

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

105-434 - Modification of requirements for private roads and driveways

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LAST AMENDED
1/19/2016

(2)

of the area;

For a	ny #deve	elopment#, #enlargement# or #site alteration#:	
(a)	#Tie1 requi	ty Planning Commission may authorize variations in the requirements for #private roads# and driveways on any II site# as set forth in Section 105-35 (Tier II Site Requirements for Driveways and Private Roads), as well as the rements of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of cuts in certain districts) provided that:	
	(1)	the #development# or #enlargement# is not feasible without such modification, or that the requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;	
	(2)	such modification is the least modification required to achieve the purpose for which it is granted;	
	(3)	the modification will not disturb the drainage pattern and soil conditions of the area;	
	(4)	the modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and	
	(5)	such modification will enhance the quality of the design of the #development#, #enlargement# or #site alteration#; or	
(b)	the N the C forth (Wai FOR	located on a #zoning lot# containing historic buildings designated by the Landmarks Preservation Commission within the New York City Farm Colony-Seaview Hospital Historic District, as shown on Map 2 in Appendix A of this Chapt the City Planning Commission may authorize modifications or waivers of the requirements for #private roads# as set forth in Section 26-20 (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS) through Section 26-2 (Waiver of Bulk Regulations Within Unimproved Streets), inclusive, and Section 26-30 (SPECIAL REQUIREMENT FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS) through 26-33 (Screening), inclusive, provided that such modification or waiver:	
	(1)	results in greater environmental conservation or preservation of existing natural features;	

results in a superior site and landscape plan that will not unduly disturb the drainage pattern and soil conditions

(3)	results in greater preservation of historic #buildings# or other architectural elements of the Historic District designated by the Landmarks Preservation Commission;
(4)	enhances vehicular and pedestrian connections between #buildings# on the site and the surrounding neighborhood;
(5)	will not impair the essential character of the Historic District and the surrounding area;
(6)	is the least required to achieve the purpose for which it is granted; and
(7)	will not reduce the required minimum width of the #private road# to a width less than 34 feet unless the Fire Department has approved such reduction and determined that emergency vehicles can adequately access and move within the site.