extent of paved areas and other unvegetated areas that are based on the proximity of properties to such natural areas;
- (c) preserve land having qualities of recreational or educational value to the public;
- (d) reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
- (e) preserve natural features having unique aesthetic value to the public;
- (f) promote and preserve the character of the neighborhoods within the district;
- (g) provide clear standards balancing ecology and development for small properties;
- (h) ensure a basic standard of ecological protection for larger properties identified as containing significant natural features, while also ensuring a predictable development outcome; and

- (i) promote the most desirable use of land, guiding future development in accordance with a well-considered plan, and to conserve the value of land and buildings and thereby protect the City's tax revenues.

143-01 Definitions

Definitions specially applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS). Maps referenced in this Section (Definitions) are located in Appendix A and B of this Chapter.

Area adjacent to aquatic resources

An "area adjacent to aquatic resources" is an area of land within 100 feet of #designated aquatic resources#, except that land separated from a #designated aquatic resource# by a #street# which is open and in use by the general public, or is separated by a #private road#, shall be exempt from this definition. In addition, for a #designated aquatic resource# that is not regulated by the New York State Department of Environmental Conservation, only land within 100 feet of such #designated aquatic resource# that is within a #plan review site# that is one acre in size or greater shall be included in this definition.

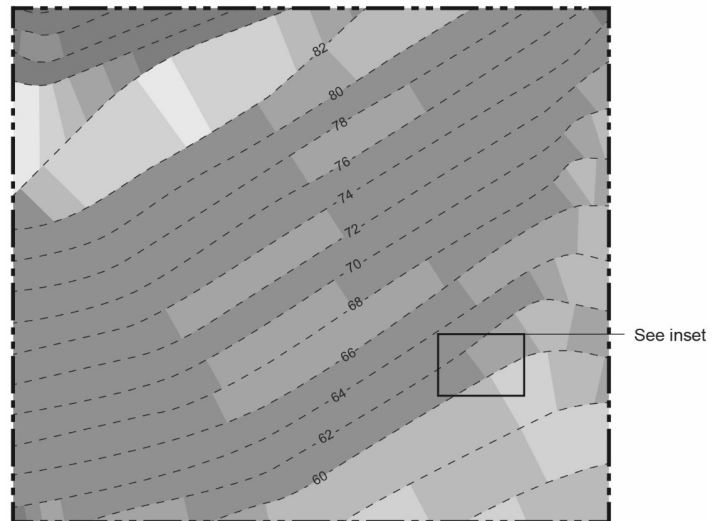
Area of existing slope

An "area of existing slope" is an area of land with a slope, as measured at the time of application, categorized as follows (S): 10 through 24.9 percent; 25 through 34.9 percent; 35 through 44.9 percent; 45 through 64.9 percent; 65 through 84.9 percent; and 85 percent or greater. Such slope category percentages shall be established in plan view based on contour intervals (I) of two feet or less by considering the distance (D) between two contour lines.

$$S = \frac{I^2 - I^1}{D}$$

Such slopes may be verified using contours on 2017 New York City LiDAR (Light Detection and Ranging) data or a survey conducted less than two years before the date of the application, or as or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable.

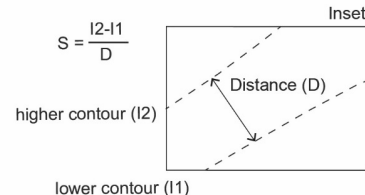
Slopes of less than 10 percent shall be excluded from an #area of existing slope#. #Areas of existing slope# are used for the purposes of determining the maximum #lot coverage# and #hard surface area# on certain #zoning lots# as set forth in Sections 143-21 (Maximum Lot Coverage) and 143-22 (Hard Surface Area) of this Chapter.



Categories of Slope (S)

- S: 10 - 24.9%
- S: 25 - 34.9%
- S: 35 - 44.9%
- S: 45 - 64.9%
- S: 65 - 84.9%
- S: >85%

$$S = \frac{I2-I1}{D}$$



AREA OF EXISTING SLOPE

Area of no disturbance

An “area of no disturbance” is an area designated on the site plan that must be protected from any type of disturbance, including: #site alteration#, operation of construction equipment, storage of construction materials, excavation or regrading, tunneling for utilities, removal of trees, or construction of #hard surface areas#. #Areas of no disturbance# shall include:

- (a) #rock outcrops# except as provided in Section 143-123 (Rock outcrops and erratic boulders);
- (b) the #critical root zone# of each tree proposed for preservation, except as provided in Section 143-133 (Planting standards for tree credits);
- (c) all vegetation proposed to be preserved as #landscape elements# pursuant to Section 143-143 (Planting standards for landscape elements)
- (d) #designated aquatic resources# and #buffer areas# except as modified pursuant to Section 143-15 (Aquatic Resource Protections); and
- (e) for #plan review sites#, any area of trees, slopes, or other natural feature deemed significant and feasible to preserve by the City Planning Commission.

Biodiversity point

A “biodiversity point” is a value given to a #landscape element# for the purposes of determining compliance with minimum areas of vegetation required, as set forth in Section 143-14 (Biodiversity Requirement).

Buffer area

A “buffer area” is an area within 60 feet of a #designated aquatic resource# regulated by the New York State Department of Environmental Conservation. For #plan review sites# of one acre or more, a #buffer area# also includes areas within 30 feet of all other #designated aquatic resources#; such 30-foot #buffer area# shall only be applicable within such #plan review sites#.

Caliper (of a tree)

“Caliper” of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below this height, the trunk is measured at its narrowest point beneath the split. For trees with a diameter of less than three inches measured 4 feet, 6 inches from the ground, the #caliper# shall be measured 12 inches from the ground.

Designated aquatic resources

A “designated aquatic resource” is a freshwater wetland regulated by the New York State Department of Environmental Conservation and, within #plan review sites# with an area of one acre or more, a #designated aquatic resource# also includes other freshwater wetland or water features including, but not limited to, streams, intermittent streams, vernal pools, ponds and lakes identified by the Department of City Planning as serving an ecological function.

The delineation of #designated aquatic resources# regulated by the New York State Department of Environmental Conservation shall be determined by such agency. All other #designated aquatic resources# shall be delineated by an #environmental professional# using the standards specified by the Department of City Planning and subject to review and approval by the Department.

Environmental professional

An “environmental professional” is an individual who has expert knowledge of the natural environment and is capable of performing a site assessment pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning. #Environmental professionals# shall be limited to:

American Society for Horticultural Science (A.S.H.S.)
Certified Professional Horticulturist
Ecological Societies of America (E.S.A.) Certified Ecologist
New York Botanical Garden Certified Urban Naturalist
Registered Landscape Architect
Society for Ecological Restoration (S.E.R.) Certified Ecological
Restoration Professional Society of Wetland Scientists
(S.W.S.) Professional Wetland Scientist
Wildlife Society Certified Wildlife Biologist

Erratic boulder

An #erratic boulder# is a solid mass of rock deposited during glacial retreat that is above natural grade, and measures more than six feet in any dimension.

Ground layer

The “ground layer” is the layer of vegetation closest to the ground, with a height of up to three feet, and is composed of non-woody herbaceous plants including, but not limited to, ferns, flowering plants and grasses.

Habitat area

A “habitat area” is an area that includes forests, wetlands, grasslands, shrublands or other natural cover that provides shelter, resources and opportunities for reproduction for wildlife. #Habitat area# includes #designated aquatic resources#. Zones of potential #habitat area# are shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning. For #plan review sites# that are over one acre in size and are located within such zones shown on the map, #habitat area# shall be identified pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

Habitat preservation area

A “habitat preservation area” is an area identified as #habitat area# to be preserved in perpetuity pursuant to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Hard surface area

“Hard surface areas” are areas that include, but are not limited to, driveways, #private roads#, walkways, patios, decks, swimming pools, retaining walls, any other paved surfaces, and any areas that, when viewed directly from above, would be covered by a #building# or any part of a #building#. #Hard surface areas# do not include #rock outcrops# or other such naturally occurring surfaces.

Invasive species

“Invasive species” or “invasive” plants are species that are listed in the New York State Invasive Plant list, at 6 NYCRR 575.3 and 575.4, or as amended. Species categorized as regulated or as prohibited by 6 NYCRR 575.3 and 575.4 may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

In addition, plants listed as Problematic Species in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013) shall be #invasive species#. Plants listed therein may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

Landscape element

A “landscape element” is an arrangement of #ground layer# or #shrub layer# vegetation intended to provide ecosystem services, including, but not limited to, wildlife habitat, food for wildlife, soil erosion protection, pollution, stormwater infiltration, or the facilitation of plant, water, nutrient or soil cycles. #Landscape elements# are described and assigned a #biodiversity point# value in Section 143-142 (Landscape elements).

Plan review site

A “plan review site” shall include any site existing on [date of certification], or on the date of application for a permit from the Department of Buildings, that:

- (a) contains one or more acres, where there is a proposed #development#, #enlargement#, #site alteration# or subdivision of such #zoning lot# into two or more #zoning lots#;
- (b) contains a subdivision that results in four or more #zoning lots#, which did not exist on [date of certification];
- (c) is located in a Resource Adjacent Area or an #area adjacent to aquatic resources# and is proposed to contain the following, which did not exist on [date of certification]:
 - (1) four or more #buildings#, not including #accessory buildings#; or
 - (2) eight or more #dwelling units#.
- (d) is in a Historic District or contains a Historic Landmark designated by the Landmarks Preservation Commission and, in either case, is proposed to contain a #development# or is proposed to be subdivided into two or more #zoning lots#; or
- (e) includes the proposed construction, widening or extension of a #private road#.

The area of a #plan review site# shall include all contiguous tracts of land under single fee ownership or control, including #abutting zoning lots# under the same ownership or control, and with respect to which each party having any interest therein is a party in interest, and such tract of land is declared to be treated as one #plan review site# for the purposes of this Chapter. However, such #abutting zoning lots# that are contiguous for less than 10 linear feet shall not be considered part of a single #plan review site#. In addition, at the option of an applicant, tracts of land which would be contiguous except for their separation by a #street# may be considered by the Commission to be part of a single #plan review site#.

Any #plan review site# for which an application is made, in accordance with the provisions of this Chapter, for an authorization, special

permit or modification thereto shall be on a tract of land that at the time of application is under the control of the applicants as the owners or holders of a written option to purchase. No authorization, special permit or modification to such #plan review site# shall be granted unless the applicants acquired actual ownership (single fee ownership or alternate ownership arrangements according to the definition of #zoning lot# in Section 12-10 for all #zoning lots# comprising the #plan review site#) of, or executed a binding sales contract for, all of the property comprising such tract. However, a tract of land which is the subject of an application for an authorization or special permit under the provisions of this Chapter may include adjacent property, provided that the application is filed jointly by the owners, or holders of a written option to purchase, of all properties involved.

The provisions of Section 143-40, (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive, shall apply to any #plan review site#.

Qualifying lot

A "qualifying lot" is a #zoning lot# where the maximum permitted #lot coverage# has been limited to 20 percent or less, and where special provisions protecting natural features apply.

Rock outcrop

A "rock outcrop" is the portion of a bedrock formation that appears above natural grade and measures more than three feet in any horizontal dimension.

Root zone, critical

The "critical root zone" of a tree is the area containing the roots of a tree that must be considered and protected to ensure the tree's survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk. The #critical root zone# encompasses and extends beyond the #structural root zone#.

Root zone, structural

The "structural root zone" of a tree is the area around the base of the tree that must be fully protected from compaction or excavation to ensure its survival. The area of the #structural root zone# is measured as five radial inches for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk.

Shrub layer

The "shrub layer" is the layer of vegetation above the #ground layer# and below the tree canopy, and is composed of woody plants that typically have multiple stems at or near the base and have a mature height range from three feet to 15 feet.

Site alteration

A "site alteration" is an alteration of any tract of land, including an alteration in unimproved portions of privately owned mapped #streets#, that consists of newly constructed or relocated #hard surface area#, removal of trees with a #caliper# of six inches or more, modification of #designated aquatic resources#, modification of #rock outcrops#, relocation or modification of #erratic boulders# or change in the ground elevation of land that is greater than two feet of cut or fill.

The use of heavy machinery for excavation or similar purpose shall be considered a #site alteration# except that soil borings or test pits shall not be considered a #site alteration# where #areas of no disturbance# are protected pursuant to the provisions of Section 143-11 (Controls During Construction).

Target species

A "target species" is a species listed under 'trees' in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013). Any trees not listed under such guide, and not #invasive species#, shall be considered non-#target# species.

Tree credit

A "tree credit" is a value given to a tree for the purposes of calculating its relative value pursuant to vegetation requirements. #Tree credits# are based on the #caliper# or age of a tree and whether or not the tree is a #target species#. #Tree credits# are described in Sections 143-13 (Tree Regulations) and 143-131 (Tree credits) of this Chapter.

Tree protection plan

A "tree protection plan" is a plan for preserved trees provided in accordance with Section 143-133 (Planting standards for tree credits). #Tree protection plans# shall be prepared by a registered landscape architect or a certified arborist (Registered Consulting Arborist, as certified by the American Society of Consulting Arborists (A.S.C.A.), or Certified Arborist/Certified Master Arborist as certified by the International Society of Arboriculture (I.S.A.), and shall include:

- (j) relevant portions of the proposed site plan and locations of #areas of no disturbance#;
- (k) methods for tree protection and preservation based on best management practices, including the prevention of damage due to compaction, grade and drainage pattern changes and tunneling for utilities;
- (l) where construction staging is proposed to be located within a #critical root zone#, or where heavy machinery is proposed to pass through a #critical root zone#: soil compaction is mitigated by the installation of root protection measures and pneumatic decompaction with appropriate soil amendments;
- (m) specification that all excavation within the #critical root zone# shall be done by hand or by pneumatic excavation, and shall be monitored on site by a certified arborist;
- (n) a drawing specifying the #structural root zone# of the preserved tree. No excavation or other disturbance shall be permitted within the #structural root zone#, except to permit the planting of new #ground layer# vegetation in containers no larger than one-quarter gallon in size;
- (o) clearance pruning and root pruning as necessary, which shall be done only under the supervision of a certified arborist;
- (p) a schedule for site monitoring during construction;
- (q) a procedure to communicate protection measures to contractors and workers; and
- (r) post-construction treatment.

143-02

General Provisions

The provisions of this Chapter shall apply within the #Special Natural Resources District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

A #development#, #enlargement#, #site alteration# or subdivision of either a #zoning lot# or a #plan review site# shall require a certification from the Chairperson of the City Planning Commission or an authorization from the City Planning Commission, where required pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

143-021

Zoning lots subject to different zoning requirements

Whenever a portion of a #zoning lot# is located partially within the #Special Natural Resources District# and partially outside of such Special District, it shall be regulated in its entirety by the provisions of this Chapter, except that any subdivision of such portion located outside of such Special District shall not be subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Whenever a #zoning lot# is located in two Ecological Areas described in Section 143-04 (Ecological Areas), it shall be regulated by the provisions of this Section.

The provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) shall apply to #zoning lots# divided by zoning district boundaries between two underlying zoning districts with different #use#, #bulk# or parking regulations. Where the provisions of this Section are in conflict with the provisions of Article VII, Chapter 7, the provisions of this Section shall control.

Except as otherwise provided in this Section or Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), each portion of a #zoning lot# or #plan review site# shall be regulated by the provisions applicable to the Ecological Area in which such portion is located.

The requirements of Section 143-14 (Biodiversity Requirement) shall apply as follows: #biodiversity point# requirements for the entire #zoning lot# shall be the weighted average achieved by multiplying the percentage of the #zoning lot# in which different requirements apply based on the #biodiversity points# required, and totaling the sum of such products. Such requirements may be satisfied by plants meeting the applicable provisions anywhere on the #zoning lot#.

#Floor area# may be distributed on a single #zoning lot# without regard to boundaries between Resource Adjacent Areas and Base Protection Areas.

#Lot coverage# shall be calculated separately for each portion of the #zoning lot#. However, an adjusted average shall be calculated pursuant to the provisions of Section 77-24 (Lot Coverage) for the purposes of determining the applicability of regulations relating to #qualifying lots#.

The provisions of Section 143-24 (Special Yard Regulations for the Protection of Natural Features) shall apply to all portions of a #zoning

lot#, provided any portion of the #zoning lot# is within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

The regulations of Section 143-251 (Modified height and setback for the protection of natural features) shall apply only to those portions of a #zoning lot# located within Resource Adjacent Areas or within an #area adjacent to aquatic resources#, except if the #zoning lot# is a #qualifying lot#, in which case the entire #zoning lot# shall be subject to the regulations of Section 143-251.

The provisions of Section 143-31 (Parking Modifications for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided that 50 percent or more of the #lot area# is located within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

143-022
Applications to the City Planning Commission prior to [date of adoption]

- (a) Applications for authorization or special permit referred, certified or granted prior to [date of adoption]
 - (1) Applications for authorization or special permit which were referred out or certified as complete prior to [date of adoption] may be continued pursuant to the terms of such authorization or special permit or as such terms may be subsequently modified, and the City Planning Commission may grant or deny such application in accordance with the regulations in effect on the date that such application was certified or referred out for public review.
 - (2) Applications for authorization or special permit granted by the Commission prior to [date of adoption] may be continued, in accordance with the terms thereof or as such terms may be subsequently modified, pursuant to the regulations in effect on the date that such authorization or special permit was granted.

Continuance of such application shall be subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

- (b) Applications for certification filed prior to [date of certification]
Any application for a certification of future subdivision, or certification that no authorization is required, which was filed by an applicant prior to [date of certification] may be continued pursuant to the terms of such certification, and the Commission may grant or deny such application in accordance with the regulations in effect at the time such application was filed.

143-023
Permits issued prior to [date of adoption]

For "other construction" as specified in Section 11-332 (Extension of period to complete construction), such construction having permits issued prior to [date of adoption] may be continued under regulations existing at the time of issuance of such permits, provided that such construction is completed prior to [three years from date of adoption].

143-03
District Plan and Maps

The regulations of this Chapter implement the #Special Natural Resources District# Plan.

The District Plan includes the following maps in the Appendices to this Chapter:

- Appendix A. Special Natural Resources District
- Appendix B. Resource Adjacent Areas

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

143-04
Ecological Areas

In order to carry out the purposes and provisions of this Chapter, two Ecological Areas are established within the #Special Natural Resources District#. In these Ecological Areas, certain special regulations apply that do not apply in the rest of the #Special Natural Resources District#. The Ecological Areas consist of:

- (a) Resource Adjacent Areas are designated on those portions of land within 100 feet of and adjacent to #habitat areas# on public lands. Resource Adjacent Area boundaries are shown

along the boundaries of public lands on the map in Appendix B of this Chapter. Resource Adjacent Areas shall be measured perpendicular to the Resource Adjacent Area boundaries shown on such maps.

- (b) Base Protection Areas are all other areas within the #Special Natural Resources District# that do not fall within Resource Adjacent Areas. Base Protection Areas do not include #areas adjacent to aquatic resources#.

143-05
Application Requirements

An application to the Department of Buildings for any #development# or #enlargement# shall include the materials set forth in paragraphs (a) or (b) of this Section, as applicable, in addition to any materials otherwise required by the Department of Buildings. An application to the Department of Buildings for any #site alteration# shall include the materials set forth in paragraph (c). An application to the Chairperson of the City Planning Commission for certification, or to the Commission for authorization or special permit, shall include the application materials set forth in paragraph (d) of this Section.

Surveys submitted to the Department of Buildings or the Commission shall be prepared by a licensed surveyor. Site plans shall be prepared by a registered architect or professional engineer. Drainage plans and soil reports shall be prepared by a professional engineer.

Landscape plans, including those that satisfy the requirements set forth in paragraph (a)(6) of this Section, may be prepared and submitted to the Department of Buildings by a registered architect or registered landscape architect. However, such plans submitted to the Commission shall be prepared by a registered landscape architect.

- (a) Applications for #developments#, #enlargements# that increase #lot coverage# by 400 square feet or more, or #enlargements# that result in an increase in #floor area# of 20 percent or greater that increase the #lot coverage# by any amount, shall include the following materials:
 - (1) A site context map that shows the location of the #zoning lot#, zoning district boundaries, boundaries between Resource Adjacent Areas and Base Protection Areas, #designated aquatic resources#, and #areas adjacent to aquatic resources#, #buffer areas#, as applicable, within 100 feet of the #zoning lot#.
 - (2) A survey, dated no more than two years from the date of application, or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable, that establishes existing conditions related to topography at two-foot contours, the location of trees that are of six inch #caliper# or greater, #rock outcrops# and #erratic boulders#, #designated aquatic resources#, #buffer areas#, #buildings or other structures# and all other #hard surface areas#.
 - (3) A compliance report that compares the survey described in paragraph (a)(2) of this Section with the most recent plans approved by the City Planning Commission or the Department of Buildings, as applicable.
 - (4) Photographs, representing current conditions at the time of the application, showing the location and condition of trees proposed to be preserved and any #rock outcrops# or #erratic boulders# within or adjacent to the subject area within which construction or disturbance is proposed.
 - (5) A set of architectural drawings, including:
 - (i) a site plan representing changes in topography at two-foot contours, when applicable, location of new #buildings# or other structures# or #enlargements#, and modified locations of #hard surface areas#, with detailed zoning calculations as per Section 143-20 (SPECIAL BULK REGULATIONS); and
 - (ii) plans, elevations and section drawings detailing all new and modified #buildings# or other structures# and #hard surface areas#;
 - (6) A set of landscape drawings for the entire #zoning lot# or subject area with a key plan showing:
 - (i) the location and details of newly proposed or modified #hard surface areas#;
 - (ii) the location, #critical root zone#, #caliper# and species of all trees, newly planted or

preserved, to be counted as #tree credits# with tree schedule pursuant to Section 143-13 (Tree Requirement), inclusive;

(iii) the location of all newly planted vegetation to be counted as part of a #landscape element# for #biodiversity points#, or otherwise required pursuant to Section 143-14 (Biodiversity Requirement), inclusive;

(iv) the boundaries and square footage of all existing vegetation to be preserved and counted as part of a #landscape element# for #biodiversity points# or otherwise required pursuant to Section 143-14, inclusive;

(v) for sites with #areas of existing slope#, a grading plan, showing all existing and proposed contours at two-foot intervals, all categories of slope affected by areas of encroachment, pursuant to Section 143-21 (Lot Coverage), critical spot elevations, and at least one longitudinal and one latitudinal cross-section located within areas of modified topography at the greatest areas of topographical change, showing both the original and proposed final ground surfaces, with grades, slopes and elevations noted;

(vi) where applicable, #designated aquatic resources# and #buffer areas# pursuant to Section 143-15 (Aquatic resource protections);

(7) a drainage plan and soil report, as applicable, showing direction of water flow over land, and locations of stormwater collection or infiltration; and

(8) A set of construction plans detailing erosion controls, #area of no disturbance#, location of temporary fence, staging area, trenching for utilities and foundations, areas used by construction equipment and other provisions pursuant to Section 143-11 (Controls During Construction).

(b) Applications for #enlargements# that result in an increase of #lot coverage# of less than 400 square feet and that result in an increase in #floor area# of less than 20 percent shall include materials described in paragraphs (a)(1), (a)(5), (a)(6)(i) and (a)(6)(ii) of this Section. Applications for #enlargements# that do not result in an increase in #lot coverage# shall include materials described in paragraphs (a)(1) and (a)(5) of this Section.

(c) Applications for #site alterations# that modify the location or size of #hard surface area# totaling:

(1) an area 400 square feet or greater, or that remove more than 12 #tree credits#, shall include the materials set forth in paragraphs (a)(1), (a)(2), (a)(4) and (a)(6) of this Section, as applicable; or

(2) an area of less than 400 square feet shall include the materials set forth in paragraphs (a)(6)(i) and (a)(6)(ii) of this Section.

(d) In addition to materials required pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), all applications to the Commission:

(1) shall include the materials set forth in paragraph (a) of this Section;

(2) shall include an area map and an aerial photograph illustrating the #plan review site# and any #habitat area# located on public lands that is partially or wholly within 600 feet of such #zoning lot#;

(3) for any subdivision, #zoning lot# merger or other change to #lot lines#, the site plan shall include the proposed layout of individual #zoning lots# and all proposed improvements thereupon, except as specifically exempted for subdivisions resulting only in #single-# and #two-family residences#, in addition to all the other requirements of this Section;

(4) may also be required by the Commission to include:

(i) a schedule for carrying out the proposed construction;

(ii) a maintenance plan for any common areas, including #private roads# and any #habitat preservation areas# to be commonly held; and

(iii) any other information necessary to evaluate the request.

The Chairperson of the City Planning Commission may modify one or more requirements set forth in paragraph (d) of this Section, when such modification is requested by the applicant in writing and when the Chairperson determines that the requirements are unnecessary for evaluation purposes.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

Where a wetland permit from the New York State Department of Environmental Conservation is required for a #development#, #enlargement# or #site alteration#, a copy of an approved wetland delineation shall be submitted.

**143-10
NATURAL RESOURCES**

The provisions of this Section, inclusive, apply to all tracts of land, including #site alterations# in unimproved portions of privately owned mapped #streets#.

For #plan review sites# subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), the regulations relating to tree and biodiversity requirements set forth in Sections 143-13 and 143-14, inclusive, shall be modified in accordance with the provisions of Section 143-413 (Planting regulations for plan review sites).

No permanent certificate of occupancy or final sign-off, as applicable, shall be issued by the Department of Buildings unless an inspection report is filed with the Department of Buildings, stating that the planting requirements of the following provisions, as applicable, have been satisfied based on a field inspection:

Section 143-13 (Tree Requirement)
Section 143-14 (Biodiversity Requirement)

For #zoning lots# with #developments# or #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that involve an increase in #lot coverage#, the certificate of occupancy shall specify that the #zoning lot# is subject to the provisions of Sections 143-13 and 143-14.

**143-11
Natural Resource Protection Requirements**

**143-111
Controls during construction**

[Note: provisions relocated from Sections 105-36 and modified]

The provisions of this Section shall apply to all tracts of land with proposed #development#, #enlargement# or #site alteration#, except that a #site alteration# consisting only of the removal of trees totaling 12 #tree credits# or fewer shall not be required to comply with the provisions of this Section.

The following requirements shall be met during construction and clearly identified on the construction plan as set forth in Section 143-05 (Application Requirements):

(a) Equipment access roads, loading and unloading areas, concrete washout locations, fueling locations, utility trenching locations with soil stockpiling and staging areas;

(b) The staging area shall be as close to the construction area as practical, or within the nearest #hard surface area# of sufficient size for such purpose;

(c) Deep mulch blankets or other methods to avoid soil compaction shall be provided in all locations used for equipment access, staging or storage, except where such uses are located on # hard surface areas#;

(d) Construction fences shall be erected so as to be located between all areas of construction activity and all #areas of no disturbance#;

(e) Excavating for the purpose of producing fill shall be prohibited; and

(f) Any exposed earth area, other than areas excavated for #buildings#, shall have straw, jute matting or geotextiles placed on it and be seeded with annual rye grass within two days of exposure. All areas downhill of areas of disturbance shall have temporary structural measures for erosion and sediment controls in accordance with New York State

Standards and Specifications for Erosion and Sediment Control.

A compliance report, verifying that the requirements of this Section have been met, shall be maintained on site and shall be available for review by the Department of Buildings. Such compliance report shall be based on a review of the property during each calendar week that heavy construction equipment is present on site.

143-112
Invasive species

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land in the #Special Natural Resources District# and in no case shall any existing #invasive species# be counted towards fulfillment of the requirements of Section 143-13 (Tree Regulations), inclusive, or be included as preserved vegetation within a #landscape element# or counted as #biodiversity points# pursuant to Section 143-14 (Biodiversity Requirement), inclusive.

143-12
Modifications of Certain Natural Features

143-121
Grading standards

[Note: provisions relocated from Sections 105-34 and modified]

The following grading requirements shall apply to all tracts of land with #areas of existing slope#:

- (a) cut slopes shall be no steeper than one horizontal to one vertical, and subsurface drainage shall be provided as necessary for stability;
- (b) fill slopes shall be no steeper than three horizontal to one vertical; and
- (c) tops and toes of cut slope or fill slopes shall be set back from #lot lines# and #buildings or other structures# for a horizontal distance of three feet plus one-fifth the height of the cut or fill but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.

143-122
Retaining wall standards

For the purposes of applying the provisions of this Section, retaining walls shall not include walls that are part of a #building#.

(a) Maximum height

Within 10 feet of a #street line#, individual retaining walls shall not exceed an average height of four feet, as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of six feet.

Beyond 10 feet of a #street line#, retaining walls shall not exceed an average height of six feet as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of eight feet.

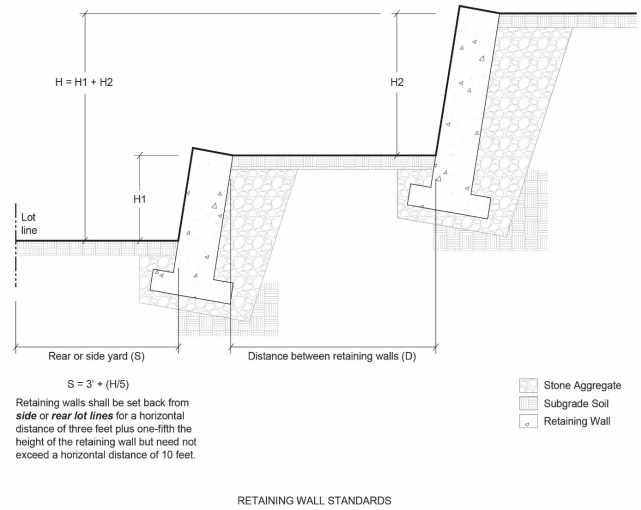
(b) Minimum distance between retaining walls

Where the aggregate height of any two adjacent retaining walls exceeds a height of three feet, as measured in elevation, a minimum average distance shall be provided between such retaining walls, in accordance with the following:

Aggregate height of any two walls (in feet)	Minimum average distance between walls (in feet)
3-5	3
5-10	5
10 or more	10

(c) Minimum distance between retaining walls and #side# or #rear lot lines#

Retaining walls shall be set back from #side# or #rear lot lines# for a horizontal distance of three feet plus one-fifth the height of the retaining wall but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.



(d) Planting requirements

Where the aggregate height of any two retaining walls exceeds a height of 10 feet, as measured in elevation, and such retaining walls are located within 10 feet of each other, planting shall be provided between such walls consisting of at least 75 percent of the linear footage of such retaining walls, through any combination of perennials, annuals, decorative grasses or shrubs. The height of planted material shall be at least three feet at the time of planting.

143-123
Rock outcrops and erratic boulders

The provisions of this Section shall apply in all #Residence Districts#. To the greatest extent possible, #rock outcrops# and #erratic boulders# shall be maintained in their existing state and location, and shall be disturbed only as set forth in this Section.

Disturbance of more than 400 square feet of #rock outcrop# area, measured both in plan and in elevation, shall not be permitted within a single #zoning lot#, except that an application may be made to the City Planning Commission for an authorization to permit disturbance in excess of 400 square feet. Such application shall be subject to the conditions and findings of Section 143-42 (Authorization for Plan Review Sites).

- (a) No #rock outcrop# shall be removed or disturbed in any way within a #front yard#, except as set forth in paragraph (c).
- (b) Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within 50 feet of the #front lot line# in R1 Districts, or within 30 feet of the #front lot line# in all other Residence Districts, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation.
- (c) Nothing in paragraphs (a) or (b) shall preclude the construction of a single driveway no more than 10 feet in width and a single walkway or staircase no more than five feet in width in the area between the #street wall# and its extensions and the #street line#. For driveways providing access to more than one dwelling unit, the maximum width shall be 20 feet, or where the driveways are separated by a distance of 60 feet, two driveways with a maximum width of 10 feet each.
- (d) No #rock outcrop# shall be removed or disturbed in any way within a #rear yard#, except as set forth in this paragraph (d). Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within a #rear yard#, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation. Elevation view shall be based on the view of the #rear yard# from the #rear yard line#.
- (e) No #erratic boulder# shall be removed or destroyed in any way, except that they may be relocated from their existing location to anywhere within 50 feet of the #front lot line# in an R1 District or within 30 feet of the #front lot line# in all other Districts.

143-13
Tree Regulations

All #developments# and #enlargements# that involve an increase in #lot coverage#, and #site alterations# shall comply with the tree requirements set forth in this Section, inclusive.

Trees with #tree credits# or trees that are of six inch #caliper# or greater may only be removed in compliance with the provisions of this Section, inclusive. However, for the removal of unsafe trees determined by the Department of Buildings or the Department of Parks and Recreation to constitute a hazardous condition, and for trees that are destroyed by natural causes, compliance with the provisions of this Section and Section 143-14 (Biodiversity Requirement), as applicable, shall be required only after one year has passed since such event.

Trees required under previous Special District regulations shall be maintained in good health except as provided in this Section, inclusive.

Trees that are required pursuant to other Sections of this Resolution and that meet the standards of this Section, inclusive, may be used towards fulfillment of the requirements of Section 143-131, except that street trees required pursuant to Section 23-03 (Street Tree Planting in Residence Districts) shall not be counted towards the fulfillment of such requirements.

**143-131
Tree credits**

In order to satisfy the tree requirements set forth in Section 143-132 (Determining tree requirements), trees shall be assigned #tree credits# in accordance with this Section. Such trees shall be newly planted or preserved in accordance with the provisions set forth in Section 143-133 (Planting standards for tree credits).

INDIVIDUAL TREE CREDIT VALUES

Individual Tree Designation	Description	#Tree Credits#: #Target species#	#Tree Credits#: Non-#target species#
Old tree	A preserved tree of 50 inch #caliper# or greater, or at least 144 years of age*	36	18
Mature tree	A preserved tree of 34 inch #caliper# or greater, or at least 98 years of age*	18	12
Large tree	A preserved tree of 22 inch #caliper# or greater, or at least 62 years of age*	6	4
Medium tree	A preserved tree of 14 inch #caliper# or greater, or at least 38 years of age*	4	3
Standard tree	A preserved tree of six inch #caliper# or greater, or at least 24 years of age*	3	2
Young tree	A newly planted tree of two inch #caliper# or greater	2	1
Sapling	A newly planted tree of between one and two inch #caliper#	1	n/a

* In cases where #tree credits# are determined by the age of a tree, such determination shall be made by a professional arborist. Age may be determined by a core sample, and may be extrapolated to other trees of the same species and similar size on the same #zoning lot#.

Where there is a cluster of four or more trees, of which at least one tree is within 15 feet of three other trees measured on center, and such cluster consists of preserved trees that are six inch #caliper# or greater, or newly planted trees that are one inch #caliper# or greater, for each

tree comprising the tree cluster, #tree credits# shall be 1.5 times the #tree credit# value of each preserved #target# tree or 1.25 times the #tree credit# value of each preserved non-#target# tree or newly planted tree.

For the purposes of applying the provisions of this Section, trees classified as "newly planted" may retain such classification provided they appear on an approved site plan after [date of adoption] filed with the Department of Buildings, remain in good health and continue to comply with the standards set forth in Section 143-133 (Planting standards for tree credits), until such trees meet the requirements to be classified as a standard tree.

**143-132
Determining tree requirements**

In order to satisfy the tree requirements set forth in this Section, trees shall be assigned #tree credits# in accordance with Section 143-131 (Tree credits).

(a) #Zoning lots# containing #residential uses# in #Residence Districts#

#Tree credits# shall be determined as follows for #zoning lots# in #Residence Districts# that contain #residential use#:

- (1) the minimum number of #tree credits# on a #zoning lot# shall be three #tree credits# per 750 square feet of #lot area# in R1 and R2 Districts, or two #tree credits# per 750 square feet of #lot area# in R4 and R6 Districts;
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one tree per 1,000 square feet of #lot area#; and
- (3) for #zoning lots# with a #lot width# greater than 40 feet, the total number of #tree credits# located in the area between all #street walls# of a #building# and their prolongations and the #street line# shall be greater than or equal to the #lot width# divided by 10 and rounded to the nearest whole number, except that such #tree credits# need not exceed 16.

(b) All other #zoning lots#

For #zoning lots# in #Residence Districts# without #residential uses#, the minimum number of #tree credits# on a #zoning lot# shall be:

- (1) 1.5 per 750 square feet of #lot area#; and
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(c) Trees within unimproved portions of mapped #streets#

For the purposes of this Section, trees located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-13 (Tree Regulations), where:

- (1) the unimproved portion of the privately owned mapped #street# is not required for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for a #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

Where #tree credits# or numbers of trees required for a #zoning lot# result in a fraction, the requirements of Section 143-13 (Tree Regulations), inclusive, shall be satisfied by providing a whole number of #tree credits# or trees in excess of such fractional amount.

**143-133
Planting standards for tree credits**

#Tree credits# shall only be assigned to trees planted or preserved in accordance with the provisions set forth in this Section. #Invasive species# are prohibited from being planted on a #zoning lot# or tract of land and in no case shall they be counted towards fulfillment of the requirements of Section 143-132 (Determining tree requirements).

(a) **Newly planted trees**

Newly planted trees shall be eligible for #tree credits# provided that each tree shall be no smaller than the applicable #caliper# specified in the table in Section 143-131 (Tree credits), and shall be planted no closer to nearby trees than:

- (2) five feet between saplings; or
- (3) 7 feet, 6 inches between young trees, saplings and preserved trees.

Such distances shall be measured on center. If two trees of different size designations are planted next to each other, the greater distance shall control.

In addition, newly planted trees shall have no #hard surface area# within their #critical root zone#.

(b) Preserved trees

#Tree credits# shall only be assigned to preserved trees, provided no area shall be disturbed within their #structural root zones#, and provided no more than 10 percent of the #critical root zone# is disturbed by any combination of the following:

- (1) proposed #hard surface area#; or
- (2) modifications to topography, including any excavation or fill, except for newly planted vegetation within a container that is sized one quarter-gallon or smaller.

However, preserved trees with more than 10 percent and no more than 30 percent of their #critical root zones# disturbed by proposed #hard surface area#, topographic modification, construction staging, use of heavy machinery or newly planted vegetation within a container that is more than one quarter-gallon, as set forth in this paragraph may be counted towards the assigned #tree credit# value set forth in Section 143-131 (Tree credits) only if such trees have a #tree protection plan#.

For the purposes of this paragraph (b), a deck or porch that is elevated above natural grade shall not be considered as disturbance within a #critical root zone# or #structural root zone#, except for the area of excavation required for the structural support of such #hard surface area#.

Removal of #hard surface area# from the #critical root zone# of a tree, when conducted pursuant to a #tree protection plan# shall not be considered disturbance.

For the purposes of assigning #tree credits#, preserved trees that are less than six inches in #caliper# may be treated as a newly planted "young tree" or "sapling," as applicable, for #zoning lots# where the total #tree credit# of all trees existing prior to any proposed #development#, #enlargement# or #site alteration# is less than the amount required pursuant to Section 143-132 (Determining tree requirements). A survey of existing site conditions showing the location of all existing trees that are six inches in #caliper# or greater shall be provided.

143-134

Tree preservation requirement

In all #Residence Districts#, removal of live trees that are six inch #caliper# or greater, where the trunks of such trees are located within 15 feet of a #rear lot line#, shall be permitted only under the following circumstances:

- (a) where such trees are located in areas to be occupied by #buildings#, or within a distance of eight feet of an existing or proposed #building#, provided that it is not possible to avoid such removal by adjustments in the location of such #buildings#;
- (b) for #zoning lots# no greater than 3,800 square feet of #lot area#, where such trees are located in areas to be occupied by swimming pools, or within a distance of eight feet of an existing or proposed swimming pool, provided that it is not possible to avoid such removal by adjustments in the location of such swimming pools;
- (c) where such trees are located in an area to be occupied by a driveway or area required for #accessory# parking, provided that it is not possible to avoid such removal by adjustments in the location of such driveway or parking area;
- (d) where a total of over 30 percent of the #critical root zone# of such trees would be impacted by proposed disturbances, provided that it is not possible to avoid such impacts by adjustments in the location of proposed #buildings#, swimming pools, driveways, #private roads# or parking areas;
- (e) where a defect exists in such tree with a rating of "Moderate," "High," or "Extreme," as described in the Best Management Practices for Tree Risk Assessment published by the International Society of Arboriculture (ISA) and as determined by a professional arborist possessing a current Tree Risk Assessment qualification issued by the ISA; and where it is not possible or practical to mitigate such defect by any means other than removal of the tree; or
- (f) where any portion of a #rear lot line# of a #zoning lot# is located within 70 feet of the #front lot line# of such #zoning lot#.

Notwithstanding the removal of any trees permitted pursuant to paragraphs (a) through (f) of this Section, such #zoning lot# shall comply with all other requirements of Section 143-13 (Tree Regulations), inclusive.

**143-14
Biodiversity Requirement**

The biodiversity planting requirements of this Section shall apply within the #Special Natural Resources District#.

(a) Applicability of biodiversity requirement to #developments#, #enlargements# and certain #site alterations#

The planting requirements set forth in this Section, inclusive, shall apply on #zoning lots# or other tracts of land, to:

- (1) #developments#;
- (2) #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that result in an increase in #lot coverage#;
- (3) the removal of more than 12 #tree credits#;
- (4) newly constructed or relocated #hard surface area# with an area of 400 square feet or more; or
- (5) for #zoning lots# previously subject to paragraphs (a)(1), (a)(2), (a)(3) or (a)(4) of this Section, the establishment of a new category of #landscape element# where such newly planted vegetation counts toward #biodiversity points# previously satisfied by another type of #landscape element#.

The minimum biodiversity requirement on a #zoning lot# shall be as set forth in Section 143-141 (Determining biodiversity requirements). Required vegetation shall be grouped within #landscape elements# and assigned #biodiversity points# in accordance with Section 143-142 (Landscape elements). Vegetation within #landscape elements# shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements). #Buffer areas# shall be planted pursuant to the provisions set forth in Section 143-144 (Planting requirements for buffer area adjacent to designated aquatic resources).

For #zoning lots# that have planted or preserved #landscape elements# pursuant to the provisions of this Section, inclusive, such vegetation may be subsequently altered, provided that the required area of vegetation is not reduced below the area required for such #landscape element#.

However, where Section 37-90 (PARKING LOTS) applies, and the open parking area covers at least 40 percent of the #zoning lot# or #plan review site#, as applicable, the provisions of Sections 143-141, 143-142 and 143-143 shall be deemed satisfied by the provision of landscaping pursuant to Section 37-90.

(b) Requirements for maintaining vegetation on all other lots

For #zoning lots# with #buildings# constructed prior to [date of adoption] that are not subject to the biodiversity requirements of paragraph (a) of this Section, the provisions of Sections 143-141 (Determining biodiversity requirements), 143-142 (Landscape elements) and 143-143 (Planting standards for landscape elements) shall not apply. However, such #zoning lots# shall not be altered in any way that will create a new #non-compliance# or increase the degree of #non-compliance# with the provisions of paragraph (b) of this Section, as follows.

Existing square footage of vegetation that is not lawn or trees shall not be reduced to less than:

- (1) 15 percent of the #lot area# in Resource Adjacent Areas and in #areas adjacent to aquatic resources#; or
- (2) five percent of the #lot area# in Base Protection Areas.

**143-141
Determining biodiversity requirements**

In order to satisfy the biodiversity requirements set forth in Section 143-14 (Biodiversity Requirements), inclusive, vegetation shall be assigned #biodiversity points#. All #zoning lots# shall have #biodiversity points# greater than or equal to the point requirement set forth in of this Section, as applicable:

- (a) six #biodiversity points# in Resource Adjacent Areas and #areas adjacent to aquatic resources#;

- (b) four #biodiversity points# for #zoning lots# that contain #residential uses# in R1 or R2 Districts in Base Protection Areas;
- (d) two #biodiversity points# for #zoning lots# that do not contain #residential uses# in R1 or R2 Districts in Base Protection Areas; and
- (e) two #biodiversity points# in Base Protection Areas containing R4 or R6 Districts.

In the event of a conflict between the provisions of one paragraph of this Section and another paragraph, the more restrictive shall control.

**143-142
Landscape elements**

In order to satisfy the #biodiversity point# requirements set forth in Section 143-141 (Determining biodiversity requirements), vegetation shall be categorized into one of the #landscape elements# set forth in the table in this Section. All vegetation shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements).

BIODIVERSITY POINT VALUE PER REQUIRED AREA

<u>#Landscape element#</u>	<u>#Biodiversity points#</u>	<u>Design requirements</u>
Basic Garden	1	2.5 percent of #lot area#
Wildlife Garden	1	2 percent of #lot area#
Green Roof—Intensive	1	12.5 percent of the #lot coverage#
Green Roof—Extensive	1	15 percent of the #lot coverage#

The total area of a #landscape element# shall not be less than as set forth in the Table in this Section for each such #landscape element#. In addition, the following design requirements shall apply:

- (c) **Basic gardens, wildlife gardens and green roofs**
The minimum horizontal dimension of each basic garden, wildlife garden or green roof shall be eight feet, except that, for #zoning lots# with a #lot area# less than 3,800 square feet, each wildlife garden or green roof shall have a minimum horizontal dimension of four feet.
- (d) **Wildlife garden buffers**
For #developments# on #zoning lots# located in a Resource Adjacent Area, wildlife gardens shall be located within buffers as specified in this paragraph (b), and special planting standards shall apply to such gardens pursuant to Section 143-143 (Planting standards for landscape elements). To fulfill #biodiversity point# requirements, wildlife garden buffers shall be located along #side# and #rear lot lines#, or portions thereof, adjacent to a Resource Adjacent Area boundary line, as shown on the map in Appendix B of this Chapter. For wildlife garden buffers along #side lot lines#, or portions thereof, the minimum width shall be eight feet. For wildlife garden buffers along #rear lot lines#, or portions thereof, the minimum depth shall be 10 feet. The width or depth of wildlife garden buffers shall be measured perpendicular to such #side# or #rear lot lines#, respectively.

However, where #buildings# or other #hard surface area# lawfully existing as of [date of adoption] are located so as to be in conflict with the requirements of this paragraph (a), such areas that are in conflict may be exempt from such requirements.

- (c) **#Landscape elements# within unimproved portions of mapped #streets#**
For the purposes of this Section, #landscape elements# located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-14 (Biodiversity Requirement), where:
 - (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
 - (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than thirty days prior to the filing of an application for #development# or #enlargement# at

the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

**143-143
Planting standards for landscape elements**

Vegetation planted or preserved within #landscape elements# shall be in good health and shall comply with the provisions set forth in this Section. Trees shall not count toward the vegetation coverage requirements of #landscape elements#; coverage requirements shall only be satisfied through #ground# and #shrub layer# plantings. Vegetation required pursuant to other Sections of this Resolution that meet the standards of this Section may be used towards fulfillment of the requirements of Section 143-141 (Determining biodiversity requirements).

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land and in no case shall existing #invasive species# be included as preserved vegetation within a #landscape element# or counted as #biodiversity points#.

- (e) **Basic gardens**
The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied.
- (f) **Wildlife gardens**
The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#.
- (g) **Wildlife garden buffers**
In Resource Adjacent Areas, the #shrub layer# shall occupy at least 20 percent of the wildlife garden buffer and the #ground layer# shall occupy at least 40 percent of such buffer. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#. Such wildlife garden buffer area shall also have three #tree credits# per 750 square feet of area within such wildlife garden buffer area.
Trees required within wildlife garden buffers shall be planted or preserved in accordance with Section 143-133 (Planting standards for tree credits). Such trees shall contribute toward satisfying the requirements of Section 143-13 (Tree Regulations).
- (h) **Green roofs**
The minimum depth of planting medium for “intensive green roofs” shall be eight inches, and the minimum depth of planting medium for “extensive green roofs” shall be three inches. A minimum of six different species shall be provided for “intensive green roofs” and a minimum of four different species shall be provided for “extensive green roofs.”

Illustrative Example

The following example, while not part of the Zoning Resolution, is included to demonstrate how biodiversity planting requirements are calculated.

Example of calculations for a “basic garden” on a 5,000 square-foot lot

Basic gardens are assigned one #biodiversity point# for each 2.5 percent of the #lot area# they occupy, as set forth in the table in Section 143-142 (Landscape elements). For a #zoning lot# with a #lot area# of 5,000 square feet, a basic garden of 500 square feet, or 10 percent, would achieve the required four #biodiversity points#. In this example, because of design considerations, two areas are established for basic gardens: one along a side lot line, eight feet wide by 20 feet deep (providing 1.28 #biodiversity points#), and another across the front of the lot, 40 feet wide by 8 feet 6 inches deep (providing 2.72 #biodiversity points#).

Paragraph (b) of Section 143-143 (Planting standards for landscape elements) specifies that both the #ground layer# and #shrub layer# each need to be at least 15 percent of the square footage of each #landscape element#. That means that both the #ground layer# and #shrub layer# each need to have a coverage of at least 24 square feet in the side garden, and at least 51 square feet in the front garden. Additional vegetation required for the remaining 70 percent coverage may be either in the #ground layer# or #shrub layer#.

143-144

Planting requirements for buffer area adjacent to designated aquatic resources

Vegetation shall be planted or preserved in #buffer areas# adjacent to #designated aquatic resources# in accordance with this Section. For #designated aquatic resources# regulated by the New York State Department of Environmental Conservation (DEC), vegetation other than lawn shall be located in a #buffer area# and shall be planted or preserved in a manner determined by DEC.

For #plan review sites# containing #designated aquatic resources# not regulated by DEC, vegetation other than lawn shall be planted in a #buffer area# that extends for 30 feet measured from the edge of the #designated aquatic resource#. Vegetation shall be planted or preserved as directed by the City Planning Commission pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES). Such #buffer area# boundary shall be demarcated by a split rail fence or a similar boundary marker, with a gate permitted for maintenance purposes.

For #zoning lots# that are not #plan review sites# or a portion thereof, the planting required pursuant to this Section shall be waived in the following instances:

- (a) For all #uses# lawfully existing on [date of adoption], planting shall not be required within portions of #buffer areas# that contain #buildings# and other #hard surface areas#, to the extent that such #buildings# and other #hard surface areas# lawfully existed in those locations on [date of adoption]. In addition, planting shall not be required within portions of #buffer areas# within five feet of any #building# lawfully existing on [date of adoption]; and
- (b) For a #residential building# lawfully existing on [date of adoption], and for a #development# or #enlargement# of a #residential building# on a #zoning lot# existing both on [date of certification] and on the date of application for a building permit, planting shall not be required within portions of #buffer areas# that:
 - (1) are open areas where disturbance is permitted pursuant to Section 143-151 (Permitted encroachment area); and
 - (2) are within a #front yard#.

Vegetation planted or preserved pursuant to the provisions of this Section may be counted towards satisfying the requirements of Section 143-13 (Tree Regulations), inclusive, and the biodiversity requirements of Sections 143-141, 143-142 and 143-143.

143-15

Aquatic Resource Protections

For #zoning lots# containing #designated aquatic resources# or #buffer areas#, the provisions of this Section, inclusive, shall apply.

No removal of trees or other vegetation, no disturbance of topography, no #development#, no horizontal #enlargement# and no increase in #hard surface area# shall be permitted within a #designated aquatic resource# or #buffer area#, except as provided in this Section, inclusive, or as otherwise approved by the New York State Department of Environmental Conservation. However, removal of #invasive species# and the construction of unpaved trails using hand tools shall be permitted within a #designated aquatic resource# or #buffer area# where permitted by the New York State Department of Environmental Conservation or the City Planning Commission, as applicable.

For #designated aquatic resources# and adjacent areas that are regulated by the New York State Department of Environmental Conservation, nothing in the regulations of this Chapter shall modify state regulations requiring application to such agency for proposed #development# or other state-regulated activity.

Section 143-151 (Permitted encroachment area) establishes the size and shape of a permitted encroachment area. Section 143-152 (Location of permitted encroachment) establishes the #zoning lots# that are eligible to encroach upon #designated aquatic resources# and #buffer areas# and rules to minimize such encroachment. Section 143-27 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources) establishes rules to allow clustering of #buildings# outside of #designated aquatic resources# and #buffer areas# in order to minimize encroachment.

143-151

Permitted encroachment area

For the purposes of this Section and Section 143-152 (Location of permitted encroachment), the "permitted encroachment area" shall be a combination of permitted #lot coverage# and an area adjacent to a #building#. The permitted encroachment area is the largest area allowed to be disturbed within a #designated aquatic resource# or #buffer area#.

(a) Permitted #lot coverage#

The maximum permitted #lot coverage# on a #zoning lot# shall be determined by the applicable Zoning District as indicated in the following table:

Zoning District	#Lot coverage# (in square feet)
R1-1	1200
R1-2	800
R2 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

A #building# shall be located on a #zoning lot# so that its #lot coverage# shall avoid or minimize disturbance of #designated aquatic resources# and #buffer areas#, except that the minimum width of a #building# need not be less than 15 feet, and the shape, in plan view, of the outermost walls of such #building# need not be other than a rectangle.

(b) Permitted encroachment adjacent to a #building#

An area with a depth of five feet, as measured perpendicular to the #building# wall, shall be exempt from the planting requirements of Section 143-144, and shall be permitted around a single #building# that contains the primary #use# on the #zoning lot#, except the depth of such area shall be 20 feet adjacent to a rear #building# wall that is opposite a #street# or #private road#. For #zoning lots# with multiple #street# frontages, such depth of 20 feet may be utilized only once. Within this area, an encroachment of fill for lawn, #hard surface area# or other similar encroachment shall be permitted within a #buffer area# or #designated aquatic resource#.

The provisions of Section 143-24 (Special Yard Regulations for the Protection of Natural Features) shall be used, as applicable, to facilitate a #building# location that, combined with the permitted encroachment adjacent to such #building#, minimizes the area of encroachment on a #designated aquatic resource# or #buffer area#, as applicable.

143-152

Location of permitted encroachment

On a #zoning lot#, existing both on [date of certification], and on the date of application for a building permit, encroachment on a #designated aquatic resource# or #buffer area# shall only be permitted as follows:

- (a) Where the permitted encroachment area is located utilizing the applicable modified #yards#, but cannot be located fully outside of a #designated aquatic resource# or #buffer area#:
 - (1) the permitted encroachment area may encroach into a #buffer area# to the minimum extent necessary to accommodate such permitted encroachment area;
 - (2) where encroachment into a #buffer area# pursuant to paragraph (a)(1) of this Section does not accommodate the entire permitted encroachment area, only then shall encroachment into a #designated aquatic resource# be permitted, to the minimum extent necessary to accommodate such permitted encroachment area.
- (b) A single driveway with a width of 10 feet, or greater where required by the New York City Fire Department, shall be permitted to access a permitted encroachment area, and may encroach into a #buffer area# or #designated aquatic resource# to the minimum extent necessary.
- (c) The provisions of Section 143-31 (Parking Modifications for the Protection of Natural Features) shall be used, as applicable, to facilitate the location of required off-street parking that minimizes the area of encroachment on a #designated aquatic resource# and #buffer area#. Required #accessory# off-street parking spaces need not be located within a #building# in order to minimize the area of encroachment;
- (d) if it is necessary to locate proposed #accessory# off-street parking spaces within a #designated aquatic resource# or #buffer area#, no more than one #dwelling unit# shall be permitted.

143-20 SPECIAL BULK REGULATIONS

The special #bulk# regulations of this Section, inclusive, shall apply throughout the #Special Natural Resources District#.

143-21 Lot Coverage

R1 R2

In the districts indicated, for #zoning lots# containing predominantly #residential uses#, the #lot coverage# and #open space# regulations of the underlying districts shall not apply. In lieu thereof, the provisions set forth in this Section shall apply. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential uses# shall be defined as a #zoning lot# containing predominantly #residential uses#.

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include #accessory buildings# permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). Such #accessory buildings#, and #buildings or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

The maximum permitted #lot coverage# shall be as set forth in paragraph (a) of this Section. However, the provisions of paragraph (b) modify the maximum #lot coverage# of a #zoning lot# in cases of encroachment of #areas of existing slope#. In no case shall the #lot coverage# resulting from paragraphs (a) or (b) be required to be less than the #lot coverage# set forth in paragraph (c) of this Section. Paragraph (d) sets forth an exemption from #lot coverage# for a #building# or portion of a #building# containing required off-street #accessory# parking spaces in certain instances.

(a) Basic maximum #lot coverage#

**TABLE I
BASIC MAXIMUM LOT COVERAGE**

Area	Maximum permitted #lot coverage# (in percent)
Base Protection Area: R1 District	25
Base Protection Area: R2 Districts	30
Resource Adjacent Area and #areas adjacent to aquatic resources#	15

(b) #Lot coverage# determined by slope encroachment

Where an area of encroachment is proposed in an #area of existing slope# that is greater than 150 square feet in cumulative area, the maximum #lot coverage# shall be determined by the steepest slope category encroached upon that has an area greater than 150 square feet cumulatively, as set forth in Table II of this Section. Where there is no encroachment upon a slope category with an area greater than 150 square feet cumulatively, the maximum #lot coverage# shall be determined by the slope category with the largest area encroached upon. When the maximum permitted #lot coverage# indicated in Table II exceeds the maximum permitted #lot coverage# set forth in Table I, the more restrictive shall apply.

For the purposes of this Section "encroachment" shall be the area of proposed changes in ground elevation by more than two feet of cut or fill, including areas proposed for excavation to such depth for #buildings#, #hard surface areas#, structural elements for decks and for any other #site alteration# related to such grade change of more than two feet.

**TABLE II
MAXIMUM LOT COVERAGE FOR ENCROACHMENT WITHIN AREAS OF EXISTING SLOPE**

Slope category (in percent) #area of existing slope#	Maximum permitted #lot coverage# (in percent)
85 or greater	12.5
65-84.9	15
45-64.9	17.5
35-44.9	20
25-34.9	22.5
10.0-24.9	25

(c) Notwithstanding any other provisions of this Section, in no case shall the resulting maximum #lot coverage#, in square feet, be required to be less than the permitted #lot coverage# set forth in Table III.

**TABLE III
PERMITTED LOT COVERAGE**

Zoning District	Permitted #lot coverage# (in square feet)
R1-1	1,200
R1-2	800
R2 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

(d) Exemption from #lot coverage# for enclosed #accessory# parking spaces

For #qualifying lots#, an #accessory building# enclosing required off-street #accessory# parking spaces, or a portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces, shall be exempt from #lot coverage# requirements if such #accessory building# or portion of a #building#:

- (4) is located on a slope that rises above the adjacent #street# or #private road#;
- (5) is no more than 10 feet in height above #curb level#;
- (6) is located entirely within 25 feet of a #street# or #private road#; and such #building# or portion either:
 - (i) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (ii) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

Such #accessory building# or portion of a #building# shall not be exempt from #hard surface area# limitations.

143-22 Hard Surface Area

The maximum permitted #hard surface area# for a #zoning lot# is set forth in this Section. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential use# shall be defined as a #zoning lot# containing predominantly #residential use#. R1 R2

(a) In the districts indicated, for #zoning lots# containing predominantly #residential use#, the maximum permitted #lot coverage# set forth in paragraphs (a) or (b) of Section 143-21 (Lot Coverage) shall determine the maximum permitted #hard surface area# in accordance with Table I of this Section. The maximum permitted #hard surface area# on a #zoning lot# shall not exceed the percent of #lot area# set forth in Table I.

**TABLE I
PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ZONING LOTS CONTAINING PREDOMINANTLY RESIDENTIAL USE IN R1 THROUGH R2 DISTRICTS**

Maximum permitted #lot coverage# (in percent)	Maximum permitted #hard surface area# (in percent)
12.5	40
15	45
17.5	45
20	50
22.5	50
25	50
30	65

R1 R2 R4 R6

- (b) In the districts indicated, the maximum permitted #hard surface area# for all #zoning lots# not subject to paragraph (a) of this Section, shall be as set forth in Table II for the applicable zoning district.

TABLE II

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ALL OTHER ZONING LOTS

Zoning district	Maximum permitted #hard surface area# (in percent)
R1 R2 R4 R6	75

143-23 Minimum Lot Area for Zoning Lots Containing Designated Aquatic Resources

The minimum #lot area# regulations set forth in Article II, Chapter 3, shall be modified as set forth in this Section.

Where the sum of all areas containing #designated aquatic resources# and #buffer areas# on the #zoning lot# constitutes more than 10 percent of the #lot area#, such area shall be excluded for the purposes of calculating #lot area# necessary to meet minimum #lot area# requirements of Section 23-32 (Minimum Lot Area or Lot Width for Residences).

However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum #lot area# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts, both on [date of certification] and on the date of application for a building permit.

143-24 Special Yard Regulations for the Protection of Natural Features

In order to facilitate the protection of natural features, the provisions of this Section, inclusive, shall modify the #yard# regulations of the underlying districts as applicable in the #Special Natural Resources District#. However, in no case shall the provisions of both Sections 143-242 (Front yard reductions) and 143-243 (Rear yard reductions) be applied to the same #zoning lot#.

143-241 Permitted obstructions in yards

For #residential buildings# on #qualifying lots#, the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to allow required off-street parking spaces, open or enclosed, as permitted obstructions within a #front yard#, provided the height of any #building# enclosing such off-street parking spaces does not exceed 10 feet above #curb level#.

A portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces on such #qualifying lots#, shall be considered a permitted obstruction in a #front yard# if such portion of a #building#:

- (d) is located on a slope that rises above the adjacent #street# or #private road#;
- (e) is no more than 10 feet in height above #curb level#;
- (f) is located entirely within 25 feet of a #street# or #private road#; and such portion of a #building# either:
 - (1) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (2) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

In addition, for #zoning lots# subject to the provisions of Section 143-252 (Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources), the provisions of Section 23-44 shall be modified to allow portions of #buildings# that project up to three feet into #yards# as permitted obstructions within such #yards#.

143-242 Front yard reductions

The regulations for minimum #front yards# shall be modified in accordance with the provisions set forth in paragraphs (a) or (b) of this Section, as applicable:

- (a) In R1, R2, and R4 Districts
 - (1) In R1 Districts, for #qualifying lots#, #front yards#

shall have a minimum depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet;

- (2) In R2 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet; or
- (3) In R2 through R4 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet, provided that certain natural features are preserved within specified portions of the #zoning lot#, as follows:

- (i) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
- (ii) such natural features, including #critical root zones#, are, in whole or in part, located beyond 30 feet of the #rear lot line# and are in the rear half of the #zoning lot#; and
- (iii) such natural features are located within an #area of no disturbance#.

- (b) In Resource Adjacent Areas or #areas adjacent to aquatic resources#

- (1) In R1 Districts, #front yards# shall have a minimum required depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet; and
- (2) In R2 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet.

However, if an open #accessory# off-street parking space is located between the #street wall# of a #building# containing #residences# and the #street line#, there shall be an open area between such #street wall# and #street line# which is at least 8 feet 6 inches in width by 18 feet in depth to accommodate such parking space.

143-243 Rear yard reductions

#Rear yards# shall have a minimum depth of 20 feet as set forth in paragraphs (a) or (b) of this Section:

- (a) In R2 Districts, for #qualifying lots#, and for #zoning lots# located in Resource Adjacent Areas or #areas adjacent to aquatic resources#; and
- (b) In R1 through R6 Districts, provided that certain natural features are preserved as follows:
 - (1) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
 - (2) such natural features, including #critical root zones#, are, in whole or in part located outside of the #front yard# and are in the front half of the #zoning lot#; and
 - (3) such natural features are located within an #area of no disturbance#.

143-244 Measurement of yards in unimproved streets

For #qualifying lots# in R2 Districts, or for #zoning lots# within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the minimum required #front yard# depth shall be measured from a tax lot boundary within a #street# shown on the City Map, instead of from the #street line# in cases where:

- (a) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (b) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or

#enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

**143-25
Height and Setback Regulations**

In the #Special Natural Resources District#, the special height and setback regulations of Sections 143-251 (Modified height and setback for the protection of natural features) and 143-252 (Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources) shall apply.

**143-251
Modified height and setback for the protection of natural features**

R1 R2

In the districts indicated, in order to facilitate the protection of natural features, the maximum perimeter wall height and maximum #building# height of a #residential building#, or the #residential# portion of a #building# may be modified in accordance with the provisions of this Section.

Within Resource Adjacent Areas, #areas adjacent to aquatic resources#, and for #qualifying lots#, paragraph (a) of Section 23-631 (General provisions) shall be modified so that the front wall or any other portion of a #building# or other structure# shall not penetrate the #sky exposure plane# beginning at a height of 30 feet above the #front yard line#.

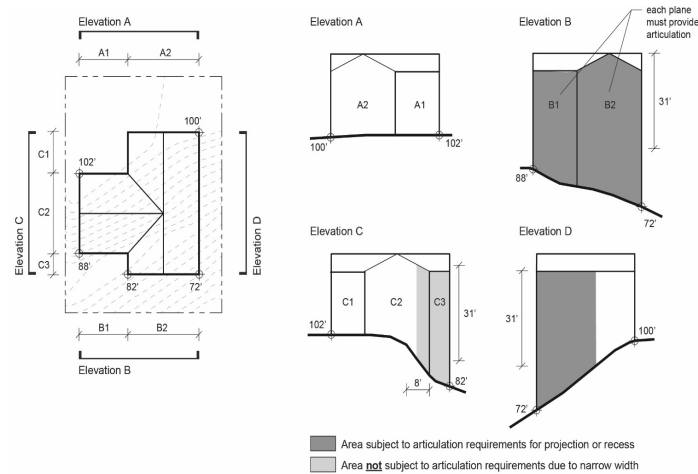
**143-252
Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources**

R1 R2

In the districts indicated, the provisions of this Section shall apply to #residential buildings# in Resource Adjacent Areas and #areas adjacent to aquatic resources#. The provisions of this Section shall not apply to #accessory buildings#.

For any portion of such #residential building# that is eight feet in width or greater and exceeds a vertical distance of 31 feet between the roof of the #building# and the final adjoining grade, an area equaling at least 25 percent of the surface area of such portion must project from or be recessed from an exterior wall covering at least 25 percent of the area in a continuous plane by at least 18 inches from the wall above or below.

Four elevation views shall be provided for each #building# in addition to application materials set forth in 143-05 (Application Requirements). Each such elevation view shall show that such #residential building# complies with the recess and projection requirements of this Section.



ARTICULATION REQUIREMENTS

**143-26
Open Area Regulations for Residences**

Open areas shall be provided between #residential buildings# and each of the following: #designated aquatic resources#, #buffer areas#, or #habitat preservation area#, in accordance with the requirements of this Section.

(a) An open area shall be provided adjacent to the rear wall of each #residential building# or #building segment#. For the purposes of this Section, the "rear wall" shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such

open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 20 feet when measured perpendicular to each rear wall.

(b) An open area shall also be provided adjacent to the side walls of each #residential building# or #building segment#. For the purposes of this Section, a "side wall" shall be a wall that does not face a #street# or #private road#, and is not a rear wall. The depth of such open area shall be equal to the depth of each #building# or #building segment#, and the width of such open area shall be at least five feet when measured perpendicular to each side wall.

(c) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and any remaining walls not facing a #street# or #private road# shall be designated side walls. The open area provisions of this Section shall apply to the areas adjacent to such rear wall and side walls.

Only those obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be permitted within such open areas.

**143-27
Special Bulk Regulations for Lots Containing Designated Aquatic Resources**

In the #Special Natural Resources District# in all #Residence Districts#, except R1-1 Districts, and except #plan review sites# of one acre or more, the special #bulk# regulations of this Section shall apply to any tract of land containing #designated aquatic resources# or #buffer area#. Such tract of land may contain a single #zoning lot# or two or more #zoning lots# #developed# as a unit in single ownership or control which are contiguous for a distance of at least 10 feet or would be contiguous except for their separation by a #street#.

For all permitted #residential uses# on such tract of land, the total #floor area#, #lot coverage#, #hard surface area# or #dwelling units# generated by that portion of the #zoning lot# containing #designated aquatic resources# or #buffer area# may be distributed without regard for #zoning lot lines#, provided that, within Resource Adjacent Areas and #areas adjacent to aquatic resources#, the maximum applicable #lot coverage# of 15 percent and #hard surface area# of 45 percent shall not be exceeded.

The provisions of Sections 23-40 (YARD REGULATIONS) and 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), shall not apply. In lieu thereof, the following regulations shall apply:

- (a) #Yards#
 - (4) #front yards# shall have a minimum required depth of 10 feet;
 - (2) #side yards# shall have a minimum required width of four feet;
 - (3) #rear yards# shall have a minimum required depth of 10 feet;
- (b) Minimum distance between #buildings#
 - (1) the minimum distance between #buildings# on the same or #abutting zoning lots# across a common #side lot line# shall not be less than eight feet;
 - (2) the minimum distance between #buildings# on #abutting zoning lots# across a common #rear lot line# shall not be less than 40 feet.

The provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and the provisions of Section 143-26 (Open Area Regulations for Residences) shall apply without modification.

The provisions of Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) relating to two #buildings# on a #zoning lot# where one building is a "front building" and another is a "rear building" as described in such Section, shall be modified to require an open area with a minimum width of 20 feet between any "rear building" and the #rear lot line# of an adjoining #zoning lot#. In addition, the provisions of Section 23-891 (In R1 through R5 Districts) shall be modified to require an open area adjacent to the rear wall of each #building# with a depth of at least 20 feet when measured perpendicular to each rear wall.

The site plan and #bulk# distribution for the entire tract of land shall be recorded in the land records and indexed against all #zoning lots# in such tract of land.

Where such tract of land is subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), modifications of #bulk# in accordance with this Section shall also

comply with the provisions set forth in Sections 143-41 (General Provisions) and shall be subject to all findings and conditions set forth in 143-42 (Authorization for Plan Review Sites).

143-30 SPECIAL PARKING REGULATIONS

Special parking regulations apply in the #Special Natural Resources District#.

143-31 Parking Modifications for the Protection of Natural Features

In the #Special Natural Resources District#, on #qualifying lots#, in order to facilitate the protection of natural features, the following provisions shall apply.

- (a) Location of parking spaces
Section 25-621 (Location of parking spaces in certain districts) shall not apply.
- (b) Parking spaces within an unimproved portion of a privately owned mapped #street#
#Accessory# off-street parking spaces may be permitted within an unimproved portion of a privately owned mapped #street# provided that:
- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
 - (2) the applicant submits a letter to the Department of Buildings from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-32 Special Surfacing Regulations

R1 R2

In the districts indicated, Section 25-65 (Surfacing) shall be modified to allow dustless gravel driveways that access one #single-family residence#, provided that all portions of such driveway located between the curb and the #front lot line# shall be surfaced with asphaltic or Portland cement concrete, or other hard-surfaced dustless material, at least four inches thick.

143-40 SPECIAL REGULATIONS FOR PLAN REVIEW SITES

The provisions of this Section 143-40, inclusive, shall apply to all #plan review sites# in the #Special Natural Resources District#.

143-41 General Provisions

For #plan review sites#, a #development#, #enlargement#, #site alteration# or #zoning lot# subdivision shall only be permitted by authorization of the City Planning Commission pursuant to Section 143-42 (Authorization for Plan Review Sites), except that such authorization shall not be required for:

- (a) minor #enlargements# or #site alterations# as set forth in Section 143-416 (Minor enlargements or site alterations on plan review sites);
- (b) #site alterations# that are not related to a proposed #development#, #enlargement# or subdivision of a #zoning lot# where such #site alterations#:
 - (1) in any given calendar year, consist of an area of less than 400 square feet and the removal of no more than two trees or 12 #tree credits#, whichever is greater; and
 - (2) are located both in Base Protection Areas and outside of areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning;
- (c) the removal of trees where the following conditions apply:
 - (1) on #plan review sites# in Resource Adjacent Areas and #areas adjacent to aquatic resources#, that are located outside of areas shown on the #Special Natural Resource District# Habitat Map, where such trees to be removed are not located in #designated aquatic resources#, #buffer areas# or #areas of existing slope# of 25 percent or

greater and that total less than 12 #tree credits# cumulatively; or

- (2) on #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, which have received certification to remove trees pursuant to Section 143-47 (Certification to Permit Tree Removal).

The review of all #plan review sites# by the City Planning Commission pursuant to Section 143-42 is required, except as specifically excluded in paragraphs (a) through (c) of this Section.

All #plan review sites# are subject to all provisions of this Chapter except where specifically modified pursuant to the provisions of Section 143-40, inclusive. Additional requirements relating to habitat preservation, planting, open areas, private roads, minor #enlargements#, #site alterations# and site planning applicable to such sites, are set forth in Sections 143-411 through 143-417.

The applicant shall provide an assessment of the significant natural features of the site to the Commission pursuant to the provisions of paragraph (d)(1) of Section 143-42, and, for #plan review sites# with an area one acre or larger located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, the applicant shall provide an assessment of #habitat areas# pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

At the option of an applicant, a long-term development plan may be proposed pursuant to the provisions of Section 143-431 (Establishment of a development plan). Approval of a development plan by the Commission allows for expedited review of future development pursuant to Sections 143-432 (Certification for preliminary plan site) or 143-433 (Renewal authorization for conceptual plan site).

For #plan review sites# that are required to establish #habitat preservation areas# pursuant to Section 143-411 (Habitat preservation area standards), the Commission may modify the applicable standards and boundaries of the #habitat preservation area# pursuant to Sections 143-441 (Modification of habitat preservation area standards) and 143-442 (Special permit for modification of habitat preservation area). At the applicant's request, the #habitat preservation area# may be dedicated for public use, pursuant to Section 143-443, and the Commission may permit modification of #bulk# regulations as if such land remained within the #plan review site#. In addition, for all sites that are required to establish #habitat preservation areas#, in order to facilitate the preservation of natural resources and the clustering of development on the site, applications may be made to the Commission for the modification of #use# or #bulk# regulations pursuant to Sections 143-45 (Residential Sites), and 143-46 (Modification of Bulk Regulations for Certain Community Facilities).

Where Section 143-27 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources) is applicable to #plan review sites# of less than one acre, modification of #bulk# regulations shall be as-of-right, provided that the resulting site plan shall be subject to all findings and conditions set forth in Section 143-42. For #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where only tree removal is proposed, an authorization pursuant to Section 143-42 shall not be required if a certification is granted pursuant to Section 143-47.

For #plan review sites# subject to the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), only portions of #zoning lots# landward of the #shoreline# shall be used to calculate the required percentage of #habitat preservation area# and required planting pursuant to Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

The provisions of Section 74-74 (Large Scale General Development) and Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments) shall not apply.

143-411 Habitat preservation area standards

The provisions of this Section shall apply to #plan review sites# existing on [date of certification] that contain one or more acres located in an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where:

- (a) such #plan review site# contains #habitat area# as determined through a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning; and
- (b) such #habitat area# occupies an uninterrupted continuous area of no less than 10,000 square feet, and no portion of such area measures less than 10 feet in width at any point. For the purposes of determining the width of irregular shapes, any

area that cannot wholly contain a circle with a diameter of 10 feet shall be considered less than the required width.

Such #habitat area#, in whole or in part, shall be preserved as #habitat preservation area# pursuant to the provisions of this Section.

The minimum amount of #habitat preservation area# as a percentage of a #plan review site# is set forth in the Table in this Section. For sites that have at least 10,000 square feet of #habitat area#, as determined pursuant to this Section, but less than the minimum required #habitat preservation area# pursuant to the Table in this Section, the portion of the site containing #habitat area# shall not be reduced below the amount existing at the time of application except pursuant to Section 143-441 (Modification of habitat preservation area standards).

Table I of this Section shall apply according to the predominant proposed #use# of the entire #plan review site#. For the purposes of applying the provisions of Section 143-40, inclusive, the greatest proportion of #floor area# allocated to a #use# described in Table I shall be defined as predominantly containing such #use#.

HABITAT PRESERVATION AREA REQUIREMENTS

	Predominant proposed #use#	
	#Residential#	#Community Facility#
#Habitat preservation area# minimum percent of #plan review site#	25 percent	35 percent
Reduced #habitat preservation area# percent of #plan review site# when amenity is provided	20 percent: recreation	None

Where a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, determines #designated aquatic resources# to be on such #plan review site#, the #habitat preservation area# shall be the greater of the requirement as set forth in the table, or the size of such #designated aquatic resource# and #buffer areas#, except as otherwise determined by the Commission.

For #plan review sites# required to provide waterfront public access areas pursuant to the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), the minimum #habitat preservation area# shall be reduced to 20 percent and the provisions of Section 143-412 (Amenities allowed in connection with reduced habitat preservation area) shall not apply.

The regulations allowing the reduction of #habitat preservation area# in connection with the provision of amenities are set forth in Section 143-412. Provision of such amenities shall allow the reduction of the required percentage of #habitat preservation area# to an amount no less than the percentage shown in the Table, and subject to the requirements and limitations of Section 143-412.

The #habitat preservation area# shall be shown on a proposed site plan. Such areas established on the site plan shall not be modified except by subsequent application of a special permit pursuant to Section 143-442 (Special permit for modification of habitat preservation area).

#Habitat preservation areas# on a #zoning lot# shall be considered #lot area# for the purposes of the applicable regulations on #floor area ratio#, #open space#, #lot coverage#, #hard surface area#, #lot area# or density, unless otherwise specified by the provisions of this Chapter.

#Habitat preservation areas# not fronting on a #street# shall be delineated from adjacent areas by a boundary marker acceptable to the City Planning Commission.

#Habitat preservation areas# may include the following permitted obstructions:

- (1) Unpaved footpaths
- (2) Unpaved sitting areas, not exceeding 100 square feet
- (3) Light fixtures
- (4) Boundary marker such as a split rail fence used to delineate the boundaries of the #habitat preservation area#

143-412 Amenities allowed in connection with reduced habitat preservation area

For #plan review sites# that are either predominantly #residential#, #commercial# or #manufacturing#, the required #habitat preservation area# may be reduced provided that a portion of the site is set aside and improved pursuant to the standards of this Section.

For #plan review sites# that are predominantly #residential#, for each percent of the #plan review site# set aside for recreational purposes, the required #habitat preservation area# may be reduced by one percent, to no less than 20 percent of the #plan review site#, provided that:

- (a) the recreational area shall be accessible to the public, or to the owners, occupants, employees, customers, residents or visitors of the #use# to which such space is #accessory#, except that such recreational area may be closed to the public where it serves the residents of four or more #dwelling units#. Such conditions, as applicable, shall be noted on the certificate of occupancy of all #buildings# on the #zoning lot#;
- (b) the recreational area shall be open to the sky except for #accessory buildings# covering not more than 20 percent of the recreation area, and may include active recreation areas, such as swimming pools, ball fields or courts, or facilities and equipment normally found in playgrounds, or passive areas, such as picnic areas or other sitting areas, and shall comply with the #use# regulations of the underlying district;
- (c) the recreational area shall consist of a minimum of 5,000 square feet;
- (d) a minimum of 10,000 square feet of continuous #habitat preservation area# remains protected in a natural state pursuant to the standards of Section 143-41, inclusive;
- (e) the recreational area is adjacent to the remaining #habitat preservation area#; and
- (f) the recreational area is directly accessible from a #street# or #private road#.

143-413 Planting regulations for plan review sites

The planting requirements set forth in 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement) shall apply as modified by the provisions of this Section.

For the purposes of calculating #tree credits# and #biodiversity points#, #habitat preservation areas# shall be excluded from #lot area# computations.

(a) Tree requirement

For all #plan review sites#, paragraph (b) of Section 143-132 (Determining tree requirements) shall not apply. The remaining provisions of Section 143-132 shall apply as follows:

(1) For #plan review sites# with a #habitat preservation area#:

For #plan review sites# where a #habitat preservation area# is required, the provisions of this paragraph shall apply.

For #plan review sites# that contain a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply.

For a #plan review site# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# on a #plan review site# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(2) For #plan review sites# without a #habitat preservation area#:

For #plan review sites# where a #habitat preservation area# is not required, the provisions of this paragraph shall apply.

(i) for a #plan review site# that contains a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply to such #plan review site#;

(ii) for a #plan review site# in a Resource Adjacent Area or #area adjacent to aquatic resources# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(iii) for a #plan review site# in a Base Protection Area that does not contain a

#residential# or #mixed building#, the minimum number of #tree credits# shall be one #tree credit# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(b) Biodiversity requirement

The requirements set forth in Section 143-14, inclusive, shall apply, except as modified by the provisions of this paragraph.

For #plan review sites#, except #plan review sites# containing predominately #residential uses#, where a #habitat preservation area# is required, such required area may be counted as #biodiversity points# in accordance with this paragraph. For each 2.5 percent of #lot area# that such #habitat preservation area# occupies, one #biodiversity point# may be counted. Percentages of #lot area# in increments less than 2.5 percent shall not be counted. Where such #habitat preservation area# does not fully satisfy the #biodiversity point# requirement set forth in Section 143-141 (Determining biodiversity requirements), or where a #plan review site# has no required #habitat preservation area#, such remaining #biodiversity points# shall be satisfied through the provision of #landscape elements# in accordance with Section 143-14.

**143-414
Open area and lot coverage requirements for community facilities**

For #plan review sites# containing predominantly #community facility uses#, the provisions of this Section shall apply.

(a) Required open areas

A minimum of 15 percent of the #plan review site# shall be open area. Such open area shall not include #habitat preservation area#, or any required planted area pursuant to the provisions of paragraph (b) of Section 143-413 (Planting regulations for plan review sites). Required open areas may not include #buildings#, parking areas, driveways or #private roads#, paved walkways or other # hard surface areas#. Open areas may include passive recreation areas or active recreation areas, except that active recreation areas that are #hard surface areas# shall not be counted towards the total required open area. However, such active recreation areas surfaced with artificial turf may be included in calculations of required open area, up to a maximum of 10 percent of the #plan review site#.

If, at the time of application, a #plan review site# has less than 15 percent open area, the percentage of the site containing open area shall not be reduced below the amount existing at the time of application.

Open areas provided pursuant to this Section shall be designated on a site plan. Such open areas shall not be modified except by subsequent authorization by the City Planning Commission pursuant to Section 143-42 (Authorization for Plan Review Sites).

However, #plan review sites# containing only the following #community facility uses# shall be exempt from the requirements of this paragraph:

- Ambulatory diagnostic or treatment health care facilities
- Houses of worship
- Non-profit or voluntary hospitals and related facilities, except animal hospitals
- Proprietary hospitals and related facilities, except animal hospitals

(b) #Lot coverage#

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include portions of #buildings# or #accessory buildings# permitted pursuant to Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). All #accessory buildings#, and #buildings# or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

#Lot coverage# shall be limited to a maximum of 25 percent, except that sites that are in Base Protection Areas and that do not contain #habitat preservation areas# shall have a maximum #lot coverage# of 35 percent.

**143-415
Requirements for private roads**

In Resource Adjacent Areas and #areas adjacent to aquatic resources#,

the provisions of this Section shall apply to #private roads# authorized by the City Planning Commission and that provide access to #buildings developed# after [date of adoption]. #Private roads# previously approved by the Commission or constructed as-of-right shall continue to be governed under the regulations applicable at the time of approval. The provisions for #private roads# set forth in Section 26-20, inclusive, shall not apply, and the provisions of Sections 26-31 through 26-34 shall apply for #private roads# in #lower density growth management areas#. #Private roads# shall consist of a paved road bed constructed to minimum Department of Transportation standards for public #streets#, including, but not limited to curbs and curb drops, street lighting, signage, and crosswalks. In addition to the Department of Transportation standards, the design of the #private road shall comply with the following requirements:

- (a) The maximum grade of a #private road# shall not exceed 10 percent;
- (b) The width of the graded section beyond the curb back or edge of pavement of a #private road# shall extend no more than three feet beyond the curb back or edge of pavement on both the cut and the fill sides of the roadway. If a sidewalk is to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus no more than one foot beyond the outer edge of the sidewalk;
- (c) The paved width of a #private road# shall not exceed 34 feet, except the paved width of a #private road# shall not exceed 30 feet in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (d) Curbs shall be provided along each side of the entire length of a #private road# and #accessory# parking spaces may be located between the required roadbed and curb;
- (e) A curb cut, excluding splays, from a #street# to a #private road# may be as wide as such #private road#;
- (f) Curb cuts providing access from #private roads# to parking spaces shall not exceed the width of the driveway served and in no event shall exceed a width of 18 feet, including splays;
- (g) A minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts;
- (h) Along the entire length of each side of a #private road#, trees of at least three inch #caliper# shall be provided and maintained at the rate of one tree for every 25 feet of #private road#;
- (i) Section 26-31 (Yards) shall apply, except that the curb of the #private road# shall be considered to be the #street line#; and
- (j) No building permit shall be issued by the Department of Buildings without approval by the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety. Such approval may include the modification of #private road# width as set forth in paragraph (c) of this Section.

The Commission may, by authorization pursuant to paragraph (a) of Section 143-42 (Authorization for Plan Review Sites) allow modifications to, or waivers of, the requirements of this Section. The prior approval of the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety shall be a condition for any modification or waiver.

**143-416
Minor enlargements or site alterations on plan review sites**

For #plan review sites# that are one acre or larger in size, the following provisions shall apply:

- (a) Minor #enlargements# of existing #buildings# and minor #site alterations# that meet the size thresholds of this paragraph (a) shall be permitted as-of-right by the Department of Buildings, provided that such #enlargement# or #site alteration# complies with all applicable provisions of this Resolution, including the #plan review site# provisions of Section 143-41, inclusive, and:
 - (1) such #enlargement# or #site alteration# is within 15 feet of the exterior of an existing #building#;
 - (2) the total #floor area# of all such minor #enlargements# constructed after [date of adoption] on the #plan review site# shall not exceed 5,000 square feet; and
 - (3) the total area of all such minor #site alterations# constructed after [date of adoption] on the #plan review site# shall not exceed 10,000 square feet.
- (b) #Enlargements# or #site alterations# that meet the size thresholds of paragraph (a) of this Section are not subject to the provisions of Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

143-417
Site planning requirements

#Developments# and portions of #buildings# that are #enlarged# and result in an increase in #lot coverage# shall comply with the provisions of this Section. The City Planning Commission may modify the requirements of this Section pursuant to Section 143-42 (Authorization for Plan Review Sites)

- (a) At least 50 percent of the #street walls# of #buildings# containing Use Groups 6 and 10 shall be within 20 feet of the #street line#. The provisions of Section 37-34 (Minimum Transparency Requirements) shall apply to the portion of such #buildings# within 20 feet of the #street line#.
- (b) Loading areas shall not be located between the #street wall# of a #building# and its prolongations and the #street#.

For #zoning lots# with frontage on more than one #street#, the provisions of this Section shall apply along only one frontage.

143-42
Authorization for Plan Review Sites

For #plan review sites#, the City Planning Commission may authorize a #development#, #enlargement#, #site alteration#, the subdivision of a #zoning lot#, or the construction, widening, or extension of a #private road# pursuant to the conditions and findings of this Section. The Commission may also authorize modifications to certain requirements set forth in Section 143-41 (General Provisions) as provided in paragraph (a) of this Section, and may authorize modifications to the provisions of Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA) as provided in paragraph (b).

(a) **Modifications**

In order to facilitate the protection of natural features, the Commission may authorize modifications pursuant to the following provisions, provided that such modifications facilitate the goals of the #Special Natural Resources District# and facilitate a proposal that better achieves the findings of paragraph (d) of this Section:

- (1) **#Private roads# and driveways**

The Commission may modify the requirements for #private roads# as set forth in Section 143-415 (Requirements for private roads) as well as Section 143-121 (Grading standards) to facilitate appropriate #private roads# or driveways. The Commission may also modify the requirements of Sections 143-31 (Parking Modifications for the Protection of Natural Features), 25-621 (Location of parking spaces in certain districts), 25-631 (Location and width of curb cuts in certain districts) and 25-635 (Maximum driveway grade).

- (2) **Parking areas**

The Commission may modify parking lot landscaping and maneuverability requirements, provided such modifications preserve significant natural features or #habitat preservation areas# or, for existing parking lots, such modifications are proportionate to the enlarged or reconfigured portions of such parking lots.

- (3) **Site planning requirements**

The Commission may modify the requirements of Section 143-417 (Site planning requirements), provided that the Commission shall find that the proposed configuration and design of #buildings#, including any associated structures and open areas, will result in a site plan in which such #buildings# and open areas will relate harmoniously with one another and with #buildings# and open areas on nearby #zoning lots#, the #street# and the surrounding area.

- (4) **Tree and planting requirements**

The Commission may modify the requirements of Sections 143-13 (Tree Regulations), 143-14 (Biodiversity Requirement) and 143-413 (Planting regulations for plan review sites) for #plan review sites# occupied entirely by cemeteries, provided that the Commission shall find that such modification is the minimum necessary to accommodate an existing #use#, and that any expansion of such #use# complies with the requirements of such Sections in relation to the portion of the #plan review site# into which the expansion is proposed.

In addition, for all #uses#, where only a portion of a #plan review site# is affected by a proposed #development#, #enlargement# or #site alteration#, the Commission may modify the requirements of Sections 143-13, 143-14 and 143-413 to apply planting requirements to portions of a #plan review site# in which #development#, #enlargement# or #site alteration# is proposed, provided that such portion is no less than one acre in size.

- (5) **#Designated aquatic resources# and #buffer areas#**

The Commission may modify the provisions of Section 143-15 (Aquatic Resource Protections) and 143-144 (Planting requirements for buffer areas adjacent to designated aquatic resources), provided that, in addition to the findings of paragraph (d), the Commission shall find that the proposed site plan preserves #designated aquatic features# and #buffer areas# to the greatest extent feasible and, where applicable, such modification is consistent with standards and policies of the New York State Department of Environmental Conservation.

- (6) **Topography and retaining walls**

The Commission may modify the provisions of Sections 143-121 (Grading standards) and 143-122 (Retaining wall standards), provided that such modifications are necessary to preserve significant natural features or #habitat preservation area# and that such modifications will not impair the character of the surrounding area.

- (b) **Modifications for waterfront lots subject to #habitat preservation area# requirements**

In order to balance the protection of natural features with waterfront public access requirements, the Commission may modify the following provisions, provided that such modifications facilitate an application that better achieves the findings of paragraph (d) of this Section.

Defined terms in this Section shall include terms as defined in Section 62-11.

- (1) **#Shore public walkway#**

Where the required #habitat preservation area# is located within or adjacent to a #shore public walkway#, the Commission may modify the following provisions:

- (i) Section 62-53 (Requirements for Shore Public Walkways) may be modified so a #shore public walkway# is reduced to any width not less than 15 feet.
- (ii) Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) may be modified so that a circulation path with a minimum clear width of eight feet shall be permitted.

- (2) **#Supplemental public access area#**

Where the required #habitat preservation area# is located within or adjacent to a #supplemental public access area#, the Commission may modify the following provisions:

- (i) #Habitat preservation areas# may be provided in lieu of the planting requirements of paragraph (c) of Section 62-62.
- (ii) #Habitat preservation areas# may be used to satisfy the location and area requirements of Section 62-57 (Requirements for Supplemental Public Access Areas).

- (3) **#Upland connection#**

#Habitat preservation areas# within or adjacent to an #upland connection# may be provided in lieu of the requirements of Sections 62-56 (Requirements for Upland Connections) and 62-64 (Design Requirements for Upland Connections), provided that:

- (i) for Type 1 #upland connections#, a minimum clear path of five feet to allow public access shall be required within an #upland connection# located within or adjacent to #habitat preservation areas#;

- (ii) for Type 2 #upland connections#, a minimum clear path of five feet to allow public access shall be required on one side of the roadbed with a continuous tree pit four feet in width within an #upland connection# located within or adjacent to #habitat preservation areas#; and
- (iii) at least six linear feet of seating shall be required for every 100 feet of #upland connection#.

(c) **Conditions**

The following conditions shall apply:

- (1) For #plan review sites# subject to Section 143-411 (Habitat preservation area standards), the Commission shall establish #habitat preservation areas# that satisfy the minimum area required by Section 143-411 or, where the #habitat area# does not cover the minimum required portion of the site, the Commission shall establish #habitat preservation areas# for all of the #habitat area# of the site that meets the dimensional requirements of Section 143-411.
The applicant shall provide a maintenance plan acceptable to the Commission for such #habitat preservation areas#, establishing maintenance for such areas in perpetuity by the applicant and his or her successors. Such #habitat preservation areas# shall be shown on a site plan and referenced in a Restrictive Declaration. After construction on a #plan review site# has commenced and approved plans are vested, any future changes to the boundaries of the #habitat preservation area# may be permitted only by special permit of the Commission pursuant to Section 143-442 (Special permit for modification of habitat preservation area).
- (2) For #plan review sites# subject to previous approvals by the Commission pursuant to this Section, or pursuant to previous Special District regulations, the applicant shall document successful management and maintenance of #habitat preservation areas# or #areas of no disturbance#, where applicable, or other natural features indicated on the previously approved site plan.
- (3) For #plan review sites# with significant natural features to be preserved pursuant to paragraph (d)(1) of this Section, such areas shall be shown on a site plan as #areas of no disturbance# and referenced in a Notice of Restrictions or a Restrictive Declaration.
- (4) For #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, a Restrictive Declaration shall be executed, setting forth provisions for the construction, maintenance and operation of such #private roads# or other common access. Such declaration shall require that adequate security be provided to ensure that the #private roads# or other common access are properly maintained and operated in accordance with the declaration.
- (5) A Notice of Restrictions or a Restrictive Declaration, approved by the Commission, shall be recorded against the tax lots comprising the property subject to the provisions of this Section, in the Office of the City Register. Such notice or declaration shall be binding on the owners, successors, and assigns. A certified copy of the recorded notice or declaration shall be submitted to the Chairperson of the Commission. Receipt of certified copies thereof shall be a precondition to issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# on the site. The recording information shall be referenced on the first certificate of occupancy to be issued after such notice is recorded, as well as all subsequent certificates of occupancy.

(d) In order to authorize the proposed action, the Commission shall find that:

- (1) the most significant natural features throughout the site have been identified and protected, where

feasible, including the following, as applicable:

- (i) Botanic features such as large specimen trees and rare plant communities;
- (ii) Topographic and geological features such as steep slopes and rock outcrops;
- (iii) Aquatic features such as wetlands, streams, and natural drainage patterns;
- (2) the #habitat preservation area#, where required pursuant to Section 143-411:
 - (i) is of high ecological value, or is proposed to be restored or improved through the removal of #invasive species# or the planting of native species to achieve a high ecological value;
 - (ii) is arranged to minimize edge habitat and maximize core habitat, including, where feasible, connecting to other contiguous or nearby habitat off-site and, if divided into portions, each portion is no less than 10,000 square feet;
 - (iii) where feasible, is located on the site where it is visible to the residents, occupants or visitors to the site, thereby enhancing the site and encouraging the enjoyment and maintenance of the preserved area;
 - (iv) where feasible, is located so that it includes some of the most significant natural features on the site referred to in paragraph (d)(1) of this Section within the boundaries of the #habitat preservation area#;
- (3) the optional amenity area, where provided pursuant to Section 143-412 (Amenities allowed in connection with reduced habitat preservation area), is well designed and appropriately located;
- (4) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads# and #accessory# off-street parking and loading areas:
 - (i) is well designed;
 - (ii) minimizes disturbance of significant natural features;
 - (iii) minimizes curb cuts on major #streets#;
 - (iv) is integrated wherever feasible with the network of surrounding #streets# and #private roads#;
 - (v) for #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, such common access or #private roads# will be suitably maintained; and
 - (vi) the proposed #street# or #private road# system is so located as to draw a minimum of vehicular traffic to and through local #streets# in residential areas;
- (5) the subdivision of the site, where applicable, will result in an appropriate layout of #zoning lots# and #blocks#, and the subdivision as a whole meets all of the other findings of this Section; and
- (6) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

For subdivisions resulting only in #single-# and #two-family residences#, the Commission shall establish the location of #lot lines# and, where applicable, the location of #habitat preservation area#, #areas of no disturbance# and #private roads#. For such subdivisions, the Commission may request additional information regarding proposed or feasible #building# locations, driveways, pathways and other #hard surface areas#, and the location of preserved or newly planted trees and #landscape elements#; all of which will be subject to Department of Buildings approval for such features at the time of #development#, #enlargement# or #site alteration# according to the provisions of this Chapter and the Zoning Resolution as a whole.

143-43 Development Plan

143-431 Establishment of a development plan

The City Planning Commission may authorize the establishment of a long-term development plan, which provides for predictable development of a #plan review site# through phased construction over an extended period of time. The plan shall be reviewed pursuant to the conditions and findings of Section 143-42 (Authorization for Plan Review Sites). However, in addition to considering specific proposed #buildings# and other improvements, the Commission shall also consider proposed #developments#, #enlargements# or #site alterations# that would be implemented as part of a phased construction plan. Pursuant to the provisions of this Section, two types of areas may also be shown within the plan: preliminary plan sites and conceptual plan sites.

- (a) Preliminary plan sites shall have an area no larger than 1.5 times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each preliminary plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:
- (1) proposed #uses#, including proposed #floor area# for each #use#;
 - (2) proposed #lot coverage#, including proposed #building# location and #primary entrance#;
 - (3) proposed #building# height;
 - (4) elevation of proposed #building# facades;
 - (5) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;
 - (6) landscaping, planting and walkways and other paved surfaces related to the proposed #development# or #enlargement#;

Preliminary plan sites shall be indicated on the plan as such, and may later be developed pursuant to the certification in Section 143-432 (Certification for preliminary plan site).

- (b) Conceptual plan sites shall have an area no larger than three times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each conceptual plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:
- (1) proposed #uses#, including proposed #floor area# for each #use#;
 - (2) proposed #lot coverage#;
 - (3) proposed #building# height;
 - (4) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;

Conceptual plan sites shall be indicated on the plan as such, and may later be developed pursuant to the authorization renewal in Section 143-433 (Renewal authorization for conceptual plan site).

Preliminary plan sites and conceptual plan sites may be developed at any time in the future, including such cases where the boundary of #plan review site# is modified, and conceptual plan sites shall not be subject to the provisions of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution), except after granted an authorization pursuant to Section 143-433.

Within areas of the #plan review site# not designated as proposed construction, preliminary plan sites or conceptual plan sites, no #development#, #enlargement# or #site alteration# shall be permitted except by subsequent authorization pursuant to this Section, except as provided in Sections 143-416 (Minor enlargements or site alterations on plan review sites) or 143-42.

143-432 Certification for preliminary plan site

For #plan review sites# that have received approval from the City Planning Commission pursuant to Section 143-431 (Establishment of a development plan), where such approval included preliminary plan sites within a specified area on the approved site plan, the Chairperson of the City Planning Commission shall certify to the Commissioner of Buildings that:

- (a) the proposed #use# is the same as shown in the high definition plans contained in the application materials of the

approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than in the plans contained in the application materials of the approved development plan;

- (b) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan, the location of the proposed #development# or #enlargement# is no more than 30 feet from the location shown on the plans contained in the application materials of the approved development plan, and the location of the #primary entrance# is similar to as shown in such materials and plan;
- (c) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (d) the elevation of the proposed #development# or #enlargement# is generally the same as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed parking areas, including number of parking spaces, are generally the same or have fewer parking areas than as shown on the plans contained in the application materials of the approved development plan, and proposed driveways, #private roads# and #streets# are generally the same as shown on the plans contained in the application materials of the approved development plan;
- (f) the landscaping, planting, and arrangement of paved walkways and other paved surfaces relating to the proposed #development# or #enlargement# is similar and the amount of landscaped area is not less than as shown in the plans contained in the application materials of the approved development plan; and
- (g) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

143-433 Renewal authorization for conceptual plan site

For #plan review sites# that have received approval by the City Planning Commission pursuant to Section 143-431 (Establishment of a development plan), where such approval included designated conceptual plan sites within a specified area on the approved site plan, an authorization renewal must be obtained from the City Planning Commission prior to pursuing the #development#, #enlargement# or #site alteration# within such conceptual plan site, provided that the Commission shall find that:

- (a) the proposed configuration of #buildings#, including any associated structures and open areas, is consistent with the intent of the findings of Section 143-431;
- (b) the proposed #use# is the same or similar to that shown in the plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than the plans contained in the application materials of the approved development plan;
- (c) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan;
- (d) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads#, #accessory# off-street parking and loading areas, is consistent with the intent of the findings of Section 143-431, minimizes curb cuts on major #streets#, and is integrated wherever feasible with the network of surrounding #streets# and #private roads#; and
- (f) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may, in appropriate cases, condition the authorization renewal upon compliance with an approved landscaping plan.

143-44 Habitat Preservation Area

143-441**Modification of habitat preservation area standards**

The City Planning Commission, may, by authorization, modify the #habitat preservation area# standards of Section 143-411 (Habitat preservation area standards) as set forth in paragraph (a) of this Section, provided that the findings of paragraph (b) of this Section are met.

(a) Modifications

The Commission may modify the #habitat preservation area# standards of Section 143-411 as follows:

- (1) The Commission may allow areas less than 10,000 square feet of contiguous #habitat area# to be included within the #habitat preservation area#, provided that at least one area within the #plan review site# has at least 10,000 square feet of contiguous #habitat area#, and provided that the total area included within the #habitat preservation area# meets the requirements of Section 143-411.
- (2) Where the existing percentage of #habitat area# is less than the required #habitat preservation area# pursuant to Section 143-411, or when providing access to a #plan review site# would result in a reduction below such required percentage, the Commission may allow a reduction of the #habitat preservation area# below the required percentage in order to permit vehicular or pedestrian access, or to permit utility access, through such area to a portion of the site that does not include #habitat preservation area#, provided that there is no feasible alternative location for such access, and that an area of equivalent size, in square footage, is planted with native species that support existing adjacent undisturbed plant communities, as identified in the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, and such planted area is designated as a newly created #habitat preservation area# on the site plans.

(b) In order to grant such authorization, the Commission shall find that the modification:

- (1) results in a #habitat preservation area# that includes some of the most significant natural features on the site, prioritizing areas of higher ecological value; and
- (2) is the minimum required to achieve the intended purpose.

143-442**Special permit for modification of habitat preservation area**

The City Planning Commission, may, by special permit, allow the modification of the boundaries of a #habitat preservation area# previously established by authorization pursuant to Section 143-42 (Authorization for Plan Review Sites). In order to grant such special permit, the Commission shall find that:

- (a) unforeseen physical circumstances relating to the continued #use# and maintenance of the site require the modification of the boundaries of the #habitat preservation area#;
- (b) the boundary modification has been mitigated by the establishment of a replacement area of a size equal to the area removed from the #habitat preservation area#, consisting of native plants selected to support existing adjacent undisturbed plant communities as identified in the #Special Natural Resources District# site assessment protocol, found on the website of the Department of City Planning, which replacement area has been included within the #habitat preservation area# on a revised site plan, resulting in a total #habitat preservation area# that is not less than the area previously approved; or, where this mitigation is not feasible; the enhancement of the ecological value and performance of the remaining #habitat preservation area# in a manner that reserves the ecological function of the site within a regional context, including but not limited to planting native plants selected to support existing adjacent undisturbed plant communities or removal of #invasive species#; and
- (c) the boundary modification is the minimum required to achieve the intended purpose.

The Commission may also permit the modification or removal of natural features within a #habitat preservation area# previously established by authorization pursuant to Section 143-42 in order to facilitate a temporary disturbance within the #habitat preservation

area# that will subsequently be restored to a natural state. For such modification, only findings (a) and (c) of this Section shall apply.

143-443**Natural area dedicated for public use**

Where an area containing significant natural features that are determined to have qualities of recreational, cultural or educational value to the public is dedicated to the City or its designee, without any cost to the City, the City Planning Commission may authorize, where appropriate, the dedicated area to be included within the #plan review site# for the purposes of #bulk# computation. The Commission, in order to grant such authorization, shall apply the findings of Section 143-42 (Authorization for Plan Review Sites). In addition, the Commission shall find that such area is directly accessible to the public from a public right-of-way and that such area shall be established for the use and enjoyment of the public.

The City Planning Commission may prescribe additional conditions and safeguards to ensure public access to the site and to minimize any adverse effects of #bulk# redistribution within the site on the surrounding area.

143-45**Residential Sites**

The provisions of this Section, inclusive, shall apply only to #plan review sites# that:

- (a) are proposed for predominantly #residential use#, as provided in Section 143-411 (Habitat preservation area standards); and
- (b) contain at least 10,000 square feet of #habitat preservation area# on a #plan review site# of one or more acres.

In no event shall the number of #dwelling units# permitted by the City Planning Commission pursuant to this Section, inclusive, exceed the number that would be permitted if the entire #plan review site#, including the #habitat preservation area#, were to be developed pursuant to the regulations of this Chapter without modification pursuant to this Section, inclusive. The applicant shall provide a site plan demonstrating the maximum number of #dwelling units# that would be permitted, without the requested modifications, for the purposes of determining compliance with this provision.

143-451**Modification of permitted residential building types**

The City Planning Commission may authorize, in R2 Districts, #semi-detached single-family residences#. The Commission may also modify the provisions of Article II, Chapter 2 to authorize, in R2 Districts, a #two-family detached residence# designed to give the appearance of two #single-family semi-detached residences#.

As a condition for granting such authorization, the #aggregate width of street walls# of a #building# containing #residences#, or a number of such #buildings# separated by party walls, shall not exceed 100 feet for each such #building# or #abutting buildings#.

In order to grant such authorization, the Commission shall find that:

- (a) the modifications allow a more compact development pattern, which allows for greater preservation of significant natural features and #habitat preservation area#;
- (b) the change of housing type constitutes the most effective method of concentrating development and preserving the natural features of the site;
- (c) for such concentration of development, standards of privacy and usable open areas can be and are achieved under the proposed site plan that are equal to those found with housing types in the absence of these modifications;
- (d) the existing topography and vegetation, as well as the proposed planting, effectively screen all #attached residences# from the #street line# of the #zoning lot# existing at the time of application, or that such #attached residences# are located more than 100 feet from such #street line#;
- (e) such modification is the least modification required to achieve the purpose for which it is granted; and
- (f) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-452**Modification of bulk regulations for residential sites**

The City Planning Commission may authorize the modification of the following #bulk# regulations in order to allow arrangements of #buildings#, driveways, #private roads# or required parking areas so

as to preserve natural features on the site, provided that the findings of paragraph (c) of this Section are met.

(a) The Commission may modify:

- (1) minimum #lot area# and #lot width# required pursuant to Sections 23-30 (LOT AREA AND LOT WIDTH REGULATIONS) and 143-23 (Minimum Lot Area for Zoning Lots Containing Designated Aquatic Resources), except that such modification shall not be permitted within R1 Districts and provided that:
 - (i) in R2 Districts, minimum #lot area# may be modified to no less than 3,325 square feet, and minimum #lot width# to no less than 35 feet;
 - (ii) for any individual #zoning lot# this modification shall not be combined with the modification of #front yards# pursuant to paragraph (a)(2) of this Section, or with the modification of height and setback requirements pursuant to paragraph (a)(3);
- (2) #yard# regulations, provided that:
 - (i) #rear yard# or #side yard# modifications shall not be authorized on the periphery of the #plan review site# unless acceptable agreements are jointly submitted for development of two or more adjacent properties by the owners thereof, incorporating the proposed #yard# modifications along their common #lot lines#;
 - (ii) #front yards# may be reduced to a minimum of 10 feet, provided that such reductions shall not be combined with #rear yard# or #side yard# reductions, #lot area# or lot width# modifications pursuant to paragraph (a) (1) of this Section or height and setback modifications for the same #zoning lot#;
 - (iii) #side yards# may each be reduced to a minimum of four feet, and in addition:
 - (a) a minimum of eight feet shall be required between #buildings#; and
 - (b) #side yard# reductions shall not be combined on the same #zoning lot# with modifications by the Commission to #front yards# or to height and setback provisions; and
 - (iv) #rear yards# may be reduced to a minimum depth of 20 feet, provided that such reductions shall not be combined with #front yard# reductions for the same #zoning lot#.
- (3) height and setback regulations, provided that:
 - (i) such modifications shall not exceed five feet in height within 100 feet of any #street line# on the periphery of the #plan review site#;

- (ii) in addition to the findings in paragraph (c) of this Section, the Commission shall find that by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of natural features will be achieved, and that such preservation would not be possible by careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and
- (iii) such height and setback modifications shall not be combined on the same #zoning lot# with #lot area# or #lot width# modifications pursuant to paragraph (a)(1) of this Section, or #front# or #side yard# modifications pursuant to paragraph (a)(2);
- (4) #court# regulations;
- (5) required space between #buildings# on the same #zoning lot# pursuant to Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), provided that the resultant spacing will not be reduced beyond an amount considered appropriate by the Commission and in no case less than eight feet between #buildings#, where each #building# faces the same #street# or #private road#;
- (6) open areas pursuant to the provisions of Sections 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) and 23-891 (In R1 through R5 Districts); and
- (7) location of parking, driveways or curb cuts regulations as set forth in Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), 25-621 (Location of parking spaces in certain districts), 25-631 (Location and width of curb cuts in certain districts) and 143-31 (Parking Modifications for the Protection of Natural Features).

The following chart summarizes which #bulk# modifications may not be combined with other #bulk# modifications pursuant to the provisions of this paragraph (a).

TABLE OF BULK MODIFICATIONS*

	Lot Area and Lot Width (para. 1)	Front Yard (para. 2)	Rear Yard (para. 2)	Side Yard (para. 2)	Height (para. 3)
Lot Area and Lot Width (para. 1)	--	X			X
Front Yard (para. 2)	X	--	X	X	X
Rear Yard (para. 2)		X	--		
Side Yard (para. 2)		X		--	X
Height (para. 3)	X	X		X	--

* (X) represents where a specified #bulk# modification shall not be combined with another specified modification

- (b) The Commission may also authorize the total #floor area#, #open space#, #lot coverage#, #hard surface area# or #dwelling units# permitted by the applicable district regulations to be distributed without regard for #zoning lot lines# among all #zoning lots# within a #plan review site#, provided that:
 - (1) for portions of the #plan review site# that are within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the #lot coverage# shall not exceed 15 percent, and the #hard surface area# shall not exceed 45 percent;
 - (2) the maximum permitted #lot coverage# and #hard surface area# for each individual #zoning lot# shall not exceed;

- (i) in R1 Districts, 35 percent and 70 percent respectively;
- (ii) in R2 Districts, 45 percent and 75 percent respectively; and
- (iii) in R1 and R2 Districts, for individual #zoning lots# where disturbance of #area of existing slope# within such #zoning lot# results in a maximum #lot coverage# of 20 percent or less and a corresponding maximum #hard surface area# of 50 percent or less pursuant to the provisions of Sections 143-32 (Lot Coverage) and 143-33 (Hard Surface Area), the distribution of #lot coverage# and #hard surface area# within the #plan review site# shall not exceed the more restrictive standard within such #zoning lot#.

(c) Findings

In order to grant such modifications, the Commission shall find that:

- (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of significant natural features and #habitat preservation area#;
- (2) for such concentration of development, standards of privacy and usable open areas are achieved under the proposed site plan that are equal to that found with housing developments absent these modifications;
- (3) the siting of #buildings# will not adversely affect adjacent properties or #residences# within the #plan review site# by impairing privacy or access of light and air;
- (4) such modification is the least modification required to achieve the purpose for which it is granted;
- (5) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-46 Modification of Bulk Regulations for Certain Community Facilities

The provisions of this Section shall be applicable to #plan review sites# proposed for predominantly #community facility use#.

- (a) For such sites, the City Planning Commission may authorize the distribution of #floor area#, #hard surface area# and #lot coverage# permitted by the applicable regulations for all #zoning lots# within the #plan review site# to be distributed without regard for #zoning lot lines#. In addition, the Commission may authorize:
 - (1) modification of the maximum #lot coverage# provided by Section 143-414 (Open area and lot coverage requirements for community facilities);
 - (2) modification of the minimum open area required pursuant to Section 143-414; and
 - (3) where applicable, modification of the minimum #habitat preservation area# required from 35 percent to a minimum of 25 percent.
- (b) In order to grant such authorization, the Commission shall find that:
 - (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of natural features;
 - (2) the siting of #buildings# will not adversely affect adjacent properties by impairing privacy or access of light and air;

- (3) such modification is the least modification required to achieve the purpose for which it is granted; and
- (4) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-47 Certification to Permit Tree Removal

For #plan review sites# located within an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where no #development#, #enlargement# or modification of the location of #hard surface area# is proposed, the Chairperson of the City Planning Commission may permit the removal of trees of six inch #caliper# or greater and may waive the requirement to apply for an authorization pursuant to Section 143-42 (Authorization for Plan Review Sites), provided that the Chairperson shall certify that all trees that are of six inch #caliper# or greater that are proposed to be removed are located in an area that would not qualify as a #habitat area# and are not located within a #designated aquatic resource# or applicable #buffer area# including, but not limited to, the following examples:

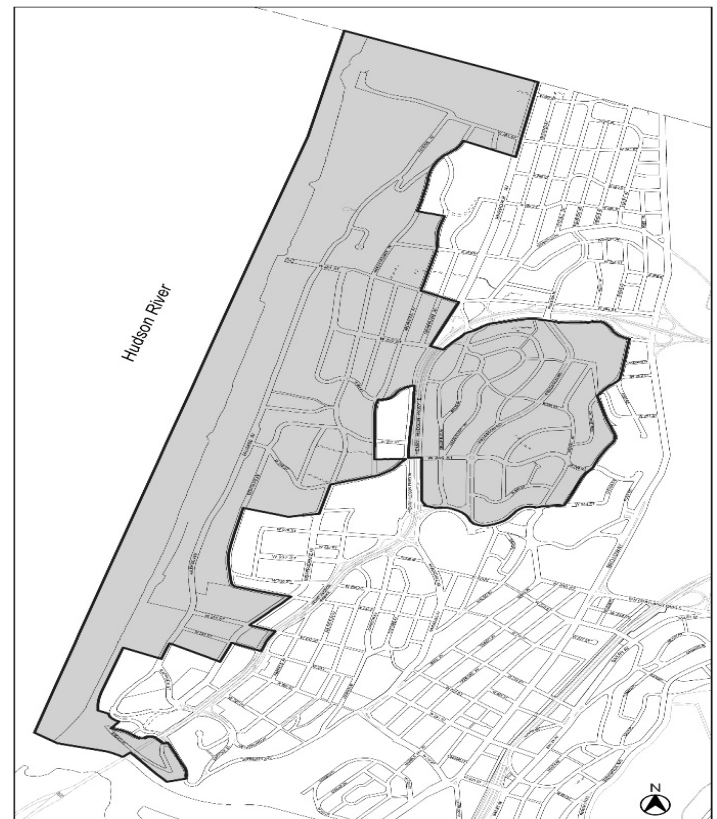
- (a) the tree is located in an area such as a parking lot, surrounded by #hard surface area#; or
- (b) the tree is located in an area surrounded by maintained lawn.

The Chairperson may request reports from an #environmental professional# in considering such waiver.

All provisions of Section 143-13 (Tree Regulations) shall apply to such #plan review site#.

Appendix A. Special Natural Resources District

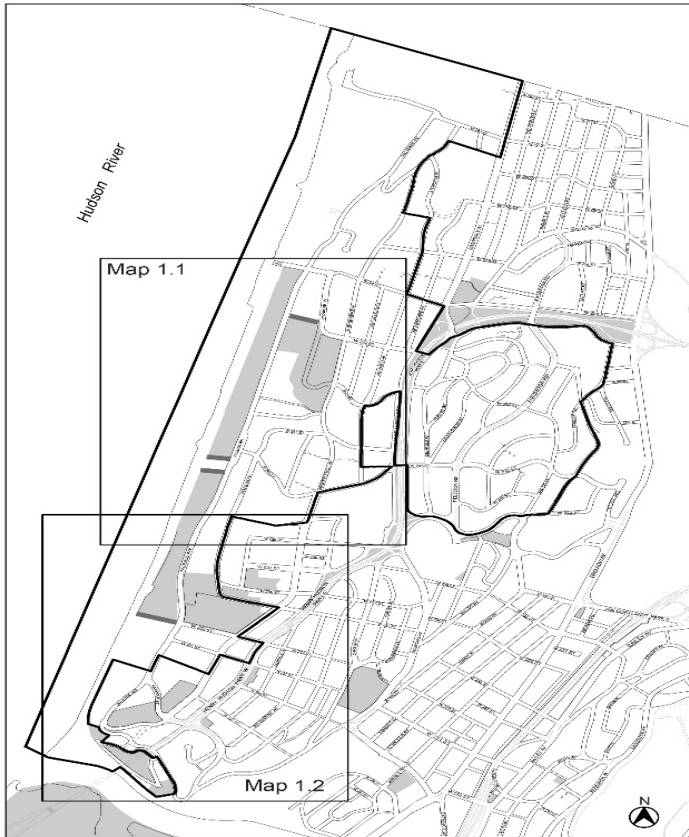
Map 1 (date of adoption)



Special Natural Resources District

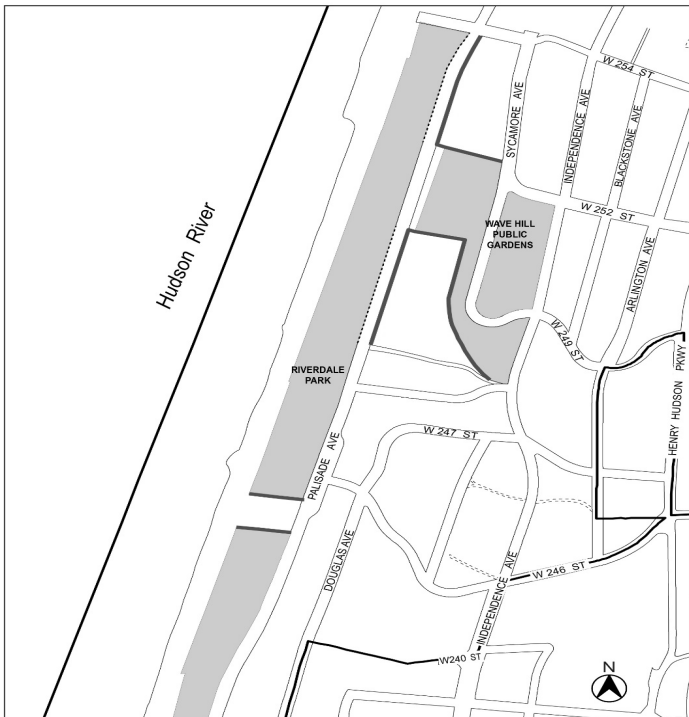
Appendix B. Resource Adjacent Areas

Map 1 (date of adoption)



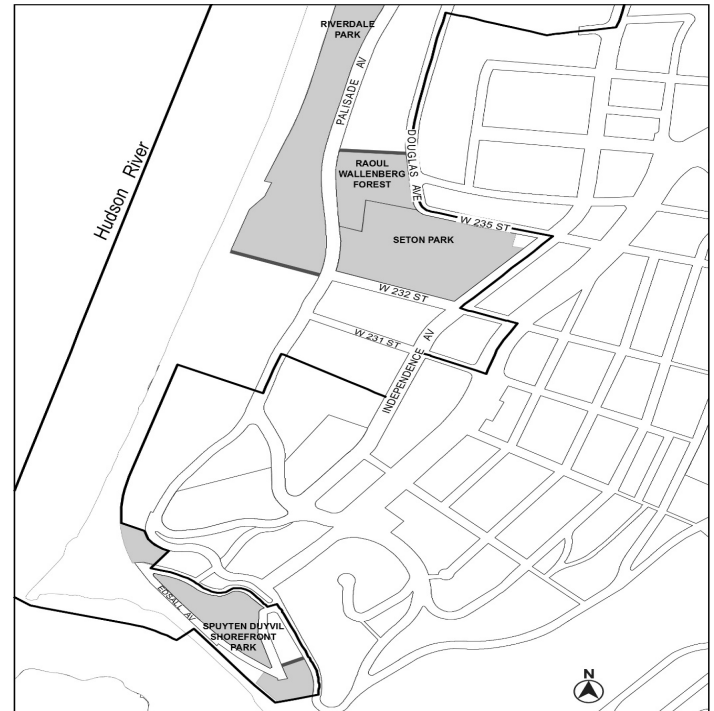
Special Natural Resources District
 Public land containing habitat
 Resource Adjacent Area boundary
 (For further reference regarding the boundaries shown on the text maps in this Appendix, go to <http://arq.is/1LPGaL>)

Appendix B.
Map 1.1 (date of adoption)



Special Natural Resources District
 Public lands containing habitat
 Resource Adjacent Area boundary
 Unbuilt street

Appendix B.
Map 1.2 (date of adoption)



Special Natural Resources District
 Public lands containing habitat
 Resource Adjacent Area boundary

* * *

**APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS**

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
* * *	* * *	* * *	* * *	* * *	* * *
Natural Area District-1 (NA-1)	105-00	21b 26a 26b 26c 26d 27a 27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2)	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3)	105-00	21d	770272 ZRY	11/9/77	12/1/77
Natural Area District-4 (NA-4)	105-00	7d 11c	821255 ZRQ	3/23/83	4/28/83
Natural Resources District (NR)	143-00	1a 1b 1c 1d	190430 ZRY	[date of CPC adoption]	[date of City Council adoption]
Ocean Parkway District (OP)	113-00	5d 6b 8c 9a	23284	12/22/76	1/20/77
* * *	* * *	* * *	* * *	* * *	* * *

**APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS - ELIMINATED OR REPLACED**

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
* * *	* * *	* * *	* * *	* * *	* * *
Mixed Use District-3 (MX-3) Eliminated and replaced by West Chelsea District	123-00	12c	990001 ZRX	2/17/99	3/30/99

Natural Area District-2 (NA-2) Eliminated and replaced by Special Natural Resources District	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
New York City Convention and Exhibition Center Development District (CC) Eliminated 2/22/90, 900053' ZRM	93-00	8a 8c	22264	3/29/73	5/24/73
***	***	***	***	***	***

* * *
NOTICE

On Wednesday, August 14, 2019, in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). The Proposed Actions consist of zoning map and text amendments to the Zoning Resolution (ZR) to modify existing special district regulations and establish a Special Natural Resources District (SNRD). The original Proposed Actions apply to the Riverdale-Fieldston neighborhood in the Bronx, Community District 8 and neighborhoods throughout Community Districts 1, 2 and 3 in Staten Island.

At the public hearing, the City Planning Commission will also consider a modification to the zoning text amendment, as proposed by DCP (ULURP No. N 190430 (A) ZRY). This modified text amendment applies to the Riverdale-Fieldston neighborhood in the Bronx only. Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 26, 2019.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP083Y.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370

 jy31-a14

CONSUMER AFFAIRS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the New York City Department of Consumer Affairs, will hold a Public Hearing, on Wednesday, August 21, 2019, at 2:00 P.M., at 42 Broadway, 5th Floor, in the Borough of Manhattan, on the following petitions, for sidewalk café revocable consent:

- 1) Amylos LLC
3319 Broadway in the Borough of Queens
(To establish, maintain, and operate an enclosed sidewalk café for a term of two years.)
- 2) Cajun Project LLC
141 Broadway in the Borough of Brooklyn
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 3) Oy Compensation LLC
3099 Emmons Avenue in the Borough of Brooklyn
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 4) Tabun Incorporated
1111 Avenue K in the Borough of Brooklyn
(To establish, maintain, and operate an enclosed sidewalk café for a term of two years.)

Accessibility questions: Kevin Thorald, Kthorald@dca.nyc.gov, (212) 436-0315, by: Wednesday, August 21, 2019, 1:00 P.M.

 a14

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

The Board of Trustees of the Board of Education Retirement System, will be meeting, at 5:00 P.M., on Wednesday, August 28, 2019, at MS 131 Dr. Sun Yat Sen Middle High School, at 100 Hester Street, Room 131, New York, NY 10002.

a14-28

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN that the Franchise and Concession Review Committee, will hold a public meeting on Wednesday, August 14, 2019, at 2:30 P.M., at 22 Reade Street, Spector Hall, New York, NY 10007.

NOTE: This location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via email, at DisabilityAffairs@mocs.nyc.gov or via phone, at (212) 788-0010. Any person requiring reasonable accommodation for the public meeting should contact MOCS, at least three (3) business days in advance of the meeting, to ensure availability.

a5-14

PROCUREMENT POLICY BOARD

■ MEETING

The Procurement Policy Board, will hold a meeting, on Monday, August 19th, 2019, at 10:00 A.M., at 253 Broadway, 9th Floor, New York, NY 10023. For more information, please contact the Mayor's Office of Contract Services, at (212) 788-0010.

 a12-19

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled, for a public hearing, by the New York City Department of Transportation. The hearing, will be held, at 55 Water Street, 9th Floor, Room 945, commencing at 2:00 P.M., on Wednesday, August 21, 2019. Interested parties can obtain copies of proposed agreements, or request sign-language interpreters (with at least seven days prior notice), at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent, authorizing 46-43 193 Street LLC, to continue to maintain and use a retaining wall and a stoop, on the east sidewalk of 193rd Street, north of 47th Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2019, and provides among other terms and conditions, for compensation payable to the City, according to the following schedule: **R.P. #2105**

For the period from July 1, 2019 to June 30, 2029 - \$100/per annum

the maintenance of a security deposit in the sum of \$1,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#2 IN THE MATTER OF a proposed revocable consent, authorizing 203 East 72nd Street Corp., to continue to maintain and use electrical conduits and six (6) lampposts on the north sidewalk of East 72nd Street, east of Third Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2018 to June 30, 2028, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #958**

For the period July 1, 2018 to June 30, 2028 - \$900/per annum

the maintenance of a security deposit in the sum of \$1,000 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#3 IN THE MATTER OF a proposed revocable consent, authorizing 452 Fifth Owners LLC, to continue to maintain and use conduits under West 39th and West 40th Street, west of Fifth Avenue and cables in certain existing facilities of the Empire City Subway Company (Limited), in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and schedule: **R.P. # 1170**

For the period July 1, 2016 to June 30, 2017 - \$7,395
 For the period July 1, 2017 to June 30, 2018 - \$7,561
 For the period July 1, 2018 to June 30, 2019 - \$7,727
 For the period July 1, 2019 to June 30, 2020 - \$7,893
 For the period July 1, 2020 to June 30, 2021 - \$8,059
 For the period July 1, 2021 to June 30, 2022 - \$8,225
 For the period July 1, 2022 to June 30, 2023 - \$8,391
 For the period July 1, 2023 to June 30, 2024 - \$8,557
 For the period July 1, 2024 to June 30, 2025 - \$8,723
 For the period July 1, 2025 to June 30, 2026 - \$8,889

the maintenance of a security deposit in the sum of \$8,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#4 IN THE MATTER OF a proposed revocable consent, authorizing AVB 1865 Broadway LLC, to continue to maintain and use planters along the west sidewalk of Broadway, north of West 71st Street and along the north sidewalk of West 61st Street, west of Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from January 30, 2015 to June 30, 2025, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #1780**

For the period January 30, 2015 to June 30, 2015 - \$126 prorated/per annum
 For the period July 1, 2015 to June 30, 2025 - \$126/per annum

the maintenance of a security deposit in the sum of \$700 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#5 IN THE MATTER OF a proposed revocable consent, authorizing Commerce Real Property LLC, to construct, maintain and use a flood mitigation system components in and under the north sidewalk of Commerce Street, east of Inlay Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2479**

From the Approval Date by the Mayor to June 30, 2030 - \$2,000

the maintenance of a security deposit in the sum of \$2,400 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#6 IN THE MATTER OF a proposed revocable consent, authorizing Ladybird Bakery, Inc., to continue to maintain and use two (2) benches on the west sidewalk of Eight Avenue, north of 12th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #1680**

For the period July 1, 2019 to June 30, 2029- \$300/per annum

the maintenance of a security deposit in the sum of \$200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#7 IN THE MATTER OF a proposed revocable consent, authorizing Lucille Lortel Theatre Foundation, to continue to maintain and use name plates and bollards on the north sidewalk of Christopher Street, east of Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for

compensation payable to the City according to the following schedule:

R.P. #1678

For the period July 1, 2019 to June 30, 2029 - \$7,350/per annum

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#8 IN THE MATTER OF a proposed revocable consent, authorizing New York Recycling Ventures, Inc., to continue to maintain and use fenced-in planted areas on the sidewalks of East Bay Avenue, Whittier Street, Viele Avenue and Longfellow Avenue, in the Borough of the Bronx. The proposed revocable consent, is for a term of ten years, from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2070**

For the period July 1, 2019 to June 30, 2029 - \$173/per annum

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#9 IN THE MATTER OF a proposed revocable consent, authorizing One Bryant Park LLC, to continue to maintain and use bollards on the sidewalks of the site bounded by Sixth Avenue, 42nd and 43rd Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2099**

For the period from July 1, 2019 to June 30, 2029 - \$0/per annum

the maintenance of a security deposit in the sum of \$69,300 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#10 IN THE MATTER OF a proposed revocable consent, authorizing One Grand Army Plaza Condominium, to continue to maintain and use planted areas and entrance detail, together with benches and lightings, on the east sidewalk of Plaza Street East, between Eastern Parkway and St. John Place, and on the southeast sidewalk of St. Johns Place, northeast of Plaza Street East, in the Borough of Brooklyn. The proposed revocable consent, is for a term of ten years from July 1, 2018 to June 30, 2028, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2016**

For the period July 1, 2018 to June 30, 2019 - \$8,243
 For the period July 1, 2019 to June 30, 2020 - \$8,375
 For the period July 1, 2020 to June 30, 2021 - \$8,507
 For the period July 1, 2021 to June 30, 2022 - \$8,639
 For the period July 1, 2022 to June 30, 2023 - \$8,771
 For the period July 1, 2023 to June 30, 2024 - \$8,903
 For the period July 1, 2024 to June 30, 2025 - \$9,035
 For the period July 1, 2025 to June 30, 2026 - \$9,167
 For the period July 1, 2026 to June 30, 2027 - \$9,299
 For the period July 1, 2027 to June 30, 2028 - \$9,431

the maintenance of a security deposit in the sum of \$1,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#11 IN THE MATTER OF a proposed revocable consent, authorizing Teresa Yuen Ling Chan and Benedict Chun Man Chan, to continue to maintain and use retaining walls, together with fences on the east sidewalk of 213th Street, south of 28th Avenue, and on the south sidewalk of 28th Avenue, east of 213th Street, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 16, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1537**

For the period July 1, 2016 to June 30, 2026 - \$100/per annum

the maintenance of a security deposit in the sum of \$1,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#12 IN THE MATTER OF a proposed revocable consent, authorizing The New York Public Library Astor Lenox and Tilden Foundations, to continue to maintain and use an accessibility ramp, together with stairs, on the west sidewalk of Amsterdam Avenue, north of West 81st Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2085**

For the period from July 1, 2019 to June 30, 2029 - \$25/per annum the maintenance of a security deposit in the sum of \$0.00 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#13 IN THE MATTER OF a proposed revocable consent, authorizing 108-07 Corona Avenue LLC, to construct, maintain and use a sidewalk hatch door, in the south sidewalk of 52nd Avenue, east of Corona Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2459**

From the Approval Date to June 30, 2020 - \$373/per annum
 For the period July 1, 2020 to June 30, 2021 - \$379
 For the period July 1, 2021 to June 30, 2022 - \$385
 For the period July 1, 2022 to June 30, 2023 - \$391
 For the period July 1, 2023 to June 30, 2024 - \$397
 For the period July 1, 2024 to June 30, 2025 - \$404
 For the period July 1, 2025 to June 30, 2026 - \$410
 For the period July 1, 2026 to June 30, 2027 - \$416
 For the period July 1, 2027 to June 30, 2028 - \$422
 For the period July 1, 2028 to June 30, 2029 - \$428
 For the period July 1, 2029 to June 30, 2030 - \$434

the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations..

a1-21

COURT NOTICES

SUPREME COURT

RICHMOND COUNTY

■ NOTICE

**RICHMOND COUNTY
 I.A.S. PART 89
 NOTICE OF ACQUISITION
 INDEX NUMBER CY4522/2019
 CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Real Property for the

**MID-ISLAND BLUEBELT
 PHASE I—SOUTH BEACH**

In the area generally, bounded by Quintard Street on the South, Oceanside Avenue on the East, Lava Street and Lansing Street on the West and Willis Place on the North, in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE, that by order of the Supreme Court of the State of New York, County of Richmond, IA Part 89 (Hon. Wayne P. Saitta, J.S.C.), duly entered in the office of the Clerk of the County of Richmond on July 10, 2019, the application of the City of New York to acquire certain real property, for the Mid-Island Bluebelt, Phase 1 (South Beach), was granted and the City was thereby authorized to file an acquisition map with the Office of the Clerk of Richmond County. Said map, showing the property acquired by the City, was filed with the Clerk of Richmond County on July 25, 2019. Title to the real property vested in the City of New York on July 25, 2019.

PLEASE TAKE FURTHER NOTICE, that the City has acquired the following parcels of real property:

Damage Parcel	Block	Lot	Property Interest to be Acquired
1A	3423	Street Bed Adjacent to Lot 7	Fee
2A, 2B	3422	Street Bed Adjacent to Lot 1	Fee
3	3417	236	Fee
3A, 3B, 3C	3417	Street Bed Adjacent to Lot 236	Fee
4A, 4B	3418	Street Bed Adjacent to Lot 50	Fee
5A, 5B	3417	Street Bed Adjacent to Lot 166	Fee
6A	3417	Street Bed Adjacent to Lot 165	Fee
7A	3417	Street Bed Adjacent to Lot 164	Fee
8A	3417	Street Bed Adjacent to Lot 163	Fee
9A	3417	Street Bed Adjacent to Lot 162	Fee
10A	3417	Street Bed Adjacent to Lot 161	Fee
11A	3417	Street Bed Adjacent to Lot 159	Fee
12A	3417	Street Bed Adjacent to Lot 158	Fee
13A	3417	Street Bed Adjacent to Lot 157	Fee
14A, 14B, 14C	3417	Street Bed Adjacent to Lot 214	Fee
15	3413	75	Fee
16	3427	10	Fee
16A	3427	Street Bed Adjacent to Lot 10	Fee
17	3427	100	Fee
17A	3427	Street Bed Adjacent to Lot 100	Fee
18	3413	35	Fee
19	3413	37	Fee
20	3413	65	Fee
21A, 21B	3413	Street Bed Adjacent to Lot 61	Fee
22	3413	14	Fee
22A, 22B	3413	Street Bed Adjacent to Lot 14	Fee
23	3413	9	Fee
23A	3413	Street Bed Adjacent to Lot to 9	Fee
24	3413	7	Fee
24A, 24B	3413	Street Bed Adjacent to Lot to 7	Fee
25	3413	18	Fee
25A	3413	Street Bed Adjacent to Lot to 18	Fee
26	3413	5	Fee
26A	3413	Street Bed Adjacent to Lot to 5	Fee
27	3413	4	Fee
27A	3413	Street Bed Adjacent to Lot to 4	Fee
28	3413	3	Fee
28A	3413	Street Bed Adjacent to Lot to 3	Fee
29A, 29B	3413	Street Bed Adjacent to Lot to 2	Fee

30A, 30B	3414	Street Bed Adjacent to Lot to 1	Fee
31	3414	53	Fee
31A, 31B, 31C	3414	Street Bed Adjacent to Lot to 53	Fee
32	3414	52	Fee
32A	3414	Street Bed Adjacent to Lot to 52	Fee
33	3414	51	Fee
33A	3414	Street Bed Adjacent to Lot 51	Fee
34A	3414	Street Bed Adjacent to Lot 49	Fee
35A	3414	Street Bed Adjacent to Lot 47	Fee
36A	3414	Street Bed Adjacent to Lot 36	Fee
37A	3414	Street Bed Adjacent to Lot 35	Fee
38	3414	30	Fee
38A	3414	Street Bed Adjacent to Lot 30	Fee
39A, 39B	3415	Street Bed Adjacent to Lot 7	Fee
40A	3415	Street Bed Adjacent to Lot 5	Fee
41	3415	3	Fee
41A	3415	Street Bed Adjacent to Lot 3	Fee
42	3415	1	Fee
42A, 42B, 42C	3415	Street Bed Adjacent to Lot 1	Fee
43A, 43B, 43C	3415	Street Bed Adjacent to Lot 53	Fee
44A	3415	Street Bed Adjacent to Lot 33	Fee
45A	3416	Street Bed Adjacent to Lot 21	Fee
46	3416	19	Fee
46A	3416	Street Bed Adjacent to Lot 19	Fee
47	3416	15	Fee
47A	3416	Street Bed Adjacent to Lot 15	Fee
48	3416	10	Fee
48A, 48B, 48C	3416	Street Bed Adjacent to Lot 10	Fee
49A	3491	Street Bed Adjacent to Lot 8	Fee
50A	3500	Street Bed Adjacent to Lot 200	Fee
51	3404	50	Fee
52	3405	100	Fee
53A	3406	Street Bed Adjacent to Lot 25	Fee
54A, 54B	3406	Street Bed Adjacent to Lot 23	Fee

PLEASE TAKE FURTHER NOTICE, that, pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof shall have a period of two calendar years from the Vesting Date for this proceeding in which to file a written claim with the Clerk of the Court of Richmond County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, NY 10007. Pursuant to EDPL § 504, the claim shall include:

- a. the name and post office address of the condemnee;
- b. reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;
- c. a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,

d. if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

Pursuant to EDPL § 503(C), in the event a claim is made for fixtures or for any interest other than the fee in the real property acquired, a copy of the claim, together with the schedule of fixture items, if applicable, shall also be served upon the fee owner of said real property.

PLEASE TAKE FURTHER NOTICE, that, pursuant to § 5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, NY 10007.

Dated: New York, NY
July 26, 2019

ZACHARY W. CARTER
Corporation Counsel of the
City of New York
Attorney for the Condemnor,
100 Church Street
New York, NY 10007
(212) 356-4064

a5-16



CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at: <https://www.propertyroom.com/s/nyc+fleet>

All auctions are open to the public and registration is free.

Vehicles can be viewed in person by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

m30-s11

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the Internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available, at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j2-d31

ENVIRONMENTAL PROTECTION

■ SALE

REQUEST FOR BID
Forest Management
Project # 5098
"Horsepound Ridge"

NOTICE OF PROJECT AVAILABILITY

Project Information/Description: Bid Solicitation for the Sale of Timber and Firewood in the Town of Kent, NY. The City of New York will sell approximately 91,024 board feet (International ¼" Rule) of

sawtimber and 29 cords of hardwood cordwood through Forest Management Project ID #5098. The products included in this sale, are located off of Rhinebeck Road, in Kent, NY.

Availability of Bid Information: Bid solicitation information is available by calling Dan Lawrence, DEP Forester, at (845) 808-1764, or requesting via email, at dlawrence@dep.nyc.gov. See reverse of this page for timber volume by species and diameter class.

Show Dates: Prospective bidders must attend one of the two public showings to receive the bid package necessary to submit a valid bid. The showings will be held on Thursday, August 29, 2019, at 3:00 P.M. and Friday, August 30, 2019, at 9:00 A.M. Participants should gather at the southern end of Rhinebeck Road (use 6 Rhinebeck Road for GPS). Prospective bidders must notify the DEP Forester that they will attend the showing at least 24 hours in advance.

Required Contractor Qualifications: To be selected as the Successful Bidder, contractors must have adequate experience, ability and equipment to perform the work as specified in the terms of the bid package. The Successful Bidder must maintain Commercial General Liability Insurance and Workers Compensation and Disability Benefits Coverage throughout the contract term.

Bid Due Date: All bid proposals must be received by Dan Lawrence, NYCDEP, 1286 Route 6, Carmel, NY 10512 (845-808-1764), **NO LATER THAN Thursday, September 12, 2019, at 3:00 P.M., local time.**

Opening of Bids: Sealed bids will be publicly opened at the DEP Office, 1286 Route 6, Carmel, NY, on Friday, September 13, 2019, at 9:00 A.M., local time. The projected date for awarding the bid is on or about Friday, September 20, 2019.

a13-14

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property appear in the Public Hearing Section.

j9-30

POLICE

■ NOTICE

OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT

The following list of properties is in the custody of the Property Clerk Division without claimants: Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

FOR MOTOR VEHICLES (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31

PROCUREMENT

“Compete To Win” More Contracts!

Thanks to a new City initiative - “Compete To Win” - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and Women-Owned Businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.

- Win More Contracts, at nyc.gov/competetowin

“The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City’s prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence.”

HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic prequalification application using the City’s Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed, at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)

Housing and Preservation Department (HPD)
Human Resources Administration (HRA)
Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit www.nyc.gov/hhsaccelerator.

BROOKLYN NAVY YARD DEVELOPMENT CORP.

DESIGN AND CONSTRUCTION

■ SOLICITATION

Construction Related Services

ENGINEERING DESIGN SERVICES FOR PIER DEMOLITION AND BULKHEAD STABILIZATION - Request for Proposals - PIN#000179 - Due 9-5-19 at 3:00 P.M.

RFP documents will be available on the BNYDC website, as of August 8, 2019. Visit, brooklynnavyyard.org, to access.

A Mandatory Pre-Proposal Conference Meeting, will be held, at Brooklyn Navy Yard Development Corporation, Building 77, Suite 801, 141 Flushing Avenue, Brooklyn, NY, on August 15, 2019, at 1:00 P.M. Failure to attend, will result in disqualification. Personal protective equipment is required, for the site walk following the meeting.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. *Brooklyn Navy Yard Development Corporation, 141 Flushing Avenue, Building 77, Suite 801, Brooklyn, NY 11205. Stacy Clark (929) 337-1202; sclark@bnydc.org*

a8-14

CITYWIDE ADMINISTRATIVE SERVICES

■ SOLICITATION

Goods

MOBILE COMMAND CENTER-DSNY - Competitive Sealed Bids - PIN#8571900231 - Due 9-23-19 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site, at www.nyc.gov/cityrecord. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email, at dcasdmssbids@dcas.nyc.gov, by telephone, at (212) 386-0044 or by fax, at (212) 669-7603.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above. *Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007-1602. Evelyn Lucero (212) 386-0409; elucero@dcas.nyc.gov*

a14

COMPTRROLLER

■ AWARD

Services (other than human services)

SMART BETA/ALTERNATIVELY WEIGHTED INDEX STRATEGIES AND PRODUCTS - Other - PIN#015-178-19802 QSB - AMT: \$12,911,000.00 - TO: Pacific Investment Management Company, LLC, 650 Newport Center Drive, Newport Beach, CA 92660.

a14

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ AWARD

Services (other than human services)

ON-CALL SERVICE AND REPAIR OF NON-REFRIGERATED EQUIPMENT (CLUSTER I) - Competitive Sealed Bids - PIN#072201910NSD-A - AMT: \$2,114,282.50 - TO: Tek Express Inc., 25 Hutcheson Place, Lynbrook, NY 11563-2738.

a14

ON-CALL SERVICE AND REPAIR OF NON-REFRIGERATED EQUIPMENT (CLUSTER II) - Competitive Sealed Bids - PIN#072201910NSD-B - AMT: \$2,114,282.50 - TO: Tek Express Inc., 25 Hutcheson Place, Lynbrook, NY 11563-2738.

a14

PURCHASE

■ AWARD

Goods

CEMENT, MORTAR, PLASTER, LIME, GROUT MIXES - Innovative Procurement - Other - PIN#3-1603-0006-2020 - AMT: \$150,000.00 - TO: Oriental Lumber, 1154 Flushing Avenue, Brooklyn, NY 11237.

CEMENT, MORTAR, PLASTER, LIME GROUT MIXES AS NEEDED FOR DEPARTMENT OF CORRECTION'S CWOD DIVISION III STOREHOUSE/RIKERS ISLAND.

a14

METAL TRACK, STUDS AND FURRING CHANNEL - Innovative Procurement - Other - PIN#3-1603-0005-2020 - AMT: \$150,000.00 - TO: Oriental Lumber, 1154 Flushing Avenue, Brooklyn, NY 11237.

GOODS - METAL TRACK, STUDS AND FURRING CHANNEL AS NEEDED FOR THE DEPARTMENT OF CORRECTION'S THE CWOD DIVISION III STOREHOUSE/RIKERS ISLAND.

a14

STEEL DOORS AND FRAMES - Innovative Procurement - Other - PIN#3-1603-0008-2020 - AMT: \$150,000.00 - TO: Oriental Lumber, 1154 Flushing Avenue, Brooklyn, NY 11237.

GOODS FOR STEEL DOORS AND FRAMES AS NEEDED FOR THE DEPARTMENT OF CORRECTION'S CWOD DIVISION III STOREHOUSE/RIKERS ISLAND.

a14

Goods and Services

COOLING TOWER WATER TREATMENT - Intergovernmental Purchase - Other - PIN#3-1603-0001-2020 - AMT: \$150,000.00 - TO: Air Engineering Filters, Inc., PO Box 174, Chappaqua, NY 10514.

SERVICES - COOLING TOWER WATER TREATMENT SERVICE AS NEEDED FOR THE DEPARTMENT OF CORRECTION'S RIKERS ISLAND CENTRAL PROCUREMENT UNIT.

a14

DESIGN AND CONSTRUCTION

FINANCE AND PROCUREMENT

■ AWARD

Construction/Construction Services

DCE-MI, ARCHITECTURAL AND ENGINEERING DESIGN REQUIREMENTS CONTRACTS FOR MICRO PROJECTS, CITYWIDE. - Renewal - PIN#8502016VP0018P - AMT: \$2,000,000.00 - TO: Architecture in Formation PC, 526 West 26th Street, Suite 422, New York, NY 10001.

a14

DCE-MI, ARCHITECTURAL AND ENGINEERING DESIGN REQUIREMENTS CONTRACTS FOR MICRO PROJECTS, CITYWIDE. - Renewal - PIN#8502016VP0018P - AMT: \$2,000,000.00 - TO: Architecture in Formation PC, 526 West 26th Street, Suite 422, New York, NY 10001.

a14

ENVIRONMENTAL PROTECTION

AGENCY CHIEF CONTRACTING OFFICE

■ AWARD

Services (other than human services)

CRO-574: FAD - EAST OF HUDSON STORMWATER RETROFITS GRANT PROGRAM - Required Method (including Preferred Source) - PIN#82617WS00041 - AMT: \$2,200,000,000.00 - TO: East of Hudson Watershed Corporation, 2 Route 164, Patterson, NY 12563.

a14

CAT-483: SHOKAN WASTEWATER MANAGEMENT PROJECT - Required Method (including Preferred Source) - PIN#82617WS00032

- AMT: \$25,000,000.00 - TO: Catskill Watershed Corporation, PO Box 569, Margaretville, NY 12455.

◀ a14

USGS-JFA: ASSESSMENT OF LEAKAGE CATSKILL AND DELAWARE AQUEDUCT - Government to Government - PIN# 82618USGSJFA - AMT: \$500,000,000.00 - TO: United States Geological Survey, 425 Jordan Road, Troy, NY 12180-8349.

◀ a14

CRO-579: BEDFORD WASTEWATER PROJECT - Required Method (including Preferred Source) - PIN#82619WS00003 - AMT: \$13,350,000.00 - TO: Town of Bedford, 321 Bedford Road, Bedford Hills, NY 10507.

◀ a14

FINANCIAL INFORMATION SERVICES AGENCY

PROCUREMENT SERVICES

■ AWARD

Goods and Services

BMC REMEDY SOFTWARE MAINTENANCE - Innovative Procurement - Other - PIN# 127FY2000035 - AMT: \$77,823.96 - TO: Compulink Technologies Inc., 260 West 39th Street, #302, New York, NY 10018.

FISA-OPA, requested pricing from 3 M/WBEs (SHI International Corp., Compulink Technologies Inc., and New Compu-Tech), for BMC Remedy Software maintenance. Compulink Technologies Inc., provided a quote, at \$77,823.96, and the other 2 M/WBEs did not respond. FISA-OPA paid \$79,808.36 in FY19, for the aforementioned maintenance. Compulink's quote resulted in saving of \$1,984.40, and as a result, FISA-OPA, deems the bid response to be fair and reasonable.

FISA-OPA conducted a PASSPort inquiry on 8/6/2019, which revealed 1 caution and/or Lien for Compulink Technologies Inc. The caution states that Compulink Technologies, Inc., was investigated by the Office of the Attorney General of the State of New York, for bid-rigging and paid \$75,000 in civil penalties. The matter has been settled and is now closed. FISA-OPA also conducted a Dunn and Bradstreet comprehensive report on Compulink Technologies, Inc., on 8/6/2019, which revealed no adverse information. Compulink Technologies, Inc., received a Dunn and Bradstreet Viability Score of 5, which signifies average to low level of risk, as well as low risk levels in the categories of Credit Limit, and Data Depth. Compulink Technologies, Inc., also received a Dunn and Bradstreet Financial Stress Score of 4, indicating an average to low probability of failure. In Addition, FISA-OPA has had extensive experience with Compulink Technologies, Inc., and continues to be satisfied with their performance. Therefore, FISA-OPA has determined that Compulink Technologies, Inc., has the requisite integrity to perform this contract.

◀ a14

HOMELESS SERVICES

■ AWARD

Human Services/Client Services

SHELTER SERVICES FOR HOMELESS SINGLE ADULTS AT CATHERINE STREET MENTAL HEALTH SHELTER, 78 CATHERINE STREET, NEW YORK, NY 10038 - Competitive Sealed Proposals/Pre-Qualified List - Judgment required in evaluating proposals - PIN# 07117I0014001 - AMT: \$16,587,949.00 - TO: Institute for Community Living, Inc., 125 Broad Street, 3rd Floor, New York, NY 10004. Contract Term from 11/1/2018 to 6/30/2024.

◀ a14

HOUSING AUTHORITY

PROCUREMENT

■ SOLICITATION

Goods and Services

SMD INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) CONTRACTS FOR ANALYSIS OF LEAD IN DUST WIPE SAMPLES LOCATED IN ALL FIVE (5) BOROUGHES OF NYC - Competitive Sealed Bids - Due 8-29-19

PIN#69692 - Various Developments Within all five (5) boroughs - Due at 10:00 A.M.

- PIN#69693 - Various Developments Within all five (5) boroughs - Due at 10:05 A.M.
- PIN#69694 - Various Developments Within all five (5) boroughs - Due at 10:10 A.M.
- PIN#69695 - Various Developments Within all five (5) boroughs - Due at 10:15 A.M.
- PIN#69696 - Various Developments Within all five (5) boroughs - Due at 10:20 A.M.
- PIN#69697 - Various Developments Within all five (5) boroughs - Due at 10:25 A.M.
- PIN#69698 - Various Developments Within all five (5) boroughs - Due at 10:30 A.M.
- PIN#69699 - Various Developments Within all five (5) boroughs - Due at 10:35 A.M.

The Contractor shall provide analytical services, to determine the lead content in dust wipe samples for the New York City Housing Authority (NYCHA). The samples will be included and provided by NYCHA in 50 ml centrifuge tubes, with the attached screw-caps. The tubes will be inserted and sealed in six mil zip lock bags, or the equivalent, with a unique seal affixed to each bag. For dust wipe samples, the Contractor shall prepare and analyze the samples using the United States Environmental Protection Agency's test methods, pursuant to either: (i) SW-846:3050B; or (ii) SW-846:3051A and SW-846:7000B, utilizing Flame Atomic Absorption (FAA) spectrometry, in accordance with New York City, New York State and Federal laws, rules and regulations.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. Once on that page, please make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated, at the time of request.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Jason Rosenfeld (212) 306-4511; Fax: (212) 306-5109; jason.rosenfeld@nycha.nyc.gov

◀ a14

HUMAN RESOURCES ADMINISTRATION

OFFICE OF CONTRACTS

■ INTENT TO AWARD

Goods

BODY CAMERA PROGRAM INITIATIVE YEAR 1 - Sole Source - Available only from a single source - PIN#09620S0001 - Due 8-16-19 at 2:00 P.M.

The Department of Social Services (DSS), requests the Sole Source Purchase of body-worn cameras with associated cloud-based storage, for the Human Resources Administration (HRA) and the Department of Homeless Services (DHS) Police Departments (collectively DSS). This Sole Source Procurement with Axon Enterprises, Inc., the largest producer and distributor of body-worn cameras for law enforcement in the nation, will provide purchasing the same equipment for HRA and DHS Peace Officers, to ensure that the same level of performance can be achieved. Axon's proprietary unique cloud-based software allows DSS to easily access, organize, and view large amounts of data without the need to build out costly infrastructure within DSS to manage such storage. Axon-manufactured body-worn cameras utilize Bluetooth technology, which is necessary for DSS' operations. Purchase will be made, via the Department of Citywide Administrative Services.

Organizations that believe they are capable to provide 800 body-worn cameras with Bluetooth technology for DHS, or are interested in similar future procurements, may express their interest, by letter, addressed to, Adrienne Williams, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
 Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Adrienne Williams (929) 221-6346; Fax: (929) 221-0758; williamsadri@dss.nyc.gov

a9-15

LAW DEPARTMENT

■ INTENT TO AWARD

Services (other than human services)

INTENT TO ENTER INTO SOLE SOURCE WITH SIRSI CORPORATION D/B/A EOS - Sole Source - Available only from a single source - PIN# 02519X004408 - Due 8-30-19 at 5:00 P.M. E-PIN 02520S0001).

It is the intent of the New York City Law Department ("Department"), to enter into negotiations, for a five-year contract, with (1) one-year option to renew with Sirsi Corporation d/b/a EOS ("Sirsi"), pursuant to PPB Rules Section 3-05(a), for the provision of implementation and maintenance of library automation software, which is proprietary to Sirsi, and works in conjunction with the existing card catalog system.

Based upon information obtained from Sirsi, the Department's Agency Chief Contracting Officer ("ACCO"), has determined that there is only one source for the required service.

Firms that believe they are qualified to provide these services and wish to be considered for future procurements for the same or similar services, should send an expression of interest, to the Department's Agency Chief Contracting Officer, at the following address: Esther S. Tak, Senior Counsel, New York City Law Department, 100 Church Street, Room 5-208, New York, NY 10007; Phone (212) 356-1122; Fax (212) 356-1148; Email etak@law.nyc.gov.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
 Law Department, 100 Church Street, Room 5-209, New York, NY 10007. Esther Tak (212) 356-1122; etak@law.nyc.gov

a12-16

PARKS AND RECREATION

■ VENDOR LIST

Construction Related Services

PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION, NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR") AND/OR ("PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS.

NYC DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of NYC DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, NYC DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construct its parks, playgrounds, beaches, gardens and green-streets. NYC DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL, will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

NYC DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)*;

- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with, at least one of the entities in the joint venture being a certified M/WBE*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

* Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendoronline/home.asap>.; or <http://www.nycgovparks.org/opportunities/business>.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.
 Parks and Recreation, Olmsted Center Annex, Flushing Meadows - Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; dmwbe.capital@parks.nyc.gov

j2-d31

CAPITAL PROJECTS

■ SOLICITATION

Construction Related Services

CITYWIDE CONSULTANTS SERVICES FOR OPEN SPACE PLANNING - Request for Proposals - PIN#84619P0003 - Due 8-22-19 at 2:00 P.M.

Copies of RFP can be downloaded, at the agency's website, <http://www.nyc.gov/parks>, or, at the City Record's website, www.nyc.gov/cityrecord. A Pre-Proposal Meeting is scheduled for August 9, 2019, at 2:00 P.M., at the Olmsted Center Annex, Bid Room, Flushing Meadows-Corona Park, Flushing, NY 11368.

MWBE goals will be required for individual Work Orders under these contracts, in accordance with Local Law 1 of 2013, NYC's Minority-Owned and Women-Owned Business Enterprise (MWBE) program.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.
 Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alvaro Mora (718) 760-6897; Fax: (718) 760-6885; rfpsubmissions@parks.nyc.gov

ky31-a20

REVENUE

■ SOLICITATION

Services (other than human services)

DEVELOPMENT, OPERATION, AND MAINTENANCE OF A FOOD SERVICE FACILITY WITH THE OPTION TO OPERATE A MOBILE FOOD UNIT AT MONSIGNOR RAUL DEL VALLE SQUARE, BRONX. - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#X9-SB-2019 - Due 9-13-19 at 2:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a significant Request for Proposals ("RFP"), for the development, operation, and maintenance of a food service facility, with the option to operate a mobile food unit, at Monsignor Raul Del Valle Square, Bronx.

There will be a recommended On-Site Proposer Meeting and Site Tour on Friday, August 23rd, 2019, at 12:00 P.M. We will be meeting at the proposed concession site (Block # 2741 and Lot # 200), which is located at, Hunts Point Avenue and East 163rd Street, Bronx, NY 10459, Monsignor Raul Del Valle Square. We will be meeting in front of the building. If you are considering responding to this RFP, please make every effort to attend this recommended meeting and site tour. All proposals submitted in response to this RFP, must be submitted no later than Friday, September 13, 2019, at 2:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on Thursday, August 8, 2019 through Friday, September 13, 2019, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at, 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download through Friday, September 13, 2019, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD)
(212) 504-4115.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Andrew Coppola (212) 360-3454; Fax: (212) 360-3434; andrew.coppola@parks.nyc.gov

a8-21

SANITATION

AGENCY CHIEF CONTRACTING OFFICER

AWARD

Services (other than human services)

ARCHITECTURAL AND ENGINEERING (A AND E) SERVICES REQUIREMENTS CONTRACT - Request for Proposals - PIN# 82718SW0021 - AMT: \$5,000,000.00 - TO: Henningson, Durham, Richardson Architecture and Engineering P.E., 500 7th Avenue, 15th Floor, New York, NY 10018.

• a14

AGENCY RULES

HOUSING PRESERVATION AND DEVELOPMENT

NOTICE

Notice of Adoption

NOTICE IS HEREBY GIVEN that, pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development (“HPD”) by Section 1802 of the New York City Charter and Section 32(3) of the Private Housing Finance Law, and in accordance with Section 1043 of the City Charter, HPD is adopting amendments to Chapter 3 of Title 28 of the Rules of the City of New York, which governs City-aided limited profit housing company developments (also known as Mitchell-Lama developments). The amendments revise and clarify many aspects of such housing companies, including admissions limitations and priorities, status of shares and other value associated with a vacated apartment, contract review and approval, board of director elections and dissolution and/or reconstitution.

A notice of proposed rulemaking was published in the City Record on February 15, 2019. A public hearing was held on March 27, 2019.

Statement of Basis and Purpose

The rule amendments to Chapter 3 of Title 28 of the Rules of the City of New York revise and clarify many aspects of Mitchell-Lama developments, including admissions limitations and priorities, status of shares and other value associated with a vacated apartment, contract review and approval, board of director elections and dissolution and/or reconstitution.

Specifically, the rule amendments:

- Update the marketing requirements for reopened waiting lists using New York City Housing Connect/Mitchell-Lama Connect lottery systems, and specify which types of violations may result in removing an applicant from such waiting lists,
- Limit how long an application may be put on hold to twelve months, and specify that no applicant can obtain more than one such hold while he or she remains on the waiting list,
- Specify that current tenant/cooperators will always be given priority to move to a smaller unit, but that current tenant/cooperators will now only get priority for the first three out of every four apartments that become available for moving to a larger unit,
- Changes the application fee from up to \$200, of which \$50 was nonrefundable, to a \$75 nonrefundable application fee.

- Prohibit occupancy requirement waivers for other than medical reasons, and clarify what happens to the shares and other value assigned to an apartment once the tenant/cooperator of record permanently vacates, both when there is and when there is not a succession claim,
- Provide that for establishing primary residency, a New York City Resident Tax return must be filed from the subject apartment for each year of residency,
- Clarify the procedures for approval of contracts entered into by Mitchell-Lama housing companies, both initial contracts and renewals, and specify which contracts require, at least three competitive bids,
- Add a requirement that the board of directors of a mutual housing company discuss the rationale for a requested increase to rent and carrying charges with the tenant/cooperators prior to any hearing,
- Require the housing company to submit, at least forty-five days in advance of a board of directors election, the proposed independent election company or other election monitor, the written director nomination and election procedures, and drafts of any other election documents,
- With respect to the dissolution and/or reconstitution of Mitchell-Lama housing companies, increase the requirement from a majority to two-thirds of the dwelling units to approve the proposed expenditure of funds for the preparation of a mutual housing company’s feasibility study, and also expressly require that such study compare remaining in Mitchell-Lama to privatizing or converting to an Article XI housing development fund company and include, inter alia, financial estimates comparing privatization with conversion to an Article XI housing development fund company development. Special meetings required for the expenditure of the funds to conduct a feasibility study also will now need independent election company monitors and approved procedures, and
- Clarify the obligation of managing agents to advise HPD of violations of the Mitchell-Lama rules attempted or carried out on behalf of the housing company and its employees or directors.

New material is underlined

[Deleted material is bracketed]

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section one. Subparagraph (ii) of paragraph (8) and paragraph (13) of subdivision (h) of Section 3-02 of Chapter 3 of Title 28 of the Rules of the City of New York are amended, and a new paragraph (14) is added to such Subdivision (h), to read as follows:

(ii) The opening and closing of all waiting lists shall be subject to prior written approval of HPD. [A housing company wishing to open a waiting list shall present HPD with a written proposal of its contemplated publicity efforts. The proposal shall require plans for the outreach to members of minority groups who would otherwise be unlikely to learn of these available housing opportunities. The plan shall include advertisement in, at least two daily newspapers of general circulation and two publications known to have high readership amongst minorities, and shall contain language as set forth in subdivision (b) of this section. The plan shall be presented to HPD thirty days in advance of the projected date for commencement of advertising. Advertisements that do not meet the requirements of this chapter, including, but not limited to, receipt of HPD’s prior approval, are deemed void. In such instances, the housing company shall be responsible for publishing a notice in, at least two daily newspapers of general circulation stating that HPD has invalidated the prior advertisement. A housing company opening a closed waiting list shall select applicants by a lottery to be approved by HPD.] The lottery for the units that become available through the opening of a waiting list must be advertised through the New York City Housing Connect/Mitchell-Lama Connect lottery system or any successor program administered by HPD to market vacant Mitchell-Lama units. Such lottery also must be advertised through advertisements that have been approved by HPD and published in, at least two daily newspapers of general circulation and two publications known to have a high readership amongst minorities. Housing companies must thereafter select applicants from the New York City Housing Connect/Mitchell-Lama Connect or successor program lottery. When a list has sufficient names on it to last for three years, the list may be closed by HPD. Waiting lists for various size apartments may be closed, at different times as the particular apartment-size list attains sufficient names.

(13) Notwithstanding anything to the contrary contained in this subdivision, an applicant on a waiting list for the lease of a dwelling unit in a rental housing company development or the purchase of shares in a mutual housing company development who, while he or she is on such waiting list, either (i) occupies a dwelling unit in such development in violation of this chapter, including, but not limited to, through failing to be included on the income affidavit for such dwelling unit or through submitting IRS or New York State income tax returns in conjunction with such applicant's application that reflect a different income than the income reported on such dwelling unit's income affidavit, or (ii) submits any material false, fraudulent or misleading statement, representation, documentation or other information in connection with an application, certification of eligibility or recertification of eligibility for any governmentally-provided affordable housing assistance or subsidy, shall be removed from such waiting list. (14) Any applicant on an external waiting list may file a written request with the managing agent of a housing company, with a copy provided to HPD, that his or her application be put on hold for one year provided that (i) such written request is filed by the later of (A), at least thirty days in advance of the proposed commencement of such one year hold period or (B) no more than five business days after receiving an offer from such housing company, (ii) if such applicant does not, notify the managing agent of such housing company in writing, with a copy provided to HPD, at least thirty days prior to the expiration of such one year hold period that he or she would like to remain on such external waiting list, such applicant shall not be reinstated to such external waiting list, at the expiration of such one year hold period, and (iii) no applicant shall be entitled to request more than one such hold during the time period in which such applicant remains on the external waiting list.

§ 2. The first full paragraph of paragraph (1) of subdivision (i) of section 3-02 of chapter 3 of title 28 of the Rules of the City of New York is amended to read as follows:

(1) *First priority.* Tenant/cooperators currently residing in a development whose household composition renders them eligible for a [larger or] smaller apartment shall be given first priority for an internal transfer. [First preference shall be given to tenant/cooperators who are moving to a smaller apartment.] Tenant/cooperators currently residing in a development whose household composition renders them eligible for a larger apartment shall be given first priority for the first three out of every four apartments that become available and the fourth such apartment that becomes available shall be set aside and offered to an applicant on the external waiting list in accordance with the provisions contained in paragraph (3) of this subdivision. No priority shall be given to residents seeking additional apartments for members of their household, or for non-resident family members or any other parties. The housing company shall maintain an internal transfer list by apartment size, listed in chronological order by date of receipt of transfer request. If, at any time, a tenant/cooperator's name has been omitted from the internal transfer list in error, and said tenant/cooperator can present adequate documentation satisfactory to the housing company or its managing agent to substantiate an earlier request for a transfer, said tenant/cooperator's name shall be inserted into the internal list in the corrected date order. Insertions to the internal transfer list shall be submitted to HPD for prior written approval.

§ 3. Subdivision (j) of section 3-02 of chapter 3 of Title 28 of the Rules of the City of New York is amended to read as follows:

(j) *Application fee for rentals and mutual housing companies.* A rental or mutual housing company development [may] shall require [an] a nonrefundable application fee of [up to \$200] \$75, at the time of submission of an application for an apartment, unless such a fee is not permitted by an applicable federal or state law. [Any deviation from this subdivision (j) requires prior written approval from HPD. Said application fee is to be returned in full without interest if the housing company rejects the application. The housing company may retain a reasonable portion of the application fee, not to exceed fifty dollars, for administrative costs if an applicant withdraws his or her application.] If an apartment is offered to an applicant and the applicant does not accept the apartment, the housing company may remove the applicant from the waiting list [and retain fifty dollars of the application fee]. A housing company [may elect to] shall not offer an applicant an apartment [for a second or third time, but such additional offers are not mandatory] more than two times. [If the applicant accepts the apartment, all of the application fee shall be retained by the housing company.]

§ 4. Subparagraph (vii) of paragraph (1) and paragraph (2) of subdivision (m) of section 3-02 of chapter 3 of title 28 of the Rules of the City of New York are amended to read as follows:

(vii) HPD may grant waivers of occupancy standards for medical reasons [or where there are no available applicants on the applicable waiting list and HPD has determined that it is in the housing company's best interests to fill a specific vacancy by offering the vacant apartment to an applicant from a waiting list for an apartment of a different size].

(2) [Priority] Except as otherwise provided by paragraph (1) of subdivision (i) of this section, priority shall be given to internal transfers in the offering of all vacant apartments.

§ 5. Subparagraph (iv) of paragraph (4) of subdivision (n) of section 3-02 of chapter 3 of title 28 of the Rules of the City of New York is amended to read as follows:

(iv) spent less than an aggregate of one hundred eighty-three days in the preceding calendar year in the City, at such dwelling unit (unless such individual is in active service in the armed forces of the United States or took occupancy, at such dwelling unit during the preceding calendar year). However, no dwelling unit may be considered the primary residence of the tenant/cooperator unless the tenant/cooperator's name is listed on income documentation that must be sent by the tenant/cooperator to the Department or to any other governmental agencies (for example: income affidavits, re-certifications or Section 8 forms) for the most recent preceding year for which such documentation was required. No dwelling unit may be considered the primary residence of the tenant/cooperator unless the tenant/cooperator provides proof that he or she either filed a New York City Resident Income Tax return, at the claimed primary residence for [the most recent preceding taxable year] each year of residency for which such return should have been filed or that the tenant/cooperator was not legally obligated to file such tax return, pursuant to § 1705(b)(1)(A) and § 1751(a) of the Administrative Code due to residency in a foreign country or, pursuant to § 11-1751(a) of the Administrative Code and § 6-01 of the Tax Law because the tenant/cooperator's income for such year was below that required for the filing of a return or, pursuant to § 893 or 894 of the Internal Revenue Code due to employment by a foreign government or international organization or due to any treaty obligation of the United States which applies to such taxpayer. The tenant/cooperator whose residency is being questioned will be obligated to provide proof that his or her apartment is his or her primary place of residence, including, but not limited to certified New York State income tax returns, utility bills, and voter registration data.

§ 6. Paragraph (6) of subdivision (p) of section 3-02 of chapter 3 of title 28 of the Rules of the City of New York is amended to read as follows:

(6) The housing company shall secure credible evidence of the tenant/cooperator's permanent removal from the apartment and the surrender of the apartment or the tenant/cooperator's written declaration to vacate the apartment prior to the consideration of re-letting or succession to the apartment by a family member.

(i) Where a tenant/cooperator has died, the lease and shares of stock for such decedent's apartment shall be surrendered by the decedent's estate or survivors [for redemption] to the housing company. [The housing company, upon written request received from any member of such deceased tenant/cooperator's family who has resided with the deceased tenant/cooperator]

(i-1) When a member of a tenant/cooperator's family residing in the apartment as a primary residence as set forth in paragraph (3) of this subdivision is granted succession rights, the housing company shall [sell or] transfer the shares, other value assigned to the apartment and/or the lease to said family member.

(i-2) When there is no succession claim or a claimant is denied succession rights, and a legally recognized estate of the deceased tenant/cooperator requests the value of the shares and other value assigned to such decedent's apartment, the housing company shall remit such value, less any charges against such shares and other value that are permitted by this chapter, to such estate.

(i-3) When there is no succession claim or a claimant is denied succession rights, and no legally recognized estate of the deceased tenant/cooperator makes a claim for the value of the shares and other value assigned to such decedent's apartment within one hundred twenty days of the death of said tenant/cooperator, such shares shall be transferred to the housing company and shall be offered for sale in accordance with this section. The housing company shall hold the value of such shares and other value assigned to such decedent's apartment, less any charges against such shares and other value that are permitted by this chapter, for a legally recognized estate until such time that a lawful claim for such is recognized in a court of law.

(ii) [In the event that] If there is a legal dispute or claim involving [the rightful ownership of the stock] who is rightfully entitled to the value of the shares, mortgage amortization and capital assessment contributions assigned to an apartment in a mutual housing company, [pending a determination thereof by an appropriate tribunal or court of law,] such legal dispute or claim shall not affect the rights of such family members as set forth in paragraph (3) of this subdivision [shall continue to be permitted to reside in the apartment].

(iii) If [the appropriate tribunal or] a court of law [shall] determines that someone other than such family members as set forth in paragraph (3) of this subdivision is entitled to the [ownership of the stock then, upon presentation of a court order or other valid evidence, such new owner shall be permitted solely to surrender the stock to the housing company for redemption, pursuant to the applicable provisions of the Private Housing Finance Law. In such event, such family

members in occupancy as set forth in paragraph (3) of this subdivision shall be afforded a reasonable opportunity to purchase the stock from the housing company for the price authorized, pursuant to the Private Housing Finance Law and § 3-06 of this chapter value of the shares, mortgage amortization and capital assessment contributions assigned to the apartment, such matter shall be resolved between such party and such successor family members without recourse to the housing company.

§ 7. Paragraphs (2) and (7) of subdivision (b) of section 3-07 of chapter 3 of title 28 of the Rules of the City of New York are amended to read as follows:

(2) Contracts for building services, repairs, replacements, redecorating or improvements and supplies shall be let on the basis of lowest cost compatible with quality of performance, material and workmanship. In addition, any contract for over \$100,000 also must be let on the basis of no less than three competitive bids, according to the following schedule:

Contracts over \$100,000 and shall be submitted for HPD written approval. The housing company's submission shall include the three bids plus a contract executed by the successful bidder as well as the other documents as set forth below.

Notwithstanding the foregoing, HPD reserves the right to require any individual housing company to submit for approval any or all contracts over \$5,000.

In the case of a mutual housing company, the submission shall be accompanied by

(i) a certified copy of Resolution of the housing company's Board of Directors acknowledged by the Secretary of the Corporation, approving the contract, bearing the housing company's corporate seal and

(ii) the housing company's attorney's certification that the proposed contract is in compliance with the rules of HPD.

In the case of a rental development, the president or managing general partner of the housing company or his or her duly authorized designee must sign the contract.

The following language shall be included in all contracts for building services, repairs, replacements, redecorating and improvements: "Material, equipment and workmanship shall be subject to the inspection and approval of HPD or its duly authorized agent, at the discretion of HPD during the progress of the work and before final payment is made on the contract."

Every contract subject to HPD approval shall contain the following language: "This agreement is subject to written approval by HPD. No work shall commence until this agreement is approved by HPD."

(7) All contracts for building services or maintenance of buildings equipment on an annual or time basis that require HPD approval pursuant to paragraph two of this subdivision shall be submitted to HPD for written approval before execution by the housing company, and prior to expiration of the previous contract, if any. Where a contract [does not provide] that was not previously approved for automatic renewal [a new] is to be renewed for an increased amount, the renewal contract must be submitted for approval to HPD, at least thirty (30) days prior to expiration of the existing contract. All such renewal contracts for building services or maintenance of buildings equipment shall provide that they are subject to termination without cause upon thirty (30) days written notice by the housing company or upon ten (10) days written notice by HPD, and immediately upon notification by the housing company or HPD that the contractor has materially breached his or her contract. After termination, no amounts shall be owed except for work actually completed.

§ 8. Paragraph (1) of subdivision (c) of section 3-07 of chapter 3 of title 28 of the Rules of the City of New York is amended to read as follows:

(1) All contracts and retainer agreements with attorneys and accountants shall be subject to the prior written approval of HPD and to termination without cause by HPD or the housing company upon thirty (30) days written notice and immediately by written notice by the housing company or HPD if there has been a material breach of contract. After termination, no amounts shall be owed except for work actually completed. Managing agent contracts are subject to §3-16 of these rules.

§ 9. Paragraph (1) of subdivision (b) of section 3-10 of chapter 3 of title 28 of the Rules of the City of New York is amended to read as follows:

(1) [Before] HPD shall hold a public hearing before acting upon any application or motion for an increase in the maximum rental/ carrying charges per room to be charged tenant/cooperators of dwellings where HPD is the supervising agency under the provisions of the Private Housing Finance Law, a public hearing shall be held]. Said hearing shall be held upon not less than thirty (30) days notice to the tenant/cooperators, provided, however, that with respect to a mutual housing company, the board of directors thereof must hold an informational meeting with the tenant/cooperators prior to any such

hearing to discuss the reasons for the rental/carrying charges increase request. Such notice shall have annexed [there]to it a copy of the application or motion for increase in rental/carrying charges and shall set forth the facts upon which the application or motion is based. A development assisted by a Federal Section 236 contract must also comply with Federal rent/carrying charge increase requirements.

§ 10. Paragraph (3) of subdivision (g) of such section 3-14 is amended, to read as follows:

(3) shall accept any valuable gift, whether in the form of service, employment, loan, thing or promise, or any other form from any person, firm or corporation which to his or her knowledge, is interested directly or indirectly, in any manner whatsoever, in business dealings with the mutual housing company, its managing agent or any affiliates thereof.

§ 11. Paragraph (2) of subdivision (h) of section 3-14 of chapter 3 of title 28 of the Rules of the City of New York is amended to read as follows:

(2) (i) All elections of directors for a mutual housing company that has not been refinanced under Section 223(f) of the National Housing Act must be supervised by an independent election company or the mutual housing company's attorney and/or accountant. [Prior] No fewer than forty-five (45) days prior to conducting the election, the mutual housing company must [notify] submit to HPD in writing [of] (A) the name of the independent election company and the proposed independent election company agreement, or [the alternate supervisor of] alternatively, with the approval of HPD, the name of the housing company's attorney and/or accountant who will be supervising the election, (B) a written description of the procedures for the nomination of directors and [of] for the intended election [procedures], and (C) drafts of all other documents related to the election.

(ii) [A mutual housing company may request a waiver from the requirements of subparagraph (i) of paragraph two of this subdivision by making a written submission, at least sixty days prior to the election of directors to the Assistant Commissioner of Housing Supervision.]

(iii) When the cost of an independent election company meets the dollar threshold, the contract between the independent election company and the mutual housing company will require HPD's approval in accordance with Section 3-07 of this chapter. No election may be conducted without the prior written approval of HPD of the submission made, pursuant to subparagraph (i) of this paragraph.

§ 12. Paragraph (6) and subparagraph (ii) of paragraph (7-a) of subdivision (i) of section 3-14 of chapter 3 of title 28 of the Rules of the City of New York are amended to read as follows:

(6) Mutual Housing companies - special meeting. A board of directors of a mutual housing company considering dissolution and/or reconstitution, pursuant to §35 shall call a special meeting in conformance with the mutual housing company by-law requirements for the purpose of ascertaining shareholder interest in dissolution and/or reconstitution. The secretary of the board of directors shall submit to HPD a certified resolution stating that not less than [a majority] two-thirds (2/3) of the dwelling units [represented, at such special meeting] in such mutual housing company approved an expenditure of funds in a specified amount not to exceed \$100,000 for the purpose of the preparation of a written feasibility study that shall compare remaining a mutual housing company with dissolving and reconstituting as a private cooperative corporation organized, pursuant to the Business Corporation Law or as an Article XI housing development fund company organized pursuant to Article XI of the Private Housing Finance Law. Such written feasibility study [that] will be distributed to each shareholder no later than sixty days after [the] its preparation [of such written feasibility study] is completed, unless the by-laws of the company mandate a greater affirmative vote. Each dwelling unit shall be entitled to one vote regardless of the number of shares allocated to such dwelling unit, the number of shareholders holding such shares, or the provisions regarding voting in such mutual housing company's certificate of incorporation or by-laws. Said resolution shall include language as follows:

"This resolution authorizes the board of directors to take steps necessary to prepare a written feasibility study [investigating dissolution and/or reconstitution] that shall compare (i) remaining a mutual housing company (ii) dissolving and reconstituting as a private cooperative corporation organized, pursuant to the Business Corporation Law, or (iii) dissolving and reconstituting as an Article XI housing development fund company organized, pursuant to Article XI of the Private Housing Finance Law. Such written feasibility study will be distributed to each shareholder no later than sixty days after [the] its preparation [of such written feasibility study] is completed. This resolution authorizes the expenditure of \$_____ for such study, and notifies the shareholders that there are Private Housing Finance Law requirements for dissolution and/or reconstitution. This resolution also advises the shareholders that any additional expenditure of funds for such study will require a separate shareholder approval in accordance with the same voting procedures and cannot exceed \$100,000, at any one time, and that the New York State Department of Law requirements must be met prior to actual dissolution and/or reconstitution."

A certified copy of the resolution shall be submitted to HPD within seven (7) business days after such vote. Expenditure of funds authorized above shall require prior written approval of HPD.

The feasibility study prepared in accordance with such resolution shall [investigate dissolution and/or reconstitution] compare (i) remaining a mutual housing company with (ii) dissolving and reconstituting as a private cooperative corporation organized, pursuant to the Business Corporation Law or (iii) dissolving and reconstituting as an Article XI housing development fund company organized, pursuant to Article XI of the Private Housing Finance Law. Such study [and] shall include, but not be limited to:

(i) a physical condition survey of the mutual housing company development prepared by a licensed engineer or architect projecting such development's capital needs and the costs thereof for the next ten years from the date of such survey;

(ii) projected increases in real property taxes for the next five years due to the loss of any abatements of and/or exemptions from real property taxation that would result from dissolution and/or reconstitution;

(iii) advisory estimates from State and City taxing authorities of the real estate and real property transfer taxes that would result from dissolution and/or reconstitution; [and]

(iv) a market study prepared by an independent real estate professional containing projected sales prices for dwelling units if such mutual housing company were to dissolve and/or reconstitute[.]; and

(v) financial estimates that compare remaining a mutual housing company, dissolving and reconstituting as a housing development fund company organized, pursuant to Article XI of the Private Housing Finance Law in accordance with the provisions of paragraph (15) of this subdivision, and dissolving and reconstituting as a private cooperative corporation organized, pursuant to the Business Corporation Law.

(ii) Special meetings required, pursuant to paragraphs six, six-a, seven and fifteen of this subdivision shall be conducted by an independent election company. At least sixty days prior to conducting such special meetings, the mutual housing company must notify HPD in writing of the name of the independent election company, and of the intended special meeting procedures, and HPD must issue its approval in writing of such independent election company and of the intended special meeting procedures before such special meeting can take place.

§ 13. Paragraphs 16 and 17 of subdivision (e) of section 3-16 of chapter 3 of title 28 of the Rules of the City of New York are amended, and a new paragraph 18 is added to such subdivision (e), to read as follows:

(16) receive, record and respond to all service requests made by tenants in a timely manner; [and]

(17) carry out such other duties and responsibilities as may be stipulated by the housing company or HPD and as may be included in the management agreement[.] ; and

(18) advise HPD of violations of these rules attempted or carried out on behalf of the housing company, its employees, any person or entity or employee of an entity doing or seeking to do business with the housing company or by members of the Board of Directors of the housing company.

Commissioner
August 14, 2019

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AGING

■ NOTICE

Notice of Concept Paper

In advance of the release of Request for Proposals, for Geriatric Mental Health Services Program, the Department for the Aging (DFTA), is issuing a concept paper presenting the purpose and plan for this program. The concept paper will be posted on the Department's

website, <http://www.nyc.gov/aging>, beginning on August 15, 2019. Public comment is encouraged and should be emailed to, DFTA, at matracy@aging.nyc.gov. The concept paper will be posted until Monday, September 30, 2019.

a8-14

OFFICE OF COLLECTIVE BARGAINING

■ NOTICE

NOTICE OF VOLUNTARY RECOGNITION

Effective immediately, NYC Health + Hospitals has voluntarily recognized Service Employees' International Union, Local 1199, as the bargaining representative of the title described below, and the Pharmacists & Dieticians bargaining unit has been amended as follows, to reflect this addition:

DATE OF FILING: July 12, 2019 **DOCKET #:** VR-1664-19

TITLE: Collaborative Drug Therapy Management Pharmacist (Title Code No. 940000)

EMPLOYER: NYC Health + Hospitals
55 Water Street, 26th Floor
New York, NY 10041

BARGAINING REPRESENTATIVE:

Service Employees' International Union,
Local 1199
310 West 43rd Street
New York, NY 10036

◀ a14

COMPTROLLER

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on **8/14/2019**, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
1	5030	72

Acquired in the proceeding entitled: MAPLE STREET PASSIVE RECREATION SPACE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller

a1-14

HEALTH AND MENTAL HYGIENE

■ NOTICE

Notice of a Concept Paper

Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) persons represent a diverse community of sexual and gender minorities with unique healthcare needs. LGBTQ persons have been consistently underserved by medical establishments and experience significant barriers to care. Numerous barriers to seeking and engaging in medical care include a lack of knowledgeable providers and specialists, stigma, financial constraints, and systems-level challenges, such as a lack of appropriate documentation in clinical forms and medical records. Fear and stigma regarding disclosure of sexual and gender identity among LGBTQ persons has been linked to lower healthcare utilization. LGBTQ individuals may be less likely to engage in care or to have a personal doctor, and may encounter delays in care or be dissatisfied with the care received. Barriers to engaging in quality care contribute to LGBTQ health disparities. DOHMH, intends to issue a Request for Proposals (RFP) to reduce barriers to care among LGBTQ patients by

promoting the provision of comprehensive quality care among LGBTQ individuals. Accordingly, DOHMH proposes to select one contractor to provide comprehensive services to increase access and provision of primary care services, sexual and reproductive health services, and behavioral health services among uninsured LGBTQ patients.

The Concept Paper will be posted on the DOHMH website, www.nyc.gov/health, August 16, 2019 through September 30, 2019. Written comments in response to the Concept Paper should be submitted, to RFP@health.nyc.gov. Please include "Comprehensive Health Service Provision Among LGBTQ Populations Concept Paper" in the subject line.

a9-15

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT**

Notice Date: August 13, 2019

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	1327 3 rd Avenue, Manhattan	64/19	July 16, 2016 to Present
	a/k/a 200 East 76 th Street	75/19	July 15, 2016 to Present
	1990 Madison Avenue, Manhattan		
	339 Concord Avenue, Bronx	74/19	July 15, 2016 to Present
	377 Grove Street, Brooklyn	61/19	July 12, 2016 to Present
	397 3 rd Street, Brooklyn	63/19	July 15, 2016 to Present
	44 Fort Greene Place, Brooklyn	70/19	July 9, 2016 to Present
	153 Lefferts Place, Brooklyn	72/19	July 15, 2016 to Present
	163 Herkimer Street, Brooklyn	76/19	July 15, 2016 to Present
	3017 Brighton 4 th Street, Brooklyn	86/16	July 24, 2019 to Present
	45 Victory Boulevard, Staten Island	60/19	July 11, 2016 to Present

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD, at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038**, by letter postmarked not later than 30 days, from the date of this notice, or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website, at www.hpd.nyc.gov, or call **(212) 863-8266**.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO
PROGRAMA PILOTO**

Fecha de notificación: August 13, 2019

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	1327 3 rd Avenue, Manhattan	64/19	July 16, 2016 to Present
	a/k/a 200 East 76 th Street	75/19	July 15, 2016 to Present
	1990 Madison Avenue, Manhattan		
	339 Concord Avenue, Bronx	74/19	July 15, 2016 to Present
	377 Grove Street, Brooklyn	61/19	July 12, 2016 to Present
	397 3 rd Street, Brooklyn	63/19	July 15, 2016 to Present
	44 Ft Greene Place, Brooklyn	70/19	July 9, 2016 to Present
	153 Lefferts Place, Brooklyn	72/19	July 15, 2016 to Present
	163 Herkimer Street, Brooklyn	76/19	July 15, 2016 to Present
	3017 Brighton 4 th Street, Brooklyn	86/16	July 24, 2019 to Present
	45 Victory Boulevard, Staten Island	60/19	July 11, 2016 to Present

Autoridad: SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **(212) 863-8266**.

a13-21

**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT
PILOT PROGRAM**

Notice Date: August 13, 2019

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	511 West 151st Street, Manhattan	62/19	July 12, 2014 to Present
	1854 2nd Avenue, Manhattan	73/19	July 15, 2014 to Present

Authority: Pilot Program Administrative Code §27-2093.1, §28-505.3

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling on the Certification of No Harassment Pilot Program building list, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time

period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 45 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call (212) 863-5277 or (212) 863-8211.

For the decision on the Certification of No Harassment Final Determination please visit our website, at www.hpd.nyc.gov or call (212) 863-8266.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO
PROGRAMA PILOTO**

Fecha de notificación: August 13, 2019

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
511 West 151st Street, Manhattan		62/19	July 12, 2014 to Present
1854 2nd Avenue, Manhattan		73/19	July 15, 2014 to Present

Autoridad: PILOT, Código Administrativo §27-2093.1, §28-505.3

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **45 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov **o llame al (212) 863-8266.**

a13-21

HUMAN RESOURCES ADMINISTRATION

■ NOTICE

An amendment to the 2018-2019 New York City Biennial Temporary Assistance and Supplemental Nutrition Assistance Program Employment Plan related to the changes in state law and regulation on the conciliation process, is available for review and comment until the close of business on September 9, 2019. The Plan for the period January 1, 2018 through December 31, 2019 is mandated by Social Services Law Sec. 333 and 18 N.Y.C.R.R. Sec. 385.10. When there is a significant change to the information in an approved Plan, the Plan must be amended and another thirty day public comment period is necessary. The amended Plan can be obtained from HRA's Internet homepage, www.nyc.gov/hra, or by writing to the New York City Human Resources Administration, 4 World Trade Center, 150 Greenwich Street, 35th Floor, New York, NY 10007, Attn.: Andrew Mandell, Assistant Deputy Commissioner, Office of Policy Procedures, and Training, or by email, to mandella@dss.nyc.gov.

Persons wishing to comment on the amendment to the 2018-2019 Biennial Temporary Assistance and Supplemental Nutrition Assistance

Program Employment Plan, should do so by writing, to Mr. Mandell, at the above addresses, either by mail, or email.

a8-16

MAYOR'S OFFICE OF CONTRACT SERVICES

■ NOTICE

Notice of Intent to Extend Contracts Not Included in FY 2020 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be entering into the following extension(s) of (a) contract(s) not included in the FY 2020 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: Department of Environmental Protection
FMS Contract #: CT1 826 20171421032
Vendor: Guardiar Solutions Inc. – FKA SecureUSA
Description of services: Maintenance & Repair of Physical Security Equipment
Award method of original contract: Competitive Sealed Bids
FMS Contract type: 50
End date of original contract: 4/13/2020
Method of renewal/extension the agency, intends to utilize: Renewal
New start date of the proposed renewed/extended contract: 4/14/2020
New end date of the proposed renewed/extended contract: 4/13/2022
Modifications sought to the nature of services performed under the contract: None
Reason(s) the agency, intends to renew/extend the contract: To ensure uninterrupted maintenance of critical security equipment
Personnel in substantially similar titles within agency: None
Headcount of personnel in substantially similar titles within agency: 0

Agency: Department of Environmental Protection
FMS Contract #: 20131427412
Vendor: AECOM USA Inc.
Description of services: Design & Construction Management Requirements Contract EE-DSGN-3A
Award method of original contract: Request for Proposal (RFP)
FMS Contract type: 47
End date of original contract: 6/16/2019
Method of renewal/extension the agency, intends to utilize: Amendment Extension
New start date of the proposed renewed/extended contract: 6/17/2019
New end date of the proposed renewed/extended contract: 9/12/2022
Modifications sought to the nature of services performed under the contract: Additional funds to support the design and construction management services for various wastewater and clean water projects
Reason(s) the agency, intends to renew/extend the contract: Continuity of services
Personnel in substantially similar titles within agency: Project Manager, Civil Engineer, Electrical Engineer, Environmental Engineer, Mechanical Engineer, Architect & Chemical Engineer
Headcount of personnel in substantially similar titles within agency: 914

Agency: Department of Environmental Protection
FMS Contract #: 20131427463
Vendor: Black & Veatch New York LLP
Description of services: Design & Construction Management Requirements Contract EE-DSGN-3C DES-CM
Award method of original contract: Request for Proposal (RFP)
FMS Contract type: 10
End date of original contract: 7/9/2019
Method of renewal/extension the agency, intends to utilize: Amendment Extension
New start date of the proposed renewed/extended contract: 7/10/2019
New end date of the proposed renewed/extended contract: 12/31/2024
Modifications sought to the nature of services performed under the contract: None
Reason(s) the agency, intends to renew/extend the contract: Continuity of services
Personnel in substantially similar titles within agency: Project Manager, Civil Engineer, Electrical Engineer, Environmental Engineer, Mechanical Engineer, Architect & Chemical Engineer
Headcount of personnel in substantially similar titles within agency: 914

Agency: Department of Environmental Protection
FMS Contract #: 20131427485
Vendor: Camp Dresser McKee & Smith
Description of services: Design & Construction Management EE-DSGN-3B-DES-CM
Award method of original contract: Request for Proposal (RFP)
FMS Contract type: 10
End date of original contract: 6/11/2019
Method of renewal/extension the agency, intends to utilize: Amendment Extension
New start date of the proposed renewed/extended contract: 6/12/2019

New end date of the proposed renewed/extended contract: 5/8/2022
Modifications sought to the nature of services performed under the contract: Additional funds to support the design and construction management services for various wastewater and clean water projects
Reason(s) the agency, intends to renew/extend the contract: Continuity of services

Personnel in substantially similar titles within agency: Project Manager, Civil Engineer, Electrical Engineer, Environmental Engineer, Mechanical Engineer, Architect & Chemical Engineer
Headcount of personnel in substantially similar titles within agency: 914

Agency: Department of Environmental Protection

FMS Contract #: 20131429596

Vendor: Eckenfelder Engineering PC

Description of services: Design & CM Requirements Contract EE-DSGN-3D DES CM

Award method of original contract: Request for Proposal (RFP)

FMS Contract type: 47

End date of original contract: 7/21/2019

Method of renewal/extension the agency, intends to utilize: Amendment Extension

New start date of the proposed renewed/extended contract: 7/22/2019

New end date of the proposed renewed/extended contract: 7/1/2024

Modifications sought to the nature of services performed under the contract: Additional funds to support the design and construction management services for various wastewater and clean water projects
Reason(s) the agency, intends to renew/extend the contract: Continuity of services

Personnel in substantially similar titles within agency: Project Manager, Civil Engineer, Electrical Engineer, Environmental Engineer, Mechanical Engineer, Architect & Chemical Engineer

Headcount of personnel in substantially similar titles within agency: 914

◀ a14

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2020 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2020 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter §312(a):

Agency: Department of Design and Construction

Description of services sought: Owners Rep for the Design Build Program

Start date of the proposed contract: 1/30/2020

End date of the proposed contract: 1/29/2023

Method of solicitation the agency, intends to utilize: Negotiated Acquisition

Personnel in substantially similar titles within agency: Administrative Construction Project Manager, Assistant Architect, Administrative Architect, Administrative Architect NM, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Administrative Landmarks Preservationist, Administrative Construction Project Manager NM, Assistant Civil Engineer, Associate Urban Designer, City Planner, Project Manager, Administrative Engineer, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Assistant Electrical Engineer, Landscape Architect, Assistant Landscape Architect, Mechanical Engineer, Assistant Mechanical Engineer, Highways and Sewers Inspector, Resident Engineer, Office

Headcount of personnel in substantially similar titles within agency: 641

Agency: Department of Design and Construction

Description of services sought: Owners Rep for the Design Build Program - Infrastructure

Start date of the proposed contract: 1/30/2020

End date of the proposed contract: 1/29/2023

Method of solicitation the agency, intends to utilize: RFP

Personnel in substantially similar titles within agency: Administrative Construction Project Manager, Assistant Architect, Administrative Architect, Administrative Architect NM, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Administrative Landmarks Preservationist, Administrative Construction Project Manager NM, Assistant Civil Engineer, Associate Urban Designer, City Planner, Project Manager, Administrative Engineer, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Assistant Electrical Engineer, Landscape Architect, Assistant Landscape Architect, Mechanical Engineer, Assistant Mechanical Engineer, Highways and Sewers Inspector, Resident Engineer, Office

Headcount of personnel in substantially similar titles within agency: 641

Agency: Department of Design and Construction

Description of services sought: Owners Rep for the Design Build Program - Public Buildings

Start date of the proposed contract: 1/30/2020

End date of the proposed contract: 1/29/2023

Method of solicitation the agency, intends to utilize: RFP

Personnel in substantially similar titles within agency: Administrative Construction Project Manager, Assistant Architect, Administrative Architect, Administrative Architect NM, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Administrative Landmarks Preservationist, Administrative Construction Project Manager NM, Assistant Civil Engineer, Associate Urban Designer, City Planner, Project Manager, Administrative Engineer, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Assistant Electrical Engineer, Landscape Architect, Assistant Landscape Architect, Mechanical Engineer, Assistant Mechanical Engineer, Highways and Sewers Inspector, Resident Engineer, Office

Headcount of personnel in substantially similar titles within agency: 641

Agency: Department of Design and Construction

Description of services sought: Owners Rep for the Design Build Program - Borough Based Jails

Start date of the proposed contract: 1/30/2020

End date of the proposed contract: 1/29/2023

Method of solicitation the agency, intends to utilize: Negotiated Acquisition

Personnel in substantially similar titles within agency: Administrative Construction Project Manager, Assistant Architect, Administrative Architect, Administrative Architect NM, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Administrative Landmarks Preservationist, Administrative Construction Project Manager NM, Assistant Civil Engineer, Associate Urban Designer, City Planner, Project Manager, Administrative Engineer, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Assistant Electrical Engineer, Landscape Architect, Assistant Landscape Architect, Mechanical Engineer, Assistant Mechanical Engineer, Highways and Sewers Inspector, Resident Engineer, Office

Headcount of personnel in substantially similar titles within agency: 641

Agency: Department of Design and Construction

Description of services sought: Project Controls Support Service – to provide professional services for Project Controls (Scope, Schedule, Budget, Risk, Estimating, and Project Analysis) Management in direct support of Capital Design and Construction Projects

Start date of the proposed contract: 10/1/2019

End date of the proposed contract: 6/30/2025

Method of solicitation the agency, intends to utilize: RFP

Personnel in substantially similar titles within agency: Administrative Architect, Administrative Architect NM, Administrative Construction Project Manager, Administrative Construction Project Manager NM, Administrative City Planner, Administrative Engineer, Administrative Engineer NM, Administrative Landmarks Preservationist, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Environmental Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Associate Project Manager, Associate Urban Designer, Civil Engineer, Civil Engineer Intern, City Planner, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern

Headcount of personnel in substantially similar titles within agency: 697

◀ a14

TRANSPORTATION

■ NOTICE

New York City has one of the largest and most complex street networks in the world, including over 12,000 miles of sidewalks and pedestrian ramps at street crossings throughout the City. Pedestrian ramps are a critical component in providing for safe and accessible means of travel throughout New York City. Pedestrian ramps provide access on and off our streets and sidewalks and are an essential tool for all pedestrians, especially aging New Yorkers and persons with disabilities.

The City of New York (Defendants) and disability advocates (Plaintiffs) in the matter of *Eastern Paralyzed Veterans Association n/k/a United Spinal Association v. City of New York and Center for Independence of the Disabled, New York et al v. City of New York et al*, which was recently settled and approved by the United States District Court for the Southern District of New York, are in the process of searching for a mutually agreeable candidate(s) to work as a Court-appointed Monitor. The final selection of the Monitor will happen within 45 days of July 23rd, or shortly thereafter by the Court.

The Monitor will work as an independent entity and oversee compliance with the Settlement Agreement relating to the installation, upgrade, and maintenance of pedestrian ramps at street crossings City-Wide. As part of this process, the City is gathering names of potential candidates. The Monitor must be a New York State licensed Professional Civil Engineer. The City prefers candidate(s) who possess a minimum of 10 years' experience working on either infrastructure projects involving public utilities with facilities located under or above ground in New York City or real estate development projects within New York City.

According to the terms of the settlement, the Monitor will be in place for at least 15 years, but there would be no obligation for the selected Monitor to remain for the entire period. For further information on the settlement and duties of the Monitor, follow this link: <https://www.nycpedramps.info/sites/default/files/2019-07/Pedestrian%20Ramp%20Settlement%20Agreement--Final%20Approved%207-23-2019.pdf>

Section 22 of the settlement agreement contains the relevant provisions relating to the Monitor. Please consider any potential conflicts due to past, present and future work experience.

If you are interested in being appointed as the Monitor, please contact Timothy Cherry, NYC DOT Assistant General Counsel, at tcherry@dot.nyc.gov or (212) 839-6510.

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CHANGES IN PERSONNEL

DEPT OF HEALTH/MENTAL HYGIENE
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
TREBBY ALISON H	51008	\$40.4800	APPOINTED	YES	06/09/19	816	
TRIEU OLIVIA	10234	\$17.5000	APPOINTED	YES	06/13/19	816	
TURNER AMELIA L	60888	\$73048.0000	APPOINTED	NO	06/16/19	816	
VEGA CARRIE	31215	\$44390.0000	RESIGNED	YES	06/20/19	816	
VERTUS JOANNE	10209	\$15.7500	APPOINTED	YES	06/18/19	816	
WAGNER SCOTT M	30087	\$73500.0000	RESIGNED	YES	06/09/19	816	
WETMORE JOHN B	10232	\$24.7300	APPOINTED	YES	06/06/19	816	
WHITEMAN FRANCES	51022	\$34.0000	RESIGNED	YES	06/06/19	816	
WILKINS BRIAN F	56058	\$55000.0000	TERMINATED	YES	06/20/19	816	
WILLIAMS DESIREE T	10232	\$24.7300	APPOINTED	YES	06/16/19	816	
WILLIAMS FRANCES M	10232	\$24.7300	APPOINTED	YES	06/18/19	816	
WILSON SHEA-ANN	10209	\$16.3500	APPOINTED	YES	06/16/19	816	
WU WINFRED Y	53040	\$91.5300	APPOINTED	YES	06/09/19	816	
YAN ERIKA	10095	\$144344.0000	INCREASE	NO	06/16/19	816	
YANCEY SUMMER B	53299	\$81000.0000	APPOINTED	YES	06/09/19	816	
ZHANG JESSICA L	10232	\$24.7300	APPOINTED	YES	06/16/19	816	
ZHAO GAGARIN	10232	\$24.7300	APPOINTED	YES	06/14/19	816	

ADMIN TRIALS AND HEARINGS
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BERNSTEIN AMY M	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
BIRDSONG-BALLEW MELANIE A	56057	\$37217.0000	APPOINTED	YES	06/09/19	820	
BROWN SHARON A	95937	\$54.9300	APPOINTED	YES	06/02/19	820	
CHIU VIVEN Y	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
DARIGAN STEPHANI	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
HAMILTON KAREN	60888	\$57217.0000	APPOINTED	NO	05/09/19	820	
HOLMES SABRINA	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
LEE SOO YUNG	95937	\$54.9300	APPOINTED	YES	06/02/19	820	
MURRAY DELROY D	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
RIZZO ALBERT	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
RODRIGUEZ AMITA	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
SABBS JASMIN R	60888	\$36323.0000	INCREASE	NO	05/09/19	820	
TOLAN MARGARET M	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
URRUTIA EVA	95937	\$50.9400	APPOINTED	YES	06/02/19	820	
WOJCIECHOWSKA EWA	56056	\$31573.0000	RESIGNED	YES	06/09/19	820	

DEPT OF ENVIRONMENT PROTECTION
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABO-COMITINI CHARLOTT	56058	\$60403.0000	INCREASE	YES	06/09/19	826	
ABRAHAM SHAUN M	10234	\$15.0000	APPOINTED	YES	06/09/19	826	
ALAGIRIRAJ MAGESH G	20410	\$64803.0000	RESIGNED	NO	06/09/19	826	
ALEXANDRE KEVIN N	10234	\$15.0000	APPOINTED	YES	06/09/19	826	
ANDERSON WAJEEDAH	90641	\$16.1400	RESIGNED	YES	06/11/19	826	
ANDRAWIS SELIM Y	10015	\$138000.0000	INCREASE	NO	06/02/19	826	
ANGRAND HANTZ S	13651	\$57202.0000	APPOINTED	NO	06/14/19	826	
ARIAS CARLOS	20246	\$110000.0000	INCREASE	NO	06/02/19	826	
ARROYO SULYMA A	56057	\$42799.0000	INCREASE	YES	06/16/19	826	
ARVANAGHI MORTEZA	22427	\$76443.0000	RESIGNED	YES	06/19/19	826	
BAER SAMANTHA L	30087	\$93223.0000	RESIGNED	YES	06/19/19	826	
BASS MARCHEE L	10251	\$19.3400	RESIGNED	YES	06/07/19	826	
BONCIMINO MATTHEW	10234	\$15.0000	APPOINTED	YES	06/10/19	826	
BRINCAT MICHAEL	91639	\$548.8800	PROMOTED	NO	03/26/17	826	

CHOUDHURY PRITHWIR	20113	\$62601.0000	RETIRED	NO	06/21/19	826
CRAFFEY CARICE T	82989	\$138361.0000	INCREASE	NO	06/04/19	826
CUBERO STEVEN	91639	\$548.8800	PROMOTED	NO	03/26/17	826
DAVIS ROBERT S	82107	\$36173.0000	APPOINTED	YES	06/09/19	826
DECIAMPA ANTHONY R	92005	\$349.1600	APPOINTED	NO	06/09/19	826
DELAGO CHRISTIN L	10232	\$17.0000	APPOINTED	YES	06/09/19	826
DEVOY CHRISTOP	91309	\$98356.0000	DECREASED	NO	06/04/19	826
EDWARDS LEAH J	90641	\$16.1400	RESIGNED	YES	06/11/19	826
FIGUEROA EVELYN	60888	\$56427.0000	INCREASE	NO	05/09/19	826
FLEMING STEPHEN C	90748	\$56418.0000	APPOINTED	YES	05/12/19	826
GAYATGAY MARVIN A	22425	\$57539.0000	RESIGNED	YES	06/16/19	826
GOMEZ VLADIMIR	22426	\$55416.0000	INCREASE	YES	06/16/19	826
HARRELL ZARIA J	10234	\$15.0000	APPOINTED	YES	06/09/19	826
ISRAEL YAHN A	90756	\$328.0000	DECREASE	NO	06/12/19	826
KALERGIOS KATERINA	10234	\$15.0000	APPOINTED	YES	06/09/19	826
KHAN SHUVO	20113	\$37796.0000	APPOINTED	YES	06/09/19	826
KIDO HARUKA	81310	\$42145.0000	RESIGNED	YES	01/04/19	826
KINNEY JR. JOHN L	90739	\$348.4300	DECREASED	NO	04/28/19	826
KORKIS HASMIK	20210	\$69931.0000	RESIGNED	NO	06/07/19	826
LEE RICORDO C	56057	\$30.1000	INCREASE	YES	06/06/19	826
LEFFERTS KRITH B	10251	\$19.3400	RESIGNED	YES	06/16/19	826
LONEY CHRISTOP T	81310	\$42145.0000	RESIGNED	YES	05/10/19	826
LOPEZ EDGAR	82989	\$120414.0000	INCREASE	YES	04/21/19	826
LUTZ JAMES R	10024	\$85577.0000	DISMISSED	YES	06/07/19	826
MARTINEZ VASQUE GABRIEL J	20113	\$54436.0000	INCREASE	YES	06/09/19	826
MENDEZ JAMES	90641	\$16.1400	RESIGNED	YES	06/14/19	826
MIHA ASHLEY A	10251	\$14.2300	RESIGNED	YES	05/30/15	826
MIMS JOHN J	90756	\$328.0000	DECREASE	NO	06/16/19	826
MONDESIR WIDLZYNE	12158	\$54631.0000	APPOINTED	NO	12/13/18	826
NARVAEZ JOSSEN I	20246	\$26.6200	INCREASE	YES	05/28/19	826
OLTON DAVID A	82989	\$138361.0000	INCREASE	NO	06/04/19	826
PAHUJA VED P	91639	\$548.8800	PROMOTED	NO	03/26/17	826
PAPOULIS GEORGE	31305	\$54409.0000	RESIGNED	YES	06/16/19	826
PATEL SHEETAL G	82107	\$36173.0000	RESIGNED	YES	06/07/19	826
PETERSON KAYDEAN	10251	\$19.3377	APPOINTED	NO	06/09/19	826
PICKEL GORDON	91314	\$76833.0000	INCREASE	NO	06/16/19	826
QIAN YU	10251	\$19.3400	RESIGNED	NO	06/07/19	826

DEPT OF ENVIRONMENT PROTECTION
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RAILLING JASON T	21822	\$96369.0000	INCREASE	NO	06/16/19	826	
RAMKISSOON THASHA	20215	\$100613.0000	INCREASE	YES	06/02/19	826	
REVZINE VLADIMIR	91001	\$72595.0000	INCREASE	YES	05/28/19	826	
REYNOLDS CHARLES C	20113	\$37796.0000	APPOINTED	YES	06/09/19	826	
ROBINSON MELISSA C	10251	\$19.3377	APPOINTED	NO	06/09/19	826	
RUPRAM TILACKDH R	90641	\$16.1400	RESIGNED	YES	05/31/19	826	
SAED MOHAMMAD A	10251	\$35330.0000	RESIGNED	NO	06/16/19	826	
SANCHEZ CORTEZ TATIANA	22508	\$95927.0000	INCREASE	YES	04/21/19	826	
SAYEM S M	20113	\$37796.0000	APPOINTED	YES	06/09/19	826	
SHEANE PAUL D	10015	\$165829.0000	INCREASE	NO	06/02/19	826	
SINGH KAPIL D	10234	\$15.0000	APPOINTED	YES	06/09/19	826	
SINGH VARINDER	91639	\$548.8800	PROMOTED	NO	03/26/17	826	
SJAASTAD SABRINA T	1002C	\$80675.0000	PROMOTED	NO	06/20/17	826	
SOETAN OLASENI O	10234	\$15.0000	APPOINTED	YES	06/16/19	826	
SON YERIN L	10234	\$15.0000	APPOINTED	YES	06/09/19	826	
SORIANO DANIEL	10251	\$19.3377	APPOINTED	NO	06/09/19	826	
SPIZUOCO MICHAEL G	91314	\$76833.0000	INCREASE	NO	06/06/19	826	
SULLIVAN DANIEL R	21315	\$75651.0000	RESIGNED	YES	06/16/19	826	
SYPA MARIELLA A	56057	\$30.1000	INCREASE	YES	06/06/19	826	
SZYMECZEK JESSICA C	10234	\$15.0000	APPOINTED	YES	06/09/19	826	
TAYLOR KENNETH R	91314	\$84465.0000	INCREASE	YES	06/16/19	826	
TEJADA ZOILANGY	10251	\$19.3400	RESIGNED	YES	06/14/19	826	
THAPA PENITZA	20202	\$53170.0000	RESIGNED	YES	06/09/19	826	
TSAL HSUAN-TI	20403	\$52000.0000	APPOINTED	YES	06/09/19	826	
UWADIAE ANTHONY	20310	\$75984.0000	RETIRED	NO	06/22/19	826	
VILKELIS WILLIAM	22427	\$97500.0000	APPOINTED	YES	06/09/19	826	

DEPARTMENT OF SANITATION
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ACKERT BENJAMIN J	10234	\$17.5000	APPOINTED	YES	06/09/19	827	
AGUANNO NICOLA	92575	\$118348.0000	INCREASE	YES	05/19/19	827	
AHAMED BASHIR	10234	\$17.5000	APPOINTED	YES	06/09/19	827	
ALIDA JACQUES	80633	\$15.0000	RESIGNED	YES	06/08/19	827	
AMATO PETER	10209	\$17.3000	RESIGNED	YES	06/02/19	827	
ASHBY CASSIDY T	10234	\$17.5000	APPOINTED	YES	06/11/19	827	
ASHLEY LATONYA	10251	\$40629.0000	PROMOTED	NO	12/23/18	827	
AZZARA MICHAEL A	10234	\$17.5000	APPOINTED	YES	06/09/19	827	
BARRETT JEFFREY A	80633	\$15.0000	RESIGNED	YES	05/31/19	827	
BEDINGFIELD ROY E	10232	\$24.7300	APPOINTED	YES	06/16/19	827	
BERNARDEZ MARTI PAULA	80633	\$15.0000	RESIGNED	YES	06/11/19	827	
BRITO KHADIJAH S	80633	\$15.0000	RESIGNED	YES	06/11/19	827	
BROCK MANDEL	80633	\$15.0000	RESIGNED	YES	05/15/19	827	
BROWN RAYCHON D	10234	\$17.5000	APPOINTED	YES	06/09/19	827	
CHAMBERS MICKALEA K	10234	\$17.5000	APPOINTED	YES	06/09/19	827	

DEPARTMENT OF SANITATION
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
CHAN	VICTOR	10234	\$17.5000	APPOINTED	YES 06/09/19	827
CHEN	PETER T	70112	\$40820.0000	TERMINATED	NO 06/12/19	827
CHOJAR	FAITH A	10232	\$24.7300	APPOINTED	YES 06/13/19	827
CORR JR	WILLIAM F	91717	\$409.7800	RESIGNED	YES 06/09/19	827
COSCIA	ROBERT J	92575	\$118348.0000	INCREASE	YES 05/19/19	827
DALAL	PRASAD	10232	\$24.7300	APPOINTED	YES 06/16/19	827
DATALAKAR	AJINKYA	10232	\$24.7300	APPOINTED	YES 06/16/19	827
DAVIS	DARREN N	80633	\$15.0000	RESIGNED	YES 06/11/19	827
DAVIS	ELIZABET J	10232	\$24.7300	APPOINTED	YES 06/09/19	827
DE JESUS	LEO A	70112	\$37630.0000	RESIGNED	NO 06/11/19	827
DELGADO JR	GAVINO	80633	\$15.0000	RESIGNED	YES 05/31/19	827
DELIO JR.	DOMINICK	70112	\$41770.0000	RESIGNED	NO 05/12/19	827
DESANTIS	ANNA A	10234	\$17.5000	APPOINTED	YES 06/16/19	827
DESIC	MIRALEM	10234	\$17.5000	APPOINTED	YES 06/09/19	827
DIAZ MONTES	YASMIN M	80633	\$15.0000	RESIGNED	YES 06/11/19	827
DIAZ MOREL	FRANCELY	80633	\$15.0000	RESIGNED	YES 06/11/19	827
EASTMOND	ADRIAN O	10234	\$17.5000	APPOINTED	YES 06/09/19	827
EDWARDS	TAWNNY A	80633	\$15.0000	RESIGNED	YES 05/21/19	827
FALU	ANTWON Y	80633	\$15.0000	RESIGNED	YES 06/11/19	827
FARLEY	CARA M	10234	\$17.5000	APPOINTED	YES 06/16/19	827
FILOSA	NICHOLAU	70112	\$40820.0000	TERMINATED	NO 06/12/19	827
FORD	TERRANCE	80633	\$15.0000	RESIGNED	YES 06/11/19	827
GADSON	TENISHA L	80633	\$15.0000	RESIGNED	YES 06/11/19	827
GASTON	LAGORDON D	80633	\$15.0000	RESIGNED	YES 05/30/19	827
GUAN	RONG	10232	\$24.7300	APPOINTED	YES 06/09/19	827
GUIJARRO	JESSICA E	10232	\$24.7300	APPOINTED	YES 06/09/19	827
HAMPTON	ANDRE L	71681	\$41200.0000	DISMISSED	NO 12/12/18	827
HANNOU	CHRISTOP Y	10234	\$17.5000	APPOINTED	YES 06/09/19	827
HANNOU JR	PASCAL G	56057	\$42799.0000	APPOINTED	YES 02/24/19	827
HAYNES	TYRONE	80633	\$15.0000	RESIGNED	YES 06/11/19	827
HEADLEY	ANTHONY N	80633	\$15.0000	RESIGNED	YES 06/14/19	827
HENRIQUEZ	XIOMARA	10232	\$24.7300	APPOINTED	YES 06/09/19	827
HILL	LA ASIA L	80633	\$15.0000	RESIGNED	YES 06/11/19	827
INMAN	SARAH E	10234	\$17.5000	APPOINTED	YES 06/09/19	827
JACKSON	KIMBERLY L	80633	\$15.0000	RESIGNED	YES 06/11/19	827
JAMESON	DANIELLE C	10232	\$24.7300	APPOINTED	YES 06/09/19	827
KATHIRIYA	SHREYASK J	10232	\$24.7300	APPOINTED	YES 06/09/19	827
KIBRIA	SHANJIDA	10209	\$16.7500	RESIGNED	YES 06/02/19	827
LAMARCH	ANGELA M	10234	\$17.5000	APPOINTED	YES 06/09/19	827
LANG	NALJOUR S	10232	\$24.7300	APPOINTED	YES 06/09/19	827
LI	CHEHHAO	10234	\$17.5000	APPOINTED	YES 06/09/19	827
LI	JENNIFER	10232	\$24.7300	APPOINTED	YES 06/20/19	827
LOMBARDI	NICOLETT G	10234	\$17.5000	APPOINTED	YES 06/12/19	827
LOOS JR	JOSEPH F	92575	\$152926.0000	INCREASE	NO 06/09/19	827
LOUIE	CATHERIN G	10232	\$24.7300	APPOINTED	YES 06/09/19	827
LUGO	SHANIA	10234	\$17.5000	APPOINTED	YES 06/13/19	827
LY	AMANDA	10234	\$17.5000	APPOINTED	YES 06/09/19	827
MADHAVI	SWARNIL S	10232	\$24.7300	APPOINTED	YES 06/13/19	827
MANBODH	NARESH R	92575	\$118348.0000	INCREASE	YES 05/19/19	827
MARK	BORIS	13632	\$87731.0000	RESIGNED	NO 06/09/19	827
MATIAS	JEFFREY	80633	\$15.0000	RESIGNED	YES 06/11/19	827

DEPARTMENT OF SANITATION
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
MCCREADY	MAX S	10234	\$17.5000	APPOINTED	YES 06/09/19	827
MCGILL	EVA D	10234	\$17.5000	APPOINTED	YES 06/09/19	827
MIGUEL	MARC N	10234	\$17.5000	APPOINTED	YES 06/09/19	827
MONCION GARCIA	GLORIA M	80633	\$15.0000	RESIGNED	YES 06/11/19	827
MOORE	DANIELLE L	10234	\$17.5000	APPOINTED	YES 06/09/19	827
MORI	ATTILA	70112	\$40820.0000	TERMINATED	NO 06/12/19	827
NELSON	NONI M	10234	\$17.5000	APPOINTED	YES 06/13/19	827
NISBETH	TAELOR P	10234	\$17.5000	APPOINTED	YES 06/09/19	827
NUNEZ	ERIC E	80633	\$15.0000	RESIGNED	YES 06/08/19	827
ONWUKANJO	JUDE C	10234	\$17.5000	APPOINTED	YES 06/09/19	827
PANNELL	VALERIE L	80633	\$13.8000	RESIGNED	YES 12/06/18	827
PARSLEY	ANTOINE L	90647	\$31544.0000	RESIGNED	YES 05/29/19	827
PAULINO	STEPHANI	80633	\$15.0000	RESIGNED	YES 04/30/19	827
PINKEY	TASHAMAR	80633	\$15.0000	RESIGNED	YES 06/11/19	827
PIRRAGLIA	DEBORAH A	10232	\$24.7300	APPOINTED	YES 06/09/19	827
PUCCIO	CHRISTIN M	10234	\$17.5000	APPOINTED	YES 06/09/19	827
QADRI	DANISH	10234	\$17.5000	APPOINTED	YES 06/09/19	827
RASOOL	HAFIDA	10232	\$24.7300	APPOINTED	YES 06/09/19	827
RINEHART	TIFFANY R	10232	\$24.7300	APPOINTED	YES 06/09/19	827
RIVAS	OPHELIA F	56058	\$60403.0000	RESIGNED	YES 06/16/19	827
RIVERA	MELISSA	80633	\$15.0000	RESIGNED	YES 06/11/19	827
ROBINSON	LATRECE	80633	\$15.0000	RESIGNED	YES 06/11/19	827
RODRIGUES	ANSLEY S	10232	\$24.7300	APPOINTED	YES 06/09/19	827
SAEED	MOHAMMAD A	10232	\$12.3900	APPOINTED	YES 09/01/16	827
SANTIAGO JR	ANTHONY	80633	\$15.0000	RESIGNED	YES 06/11/19	827
SHARMA	RUBEN	10232	\$24.7300	APPOINTED	YES 06/09/19	827
SIMAS	CHARLES	10232	\$24.7300	APPOINTED	YES 06/09/19	827
SIMONELLI	GIANNA M	10234	\$17.5000	APPOINTED	YES 06/09/19	827
STEWART	CAMILLE	10232	\$24.7300	APPOINTED	YES 06/09/19	827
STOLPOVSKAYA	TATIANA	10232	\$24.7300	APPOINTED	YES 06/09/19	827
SYMON	EMILY E	10234	\$17.5000	APPOINTED	YES 06/09/19	827
VELASQUEZ BLAS	ALEJANDR M	10234	\$17.5000	APPOINTED	YES 06/09/19	827
VORA	JILL M	10232	\$24.7300	APPOINTED	YES 06/09/19	827

WALKER	LAKESHA C	80633	\$15.0000	RESIGNED	YES 06/11/19	827
WATKINS JR	RAYMOND	80633	\$15.0000	RESIGNED	YES 06/11/19	827
WHITE	ANA A	80633	\$15.0000	RESIGNED	YES 06/01/19	827
WHITESIDE	DARRELL M	80633	\$15.0000	RESIGNED	YES 06/11/19	827
ZAFAR	HASSAN	10234	\$17.5000	APPOINTED	YES 06/09/19	827
ZHAO	WINNIE	10234	\$17.5000	APPOINTED	YES 06/18/19	827

BUSINESS INTEGRITY COMMISSION
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
SUTHERLAND	PAUL W	56058	\$60000.0000	APPOINTED	YES 06/09/19	831

DEPARTMENT OF FINANCE
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ANEKWE	CECILIA N	0667A	\$49.0400	DECEASED	YES 06/10/19	836
BADO	LOUARBOU B	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
BEGUM	NUR J	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
BROWNE	SHYANN	10124	\$56798.0000	APPOINTED	NO 06/09/19	836
BRUTUS-LARIOS	YVROSE	1002D	\$122471.0000	RETIRE	NO 06/15/19	836
CABALLERO	SYLWIA W	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
CARDENAS	DIANA	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
CECO	ERJON	56058	\$78177.0000	INCREASE	YES 06/09/19	836
CHING	PUI S	91212	\$47645.0000	RESIGNED	NO 04/21/19	836
CHIU	VIVEN Y	0667A	\$49.0400	RESIGNED	YES 05/21/19	836
CHO	KANG HEE	10234	\$17.5000	APPOINTED	YES 06/11/19	836
CHOWDHURY	ARIF A	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
COUCH	CHERYL B	1002C	\$77000.0000	INCREASE	NO 06/09/19	836
DYCKMAN	JONATHAN I	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
FRANKI	ADAM J	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
GRAHAM	CES TALIN	10234	\$17.5000	APPOINTED	YES 06/09/19	836
GREENSTEIN	SANDRA S	0667A	\$49.0400	RESIGNED	YES 06/12/19	836
GUPTA	ANKIT	10232	\$24.7300	APPOINTED	YES 06/07/19	836
HAZEL	ALEXANDE J	10234	\$17.5000	APPOINTED	YES 06/16/19	836
HOLLOMAN	SAQUANA	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
HOSEN	MOHAMMAD D	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
JAHAN	FAHIMA	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
JAMES	JULIA A	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
KAO	FRANK	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
KASPER	ANTHONY	10232	\$24.7300	APPOINTED	YES 06/07/19	836
KASSIM	ATINUKE R	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
KUTSCHERA	PAUL	0667A	\$49.0400	RESIGNED	YES 06/09/19	836
LAKSANA	DEO G	10232	\$24.7300	APPOINTED	YES 06/13/19	836
LUCENA JR.	FILIBERT	30312	\$85292.0000	RETIRE	NO 05/29/19	836
MACCARIO	JOSEPH A	0667A	\$49.0400	RESIGNED	YES 06/09/19	836
MARSHALL	SARA W	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
MARTINEZ	ERIC J	10124	\$49390.0000	APPOINTED	NO 06/09/19	836
MATTHEWS	HUTSON R	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
MCDAVID	KINUTIA	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
MEI	JIMMY	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
MOHAMMED	SAJJAD S	1020B	\$20.1200	RESIGNED	YES 05/12/19	836
NG	GEORGE	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
NG	SANDY	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
OMAGBEMI	JOSHUA T	1020B	\$19.2900	APPOINTED	YES 06/09/19	836
PANICALI	JOHN C	40523	\$45000.0000	APPOINTED	NO 06/16/19	836

DEPARTMENT OF FINANCE
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
PARTHENIS	CHRISTIN M	10232	\$24.7300	APPOINTED	YES 06/02/19	836
PEREZ	MAGALY	10209	\$15.7500	APPOINTED	YES 06/09/19	836
PETRILLO	STEPHANI	10050	\$175000.0000	APPOINTED	YES 06/16/19	836
PIVOVOZ	KALMAN	40523	\$45000.0000	APPOINTED	NO 06/18/19	836
RADCLIFFE	CHRISTIN S	40523	\$47933.0000	TERMINATED	YES 06/07/19	836
RAHUL RAMACHAND	FNU	10232	\$24.7300	APPOINTED	YES 06/09/19	836
RAMCHANDANI	URMI	10232	\$24.7300	APPOINTED	YES 06/02/19	836
RAY	SHAN N	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
RIAZ	ANEZZA	10234	\$17.5000	APPOINTED	YES 06/12/19	836
RIVERA	AMANDA S	93350	\$60000.0000	APPOINTED	YES 06/09/19	836
RUSSO	MICHAEL V	10251	\$35330.0000	APPOINTED	NO 06/09/19	836
SHAH	KATRINA A	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
SIDDIQUE	AFTAB A	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
SIL	MILLY	21744	\$84301.0000	RESIGNED	YES 06/09/19	836
SMITH	ASHLEY K	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
SMITH	ASIA	10209	\$17.3000	RESIGNED	YES 05/26/19	836
SUSSMAN	ILENE M	0667A	\$49.0400	RESIGNED	YES 05/21/19	836
SYLVESTRE	FREDELIN	40523	\$45000.0000	APPOINTED	NO 06/16/19	836
SYROVY	MARY E	10251	\$44734.0000	RETIRE	NO 05/01/19	836
THYAGARAJU	SRITHAM R	1020B	\$20.1200	APPOINTED	YES 06/09/19	836
TOAL	NATASHA M	91415	\$69365.0000	RESIGNED	YES 06/20/19	836
WALDRON						

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 06/28/19

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees like ABDEL FATTAH AHMAD, ALBERO ANIELLO, ALBERTI THOMAS, etc.

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 06/28/19

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees like BONES DOMINGO, BRANDEFINE PATRICK, BRENNAN CLAIRE, etc.

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 06/28/19

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees like KOCHALUMMOOTTIL ABRAHAM, KOTOWICZ SR JOHN, KUNIK RICHARD, etc.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees like NICOLL GEORGE, NIKOLAIENKO YEVHENII, O'NEILL WILLIAM, etc.

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 06/28/19

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees like WALKES CAMRON, WALKES CAMRON, WALSH PATRICK, etc.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 06/28/19

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees like ACOSTA NORA, ADAMS FIONA, ADAMS SAUNDRA, etc.