



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **107-51 - Certification of Certain Plan Review Sites**

File generated by <https://zr.planning.nyc.gov> on 2/25/2026

---

## 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 #manufacturing 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).

