



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

73-14 - Public Service Establishments

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LAST AMENDED

12/6/2023

In all #Residence Districts#, the Board of Standards and Appeals may permit the #uses# set forth in paragraph (a) of this Section, provided that the findings set forth in paragraph (b) are met.

(a) The Board may permit the following #uses#:

Electric or gas utility substations, limited in each case to a site of not more than 10,000 square feet;

Potable water pumping stations;

Telephone exchanges or other communications equipment structures; or

#Energy infrastructure equipment#, without size restriction.

(b) In order to grant such permit, the Board shall find:

(1) that such #use# will serve the residential area within which it is proposed to be located;

(2) that there are serious difficulties in locating it in a district wherein it is permitted as of right and from which it could serve the residential area, which make it necessary to locate such #use# within a #Residence District#; and

(3) in the case of such electric or gas utility substations or potable water pumping stations, that the site for such #use# has a minimum #lot area# of 4,500 square feet.

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