



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **78-232 - Accessory sewage disposal plants**

File generated by <https://zr.planning.nyc.gov> on 6/15/2026

---

## 78-232 - Accessory sewage disposal plants

---

LAST AMENDED

4/30/1981

In Staten Island, sewage disposal plants to serve not more than 50 #dwelling units# may be authorized by the City Planning Commission as #accessory# #uses# to be located anywhere within a #large-scale residential development# without regard for #zoning lot lines#, provided the Commission finds that:

- (a) the sewage disposal plant is located not closer than 100 feet from any #residential use#;
- (b) the #large-scale residential development# is arranged so as to best serve the active and passive recreation needs of the #residential development#, protect and serve scenic assets and natural features and provide suitable variations in the siting of #buildings#;
- (c) the sewage disposal plant is adequately landscaped and buffered from all #residential uses# on the same or adjacent #zoning lots#; and
- (d) the proposal promotes and protects the public health, safety and general welfare.