



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner

October 6, 1989

Mr. Anthony J. Patrissi
Chief Engineer
Department of City Planning
Office of the Chief Engineer
22 Reade Street
New York, N. Y. 10007-1216

GEORGE E. BERGER, P.E.
Assistant Commissioner
Building Construction

Re: Sewage Ejector Pump System
Chester Place Condominium
Bruckner Avenue & Wilcox St.
Borough of The Bronx

Dear Mr. Patrissi:

My reply letter to your office dated September 15, 1989, was carbon copied to the Borough Superintendents.

The Borough Superintendents have indicated to this office that the boroughs have been considering a Sewage Pumping Station as an accessory use regardless of the number of dwelling units it was serving, as long as it was on the same zoning lot as a dwelling unit and is owned, operated, and maintained by the same zoning lot owners.

In that, a Sewage Pumping Station is less onerous than a Sewage Disposal Plant, the Department sees no reason to change the existing interpretation of the boroughs and, therefore, will consider a Sewage Pumping Station which is part of the same zoning lot as to be an accessory use regardless of the number of dwelling units it is serving.

Furthermore, since a Sewage Pumping Station serving 15 or less dwelling units in a residential district that is not on the same zoning lot, cannot be considered as an accessory use, and since it is not afforded the opportunity to obtain a Special Permit as per Section 74-732, therefore, it cannot be a permitted use in a residential district.

Very truly yours,

George E. Berger, P.E.
Assistant Commissioner

GEB:rmr