



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

107-21 - Modification of Designated Open Space

File generated by <https://zr.planning.nyc.gov> on 7/30/2025

107-21 - Modification of Designated Open Space

LAST AMENDED

8/18/1983

The City Planning Commission may adjust the boundaries of a #designated open space# on a #zoning lot# provided that such adjustment will not place the new boundary closer than 60 feet to a watercourse. As a condition for such adjustment in the boundaries, the Commission shall find that:

(a) such adjustment shall:

- (1) result in a substantial improvement in the quality and usefulness of the #designated open space#; and
- (2) permit #development# which better satisfies the purpose of this Chapter and include new features in the #designated open space# which will be at least equal in quality to those which are displaced from it; and
- (3) provide an equivalent area replacement for the area removed from the #designated open space#; or

(b) such adjustment shall:

- (1) be permitted to exclude:
 - (i) a #zoning lot# which is contiguous to exempted #zoning lots# along at least two #lot lines#; or
 - (ii) a #zoning lot# which would otherwise be contiguous to exempted #zoning lots# along at least two #lot lines# but for the separation by a #street#; or
 - (iii) #streets# #abutting# exempted #zoning lots#; and
- (2) not substantially alter the utility and quality of the #designated open space#; or

(c) such adjustment shall:

- (1) be in conjunction with a public improvement project approved by the City prior to September 11, 1975, for funding to exclude in whole or in part the bed of a mapped #street# and/or adjacent #zoning lots# or portions thereof; and
- (2) not substantially alter the utility and quality of the #open space network#; or

(d) such adjustment shall:

- (1) exclude, in whole or in part, private property contiguous with a #public park# which has been mapped since September 11, 1975; and
- (2) not preclude the continuity to the #designated open space# or the public pedestrian way or the #waterfront esplanade#; and
- (3) not substantially alter the utility and quality of the #designated open space#.