Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

75-412 - Developments on lots under one and a half acres that include railroad right-of-ways

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LAST AMENDED
12/5/2024

A #railroad right-of-way# that would otherwise be considered a #block# boundary may not be included in the #lot area# of a #zoning lot# less than one and a half acres unless the Chairperson of the City Planning Commission certifies to the Department of Buildings that:

(a) a site plan has been submitted showing:

(1) the total #lot area#, including any #railroad right-of-way# or platform over a #railroad right-of-way#; and

(2) that the #zoning lot# has direct access to one or more #streets#;

(b) the affected railroad entity or entities have indicated in writing that the proposed #development# or #enlargement# will not interfere with current or future railroad operations.

Certification by the Chairperson shall be a precondition to the issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# under this Section.