



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

107-65 - Authorization for Modifications of Natural Features

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LAST AMENDED

11/2/2023

For any #development#, #enlargement#, or #site alteration# on #plan review sites# or within #designated open space#, the City Planning Commission may authorize modifications of the natural topography existing on November 2, 2023 beyond the amount specified in Section [107-31](#) (General Regulations for Natural Features), inclusive, or modification of tree regulations pursuant to Section [107-312](#) (Regulations within plan review sites).

The Commission may authorize modifications to natural features, provided that the Commission finds that:

- (a) the modifications are the minimum necessary to facilitate the project;
- (b) such modification of topography is necessary to accommodate any public amenities, as applicable, such as public pedestrian ways, the #waterfront esplanade# or active recreational facilities within a #designated open space# as required under the provisions of this Chapter;
- (c) such modification will not cause unnecessary disturbance of the drainage pattern in the area;
- (d) such modification will have minimal impact on the existing natural features of the surrounding area and will blend harmoniously with such area; and
- (e) areas that contain natural features are preserved within a proposed #area of no disturbance#, especially those areas which are contiguous to #designated open space#, #areas of no land alteration#, or other area containing mostly natural features.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.