Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

107-50 - CERTIFICATIONS

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107-50 - CERTIFICATIONS

LAST AMENDED
12/5/2024

Administrative certifications from the City Planning Commission are required, as set forth in various sections of this Chapter, in any one of the following circumstances:

(a) when certain #plan review sites# are subdivided, as set forth in Section 107-08 (Future Subdivision of Certain Plan Review Sites);

(b) when certain #plan review sites# meet the requirements set forth in Section 107-51 (Certification of Certain Plan Review Sites) and do not require an authorization pursuant to Section 107-60, inclusive;

(c) when a #zoning lot# contains #designated open space#, as set forth in Section 107-22 (Designated Open Space);

(d) where required #yards# or equivalents are to be modified as set forth in Section 107-465 (Modifications of special yard regulations for certain zoning lots);

(e) where plant material is substituted for required trees as set forth in Section 107-33 (Substitution of Other Plant Materials); or

(f) when a #zoning lot# contains a portion of the proposed #waterfront esplanade#, as set forth in Section 107-23 (Waterfront Esplanade).

(g) Any #development# or #enlargement# may modify applicable regulations governing the location of required parking spaces, driveways and curb cuts, as set forth in Section 107-34 (Preservation of Natural Features).

107-51 - Certification of Certain Plan Review Sites

LAST AMENDED
11/2/2023

On a #plan review site#, for any #enlargement# or #site alteration# which does not comply with the provisions of Section 107-31 (General Regulations for Natural Features), the Chairperson of the City Planning Commission shall certify that:

(a) such #plan review site# does not:

(1) contain any of the district plan elements as set forth in Section 107-20 (DISTRICT PLAN ELEMENTS), inclusive;

(2) contain an #area of no land alteration#;

(3) exceed the rate of two #tree credits# per 1,000 square feet of lot area; and

(4) have a violation for tree removal without prior permission or approval and no trees have been removed since November 2, 2023, unless permitted pursuant to Section 107-312 (Regulations within plan review sites);

(b) new or existing tree planting shall satisfy tree requirements pursuant to Section 107-32 (Tree Regulations); and

(c) the resulting #enlargement# or #site alteration# does not require more than 10 additional accessory off-street parking spaces for a #commercial#, #community facility#, or #manufaturing use#.

Any #enlargement# or #site alteration# on a #plan review site# which does not comply with these conditions, or any #development# on a #plan review site#, shall require an authorization pursuant to Section 107-60 (AUTHORIZATIONS).