Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

74-73 - Sewage Disposal Plants and Pumping Stations

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74-731 - Private sewage disposal plants

In all Residence Districts#, Commercial Districts# and M1 and M2 Districts, the City Planning Commission may permit sewage disposal plants provided that such use will serve the commercial or residential area within which, or adjacent to which, it is to be located; that in the case of a residential area, such area contains more than 50 dwelling units#; and that there are serious difficulties in locating it in a district where it is permitted as-of-right from which it could serve the residential area or commercial area. In addition, the Commission shall refer such application to the Department of Health and the Department of Environmental Protection for a report.

The Commission may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area including safety devices and the concealment of such use with fences, buffer zones, barriers or other screening devices, and landscaping.

74-732 - Private sewage pumping stations and sewage disposal plants

As a condition of granting a special permit for a sewage pumping station or a sewage disposal plant, the Commission shall find:

(a) in the case of sewage pumping stations, the sewers and treatment plants to which the flow is to be pumped will be adequate to accommodate anticipated future development in the area to be served by these facilities;
(b) in the case of sewage disposal plants serving a residential area, the related #development# is arranged in such a way as best to serve active and passive recreation needs; protect and preserve scenic assets and natural features such as trees, streams and topographic features; and provide suitable variations in the siting of #buildings# to achieve these objectives; and

(c) in the case of sewage disposal plants, the proposed plant will be adequate for anticipated development in the area to be served; or

(d) in all cases, the proposal promotes and protects the public health, safety and general welfare.

74-733 - Municipal sewage disposal plants

LAST AMENDED
2/2/2011

In all #Residence Districts#, #Commercial Districts# and M1 and M2 Districts, the City Planning Commission may permit municipal sewage disposal plants, provided that there are serious difficulties in locating it in a district where it is permitted as-of-right. The Commission may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area including safety devices and the concealment of such #use# with fences, buffer zones, barriers or other screening devices and landscaping.

As a condition of granting a special permit for a municipal sewage disposal plant, the Commission shall find:

(a) the proposed plant will be adequate for anticipated development in the area to be served; and

(b) that the proposal promotes and protects the public health, safety and general welfare.

74-734 - Municipal sewage pumping stations

LAST AMENDED
2/2/2011

In all #Residence Districts#, the City Planning Commission may permit municipal sewage pumping stations provided that there are serious difficulties in locating it in a district where it is permitted as-of-right. The Commission may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area including safety devices and the concealment of such #use# with fences, buffer zones, barriers or other screening devices and landscaping.

As a condition of granting a special permit for a municipal sewage pumping station, the Commission shall find:
(a) that the proposal promotes and protects the public health, safety and general welfare; and
(b) the sewers and treatment plants to which the flow is to be pumped will be adequate to accommodate anticipated future development in the area to be served by these facilities.