Zoning Resolution

THE CITY OF NEW YORK

Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Marisa Lago, Chair

74-76 - Plazas

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In all districts, the City Planning Commission may, by special permit, allow the elimination or reduction in size of any existing publicly accessible open area#, arcade# or other public amenity, open or enclosed, for which a floor area# bonus has been utilized, provided that such reduction or elimination shall not create a floor area non-compliance# on the zoning lot#.

In granting such special permit, the Commission shall find that:

(a) such elimination or reduction is adequately compensated by the substitution of another public amenity or improvement on the zoning lot# that shall provide equal or increased public benefit; and

(b) for publicly accessible open areas# any remaining bonused open area will comply to the maximum extent feasible with the standards of public plazas# as set forth in Section 37-70.

However, the Commission may waive the provisions of paragraph (b) of this Section if it finds that such standards for public plazas# would compromise the design integrity of the publicly accessible open area# or would result in the loss of significant design elements or character that are integral components of the publicly accessible open area's# design.

The Commission may prescribe additional conditions to enhance the relationship of public open areas, buildings# or other amenities on the zoning lot#, to the surrounding areas.