

PROPOSED WATERFRONT DESIGN STANDARDS TEXT AMENDMENT

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article I

Chapter 2

Construction of Language and Definitions

* * *

12-10

DEFINITIONS

* * *

Waterfront area

The "waterfront area" is the geographical area comprising all #blocks# between the pierhead line and a line 800 feet landward from the #shoreline#. Where such line intersects a #block#, the entire #block# shall be included and the #waterfront area# boundary shall coincide with the centerline of the landward boundary #street# or other #block# boundary. Notwithstanding the above, any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not abut a waterfront public park shall not be included in the #waterfront area#.

For the purposes of this definition, only #blocks# along waterways that have a minimum width of 100 feet between opposite #shorelines#, with no portion downstream less than 100 feet in width, shall be included within the #waterfront area#. However, #blocks# bounding the Gowanus Canal as shown on the City Map, north of Hamilton Avenue, Dutch Kills, and the portion of the Bronx River located south of the prolongation of East 172th Street shall be included within the #waterfront area#.

* * *

Article IV

Chapter 2

Special Regulations Applying in the Waterfront Area

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**Chapter 2
Special Regulations Applying in the Waterfront Area**

* * *

**62-10
GENERAL PROVISIONS**

**62-11
Definitions**

Definitions specially applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

* * *

Pier

A "pier" is a structure at the water's edge, not otherwise defined as a #platform#, that is:

- (a) a pile-supported overwater structure, or a portion thereof, that projects from a #shoreline#, bulkhead or #platform#; or
- (b) a solid-core structure, or a portion thereof, constructed for the docking of water-borne vessels, that projects from the land or from a #platform#.

Projections from #platforms# shall be considered #piers# if their length, measured from the portion of the #platform# from which they project, exceeds 50 percent of their width at such portion. Any further extensions from such projections shall be considered #piers# regardless of their configuration (see illustration).

Pier, existing

An "existing pier" is a #pier# of which at least 75 percent of its surface is visible in the aerial photographs of New York City flown by Lockwood, Kessler and Bartlett in April 1988.

Pier, new

A "new pier" is any #pier# other than an #existing pier#.

Platform

A "platform" is a pile-supported or solid-core structure at the water's edge, or a portion thereof, that:

- (a) is permanently connected to the land; and

(b) has a seaward dimension that does not exceed 50 percent of its dimension along the land to which it is connected (see illustration).

Platform, existing

An “existing platform” is a #platform# of which at least 75 percent of its surface is visible in the aerial photographs of New York City flown by Lockwood, Kessler and Bartlett in April 1988.

Platform, new

A “new platform” is any #platform# other than an #existing platform#.

* * *

Supplemental public access area

A "supplemental public access area" is a ~~waterview plaza, waterview park, waterview sitting area or residual public access~~ area provided on a #waterfront zoning lot#, in addition to other required public access areas, in order to fulfill the waterfront public access requirements.

Upland connection

An "upland connection" is a pedestrian way which provides a public access route from a #shore public walkway# or a #supplemental public access area# to a public sidewalk within an open and accessible public #street#, #public park# or other accessible public place.

* * *

Water coverage

"Water coverage" is the portion of a #zoning lot# seaward of the #shoreline# that, when viewed directly from above, would be covered by a #pier#, #platform# or #floating structure#, including portions of #buildings or other structures# projecting over the water from such structures. #Water coverage# shall not include docking or navigational appurtenances which may project from the aforementioned structures.

~~For the purpose of applying #water coverage# to any provision of this Resolution relating to #lot area#, a #pier# or #platform# shall be structurally sound and physically accessible directly from the shore, with a surface capable of lawful occupancy. However, in no event shall the #water coverage# of a #building or other structure# projecting over the water from a #pier# or #platform# be included in #lot area#.~~

Waterfront block, ~~waterfront public park~~ or waterfront zoning lot

A "waterfront block," ~~"waterfront public park"~~ or "waterfront zoning lot" is a #block#, ~~#public park#~~ or #zoning lot# in the #waterfront area# having a boundary at grade coincident with or seaward of the #shoreline#. For the purposes of this Chapter:

- (a) a #block# within the #waterfront area# shall include the land within a #street# that is not improved or open to the public, and such #street# shall not form the boundary of a #block#;
- (b) a #block# within the #waterfront area# that abuts a ~~#waterfront~~ public park# along the waterfront shall be deemed to be part of a #waterfront block#; and
- (c) a #zoning lot# shall include the land within any #street# that is not improved or open to the public and which is in the same ownership as that of any contiguous land.

However, any #block# or #zoning lot# in the #waterfront area# having a boundary within or coincident with the boundaries of the Gowanus Canal as shown on the City Map shall be a #waterfront block# or #waterfront zoning lot#, respectively.

Any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not abut a ~~#waterfront~~ public park# along the waterfront, shall be deemed outside of the #waterfront block#.

Waterfront Public Access Area

A "waterfront public access area" is the portion of a #zoning lot# required to be improved for public access. It may include any of the following: #shore public walkway#, #upland connection#, #supplemental public access area#, or public access area on a #pier# or #floating structure#.

* * *

62-12 Applicability to Developments in the Waterfront Area

Within the #waterfront area#, all #developments# on #zoning lots# within #waterfront blocks# shall be subject to all provisions of this Chapter, unless stated otherwise. #Developments# on other #zoning lots# within the #waterfront area# shall be subject to the regulations of this Chapter only when part of a large-scale development, any portion of which is within a #waterfront block#, or when on #zoning lots# located in an area designated as part of a Waterfront Access Plan in accordance with Section 62-80 (WATERFRONT ACCESS PLANS). In addition, all #zoning lots# within the #waterfront area# shall be subject to the provisions of Section 62-71 (City

Planning Certifications), inclusive. The provisions of this Chapter shall not be deemed to supersede or modify the regulations of any State or Federal agency having jurisdiction on affected properties.

Any #development# approved by special permit or authorization of the City Planning Commission or any #zoning lot# subject to a restrictive declaration in conjunction with a land use action by the City Planning Commission and City Council, or former Board of Estimate, as applicable, prior to October 25, 1993, may be started or continued pursuant to such special permit, authorization or the terms of such restrictive declaration.

Notwithstanding the provisions of this Chapter except as set forth in paragraphs (a) through (f) of this Section, the Commission may authorize modifications of such special permit or authorization, or the terms of a restrictive declaration may be modified by the City Planning Commission and, if applicable, the City Council, provided such modifications do not:

- (a) increase the height or #lot coverage# of any #building# in a #waterfront block# beyond the maximum set forth in Section 62-30 (SPECIAL BULK REGULATIONS);
- (b) extend the location of the exterior walls of any #building# within a #waterfront block# above the maximum base height for the district as set forth in Section 62-34 (Height and Setback Regulations on Waterfront Blocks);
- (c) increase the total #floor area# on any #zoning lot# within a #waterfront block# beyond the amount approved prior to October 25, 1993;
- (d) result in the obstruction of a required #visual corridor# or increase any existing obstruction of such #visual corridor#;
- (e) increase the size of a #pier# or #platform# or the size of any #building or other structure# on a #pier# or #platform# approved prior to October 25, 1993; or
- (f) involve a change that would create a requirement for public access or #visual corridors# without providing such public access or #visual corridors# in accordance with the provisions of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS).

#Developments# for which an application for certification pursuant to this Chapter was filed prior to (date of adoption) may be continued pursuant to the regulations of this Chapter in effect at the time of such filing. Design changes for any previously certified application may be made only upon certification by the Chairperson of the City Planning Commission that such changes would result in greater accordance with the standards set forth in this Chapter.

#Developments# for which an application for authorization or special permit pursuant to this Chapter was filed prior to (date of referral) may be continued pursuant to the regulations of this Chapter in effect at the time of such filing.

#Developments# for which an application for authorization or special permit other than authorizations or special permits pursuant to this Chapter was filed prior to (date of referral) may be continued pursuant to the terms of such authorization or special permit, and, to the extent not modified under the terms of such authorization or special permit, in accordance with the regulations of this Resolution in effect at the time such authorization or special permit was granted.

~~In addition to the provisions of Section 11-30 (BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT), construction involving the alteration of existing #buildings# authorized pursuant to a building permit issued by the Departments of Buildings or Business Services for any #development# for which an application, with complete plans and specifications for the entire construction and not merely a part thereof, was filed and pending with the Departments of Buildings or Business Services as of May 12, 1993, may be continued after October 25, 1993, provided that an application pursuant to Section 62-70 (SPECIAL REVIEW PROVISIONS) is filed with the Department of City Planning within 30 days from October 25, 1993. Construction thereafter may continue for a period of one year after October 25, 1993, during which period either the Chairperson of the City Planning Commission certifies pursuant to Section 62-711 (Waterfront public access and visual corridors) that there is compliance with the public access and #visual corridor# requirements of this Chapter or the City Planning Commission acts pursuant to Section 62-72 (Authorizations by the City Planning Commission) or 62-73 (Special Permits by the City Planning Commission) to approve a modification. If the Commission does not approve a modification, then the #development# shall comply with the requirements of Sections 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA).~~

* * *

**62-132
Applicability of Chapters 4, 8 & 9 of Article VII**

* * *

The following special permits by the City Planning Commission shall be applicable on #waterfront blocks# only as modified in the following Sections:

* * *

Section 74-922 (Certain large retail establishments) shall be applicable except that, on #existing #piers#, the provisions of Section 62-241 (Uses on existing piers and platforms) shall also be applicable.

* * *

The large-scale #development# provisions of Section 74-74 and Article VII, Chapters 8 and 9, shall be applicable, except that:

* * *

- (c) Any height and setback modifications within a #waterfront block# shall be subject to an additional finding that such modifications would result in a site plan with ~~physical and~~ visual and, where required, physical public access to the waterfront in a way that is superior to that which would be possible by strict adherence to the regulations of Section 62-341 (Developments on land and platforms).

* * *

~~62-14~~
Requirements for Recordation
(move to Section 62-634)

~~62-15~~
62-14
Integration of Waterfront Access Plans

* * *

~~62-16~~
Requirements for Applications
(move to 62-70)

* * *

~~62-20~~
SPECIAL USE REGULATIONS

* * *

~~62-212~~
WE uses (Waterfront-Enhancing)

* * *

From Use Group 4:

Community centers

Houses of worship

*Ice skating rinks, outdoor

*Non-commercial clubs, with restrictions

**~~Public parks~~ or ~~p~~Playgrounds or private parks

Recreation centers, non-commercial

*Philanthropic or non-profit institutions without sleeping accommodations, excluding ambulatory diagnostic or treatment health care facilities listed in Use Group 4

Golf courses

*Tennis courts, outdoor

* * *

62-24

Uses on Piers and Platforms

~~#Piers# and #platforms# shall be classified as either existing or new for the purposes of the #waterfront area# regulations. A #pier# or #platform# shall be classified as existing only if at least 75 percent of the surface of such pile supported or solid core structure is visible in the aerial photographs of New York City flown by Lockwood, Kessler and Bartlett in April 1988.~~

#Uses# on #existing #piers# or #existing platforms# shall be subject to the provisions of Section 62-241. #Uses# on #new #piers# or #new platforms# shall be subject to the provisions of Section 62-242.

62-241

Uses on existing piers and platforms

The #use# of an #existing #platform# may be continued or such #use# may be changed, #enlarged# or #extended# in accordance with the #use# regulations of the applicable district.

The #use# of an #existing #pier# may be continued or such #use# may be changed, #enlarged# or #extended# in accordance with the #use# regulations of the applicable district provided that any #use# within a #building or other structure# on the #pier# meets one of the following requirements:

* * *

Any #use# on an #existing #pier# not permitted by the foregoing provisions of this Section shall only be allowed by special permit of the City Planning Commission pursuant to Section 62-734 (Developments on piers or platforms).

62-242
Uses on new piers and platforms

#New #piers# and #new platforms# shall be limited to WD #uses# or to the following WE #uses#: #public parks# or playgrounds or publicly accessible private parks. Conversions from these #uses# to any other WE #use# are permitted only by special permit pursuant to Section 62-734 (Developments on piers or platforms).

* * *

62-27
Special Use Regulations for ~~Public Parks, Playgrounds or Private Parks~~

~~#Public parks#, p~~Playgrounds or private parks shall be a permitted #use# in M2 and M3 Districts within the #waterfront area# in Community Districts 1, 2 and 4 in the Borough of Manhattan.

* * *

62-29
Special Use Regulations for ~~Waterfront Access Plan BK-1~~

~~All Use Group 6 and 9 #uses# delineated in Section 62-212 (Waterfront enhancing uses) not otherwise permitted, shall be a permitted #uses# on any parcel identified in Waterfront Access Plan BK-1, provided that:~~

- ~~(a) — such #use# is limited to not more than 10,000 square feet of #floor area# per establishment;~~
- ~~(b) — the total amount of #floor area# used for such #uses# does not exceed two percent of the total amount of #floor area# permitted on such parcel; and~~
- ~~(c) — such #uses# are located below the level of the first #story# ceiling of a #building# or are located on a #pier# or #platform#.~~

~~Additionally, docks for water taxis and docks or mooring facilities for non-commercial pleasure boats (Use Group 6) shall be a permitted #uses# on any parcel identified in Waterfront Access Plan BK-1.~~

62-29

Special Use Regulations for R6, R7, R8, R9, and R10 Districts

R6 R7 R8 R9 R10

In the districts indicated, any Use Group 6 or 9 #use# listed in Section 62-212 (Waterfront enhancing uses) shall be a permitted #use# anywhere on the #zoning lot#, provided such #zoning lot# is partially located within a #commercial district#, and provided that:

- (a) such #uses# have a public entrance fronting on a #waterfront public access area# or a #street# that provides public access to a #shore public walkway#;
- (b) such #uses# are limited to not more than 10,000 square feet of #floor area# per establishment;
- (c) the total amount of #floor area# used for such #uses# does not exceed two percent of the total amount of #floor area# permitted on such #zoning lot#; and
- (d) such #uses# are located below the level of the first #story# ceiling of a #building#, on a #pier# or #platform#, or in a kiosk within a #waterfront public access area# in accordance with the provisions for kiosks set forth in paragraph (e) of Section 62-612 (Permitted obstructions).

62-291

Special Provisions in Waterfront Access Plan BK-1

Docks for water taxis and docks or mooring facilities for non-commercial pleasure boats (Use Group 6) shall be permitted #uses# on any parcel identified in Waterfront Access Plan BK-1.

* * *

62-31

Bulk Computations on Waterfront Zoning Lots

On #waterfront zoning lots#, the areas of the #upland lot# and the #seaward lot# shall be computed separately.

- (a) Upland lot

All #bulk# regulations pertaining to the #upland lot# shall be satisfied entirely on such portion of the #zoning lot#. All #floor area, dwelling units# or #rooming units# generated by such portion shall be located within the #upland lot# and all #lot coverage# computations shall be based solely on the area of the #upland lot#.

(b) Seaward lot

Within the #seaward lot#, only the #water coverage# of #piers# or #platforms# that are structurally sound and physically accessible directly from the shore, with a surface capable of lawful occupancy shall be deemed to be #lot area# for the purpose of determining allowable #floor area, dwelling units# or #rooming units# ~~on such structures~~ or to satisfy any other #bulk# regulations, unless expressly stated otherwise. ~~However, i~~In no event shall the #water coverage# of a #building or other structure# projecting over the water from a #pier# or #platform# be included in #lot area#. #Lot coverage# provisions shall not apply to the #seaward lot#.

Except where all #piers#, #platforms# or #floating structures# are occupied #predominantly# by WD #uses#, the maximum #water coverage# permitted on a #zoning lot# shall not exceed 50 percent and the #water coverage# of an #existing #pier# or #platform# may not be increased by more than ten percent.

~~(b)~~(c) Special provisions for bulk distribution

#Floor area, dwelling units# or #rooming units# generated by #existing #piers# or #platforms# within the #seaward lot# may be located anywhere on the #zoning lot# provided the amount on the #upland lot# does not exceed the maximum for the district on such portion of the #zoning lot# by more than 20 percent. No #bulk# distribution from the #seaward lot# shall be permitted for #new #piers# or #platforms#, except within Waterfront Access Plan BK-1. Such #bulk# distribution shall be permitted for new portions of #piers# located within Waterfront Access Plan BK-1, provided that such new portion of the #pier# is accessed from a portion of an #existing #pier# containing not less than 25 percent of the #water coverage# of such #existing #pier# and that the #water coverage# of the new and existing portions of the #pier# does not exceed the #water coverage# of the #existing #pier#.

* * *

62-332

Rear yards and waterfront yards

* * *

No #building or other structure# shall be erected above the lowest level of a #waterfront yard#. Permitted obstructions in #waterfront yards# in all districts shall ~~be limited to those allowed for public access areas~~ include improvements within #waterfront public access areas#, and permitted obstructions as listed in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), except that the following #rear yard# obstructions shall not be permitted:

*Balconies, unenclosed;

- *Greenhouses, non-commercial, #accessory#;
- *Parking spaces, off-street, open or enclosed, #accessory#;
- *Swimming pools, #accessory#;
- *Terraces or porches, open;
- Walls, exceeding four feet in height.

* Except when #accessory# to #single-# or #two-family residences# in #detached#, #semi-detached# or #zero lot line buildings#. However, only open #accessory# off-street parking spaces shall be permitted.

* * *

62-34
Height and Setback Regulations on Waterfront Blocks

* * *

62-341
Developments on land and platforms

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the shoreline of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

(a) For the purposes of applying the height and setback regulations of this Section, the following provisions shall apply:

(1) #Street lines#

For the purposes of paragraphs (c) and (d) of this Section and of paragraph (h) of Section 62-354, a #shore public walkway#, #visual corridor#, #upland connection# or #supplemental public access area# shall be considered a #street# and its boundary shall be treated as a #street line#. Any #visual corridor# or #upland connection# that measures at least 75 feet in width, or any #shore public walkway# or #supplemental public access area#, shall be considered a #wide street#. Any

other #visual corridor# or #upland connection# shall be considered a #narrow street#.

(2) #Initial setback distance#

For the purposes of paragraph (c) of this Section, an #initial setback distance# shall be a horizontal distance measured for a depth of 15 feet from a #narrow street line# and ten feet from a #wide street line#. However, an #initial setback distance# shall have a depth of 30 feet from the boundary of a #shore public walkway#. Wherever a #supplemental public access area# is provided as a widened #shore public walkway#, such widened area shall be included in the #initial setback distance#.

(3) Measurement of height

The height of all #buildings or other structures# on #waterfront blocks# shall be measured from the #base plane#. For #buildings# with pitched roofs, maximum building height shall be measured to the midpoint of such pitched roof, except for #buildings# subject to Section 23-631 (Height and setback in R1, R2, R3, R4 or R5 Districts).

(4) Permitted obstructions

The obstructions permitted pursuant to Sections 23-62, 24-51, 33-42, or 43-42 shall apply. In addition, the following obstructions shall be permitted:

- (i) within an #initial setback distance#, a dormer may exceed a maximum base height specified in Table A of this Section or penetrate a required setback area above a maximum base height specified in Table C of this Section provided that on any #street# frontage the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. At any level above the maximum base height, the length of a #street wall# of a dormer shall be decreased by one percent for every foot that such level of dormer exceeds the maximum base height. (See Illustration of Dormer)
- (ii) ~~A penthouse portion of a #building or other structure# shall be permitted to exceed a maximum building height specified in Table A of this Section only if the gross area of any #story# within such portion located either partially or wholly above such height does not exceed 80 percent of the gross area of the #story# directly below. No such portion of a #building or other structure# shall exceed the maximum building height in Table A by more than 40 feet.~~

A penthouse portion of a #building# shall be permitted to exceed the

applicable maximum building height specified in Table A of this Section by not more than 40 feet only if the gross area of any #story# within such portion has a #lot coverage# of at least 50 percent and not more than 85 percent of the highest #story# located entirely below the maximum building height. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the penthouse portion, where at least one setback on each face has a depth of at least four feet and a width that, individually or in the aggregate, is equal to at least ten percent of the width of such respective face. For the purposes of this paragraph, the penthouse portion shall have four faces, with each face being the side of the rectangle within which the outermost walls of the highest #story# located entirely below the maximum building height have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each penthouse portion face. Required setback areas may overlap

* * *

(c) Medium and High Density Non-Contextual Districts

R6 R7 R8 R9 R10

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6 C7 C8-2 C8-3 C8-4

M1-2 M1-3 M1-4 M1-5 M1-6 M2 M3

Except for medium and high density contextual districts listed in paragraph (d) of this Section, in the districts indicated, and in C1 and C2 Districts mapped within such #Residence Districts#, the height and setback regulations of Sections 23-60, 24-50, 33-40 and 43-40 shall not apply. In lieu thereof, the height and setback regulations set forth in this Section shall apply.

* * *

(5) ~~Additional setback provisions for high #buildings#~~

~~A setback is required for all #buildings# that exceed a height of 150 feet. Such setback may be provided in any manner, provided any #story# of a #building# located entirely above a height of 150 feet does not exceed 85 percent of the gross area of the highest #story# of the same #building# located entirely below a height of 150 feet. Such setback areas may be penetrated by dormers provided that the setback is at least six feet in depth and extends across the entire face of the #building#. On any building face, the aggregate length of all dormers at a height of 150 feet shall not exceed 60 percent of the length of the building face at such level.~~

At any higher level, the length of a dormer shall be decreased by one percent for every foot that such level of dormer exceeds 150 feet.

- (65) Maximum length of walls facing #shoreline#

* * *

- (76) Ground floor streetscape provisions

At least 50 percent of the frontage length of any #street wall# facing and within 50 feet of a #shore public walkway#, #upland connection#, #supplemental public access area#, or public #street# shall be occupied by #floor area# at the ground floor level. This provision shall not apply to any such #street wall# less than 50 feet in length. Parking garages that occupy the ground floor frontage along any #street# or private drive which is also an #upland connection# shall be screened in accordance with the planting requirements of Section ~~62-675~~ 62-625.

* * *

62-35

Special Bulk Regulations for Certain Areas Within Community District 1, Brooklyn

* * *

62-354

Special height and setback regulations

Within Waterfront Access Plan BK-1, the provisions of Section 62-341 (Developments on land and platforms) are modified as follows:

* * *

- (b) Paragraph (c)(2) (Maximum building height) shall not apply. In lieu thereof, the provisions of this paragraph, (b), shall apply:

- (1) The maximum building height in an R6 District shall be 65 feet or six #stories#, whichever is less, within 100 feet of Commercial Street, West Street, Dupont Street, Franklin Street and Kent Avenue. Beyond 100 feet of such #streets# and any other portions of an R6 District, the maximum building height shall be 110 feet. In R8 Districts, the maximum building height shall be 190 feet, except that for #zoning lots developed# with multiple #buildings# or portions of #buildings# that exceed a height of 180 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 190 feet, to a maximum building height of 290 feet. Such maximum building heights of 110 feet, 190 feet and 290 feet may be exceeded by a penthouse portion of a #building#, ~~provided any #story# of a~~

~~#building# within such penthouse portion does not exceed 85 percent of the gross area of the highest #story# of the same #building# entirely below a height of 110 feet, 190 feet or 290 feet, as applicable, and the maximum height of such penthouse portion does not exceed 40 feet. by not more than 40 feet only if the gross area of any #story# within such portion has a #lot coverage# of at least 50 percent and not more than 85 percent of the highest #story# located entirely below the applicable maximum building height. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the penthouse portion, where at least one setback on each face has a depth of at least four feet and a width that, individually or in the aggregate, is equal to at least ten percent of the width of such respective face. For the purposes of this paragraph, the penthouse portion shall have four faces, with each face being the side of the rectangle within which the outermost walls of the highest #story# located entirely below the maximum building height have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each penthouse portion face. Required setback areas may overlap.~~

- (2) For #developments# that provide #lower income housing# pursuant to Section 62-352 (Inclusionary housing), the increased #floor area# permitted for such #developments# may exceed the height limits of an R8 District set forth in paragraph (b) of this Section, provided that the maximum building height shall be 260 feet, except that for #zoning lots developed# with multiple #buildings# or portions of #buildings# that exceed a height of 200 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 260 feet to a maximum building height of 360 feet. Such maximum building heights of 260 feet and 360 feet may be exceeded by a penthouse portion of a #building# ~~provided any #story# of a #building# within such penthouse portion does not exceed 85 percent of the gross area of the highest #story# of the same #building# entirely below a height of 260 feet or 360 feet, as applicable, and the maximum height of such penthouse portion does not exceed 40 feet. by not more than 40 feet only if the gross area of any #story# within such portion has a #lot coverage# of at least 50 percent and not more than 85 percent of the highest #story# located entirely below the applicable maximum building height. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the penthouse portion, where at least one setback on each face has a depth of at least four feet and a width that, individually or in the aggregate, is equal to at least ten percent of the width of such respective face. For the purposes of this paragraph, the penthouse portion shall have four faces, with each face being the side of the rectangle within which the outermost walls of the highest #story# located entirely below the maximum building height have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each penthouse portion face. Required setback areas may overlap~~

(c) Paragraphs (c)(3) (#Floor area# distribution) and (c)(5) (Additional setback provisions for

high #buildings#) shall not apply.

- (d) Paragraph (c)(4) (Maximum #residential# tower size) shall not apply. In lieu thereof, each #residential story# of a #building# located entirely above a height of 85 feet shall not exceed a gross area of 8,100 square feet in an R6 District and 11,000 square feet in an R8 District. However, in R8 Districts, for #buildings# where at least 20 percent of the total #floor area# is comprised of #lower income housing# pursuant to Section 62-352, each #residential story# of such #building# located entirely above a height of 100 feet shall not exceed a gross area of 11,000 square feet. If such #residential story# of a #building# is located partially in an R6 District and partially in an R8 District, it shall not exceed a gross area of 11,000 square feet and any portion located in an R6 District shall not exceed a gross area of 8,100 square feet.

* * *

- (i) All #developments#, conversions, and #enlargements# or #extensions# which increase the existing #floor area# by more than 10 percent, shall provide along the entire #street# length of the #zoning lot#, one tree for every 25 feet of street frontage. Such trees shall be of at least three inch caliper at the time of planting and be placed at approximately equal intervals except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. Such trees shall be planted in accordance with the standards of the Department of Parks and Recreation.

* * *

62-40

~~REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS~~

(delete existing text)

62-41

~~Requirements for Waterfront Public Access~~

(delete existing text)

62-411

~~Requirements for shore public walkways~~ (moved to 62-42)

(moved from 62-40 and 62-60)

62-412

~~Requirements for public access on piers~~

(moved to 62-43)

62-413

~~Public access requirements for floating structures~~

(moved to 62-44)

62-414

Requirements for upland connections

(moved to 62-45)

62-415

Requirements for supplemental public access areas

(moved to 62-46)

62-416

Special regulations for zoning lots that include parks

(moved to 62-47)

62-40

REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS

All #developments# on #zoning lots# within #waterfront blocks# shall be subject to the provisions of this Section and the review provisions of Section 62-71 (City Planning Certifications). For the purpose of determining requirements for #waterfront public access areas# the #lot area# of #waterfront zoning lots# shall be deemed to be the area of the #upland lot# and #water coverage# of structurally sound #piers# and #platforms# within the #seaward lot#.

All #waterfront public access areas#, including those required pursuant to paragraph (b) of Section 62-41 (Applicability of waterfront public access area requirements), shall comply with the provisions of 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR WATERFRONT PUBLIC ACCESS AREAS), except as modified by:

- (a) authorization of the City Planning Commission pursuant to Section 62-722 (Modification of Waterfront Public Access and Visual Corridor Requirements); or
- (b) special permit of the City Planning Commission pursuant to Sections 62-733 (Uses on floating structures), 62-734 (Developments on piers and platforms), 74-711 (Landmark preservation in all districts) or 74-79 (Transfer of Development Rights from Landmark Sites); or
- (c) establishment of a Waterfront Access Plan pursuant to Section 62-80, or:

However, the design of portions of #waterfront public access areas# located within New York State designated wetlands or their adjacent regulated areas shall be in accordance with an approval from the New York State Department of Environmental Conservation.

In the event of a conflict between the provisions of this Section and a Waterfront Access Plan, the plan shall control.

62-41

Applicability of Waterfront Public Access Area Requirements

#Waterfront public access areas# shall be provided for all #developments# on #waterfront zoning lots# with a #lot area# of 10,000 square feet or greater and a #shoreline# length of 100 feet or greater, and for all #developments# on #floating structures# in accordance with the provisions of the following Sections:

Section 62-42 Requirements for #Shore Public Walkways#

Section 62-43 Requirements for Public Access on #Piers#

Section 62-44 Requirements for Public Access on #Floating Structures#

Section 62-45 Requirements for #Upland Connections#

Section 62-46 Requirements for #Supplemental Public Access Areas#.

However, #developments# listed in paragraph (a) of this Section shall be exempted from #waterfront public access area# requirements, and #developments# listed in paragraph (b) of this Section shall provide a #waterfront public access area# only as referenced therein.

(a) The following shall be exempted from #waterfront public access area# requirements:

airports, heliports, seaplane bases;

#developments# comprising #predominantly# WD #uses#, except as set forth in paragraph (b)(1) of this Section;

#developments# in C8 or #Manufacturing Districts# comprising #predominantly uses# in Use Groups 16, 17 or 18, except as set forth in paragraph (b)(2) of this Section;

#developments# in R1 or R2 Districts;

#developments# comprising #predominantly #single-# or #two-family residences# within #detached#, #semi-detached# or #zero lot line buildings# in any district;

#developments# comprising #predominantly residential use# in R3, R4, R5, C3 or C4-1 Districts and in C1 or C2 Districts mapped within R1 through R5 Districts;

#enlargements# which in the aggregate involve an increase in #floor area# (or for open #uses#, #lot area#) of less than 50 percent of the amount existing on October 25, 1993, and not more than 20,000 square feet;

#extensions# which in the aggregate involve an increase in the amount of #floor area# occupied by such existing #uses# of less than 50 percent of the amount existing on

October 25, 1993, and not more than 20,000 square feet;

changes of #use#, from exempt #uses#, as listed in this Section, to non-exempt #uses#, where the aggregate amount of #floor area# or #lot area# involved is less than 50 percent of the amount existing on October 25, 1993, and not more than 20,000 square feet;

(b) #Waterfront public access areas# required in conjunction with the following #developments# shall be subject to the requirements of Section 62-48 (Special regulations for water-dependent uses and other developments):

(1) #developments# comprised #predominantly# of the following WD #uses#: docks for non-commercial pleasure boats, ferries, sightseeing, excursion or sport fishing vessels; #boatels#; or commercial beaches; or

(2) #developments# on #piers# or #platforms# that involve existing #buildings or other structures# that are either New York City-designated landmarks or have been calendared for consideration, or are listed or eligible to be listed in the National or New York State Registers of Historic Places; or

(3) changes of #use# or #extensions# within #buildings# existing on October 25, 1993, which involve, in aggregate, an amount of #floor area# less than 30 percent of the maximum #floor area# permitted on the #zoning lot# for either #commercial# or #residential use#, whichever is greater.

62-42

Requirements for Visual Corridors *(moved to 62-49)*

Requirements for Shore Public Walkways *(moved from 62-411)*

(a) All #developments# on #waterfront zoning lots# meeting the criteria set forth in Section 62-41 (Applicability of Waterfront Public Access Area Requirements), or on #floating structures# shall provide a #shore public walkway# which shall:

(1) have a seaward edge contiguous with the seaward edge of the #waterfront yard# as established in Section 62-332, with a minimum width measured from such edge as set forth in the following table, or for #floating structures# as set forth in Section 62-44, unless relocation or modification of width is permitted pursuant to this Section;

(2) be permitted to be reduced in width on shallow portions of the #zoning lot# or narrow portions of #platforms# using the same method as set forth for #waterfront yards# in Section 62-332, except that a reduction shall be permitted below a 150 foot dimension in lieu of the dimensions set forth in Section 62-332, paragraphs (a)

and (b). The reduction factor, in all cases, shall be one foot for each two feet that the dimension is less than 150 feet, provided no #shore public walkway# is reduced to less than ten feet; and

MINIMUM SHORE PUBLIC WALKWAY WIDTH

<u>#Developments# in the Following Districts</u>	<u>#Shore Public Walkway# Width</u>
<u>#Developments for predominantly community facility# or #commercial use# in R3, R4, R5 Districts; C1 or C2 in R1 thru R5 Districts; and C3 Districts</u>	<u>30 ft.</u>
<u>In all other Districts; (except R1 and R2)</u>	<u>40 ft.</u>

(b) In the case of a natural #shoreline# within New York State-designated wetlands, the #shore public walkway# shall be permitted to be relocated using either of the following methods:

- (1) further landward within the designated wetlands or its adjacent regulated area in accordance with an approval from the New York State Department of Environmental Conservation, in which case its width and design shall be determined by such agency; or
- (2) immediately adjacent and contiguous to the landward boundary of the wetlands area and any State-regulated adjacent area at the same elevation, in which case its width shall be measured from the seaward edge as relocated.

(c) #Shore public walkways# shall be accessible from a public sidewalk within an open public #street#, #public park# or other accessible public place in accordance with the provisions of Section 62-45 (Requirements for upland connections). #Shore public walkways# shall also connect with #shore public walkways# on adjoining #zoning lots#.

(d) Whenever a #zoning lot# is divided by a boundary between districts, each portion of the #shore public walkway# shall be governed by the width requirement specified for the district in which it is located. However, the total area in square feet, of required #shore public walkway# may be distributed anywhere within the #waterfront yard#, provided that the #shore public walkway# is at no point narrower than the lesser of the two width requirements.

62-421

Location of visual corridors (moved to 62-491)

Design Requirements for shore public walkways and supplemental public access areas

The requirements of this Section shall apply to #shore public walkways#, and #supplemental public access areas# except as modified by Section 62-46.

(a) Circulation and access

A #shore public walkway# shall provide a circulation path with a minimum clear width of 12 feet. Such path shall be located within 10 feet of the #shoreline# for at least 20 percent of its length. Secondary paths, when provided, shall be at least 6 feet wide. When two circulation paths are parallel to each other, they shall be connected by other paths or accessible lawn at intervals not to exceed 200 feet.

No circulation path shall be permitted within a screening buffer, except where required to provide access to a #building# fronting on the #waterfront public access area#.

(b) Seating

One linear foot of seating shall be provided for every 75 SF of #shore public walkway# and #supplemental public access area#. Such seating shall comply with the standards of Section 62-622 (Seating).

(c) Planting

(1) General planting

An area equal to at least 50 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planted area may be located anywhere within the #shore public walkway# or #supplemental public access area# and shall comply with the standards of Section 62-625 (Planting and trees).

(2) Screening buffer

(i) A screening buffer shall be provided within the #shore public walkway# or #supplemental public access area#, running along the entire upland boundary of such area where it abuts non-publicly accessible areas of the #zoning lot#, except as provided in paragraphs (c)(2)(iii) and (c)(2)(iv) of this Section.

- (ii) The minimum width of the screening buffer shall be 10 feet. On shallow lots where the width of the #shore public walkway# is permitted to be reduced pursuant to Section 62-42, the screening buffer may be reduced in width proportionally but shall not be less than 4 feet.
- (iii) No screening buffer shall be required adjoining a private drive or #street# or at entrances to buildings.
- (iv) No screening buffer shall be required adjoining the building frontage of a #commercial use# where a minimum of 70 percent of the area of such portion of the facade within a height of 10 feet of the adjoining sidewalk or public access area is glazed with windows, transoms or glazed portions of doors. Not less than 50 percent of such facade area shall be glazed with transparent materials and up to 20 percent of such facade area may be glazed with translucent materials.

(3) Trees and additional planting

- (i) A minimum of one canopy tree shall be provided for every 2,000 square feet of #shore public walkway# and #supplemental public access area#. In no event may a #shore public walkway# have an amount equivalent to less than two canopy trees for every 100 feet of #shoreline#.
- (ii) In addition to the trees required pursuant to paragraph (3)(i) of this Section, for every 1,250 square feet of #shore public walkway# or #supplemental public access area#, one of the following must be provided: a canopy tree, an ornamental tree or a multi-stemmed equivalent, 60 square feet of planting beds, or 110 square feet of accessible lawn.

(d) Permitted reduction in minimum required planted area

The minimum planted area required by paragraph (c)(1) of this Section may be reduced by 10 square feet for every linear foot of:

- (1) #shoreline# improved for boat tie-up or with architectural features designed to facilitate direct, pedestrian access to the water such as steps or similar “get-downs”, except that rip-rap used as stabilized shore shall not qualify for a planting reduction; or
- (2) WE #uses# with building frontage adjoining, and having a public entrance on the #shore public walkway# or #supplemental public access area# provided that the screening buffer for such #shore public walkway# or #supplemental public access area# is waived pursuant to paragraph (c)(2)(iii) or paragraph (c)(2)(iv) of this

Section.

However, in no event shall the required planted area be less than 25 percent of the area of the #shore public walkway# and #supplemental public access area# combined.

(e) Bicycle parking

Bicycle racks sufficient to provide at least four bicycle parking spaces shall be provided within a #waterfront public access area#.

Furthermore, when the combined area of the #shore public walkway# and #supplemental public access area# is greater than 8,000 square feet, two additional bicycle parking spaces shall be provided for every additional 2,000 square feet of #shore public walkway# or #supplemental public access area#.

Bicycle racks shall be adjacent to a circulation path and at least 20 feet from the #shoreline#. Each bicycle rack shall allow for the bicycle frame and one wheel to be locked to the rack. If bicycles can be locked to each side of the rack without conflict, each side may be counted toward a required space. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and a 96 inch wide aisle shall be provided between bicycle rack areas.

(f) Trash receptacles

One trash receptacle shall be provided for every 4,000 square feet of #shore public walkway# and #supplemental public access area#, located in visible and convenient locations. All trash receptacles shall comply with the standards of Section 62-627 (Trash receptacles).

(g) Optional placement of amenities seaward of the #shore public walkway#

(1) Seating

Up to 25 percent of the required seating may be located seaward of the #shore public walkway# and shall not be subject to the provisions of Section 62-22 if provided as:

- (i) A generally smooth and flat surface within a stabilized natural #shoreline#, in the form of rock, stone, wood or other solid material that measures at least 15 inches in width and depth and is between 12 and 30 inches high measured from the adjoining accessible surface; or
- (ii) Steps with a depth and height between 12 and 30 inches which facilitate

access to the water.

(2) Planting

Up to 15 percent of the required planted area may be located seaward of a #shore public walkway#. Such planted area shall be measured in plan view and not along the planted slope.

62-422

Modifications for certain #developments# in lower density districts

R3 R4 R5 C1 C2 C3

In the districts indicated, and in C1 or C2 Districts mapped within R1 through R5 Districts, for #developments# comprised of #predominantly commercial# or #community facility uses#, the provisions of paragraphs (a) and (c)(1) of Section 62-421 (Design requirements for #shore public walkways#) are modified as follows:

(a) Circulation and access

The minimum width for the required clear circulation path shall be 10 feet.

(b) General planting

An area equal to at least 40 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planted area may be located anywhere within such #shore public walkway# and #supplemental public access area# and shall comply with the requirements` of Section 62-625 (Planting and trees).

* * *

62-422

Dimensions of visual corridors *(moved to 62-492)*

* * *

62-43

Requirements for Public Access on Piers *(moved from 62-412)*

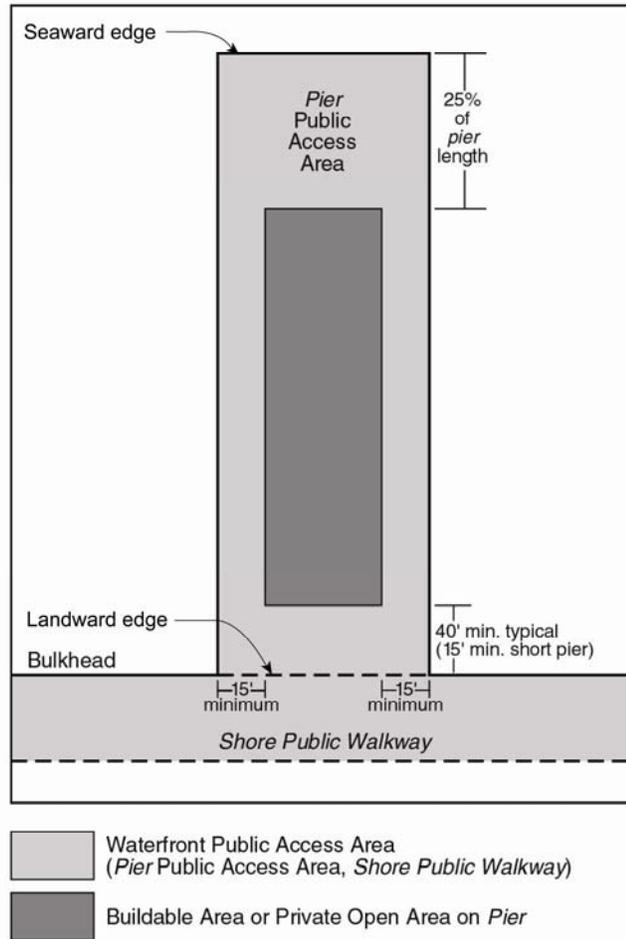
All #developments# on #zoning lots# containing #piers# shall provide public access in accordance with the provisions of this Section.

#Waterfront public access areas# on #piers# shall consist of the following:

- (a) an area along the seaward edge of the #pier# having a depth measured from such edge equal to at least 25 percent of the total length of the #pier#. Building projections into such required public access area are permitted provided that the aggregate width of all projections at the level of any #story# does not exceed 50 percent of the aggregate width of the #building#. Such projections shall not reduce the depth of the required area by more than 20 percent and shall not be included in the computation of public access area provided on the #pier#. In no event shall the depth of the public access area be less than 15 feet;
- (b) an area along the landward portion of the #pier#, having a depth of at least 40 feet measured seaward from the bulkhead, stabilized or natural #shoreline#, or #platform# edge from which the #pier# projects. However, the depth of such area need not exceed 25 percent of the length of the #pier#. In no event shall the depth be reduced to less than 15 feet; and
- (c) an area along all other water edges of the #pier# having a depth of at least 15 feet measured from such edges. For portions of #piers# wider than 80 feet, the depth along edges of such portion shall be increased by three inches for each additional foot of #pier# width over 80 feet, but need not exceed a total of 60 feet for all other edges. Such areas along water edges which are directly opposite each other may be aggregated so that the entire area is along one edge. Alternatively, the required area may also be allocated to such opposite edges so that the total aggregate depth is maintained with a minimum 15 foot depth along any edge.

Notwithstanding the preceding requirements, when a #pier# is #developed predominantly# with a #public park# or playground or private park, the waterfront public access requirement on the #pier# pursuant to Section 62-41, and Section 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR WATERFRONT PUBLIC ACCESS AREAS) shall be deemed to be satisfied by such #use#.

#Pier# public access areas shall be directly accessible from a #waterfront public access area#, public sidewalk within an open public #street#, #public park# or other accessible public place. For those #pier# public access areas provided pursuant to the preceding paragraph, the minimum width of such connection shall be equal to at least 50 percent of the #pier# width where it projects from the bulkhead, stabilized or natural #shoreline#, or #platform# edge.



MINIMUM PUBLIC ACCESS REQUIREMENTS ON PIERS
(delete existing graphic – insert new)

62-431

Design Requirements for Public Access on Piers *(moved from 62-65)*

Public access areas on #piers# shall be improved in accordance with the provisions of this Section.

(a) Circulation and access

At least one circulation path having a minimum clear width of ten feet shall be provided throughout the public access area required on the #pier#.

(b) Permitted obstructions

In addition to the permitted obstructions pursuant to Section 62-612, #pier# public access areas may include one free-standing open or enclosed public pavilion, provided such structure does not exceed one #story#, is no taller than 30 feet, and has an area no larger than 1,600 square feet. At least 50 percent of the perimeter wall area on all sides, up to a height of 15 feet, shall consist of clear or glazed materials which may include show windows, glazed transoms, glazed portions of doors or latticework. Such structures shall be exempt from building spacing requirements on #piers# provided they maintain a spacing of at least 12 feet from other #buildings# and from any water edge of the #pier#, except that when a #pier# is 30 feet or less in width, a pavilion may abut one water edge.

(c) Seating

At least one linear foot of seating is required for every 100 square feet of #pier# public access area.

62-44

Requirements for Public Access on Floating Structures *(moved from 62-413)*

All #developments# on #floating structures# permitted as-of-right pursuant to Section 62-25 shall provide #waterfront public access areas# in accordance with the provisions of this Section. #Developments# subject to a special permit pursuant to Section 62-733 shall provide public access in accordance with a plan established pursuant to such permit.

(a) Public access in conjunction with a #development # on a #floating structure# shall consist of a 30 foot wide #shore public walkway# along the entire length of the #shoreline#, including the water edge perimeter of a #platform# projecting from any portion of the #shoreline# in accordance with the provisions of Section 62-42. In the event that there is additional #development# on the #zoning lot# requiring a 40 foot width, the greater width shall be provided.

(b) When the primary entrance to a #floating structure# is located on a #pier#, and there is no other #development# on the #pier# that would require #pier# public access, a 15 foot wide public access area shall be provided in addition to the #shore public walkway#, along the full length of one of the longer water edges of the #pier#. Such public access area shall be directly connected to the #shore public walkway#.

62-441

Design requirements for public access on floating structures *(moved from 62-66)*

The following design requirements shall apply to #shore public walkways# provided in

conjunction with as-of-right #development# on #floating structures# pursuant to Section 62-44.

(a) Circulation and access

A circulation path shall be provided with a minimum clear width of ten feet. On shallow portions of #zoning lots# where the width of the #shore public walkway# may be reduced in accordance with Section 62-42, the minimum clear width of the path may be reduced to a minimum of six feet when the #shore public walkway# is less than 16 feet. The circulation path reduction shall be made to comply with the screening requirements of paragraph (c) of this Section.

(b) Seating

At least one linear foot of seating is required for every 100 square feet of public access.

(c) Screening

Any service area, such as that used for equipment storage or similar, shall be screened from the circulation path in accordance with the standards for screening in Section 62-625 (Planting and trees).

62-45

Requirements for Upland Connections *(moved from 62-414)*

All #waterfront public access areas# provided pursuant to Sections 62-42 (Requirements for Shore Public Walkways), 62-43 (Requirements for Public Access on Piers) or 62-44 (Requirements for Public Access on Floating Structures) shall be accessible from an open public #street#, #public park# or other public place at intervals along the #shore public walkway# not to exceed 600 feet by means of either a direct connection or, where no direct connection exists, an #upland connection# between the public access area and an adjoining public sidewalk within an open public #street#, #public park# or other public place.

Where there is an intervening #zoning lot# that would prevent compliance with the maximum interval, such interval may be increased to the minimum necessary to clear the intervening #zoning lot#. In the event there is no way to provide the #upland connection# without encroaching on an intervening #zoning lot#, the #upland connection# shall not be required.

62-451

Minimum dimensions of upland connections

#Upland connections# shall be provided as a single pedestrian walkway pursuant to paragraph (a) of this Section or as two pedestrian walkways pursuant to paragraph (b) of this Section.

(a) #Upland connections# as single pedestrian walkway

(1) The minimum width of an #upland connection# with a single pedestrian walkway (hereinafter referred to as “Type 1”) shall be as set forth in Column A of the following Table. In addition, such widths shall be increased by 20 feet within 15 feet of a public #street#, #public park# or other public place, hereinafter referred to as an “Entry Area”. Such widths may be reduced on #zoning lots# having a #lot width# less than 150 feet by an amount equal to one foot for each two feet that the #lot width# is less than 150 feet. However, in no event shall the width be less than the minimum width specified in Column B of the table.

TABLE
MINIMUM WIDTH REQUIREMENTS FOR
TYPE 1 UPLAND CONNECTIONS

<u>Districts</u>	<u>Column A</u> <u>Minimum</u> <u>Width</u>	<u>Column B</u> <u>#Narrow Lot# Reduction</u> <u>Minimum Width</u>
<u>R3 R4 R5</u>	<u>20 ft.</u>	<u>12 ft.</u>
<u>C1, C2 mapped in R1 thru R5 Districts;</u> <u>C3 Districts</u>	<u>20 ft.</u>	<u>12 ft.</u>
<u>All other Districts (except R1 and R2)</u>	<u>30 ft.</u>	<u>16 ft.</u>

(2) Where an #upland connection# does not coincide with a #visual corridor#, a 20 foot wide open area shall be required in addition to the Entry Area, and shall extend along the entire remaining length of the #upland connection#, but need not be publicly accessible. Such open area may be located on either side of the #upland connection# or aggregated in any combination, so long as the total width of the open area at any point along the #upland connection# is 20 feet. Such increased widths may be modified in accordance with the #narrow lot# reduction rule in paragraph (1) above.

(3) Where an #upland connection# traverses portions of a #zoning lot# located in districts in which different width requirements apply, the width of the #upland

connection# shall be computed as the weighted average based on the length of the #upland connection# in each district.

(b) #Upland connections# as two pedestrian walkways

The minimum width of an #upland connection# provided in the form of two pedestrian walkways, one on each side of a private driveway (hereinafter referred to as “Type 2”), shall be 13 feet for each such walkway. However, where a private driveway terminates in a vehicular turn-around, the minimum width of the #upland connection# abutting such turn-around shall be ten feet. In addition, a “transition area” shall be provided between the upland boundary of the #shore public walkway# or #supplemental public access area#, whichever is applicable, and the edge of the roadbed closest to the #shoreline#. Such transition area shall have a width equal to the combined width of the Type 2 #upland connections# and road bed, and a depth of 40 feet measured from such roadbed, as shown in Illustrations 1 and 2, for roadbeds that turn and roadbeds that terminate in a turn-around, respectively.

62-452

Design requirements for upland connections

(a) Circulation and access

- (1) For Type 1 #upland connections# there shall be at least one circulation path linking an open public #street#, #public park# or other public place with a #shore public walkway#. Such path shall have a minimum clear width of twelve feet. Any secondary paths shall have a minimum clear width of six feet.
- (2) For Type 2 #upland connections#, each pedestrian walkway shall have a circulation path with a minimum clear width of eight feet linking an open public #street#, #public park# or other public place with a #shore public walkway#.
- (3) For Transition Areas, a circulation path with a width of at least twelve feet shall connect each circulation path of the Type 2 #upland connection# with a circulation path of a #shore public walkway#, #supplemental public access area# or Type 1 #upland connection#, whichever is applicable.

(b) Paving

- (1) For Type 1 #upland connections, at least 40 percent but not more than 65 percent of the Entry Area shall be paved. In addition, at least 70 percent of the frontage along a public sidewalk shall be paved to a depth of at least five feet.
- (2) Where any #upland connection# is interrupted by a private driveway, the full width

of the required #upland connection# shall traverse the roadbed without a drop in level, and paved with materials distinct from the roadbed. Such portion of the #upland connection# shall not count towards fulfilling a minimum required amount of #public access area#. In addition, for Type 2 #upland connections#, the area of the roadbed between both circulation paths, within which lines perpendicular to the #upland connection# traversing the roadbed can be drawn, shall be raised to be flush with the level of such adjoining #upland connections# (see Illustration 1)

- (3) The roadbed paving material of a private driveway leading to a vehicular turn-around may be extended into the turn-around provided the area of the turn-around paved with such material is not wider than the roadbed leading to the turn-around. The remaining portions of the turn-around shall be paved with distinct materials to facilitate pedestrian usage. In addition, the level of the area within the turnaround shall be raised to be flush with the level of adjoining circulation paths.

(c) Planting

- (1) For Type 1 #upland connections#, at least forty percent of the area of the #upland connection# shall be planted in accordance with the provisions set forth in Section 62-625. In addition, the following rules shall apply:
- (i) where such #upland connections# do not abut open parking lots or private driveways, six caliper inches of ornamental trees or their equivalent in multi-stemmed plants shall be required for every 100 linear feet of #upland connection#.
 - (iii) where such #upland connections# abut an open parking lot of any size and for any #use#, screening shall be provided within the #upland connection# along the curb of such lot in accordance with Section 37-921 (Perimeter landscaping).
 - (iv) where such #upland connections# abut a private driveway, a continuous tree pit shall be provided within the #upland connection# along the curb of the driveway. Such tree pit shall meet the minimum planting requirements set forth in Section 62-625, and in addition, planted with one tree for every 25 feet of private driveway frontage
 - (iv) where such #upland connections# do not coincide with a #visual corridor#, at least 30 percent of the required open area along the length of the #upland connection# shall be planted, and the requirement of Section 62-649 (Permitted obstructions for #visual corridors#) shall apply within such open areas.

(2) For Type 2 #upland connections#, a continuous tree pit shall be provided within the #upland connection# along the curb of the private driveway. Such tree pit shall meet the minimum planting requirements set forth in Section 62-625, and in addition, planted with one tree for every 25 feet of private driveway frontage. Portions of the continuous tree pit may be paved with permeable paving such as Belgian Block or similar unit pavers in order to accommodate any required amenity, such as benches or bike racks, or other permitted obstructions in accordance with the provisions of Section 62-612. However, no continuous tree pit shall be required where an #upland connection# abuts a portion of a roadbed that is required to be raised pursuant to paragraphs (b)(2) or (b)(3) of this Section.

(3) For Transition Areas, at least forty percent of such area shall be planted. In addition, a minimum of two canopy trees or their equivalent in caliper inches of ornamental trees or multi-stemmed plants are required.

(d) Seating

For all #upland connections#, at least 12 linear feet of seating shall be provided for every 100 linear feet of such connections, except that in Entry Areas and Transition Areas there shall be at least 24 linear feet of seating. At least fifty percent of all required seating shall have backs.

(e) Trash receptacles

One trash receptacle shall be provided within 15 feet of a public #street#, #public park# or other public place and one where the #upland connection# adjoins a #shore public walkway# or #supplemental public access area#.

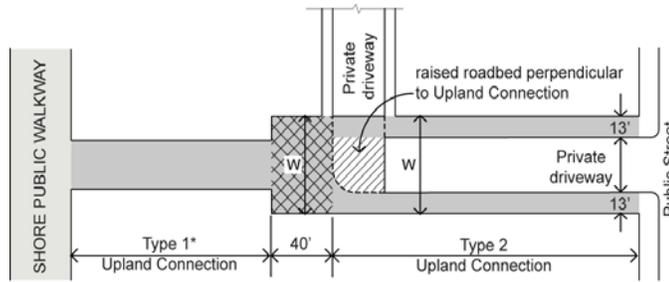


ILLUSTRATION 1: UPLAND CONNECTION WITH ROADBED TURN

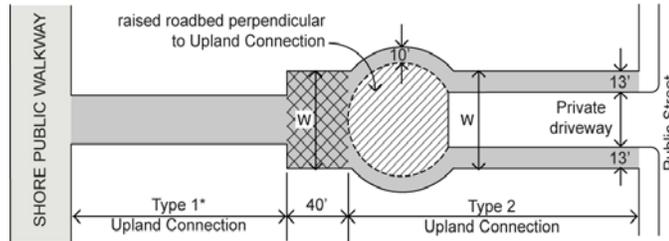


ILLUSTRATION 2: UPLAND CONNECTION WITH VEHICULAR TURN-AROUND



* Required where Transition Area does not abut Shore Public Walkway or Supplemental Public Access Area

62-46

Requirements for Supplemental Public Access Areas *(moved from 62-415)*

If the aggregate area of the required #shore public walkways#, #upland connections#, public access areas on #piers#, and public access areas in conjunction with #floating structures# on the #zoning lot#, is less by 750 square feet or more than the amount of #waterfront public access area# required by the following table, then #supplemental public access areas# shall be provided in order to meet the total amount of waterfront public access required by the table. However, when a #zoning lot# is #developed predominantly# with a playground or publicly accessible private park, the requirements of this Section shall be deemed to be satisfied by such #use#.

Where #supplemental public access areas# are required within New York State-designated wetlands or adjacent State-regulated areas, the area requirements and the design standards for such #supplemental public access areas# may be reduced or modified by the New York State Department of Environmental Conservation.

#Supplemental public access areas# shall not be required where the total area of such designated

wetlands and adjacent State-regulated areas on the #zoning lot# is equal to or greater than the total #supplemental public access area# requirement and the Department of Environmental Conservation determines that public access to such areas is not permitted.

WATERFRONT PUBLIC ACCESS AREA REQUIREMENTS

<u>#Developments# in the Following Districts</u>	<u>#Zoning Lot# Threshold</u>	Total #Waterfront Public Access Area# Requirement
<u>In R3, R4, R5 Districts; C1 or C2 in R1 thru R5 Districts; C3, C4-1 Districts</u>	<u>#Lot area# of 65,340 sq. ft. and #shoreline# length of 600 ft.</u>	15% of #lot area#
<u>In R6,R7-1,R7-2,R7A, R7B, R7D and R8B Districts and in #Commercial Districts# governed by the #bulk# regulations of such #Residence Districts#</u>	<u>#Lot area# of 20,000 sq. ft. and #shoreline# length of 100 ft.</u>	15% of #lot area#
<u>In all other #Commercial# or #Manufacturing Districts# with a permitted commercial FAR of 4.0 or less</u>		
<u>In other R7, R8, R9 and R10 Districts and in #Commercial Districts# governed by the #bulk# regulations of such #Residence Districts#</u>	<u>#Lot area# of 20,000 sq. ft. and #shoreline# length of 100 ft.</u>	20% of #lot area#
<u>In all other #Commercial# or #Manufacturing Districts# with a permitted commercial FAR above 4.0</u>		

Whenever a #zoning lot# is divided by a boundary between districts in which different thresholds apply pursuant to the table, and if:

- (a) the #lot area# or length of #shoreline# in either district is less than the minimum threshold for which there is a total #waterfront public access area# requirement; and

(b) the total #lot area# or length of #shoreline# for the entire #zoning lot# is greater than the lowest threshold in either district for which there is a total #waterfront public access area# requirement; then

the #waterfront public access area# requirement shall be met for the entire #zoning lot#. Each portion of the #zoning lot# shall generate a total #waterfront public access area# requirement based on the percentage required in the table for the district in which it is located

62-461

Location and area requirements for supplemental public access areas

#Supplemental public access areas# shall adjoin a #shore public walkway# in accordance with the requirements of this Section 62-461.

- (a) When located at the intersection of a #shore public walkway# and an #upland connection# or #street#, the minimum area of the #supplemental public access area# shall be 750 square feet, have a minimum width to depth ratio of 1:1 and a maximum width to depth ratio of 3:1. The longest side shall adjoin the #shore public walkway#.
- (b) When located adjoining a #shore public walkway# without adjoining an #upland connection# or #street#, the minimum area of a #supplemental public access area# shall be 1,875 square feet and have a minimum width to depth ratio of 3:1. The minimum depth perpendicular to the #shore public walkway# shall be 25 feet.
- (c) A #supplemental public access area# may be provided as a widened #shore public walkway# if a minimum width of 10 feet running continuously and parallel to the #shore public walkway# is achieved between any two of the following: an #upland connection#, open public #street#, #public park# or other public place.

The width to depth requirements may be satisfied with average dimensions. The minimum angle between the two boundary lines of a #supplemental public access area# coinciding with the private portion of the #zoning lot# shall be 90 degrees.

62-462

Design requirements for #supplemental public access areas#

A #supplemental public access area# shall comply with the design requirements of Section 62-421 (Design requirements for #shore public walkway#), except that:

- (a) A #supplemental public access area# shall provide at least one circulation path with a minimum clear width of 6 feet that provides access throughout the #supplemental public access area#. This requirement can be met by a circulation path of the #shore public

walkway# that traverses the #supplemental public access area#;

- (b) a widened #shore public walkway# may be improved as a pedestrian sidewalk area abutting a vehicular roadway provided such sidewalk has a minimum width of 13 feet and complies with the provisions of Section 62-452 (Design requirements for upland connections). Any additional #supplemental public access area# shall comply with the requirements of Section 62-421 (Design standards for #shore public walkways#);
- (c) a widened #shore public walkway# may be improved as a dedicated bicycle path if such path connects at each end to an open accessible #street#. The minimum width of a two way bicycle path shall be 10 feet, with an additional 2 feet clearance on each side along the entire length of the path. In addition, a planting area with a width of at least 5 feet shall be provided between the dedicated bicycle path and any paved area for pedestrian use. Any planted area being provided pursuant to Section 62-421 (Design requirements for shore public walkways) or to paragraph (b)(3)(i) of this Section that achieves this minimum width may be used to satisfy this requirement;
- (d) where a #supplemental public access area# is greater than 1,875 square feet, at least 25 percent of the required planted area shall be provided as lawn; and
- (e) where a #supplemental public access area# having at least 7,500 square feet is provided containing a playground of at least 3,500 square feet and improved in accordance with the standards of the Department of Parks and Recreation, the required minimum planted area may be reduced by one square foot for every five square feet of playground area. The playground area may be located anywhere within the #waterfront public access area# that is beyond 20 feet of the #shoreline#. However, in no event shall the required planted area be less than 25 percent of the area of the #shore public walkway# and supplemental public access area# combined, as set forth in Section 62-421(d) (Permitted reduction in minimum required planted area).

62-47

Special Regulations for Zoning Lots that include Parks

(moved from 62-416)

- (a) In M2 and M3 Districts as permitted in Section 62-27 (Special Use Regulations for Playgrounds or Private Parks), where a #zoning lot# is or adjoining #zoning lots# are #predominantly developed# as a park, the requirements of Section 62-42 through 62-46, and Section 62-60 shall be deemed satisfied for that portion of the #zoning lots# occupied by such park #use#, provided that:

* * *

- (b) In order to implement the East River Waterfront Esplanade and Piers Project described in the Final Environmental Impact Statement (FEIS) dated May 18 2007, of the Lower

Manhattan Development Corporation and the record of decision (ROD) adopted by such corporation on November 7, 2007 (the ERW Project), in C2-8, C4-6, C6-4 and M1-4 Districts located in Manhattan Community Districts 1 and 3, for #zoning lots predominantly developed# as publicly accessible open space under the ERW Project, the Chairperson shall allow for the phased implementation of such publicly accessible open space, and the requirements of Sections 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS), inclusive, and 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, shall be deemed satisfied, provided that:

* * *

62-48

Special Regulations for Water-Dependent Uses and Other Developments

(generally moved from 62-415(b))

#Developments# on #waterfront zoning lots# listed in paragraph (b) of Section 62-41 (Applicability of waterfront public access area requirements) shall provide a minimum amount of public access area in accordance with the following table:

WATERFRONT PUBLIC ACCESS AREA REQUIREMENTS

<u>#Developments# in the Following Districts</u>	<u>#Zoning Lot# Threshold</u>	<u>Total #Waterfront Public Access Area# Requirement</u>
<u>#Predominately community facility# and #commercial uses# in R3, R4, R5 Districts; C1 or C2 in R1 thru R5 Districts; C3, C4-1 Districts</u>	<u>#Lot area# of 65,340 sq. ft and #shoreline# length of 600 ft.</u>	<u>15% of #lot area#</u>
<u>In R6,R7-1,R7-2,R7A, R7B, R7D and R8B Districts and in #Commercial Districts# governed by the #bulk# regulations of such #Residence Districts#</u>	<u>#Lot area# of 20,000 sq. ft. and #shoreline# length of 100 ft.</u>	<u>15% of #lot area#</u>
<u>In all other #Commercial# or #Manufacturing Districts# with a permitted commercial FAR of 4.0 or less</u>		

<u>In other R7, R8, R9 and R10 Districts and in #Commercial Districts# governed by the #bulk# regulations of such #Residence Districts#</u>	<u>#Lot area# of 20,000 sq. ft. and #shoreline# length of 100 ft.</u>	<u>20% of #lot area#</u>
<u>In all other #Commercial# or #Manufacturing Districts# with a permitted commercial FAR above 4.0</u>		

The total #waterfront public access area# requirement determined from the table may be provided in any manner that will enable the public to reach a waterfront viewing area on the #zoning lot# from a public sidewalk within a public #street#, #public park# or other public place. Such viewing area shall provide an unobstructed view of the water and comprise at least 50 percent of the total #waterfront public access area# required on the #zoning lot#. One linear foot of seating shall be provided for every 100 square feet of viewing area.

#Waterfront public access areas# improved in accordance with this Section shall comply with the provisions of Section 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR WATERFRONT PUBLIC ACCESS AREAS).

For #developments listed in Section 62-41 paragraph (b)(1), on #zoning lots# containing a public access area established prior to October 25, 1993, by restrictive declaration, lease agreement, maintenance and operation agreement, or other agreement with a public entity, which public access area is required to be provided for the life of the new #development#, the requirements for #waterfront public access area# shall be met if the established public access area is substantially in compliance with the provisions of this Section.

62-49
Requirements for Visual Corridors
(Relocate Section 62-42, renumber 62-49)

#Visual corridors# shall be provided...

* * *

In the event the #visual corridor# requirement imposed on the #zoning lot# exceeds 50 percent of the #lot width#, or there is no way to provide a #visual corridor# in compliance with Section 62-421 62-491, no #visual corridors# shall be required.

62-491

Location of visual corridors

(Relocate Section 62-421, including illustrations, renumber 62-491)

* * *

62-492

Dimensions of visual corridors

(Relocate Section 62-422, including illustration, renumber 62-422)

The width of a #visual corridor#...

* * *

The lowest level of a #visual corridor#...

* * *

No obstructions are permitted within a #visual corridor# except as set forth in Section 62-60 ~~(DESIGN STANDARDS FOR THE WATERFRONT AREA)~~ (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR WATERFRON PUBLIC ACCESS AREAS).

62-493

Permitted obstructions in visual corridors

(generally moved from 62-642)

The requirements of this Section shall apply to all #visual corridors#.

No #building or other structure# shall be erected within the width of a #visual corridor# above its lowest level, as established pursuant to Section 62-492 (Dimensions of visual corridors), except as provided in this Section. Permitted obstructions within #visual corridors# in all districts shall be limited to those allowed for #waterfront yards# listed in Section 62-332 (Rear yards and waterfront yards), except that the following obstructions shall also be permitted:

- (a) boats, ships or other vessels, and #floating structures# permitted as-of-right by Section 62-25;
- (b) any moving or parked vehicles or street furniture, including but not limited to, benches, seats, kiosks, carts and open display booths, lighting fixtures, flagpoles, trash receptacles, drinking fountains and public telephones;
- (c) Guardrails, gates and other protective barriers provided they comply with the design standards of Section 62-621;

- (d) planting areas, provided that no shade trees are planted within a 30 foot wide area, with 15 feet of such area located along each side of the centerline of the #visual corridor#, except that shade trees shall be a permitted obstruction when provided within an open surface parking lot; and
- (e) swimming pools, provided no portion projects more than 18 inches above the lowest level of a #visual corridor#.

* * *

**62-50
SPECIAL PARKING AND LOADING REGULATIONS**

* * *

**62-553
Screening requirements for parking facilities on waterfront blocks**

- (a) All open parking areas on #waterfront blocks# shall be screened from all adjoining #zoning lots#, and from any #waterfront public access area# on the #zoning lot# pursuant to Section ~~62-675~~ 62-625 (Planting and trees). Open parking areas shall also be screened from all #zoning lots# situated across a #street# pursuant to ~~Section 62-675, except where the provisions of Section 37-921 (Perimeter landscaping) apply.~~ Screening may be interrupted only by vehicular or pedestrian entrances.
- (b) All parking garages that occupy the ground floor frontage along any #street# or ~~private drive which is also an #upland connection#~~ shall be screened in accordance with the planting requirements of Section ~~62-675~~ 62-625.
- (c) For parking garages on #piers#...

* * *

**62-60
~~DESIGN STANDARDS FOR THE WATERFRONT AREA~~
GENERAL DESIGN STANDARDS AND MAINTENANCE REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS**

All #waterfront public access areas# and #visual corridors# required by Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS) shall comply with this Section unless expressly stated otherwise. ~~Modifications of~~

the provisions of Section 62-40 or this Section are permitted only by:

- (a) authorization of the City Planning Commission pursuant to Section 62-722 (Modification of Waterfront Public Access and Visual Corridor Requirements); or
- (b) special permit of the City Planning Commission pursuant to Sections 62-733 (Uses on floating structures), 62-734 (Developments on piers and platforms), 74-711 (Landmark preservation in all districts) or 74-79 (Transfer of Development Rights from Landmark Sites); or
- (c) establishment of a Waterfront Access Plan in Section 62-80.

In the event of a conflict between the provisions of this Section and a Waterfront Access Plan, the plan shall control.

62-61

Design Options and Methodology

(Delete entire Section 62-61)

62-62

62-61

General Requirements for Public Access Areas

- (a) #Waterfront public access areas# shall be accessible to the handicapped in accordance with the Americans with Disabilities Act and the American National Standards Institute (ANSI) design guidelines.
- (b) The minimum required circulation path in all #waterfront public access areas# on adjacent #zoning lots# shall be connected and continuous.

~~All public access areas consist of one or more of the following three functional components:~~

- (1) ~~Pedestrian circulation zone~~

~~The pedestrian circulation zone is the portion of a waterfront public access area that contains one or more required circulation paths for pedestrian movement.~~

- (2) ~~Buffer zone~~

~~The buffer zone, when required, is a landscaped area within a waterfront public access area running along its boundary with the non-public portions of the #zoning lot# or a public #street#. The buffer zone shall be improved entirely as planting~~

area except:

- (i) ~~at locations occupied by permitted obstructions; or~~
- (ii) ~~at locations, other than at a waterview sitting area, where there is ground floor #commercial use# frontage on a public access area, in which case that portion of the buffer zone may be paved.~~

(3) ~~Transition zone~~

~~The transition zone is the portion of the pedestrian circulation zone of a waterfront public access area located within ten feet of its intersection with another portion of the public access network on the same or an adjoining #zoning lot#; or a public #street#, #public park# or other public place to which it connects. At the intersection of an #upland connection# and a #shore public walkway#, the transition zone shall include the entire area of the two intersecting pedestrian circulation zones within the boundary lines of the transition zone.~~

(delete illustration of Transition zone)

- (c) All ~~#waterfront public access areas#~~ shall be unobstructed from their lowest level to the sky, except as set forth in Section 62-~~626622~~ (Permitted obstructions). The lowest level of any portion of a ~~#waterfront public access system area# on a #zoning lot#~~ shall be determined by the elevation of the adjoining portion ~~of the system~~ on the same or an adjoining #zoning lot# or the public sidewalk to which it connects. Reference elevations shall be established from the public sidewalks, #waterfront yard# levels and the elevations previously established by adjoining #zoning lots# at #lot line# intersections of a waterfront public access network, as applicable.

* * *

62-621

~~Shore public walkways~~

(move to 62-42)

62-622

~~Upland connections~~

(move to 62-45)

62-623

~~Supplemental public access areas~~

(move to 62-46)

62-624

Maintenance and operation of waterfront public access areas
(move to 62-63)

* * *

62-625

62-611

Grading controls

Any area improved for public access shall meet the following regulations for site grading:

(a) ~~Pedestrian circulation zone~~ In required circulation paths

- (1) Cross-sectional grading regulations ~~for circulation paths~~ (perpendicular to the general direction of pedestrian movement)

The minimum slope of a required circulation path shall be one and one-half percent (1.5%) to allow for positive drainage and the maximum slope shall be three percent (3.0%). Steps, and stairways ~~and ramps~~ accommodating a cross-sectional grade change are only permitted ~~in a pedestrian circulation zone outside of the required circulation path(s) and in compliance with the regulations for handicapped accessibility.~~

- (2) Longitudinal grading controls ~~for circulation paths~~ (parallel to the general direction of pedestrian movement)

Longitudinal grade changes are permitted along the length of a required circulation path by means of steps or ramps in compliance with the requirements for handicapped accessibility.

- (3) ~~Transition zones~~

~~No steps shall be permitted in a required pedestrian circulation path within the boundaries of a transition zone.~~

(b) ~~Buffer zones~~ In required planting areas, including screening buffers

Within five feet of the edge of any planting area ~~boundary line of a pedestrian circulation zone~~, the grade level of such planting area ~~the buffer zone~~ shall not be more than 18 inches higher or lower than the adjoining level of the pedestrian circulation path. ~~zone.~~

62-626

62-612

Permitted obstructions (*delete existing and re-write*)

#Waterfront public access areas# shall be unobstructed from their lowest level to the sky except

that the obstructions listed in paragraphs (a) through (e) of this Section shall be permitted as specified. However, no obstructions of any kind shall be permitted within a required circulation path.

(a) In all areas:

- (1) Trees and other plant materials, including grasses, vines, shrubs and flowers; watering equipment, arbors, trellises or observation decks, and retaining walls;
- (2) Seating, litter receptacles, drinking fountains and other outdoor furniture,;
- (3) Fountains, reflecting pools, waterfalls, sculptures and other works of art and temporary exhibitions;
- (4) Open air cafes and kiosks in accordance with the provisions of paragraph (e) of this Section;
- (5) Lights and lighting stanchions, flag poles, , bollards and guardrails; exercise and other recreational equipment.

(b) In screening buffers:

- (1) Paved entrances to #buildings# fronting upon the screening buffer, including awnings and canopies over such entrances; seating located within 42 inches of an adjacent paved area; bike racks within six feet of the sidewalk of an open accessible #street# or within ten feet of an #upland connection#;
- (2) Service equipment necessary for maintenance of the #waterfront public access areas# or the functioning of adjacent structures such as watering equipment; sheds for tool storage, and electrical transformers or other mechanical or electrical service devices, provided all such equipment covers no more than 100 square feet in any location and has a maximum height of ten feet. Such obstructions shall be screened in accordance with Section 62-625 (Planting and trees);
- (3) Exhaust vents located on building walls fronting on the screening buffer are permitted only if the bottom of such vent is a minimum of ten feet above the adjacent ground level. The vent shall project no more than four inches from the #building# wall.

(c) Beyond 20 feet of the #shoreline#:

Tot-lots, playgrounds, dog runs, public telephones, toilets and bicycle racks,

(d) Fences and walls limited to the following locations:

Along the boundaries of tot- lots, playgrounds and dog runs, between adjacent WD #uses#, within a #visual corridor#, and along any grade level change greater than 30 inches;

Along the boundary of any #waterfront public access areas# and any non-publicly accessible areas on the #zoning lot# or any non-publicly accessible areas on adjacent #zoning lots#.

(e) Kiosks and open-air cafes:

Where a kiosk is provided, it shall not occupy an area in excess of 150 square feet, including roofed areas. A kiosk may be freestanding or attached on only one side to a #building# wall. Any area occupied by a kiosk shall be excluded from the definition of #floor area#, and may only be occupied, as permitted by applicable district #use# or as modified by Section 62-29, regulations, by news or magazine stands, food stands, flower stands, bicycle rental stands, information booths or #uses accessory# to permitted WD #uses#.

Open air cafés shall be permanently unenclosed except that they may have a temporary fabric roof. No kitchen equipment shall be installed within an open air café. Kitchen equipment may be contained in a kiosk adjoining the open air café.

Notwithstanding the provisions of Section 32-41 (Enclosure Within Buildings), outdoor eating services or #uses# occupying kiosks may serve customers on a #waterfront public access area# through open windows.

~~62-627~~

62-613

Vehicle and emergency access

Vehicular access is prohibited within #waterfront public access areas# except for emergency and maintenance vehicular access. Parking areas, passenger drop-offs, driveways, loading berths and building trash storage facilities are not permitted within, or allowed to be accessed or serviced through a #waterfront public access area# except for:

- (a) vehicular access to drop-offs and other required services #accessory# to docking facilities; or
- (b) vehicular access to #development# on a #pier# or #floating structure#.

Such vehicular ways shall be used only to provide access across the #shore public walkway#. No single driveway shall exceed a width of 25 feet. ~~Paving and bollards~~ Bollards shall be installed in accordance with Section 62-~~671~~621. ~~There shall be a minimum four inch and maximum seven inch grade change between the driveway and any adjoining pedestrian circulation zone, satisfied~~

~~by a curb or sloped paving surface. Curbs shall have a minimum width of six inches. When a sloped surface is provided, a~~A minimum 12 inch paved border shall be installed ~~within~~ along the driveway ~~boundaries where the slope terminates. Curbs and paved borders shall have a color distinct from the paving of the adjoining paved surface~~ pedestrian circulation zone.

Vehicular roadways are permitted as part of an #upland connection# in accordance with the regulations of Section ~~62-64~~ 62-45.

Any vehicular roadway crossing a required #waterfront public access area# shall comply with the requirements for paving in Section ~~62-676~~ 62-626.

* * *

~~62-63~~

~~Specific Design Requirements for Public Access Prototypes~~

~~(Delete entire section 62-63)~~

~~62-631~~

~~Shore public walkway – Prototype I: Esplanade~~

~~(Delete entire Section 62-631)~~

~~62-632~~

~~Shore public walkway – Prototype II: Moderate-intensity walkway~~

~~(Delete entire Section 62-632)~~

~~62-633~~

~~Shore public walkway – Prototype III: Low-intensity walkway~~

~~(Delete entire Section 62-633)~~

~~62-634~~

~~Shore public walkway – Prototype IV: Open recreation walkway~~

~~(Delete entire Section 62-634)~~

~~62-635~~

~~Supplemental public access area – Prototype I: Waterview plaza~~

~~(Delete entire Section 62-635)~~

~~62-636~~

~~Supplemental public access area – Prototype II: Waterview park~~

~~(Delete entire Section)~~

~~62-637~~

~~Supplemental public access area – Prototype III: Waterview sitting area~~

~~(Delete entire Section 62-637)~~

~~62-64~~

~~Design Requirements for Upland Connections and Visual Corridors~~

(Delete entire Section 62-64)

~~62-641~~

~~Design requirements for upland connections~~

(move to Section 62-451)

~~62-642~~

~~Design requirements for visual corridors~~

(move to Section 62-493)

~~62-65~~

~~Design Requirements for Public Access on Piers~~

(move to Section 62-431)

~~62-66~~

~~Design Requirements for Floating Structure Public Access~~

(move to Section 62-441)

* * *

~~62-67~~

62-62

Public Access Design Reference Standards

No hollow plastic material, such as PVC (polyvinyl chloride) or similar, shall be permitted on guardrails, fences, seating, trash receptacles or other similar furniture within a #waterfront public access area#. However, high-density polyethylene shall be a permitted material as a substitute for traditional wood applications.

~~62-671~~

62-62

Public Access Design Reference Standards

No hollow plastic material, such as PVC (polyvinyl chloride) or similar, shall be permitted on guardrails, fences, seating, trash receptacles or other similar furniture within a #waterfront public access area#. However, high-density polyethylene shall be a permitted material as a substitute for traditional wood applications.

~~62-671~~

62-621

Guardrails, gates and other protective barriers

The requirements of this Section shall not supersede other applicable government regulations or safety codes.

(a) ~~Guardrails~~ *(delete existing gate language)*

For the purposes of this paragraph (a), the term "guardrail" shall refer only to fencing or similar structures provided along a bulkhead, stabilized shore or the water edges of a #pier# or #platform#.

Guardrails shall not be required. However, if a guardrail is provided, it shall comply with the requirements of either (1) or (2):

(1) The maximum permitted height of a guardrail shall be 42 inches measured from the adjacent grade. Guardrails higher than 21 inches in height shall consist of no more than 30 percent opaque or solid elements. Such guardrail may be mounted on a solid curb not higher than six inches; or

(2) Guardrails that do not exceed 21 inches in height may consist of a solid, opaque wall.

(b) Bollards

(1) Bollards shall be limited to the following locations: along the bulkhead, stabilized shore or the water edges of a #pier# or #platform#; along a #zoning lot line# adjacent to, and limiting access from an upland public #street#; and along the boundaries of a roadway within an #upland connection#.

(2) Bollards shall not exceed 30 inches in height and may be between six and fifteen inches in width. The top of bollards shall not consist of any sharp edges. The minimum clearance between two bollards shall be five feet.

~~(b) Fencing and walls~~

~~(1) When provided, fences or walls within a waterfront public access area shall be limited to the following locations: anywhere within a buffer zone provided it does not obstruct access to required seating; along the boundary of a screening buffer zone and an adjoining private area; adjoining WD #uses#; within a #visual corridor#; and, elsewhere, to define the seating or waiting area of an open air café or similar open #use#.~~

(2) ~~Fences or walls shall not exceed 48 inches in height. Each may be opaque up to a maximum height of 21 inches and shall be a minimum of 65 percent (65%) open above such height.~~

(c) Fences, walls and gates

(1) Fences and walls, that are not guardrails, shall comply with the following requirements:

(i) Fences and walls, when provided, shall be limited to the following locations: along the boundary of a #waterfront public access area# and an adjoining private area on the #zoning lot#; around the perimeter of a playground, tot-lot and dog-run; adjoining WD #uses#; within a #visual corridor#; or along any grade level change of 30 inches or greater.

(ii) Fences shall be a minimum 70 percent open with a maximum height of 36 inches measured from adjoining grade level. They may be mounted on a solid curb not higher than six inches.

(iii) Walls may not exceed a height of 21 inches and may be fully opaque.

(iv) Chain link fencing or barbed or razor wire shall not be permitted

(2) Gates attached to fences and walls that limit physical access to #waterfront public access areas# from #streets#, #public parks# or other public ways or from adjacent #waterfront public access areas# on adjoining #zoning lots# shall comply with the provisions of this paragraph (c)(2). Such gates shall be permitted only at the boundaries of the #waterfront public access areas# and such adjacent publicly accessible areas; except that in #upland connections# that are not adjacent to a private roadway, gates may be located 15 feet seaward of its boundary with such adjacent publicly accessible area. Gates may be closed only pursuant to Section 62-631 (Operational requirements).

The maximum height of a gate shall be four feet above the adjoining grade. Gates shall consist of no more than 30 percent opaque or solid elements. When opened for access, such gate shall not obstruct any portion of the required circulation path or paved area. In addition, at least 16 feet of width or 70 percent of the total width of the #waterfront public access area#, whichever is greater, shall not be obstructed by such gate. Stanchions or cabinets for gate storage may be located at the edges of the #waterfront public access area#, perpendicular to the gates and shall not occupy more than xxx feet in width. Gates shall not intrude into any adjacent planting area.

(delete existing gate language)

~~62-672~~

62-622

Seating (*delete existing seating language*)

All required seating shall comply with the following standards:

(a) Seating with backs

Seating with backs shall comprise at least 50 percent of the required seating, unless otherwise specified in the requirements of Section 62-40. Additionally, at least 50 percent of seats with backs shall generally face the water. Seat backs shall be at least 14 inches high. Walls located adjacent to a seating surface shall not count as seat backs. All seat backs must either be contoured in form for comfort or shall be reclined from the vertical between 10 to 15 degrees.

(b) Depth

Seating with or without backs shall have a depth not less than 18 inches, nor greater than 22 inches. Seating 36 inches or more in depth and accessible from both sides may be credited as double seating. When seating is provided on a planter ledge, such ledge must have a minimum depth of 22 inches.

(c) Height

At least 75 percent of the required seating shall have a height not less than 16 inches nor greater than 20 inches above the level of the adjacent grade. Seating higher than 36 inches or lower than 12 inches shall not qualify toward the seating requirements.

(d) Clearance

Seating shall be located a minimum of 22 inches from any circulation path or permitted obstruction along its accessible side, except that seating without backs may be as close to a guardrail as 12 inches

(e) Types of seating

In #shore public walkways# and #supplemental public access areas#, at least two of the following types of seating are required: moveable seating, fixed individual seats, fixed benches with and without backs, lounging chairs, and design-feature seating such as seat walls, planting walls, or seating steps.

(i) Design feature seating

Design feature seating, including planting walls, seating walls, and seating steps, shall be limited to 25 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(ii) Movable seating

Moveable chairs, excluding those in open air cafes, may be credited as 18 inches of linear seating per chair; however, not more than 50 percent of required linear seating may be in moveable seats. Moveable seats may be placed in storage outside of the required hours of operation pursuant to Section 62-63. All moveable seats must have backs. Moveable chairs shall not be chained, fixed, or otherwise secured while the #waterfront public access area# is open to the public.

(iii) Seating steps

Seating steps shall not include any steps intended for circulation and must have a height not less than twelve inches nor greater than 30 inches and a depth not less than 18 inches.

(iv) Lounge chairs

Lounge chairs shall allow for a reclined position supporting the back as well as the legs. Lounge chairs may be credited as 36 inches of linear seating per chair.

(f) Social seating and tables

At least 25 percent of required seating shall be social seating, consisting of seats that are placed in close proximity and at angles to one another or in facing configurations that facilitate social interaction. A minimum of four square feet in tables shall be required for every three linear feet of social seating.

(g) Shaded seating

At least 40 percent of required seating shall be shaded between the hours of 2 PM and 6 PM, between the months of April and October. Such shade may be cast by canopy trees, shade structures or #building# walls. However, no more than 20 percent of such seating shall be in the shadow of a #building wall#.

Seating in open air cafes or stairs shall not qualify towards seating requirements. All seating located within a planted area shall be on permeable pavement, and secured for stability.

62-673

62-623

Lighting

All waterfront public access areas shall provide lighting in accordance with the following requirements:

(a) ~~Lighting fixtures~~

~~Light posts shall be spaced at a maximum distance of 40 feet. The light center of the fixture shall be mounted at a minimum height of 12 feet and a maximum height of 15 feet above the adjacent circulation path. Lighting shall be located within five feet of a circulation path.~~

(b) ~~Light source and illumination level~~

~~Luminaires shall have type III photometric distribution as described in the Illuminating Engineering Society's (IES) Handbook. Glare shall be controlled to a semi-cutoff standard (not more than five percent of peak footcandle intensity radiating above 90 degrees and 20 percent (20%) of peak intensity above 80 degrees). The luminaire shall be equipped with lamps with color temperature range of 3000 ~~2000~~ K to 4100 ~~4000~~ K with a minimum color rendering index of 65. The performance standard for illumination shall be a minimum of 0.5 horizontal footcandles along both the paved portion of the walkway and seating areas. The average illumination to minimum footcandle uniformity ratio shall be no greater than 4.0 to 1.0 within such paved and seating areas. All lenses and globes shall be polycarbonate or equivalent.~~

(a) Illumination

An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas shall be required. Such level of illumination shall be maintained from one-half hour before sunset to one-half hour after sunrise.

The average illumination to minimum footcandle uniformity ratio shall be no greater than 10 to 1 within a #waterfront public access area#.

Glare shall be controlled to a semi-cutoff standard (not more than five percent of peak footcandle intensity radiating above 90 degrees and 20 percent of peak intensity above 80 degrees). The luminaire shall be equipped with lamps with color temperature range of 3000 K to 4100 K with a minimum color rendering index of 65.

All lenses and globes shall be polycarbonate or equivalent.

All lighting sources that illuminate a #waterfront public access area# and are mounted on or located within #buildings# adjacent to the #waterfront public access area# shall be shielded from direct view. In addition, all lighting within the #waterfront public access

area# shall be shielded to minimize any adverse effect on surrounding #residential buildings#.

(b) Lighting plans

A lighting schedule, including fixtures, wattage and their locations and designs together with a diagram of light level distribution, with light levels indicated at intervals of no more than every 20 square feet, shall be part of the required detailed design plans.

~~62-674~~

62-624

Signage (*delete existing text*)

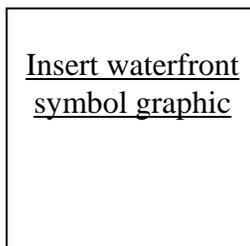
The provisions of this Section 62-624 shall apply to signs required in #waterfront public access areas#. All such signs shall be located in directly visible locations, without any obstruction at any time. Such signs shall be fully opaque, non reflective and constructed of permanent, highly durable materials such as metal or stone. All lettering shall be in a clear, sans-serif, non-narrow font such as Arial, Helvetica, or Verdana, solid in color with a minimum height of one-quarter inch, unless otherwise specified in this Section, and shall highly contrast with the background color.

Drawings documenting the size, format, and orientation of all required signs shall be included in the application for certification pursuant to Section 62-71. Such drawings shall include detailed information about dimensions of the sign, lettering size, color and materials.

(a) Entry signage

All #waterfront public access areas# shall contain an entry sign mounted on a permanent structure. Such sign shall be located within five feet of the boundary of the entrance from a #street#, #public park# or other public way. Required signage shall contain:

- (1) the New York City waterfront symbol, 12 inches square in dimension, as provided in the “The New York Waterfront Symbol Standards and Specifications” document, published by the Department of City Planning .



- (2) lettering at least one-and one-half inches in height stating "OPEN TO PUBLIC" in

bold type;

- (3) lettering at least one-half inch in height stating the approved hours of operation as required pursuant to Section 62-631;
- (4) lettering at least one-half inch stating: “Do not enter outside of hours of operation”;
- (5) the International Symbol of Access for the Physically Handicapped, at least three inches square, or the statement “This public access area is accessible to the physically handicapped”;
- (6) address of the property where the #waterfront public access area# is located;
- (7) name of the current owner and the name, phone number and email address of the person designated to maintain the #waterfront public access area#; and
- (8) the statement, "For complaints or questions: call 311".
- (9) the statement “For more information go to <http://nyc.gov/planning>”.
- (10) rules of conduct as specified in Section 62-631 (Operational requirements).

Information in paragraphs (a)(1) and (a)(2) may be inscribed in pavement or on any permitted appropriate amenity.

All information required in this paragraph (a) shall be included on signs with a maximum dimension in one direction of 16 inches. The maximum height of a sign above adjoining grade shall be three feet for a horizontal sign and five feet for a vertical sign. The bottom of all signs shall at least eighteen inches above adjoining grade, except for signs angled 45 degrees or less as measured from adjacent grade. However, the waterfront symbol required pursuant to subparagraph (1) above need not be included in such signage if such symbol is inscribed nearby in pavement or any appropriate amenity.

(b) Signage at #zoning lot# line

A sign shall be required to be located within five feet of any #zoning lot line# adjacent to another #zoning lot# within a #shore public walkway# and at a distance no greater than five feet from the required circulation path. All information required in this paragraph (a) shall be included on signs with a maximum dimension in one direction of 16 inches. The maximum height of a sign above adjoining grade shall be three feet. The bottom of all signs shall at least eighteen inches above adjoining grade, except for signs angled 45 degrees or less as measured from adjacent grade. However, the waterfront symbol required pursuant to subparagraph (1) above need not be included in such signage if such symbol is inscribed nearby in pavement or any appropriate amenity. However, the waterfront symbol required pursuant to subparagraph (1) above shall be no

larger than four inches square, or 12 inches if inscribed in pavement or any appropriate amenity, and the information required in subparagraph (2) above shall be one inch high

The information required in paragraphs (a)(1) and (a)(2) may be inscribed in pavement or on any permitted appropriate amenity.

(c) Other signage

Seating areas within #waterfront public access areas# allowed pursuant to paragraph (d)(2) of Section 62-421 (Design requirements for shore public walkways and supplemental public access areas) shall be identified by a sign with the words “SEATING OPEN TO PUBLIC” in lettering at least one inch high. Such sign shall be clearly visible from the #waterfront public access area#. In addition, such sign shall be no greater than sixty square inches no higher than eighteen inches above adjacent grade, and angled for visibility. The required sign may be freestanding or attached to a permitted amenity within the #waterfront public access area#.

No #advertising signs# may be located within a #waterfront public access area#.

62-675

62-625

Planting and trees (*delete existing text*)

Within #waterfront public access areas# and parking areas where planting or screening is required, the design standards of this Section shall apply

A detailed landscape plan prepared by a registered landscape architect shall be submitted to the Department of Parks and Recreation prior to seeking Certification by the Chair of the City Planning Commission pursuant to the requirements of Section 62-71. Such plans shall include plants suited for waterfront conditions and include a diversity of species with emphasis on native plants, salt tolerance and the facilitation of sustainable wild-life habitats where appropriate. No species listed on quarantine or as host species for any disease listed by the Department of Parks and Recreation at the time of application shall be included.

All landscaped areas shall contain a built-in irrigation system or contain hose bibs within 100 feet of all planted areas.

(a) Planted areas

Wherever a minimum percentage of planted area is specified for a #waterfront public access area#, such requirements shall be met only through the provisions of the types of planted areas listed in the following paragraphs (1) through (7). A curb with a maximum height of six inches is permitted along the perimeter of any planted area. Any edging

higher than six inches above adjacent grade shall be considered a retaining wall. Retaining walls shall not exceed 60 percent of the perimeter of a planting area or a maximum height of 18 inches measured from the adjacent grade. At least one continuous length equal to 40 percent of the planted area's perimeter shall have a grade level within six inches of the adjacent grade level. Where not specifically indicated, the minimum planting standard for required planted areas shall be turfgrass, natural grasses or groundcover. All planted areas shall be located on undisturbed subsoil or clean fill.

(1) Single tree pits

A single tree pit shall have a minimum dimension of five feet with a minimum area of 30 square feet and a minimum depth of three feet, six inches. Only tree pits planted with ground cover shall count towards meeting a minimum planted area requirement.

(2) Continuous tree pits

A continuous tree pit is a planted area containing two or more trees. Continuous tree pits shall have a minimum width of five feet, and a minimum depth of three feet, six inches, and a length as required to meet a minimum of five feet from any end.

(3) Planting beds

Planting beds for turf grass or groundcovers shall have minimum dimensions of two feet on any direction and a minimum depth of two feet. Planting beds for shrubs shall have minimum dimensions of three feet by three feet for each shrub and a minimum depth of two feet, six inches. Planting beds containing trees shall have a minimum dimension of five feet and a minimum area of 30 square feet for each tree, with a minimum depth of three feet, six inches. Trees, shrubs or groundcovers may be combined in a single planting bed only if such bed meets the minimum depth required for the largest plant.

Retaining walls are permitted along the perimeter of a planting bed in accordance with the regulations for planted areas in paragraph (a) of this Section.

(4) Raised planting beds

A "raised planting bed" is a planted area with retaining walls along more than 60 percent of its perimeter or a height along any portion greater than 18 inches. A raised planting bed shall comply with the dimensional standards for a planting bed except that the height from the adjacent grade to the top of the retaining wall of a raised planting bed shall be a maximum of 36 inches.

(5) Berms

A "berm" is a planting area with sloped grade stabilized primarily by plant materials rather than retaining walls or other similar built structures. A berm shall comply with the dimensional standards for a planting bed except that the height from the adjacent grade to the top of the berm shall not exceed 60 inches.

(6) Lawns

A "lawn" is an area planted with turfgrass having a minimum soil depth of two feet, six inches. Along at least 60 percent of its perimeter a lawn shall have a grade level within six inches of the adjacent grade providing unobstructed pedestrian access. Where a #supplemental public access area# greater than 1,875 square feet is required, at least 25 percent of the required planted area shall be lawn, with a minimum area of 500 square feet and no dimension less than 18 feet.

(7) Screening

Screening is intended to create a landscaped buffer between the #waterfront public access areas# and adjoining non-public #uses# to protect the privacy or minimize the visual impact of blank walls, equipment, loading and parking areas or similar conditions.

(i) Screening buffers

Screening buffers required pursuant to paragraph (c)(2), Section 62-421 (Design requirements for shore public walkways and supplemental public access areas) shall consist of densely planted shrubs or multi-stemmed screening plants, with at least 50 percent being evergreen species. Shrubs shall be at least four feet height at the time of planting. The requirements of this paragraph may also be satisfied by the requirements of paragraph (ii) below.

(ii) Blank walls

Blank walls higher than five feet measured from an adjacent grade level anywhere within a #waterfront public access area# shall be screened with any combination of evergreen trees, vines or espaliered trees or shrubs, and an architectural treatment such as pergola, stone rustication, grills or sculptural features.

(iii) Parking screening

Screening required pursuant to Sections 62-553 shall be improved, as applicable, pursuant to the provisions of this Section. Screening of parking

garages shall consist of a planting strip of at least four feet wide. Plants shall be at least four feet high at the time of planting, and 50 percent of them shall be evergreen shrubs. Open parking areas on any #waterfront block#, notwithstanding the #use# of the #development#, fronting on an #upland connection# shall be screening pursuant to the requirements of Section 37-921 (Perimeter landscaping).

All required screening may be interrupted by vehicular or pedestrian entrances.

(b) Trees

(1) Tree caliper

At time of planting, canopy trees shall be a minimum of three inches caliper and ornamental trees shall be a minimum of two inches caliper.

(2) Trees in single tree pits

One of the following measures shall be employed for trees planted at grade:

- (i) Granite or cast concrete block pavers with a minimum four inch depth shall be installed in accordance with New York City Department of Parks and Recreation (DPR) standards for #street# trees; or
- (ii) A grate shall be installed over the root zone, supported at its edges and set flush with the adjacent pavement for pedestrian safety, in accordance with DPR standards for #street# trees as amended for grate size; or
- (iii) The root zone shall be surrounded with barrier hedge planting.

~~62-676~~

~~62-626~~

Paving

Paving in #waterfront public access areas# shall comply with the following:

~~(a) Paving shall consist of unit pavers or wood decking except as follows:~~

~~(1) Seating areas which are outside of the minimum clear path may also be paved with Belgian block or poured concrete.~~

~~(2) In #shore public walkways# (Prototype III: Low intensity walkway and Prototype~~

~~IV: Open recreation walkway), crushed stone, woodchips or asphalt may be used in lieu of unit pavers or wood decking.~~

- ~~(3) Designated bike paths, when provided, shall be paved with asphalt or a similar smooth and elastic, monolithic surfacing material.~~

~~Unit pavers shall be made of pressed terrazzo concrete with visible aggregate content, asphalt, brick or stone having a smooth but slip resistant surface. Unit pavers shall be bounded by poured or precast concrete or stone edging of a width not to exceed two feet, or a curb or retaining wall.~~

(a) Locational requirements:

(1) Within required circulation paths:

All paving material for a required circulation path shall be permanent, durable, handicapped accessible, and shall consist of one or a combination of the following:

- (i) Unit Pavers constituted of stone, concrete, granite, asphalt or a mix of these materials with other aggregates;
- (ii) Concrete, prefabricated, poured or permeable;
- (iii) Wood planks for boardwalk or decking, except that tropical hardwood shall not be permitted;
- (iv) Solid plastic, such as “plastic lumber”, high density polyethylene, wood composite plastic or fiber-reinforced plastic.

(2) Other than within required circulation paths:

In addition to the permitted paving materials of paragraph (a)(1) of this Section, the following materials shall be permitted anywhere in a #waterfront public access area#:

- (i) Blocks such as Belgian Blocks, cobble stones, concrete cobbles, or eurocobble;
- (ii) Gravel that is loose installed over a solid surface or glued with resin;
- (iii) Wood chips or other similar material ;
- (iv) Metal grating, limited to locations that require drainage and for #platforms#;

(v) Asphalt, impermeable or porous, and may be imprinted with thermoplastic patterns.

(3) Special regulations for “Type 2” #upland connections#

Paving for driveways and pedestrian paths shall be subject to the standards of the New York City Department of Transportation for roadbeds and sidewalks

(b) Dimensional requirements

(1) All unit pavers shall have a minimum thickness dimension of two inches for pedestrian use and three inches for vehicular use and shall not exceed a maximum of four square feet in area.

(2) Wood planks or plastic lumber for boardwalk or decking shall ~~be~~ have a minimum ~~of three inches thick (nominal dimension)~~ weight bearing capacity of tk rating. The direction of planks shall not be parallel to the direction of traffic.

(3) Concrete slabs, other than in #upland connections# shall be a maximum of two feet in any one dimension.

All the above materials may be installed to facilitate storm water management appropriate for specific site conditions.

62-627

Trash receptacles

Trash receptacles shall be placed within 50 feet of a seating area, have a minimum capacity of 25 gallons and have either top openings that measure at least 12 inches wide or side openings that measure at least nine inches high. Trash receptacles shall be able to fit standard bags used to collect trash.

62-63

Maintenance and Operation Obligations of Waterfront Public Access Areas

62-631

Operational requirements

(a) Hours of operation

All waterfront public access areas shall be open to the public at the times indicated in the Table in this Section, except with respect to repairs and prevention of public dedication as set forth in the maintenance and operation agreement required by Section 62-632.

TABLE
HOURS OF OPERATION FOR WATERFRONT PUBLIC ACCESS AREAS

<u>#Developments# in the</u> <u>Following #Districts#</u>	<u>April 15 to October</u> <u>31</u>	<u>November 1 to</u> <u>April 14</u>
<u>#Predominantly community</u> <u>facility developments# in R3,</u> <u>R4, R5 #districts#, C1 or C2</u> <u>#districts# in R3 through R5</u> <u>#districts#; C3, C4-1, C8 or</u> <u>M #districts#</u>	<u>6 A.M. to 8 PM</u>	<u>7 A.M. to 6 PM</u>
<u>#Predominantly commercial</u> <u>developments# in all</u> <u>#districts#</u>	<u>6 A.M. to 8 PM or</u> <u>business closing*</u>	<u>7 A.M. to 6 PM</u> <u>or business</u> <u>closing*</u>
<u>#Predominantly residential#</u> <u>and #community facility</u> <u>developments# in R6 thru</u> <u>R10 #districts#</u>	<u>6 A.M. to 11:00</u> <u>P.M.</u>	<u>7 A.M. to 8:00</u> <u>P.M.</u>

* #waterfront public access area# in #commercial developments# shall not be required to be open beyond required hours of operation for #predominantly residential developments#.

(b) Rules of conduct

Rules of conduct for the #waterfront access area# shall be established with the Department of Parks and Recreation and set forth in the maintenance and operation agreement as required pursuant to Section 62-634 (Requirements for Recordation). Such rules of conduct shall not prohibit typical promenade activities consistent with public enjoyment of the waterfront, such as walking, jogging, sitting or reclining, gathering in small groups, or consumption of food or non-alcoholic beverages.

62-632

Performance and maintenance obligations

(a) Performance and Maintenance

- (1) The property owner shall be responsible for the completion and maintenance of all required #waterfront public access areas# on the #zoning lot#. No certificate of occupancy shall be issued until all required #waterfront public access area# improvements are completed except as otherwise provided in a phasing plan pursuant to 62-711 (Waterfront public access and visual corridors), or Section 62-722 (Modification of waterfront public access area and visual corridor requirements).
- (2) To ensure the maintenance of the #waterfront public access areas#, prior to obtaining any certificate of occupancy, the property owner shall post security in the form of a maintenance bond, letter of credit or other security acceptable to the Department of Parks and Recreation (DPR), with the DPR in an amount certified by a registered architect or landscape architect to be sufficient to cover one hundred and twenty-five percent (125%) of the cost of maintaining the #waterfront public access areas# for a twelve (12) month period following their final completion. The security shall be replaced every five years with a new security in an amount sufficient to cover one hundred and twenty five percent (125%) of the current annual cost of maintaining the #waterfront public access areas#, as certified by a registered architect or landscape architect. The security shall be in effect for the life of the #development#.

(b) Maintenance and liability

Any declaration by the owner, its successor or assigns, or agreement between the owner, its successor or assigns, and New York City regarding the maintenance and operation of a required #waterfront public access area# as established in 62-41 (Applicability of waterfront public access area requirements)the #shore public walkway# established in Section 62-42, public access areas on #piers# as established in Section 62-43, public access areas for #floating structures# as established in Section 62-44, and #supplemental public access areas# established in Section 62-46, shall provide that:

- (1) the owner, its successor or assigns, will construct and be responsible for ordinary maintenance and repair of all such areas;
- (2) the City will indemnify the owner, its successor or assigns, for judgments resulting from litigation of claims of personal injury on such areas in accordance with reasonable provisions and procedures in the declaration and the maintenance and operation agreement, provided that the owner, its successor or assigns, have fully

complied with the design and maintenance obligations as set forth in this Resolution and the maintenance and operation agreement;

- (3) in the event such areas are destroyed or substantially damaged as a result of flood, storm, fire or other acts of God, reconstruction shall be the responsibility of the City, provided that such destruction or damage is not the result of the negligence of the owner, or of the owner's failure to construct or maintain such areas in accordance with the provisions of this Resolution and the maintenance and operation agreement.

62-633

Request to transfer title to certain of waterfront public access areas

~~(a) The owner may, at its option, make a request directed to the Office of the Mayor (Request), to transfer to the City its fee simple absolute interest, free and clear of any encumbrances, in the #waterfront public access area#. #shore public walkway# as established in Section 62-42, public access areas on #piers# as established in Section 62-43, public access areas for #floating structures# as established in Section 62-44, and any #supplemental public access areas# as established in Section 62-46.~~

~~(1) Such Request shall be made on the first occasion when the owner seeks any building permit for any part of the #development#.~~

~~(2) The City shall accept or reject such Request within 60 days of its receipt.~~

~~(3) If the City accepts such Request, then the completion of the construction of the #waterfront public access areas#, as required in Section 62-632 paragraph (1), and the transfer of title that is the subject of the Request, must be completed prior to the issuance of any temporary or permanent certificate of occupancy for any part of the #development#.~~

~~In the event of a transfer under this Section, the #bulk# and parking computations for the #zoning lot# shall include the transferred property. Such transfer shall not be deemed a #non-compliance#.~~

~~(b) Alternate provisions in Waterfront Access Plan BK-1~~

~~For parcels identified in Waterfront Access Plan BK-1, the following alternative provisions shall apply:~~

~~(a) The owner of a #zoning lot# on a #waterfront block# may, at the owner's option, and prior to commencement of design and construction of #waterfront public access areas#, make a request directed to the Office of the Mayor (Request) to transfer to the City its fee simple absolute interest, free and clear of any encumbrances, in the #waterfront public access~~

area# on such #zoning lot#.

- (1) The City may accept the transfer request, provided that transfer is made in accordance with guidelines established by the Chairperson of the City Planning Commission and the Commissioner of Parks and Recreation specifying minimum conditions for transfer including, without limitation, establishment by the owner of an account for the funding of ordinary maintenance of the #waterfront public access area# and a capital reserve for future repair, and adequate guarantees of access to the #waterfront public access area# and, provided further, that transfer is made pursuant to such instruments, which shall be a condition of certification pursuant to Section 62-711, paragraphs (b) and (c), as are necessary for implementation. Where the Request is for transfer of a phase of the #waterfront public access area# pursuant to a phased implementation of required public access areas certified by the Chairperson pursuant to Section 62-711 or authorized by the City Planning Commission pursuant to Section 62-722, the City shall consider, in determining whether to accept such Request, such factors as the size, location and access for purposes of maintenance, repair and reconstruction, of the phase which is the subject of the Request, and may require as a condition of acceptance that the owner make binding commitments to the transfer of subsequent phases.
- (2) The Department of Parks and Recreation shall review and approve the design and construction specifications for the #waterfront public access areas# proposed for transfer, and transfer of such areas shall be made prior to the issuance of any temporary or permanent certificate of occupancy for any part of the #development# for which such areas are required to be constructed, upon determination by the Department of Parks and Recreation that construction of such areas is complete, as required in Sections 62-40 and 62-60, and is in accordance with the previously approved design and construction specifications.
- (3) Upon transfer, the owner, its successors, and assigns shall have no liability for judgments resulting from litigation of claims of personal injury on such areas and shall have no responsibility for repair or reconstruction of the #waterfront public access areas#, provided that any such judgment, or destruction or damage of the #waterfront public access areas#, is not the result of negligence by the owner, or of the owner's failure to construct such areas in accordance with the design and construction specifications approved by the Department of Parks and Recreation.

In the event of a transfer under this paragraph (a), the #bulk# and parking computations for the #zoning lot# shall include the transferred property. Such transfer shall not be deemed a #non-compliance#.

- (b) For parcels identified in Waterfront Access Plan BK-1, the owners of two or more parcels may, either for purposes of certification pursuant to Section 62-711 or at any time thereafter, submit an alternate plan to the Chairperson for the joint maintenance and operation of #waterfront public access areas# on such parcels, through an association or

other entity established for this purpose or by other method. Such plan may include, in addition to provisions for maintenance and operation, alternate provisions with respect to security, liability and any other matters set forth in Section 62-632 (Performance and maintenance obligations), as well as special provisions for reporting and monitoring of compliance with obligations for maintenance and operation of the #waterfront public access areas#. Such plan and any instruments as are necessary for its implementation may be approved by the Chairperson and the Commissioner of Parks and Recreation upon a determination that:

- (i) implementation of the plan would enhance maintenance and operation of the #waterfront public access areas# consistent with the purposes of this Article; and
- (ii) participation in the plan is available to owners of contiguous parcels identified in Waterfront Access Plan BK-1 on a equal basis.

62-634

Requirements for Recordation

All required #visual corridors# and #waterfront public access areas# other than those provided in parks #developed# pursuant to Section 62-47 (Special regulations for zoning lots that include parks), once certified in accordance with the provisions of Section 62-711 (Waterfront public access and visual corridors), paragraphs (b) or (c), shall be duly recorded in the form of a signed declaration of restrictions, including a maintenance and operation agreement with the Department of Parks and Recreation, indexed against the property, binding the owners, successors and assigns to provide #visual corridors# and to construct and maintain the #waterfront public access areas#, except as provided in the provisions of this Section, and provide #waterfront public access areas# thereto in accordance with the plans certified by the Chairperson of the City Planning Commission. Such declaration or maintenance and operation agreement shall require that a bond be posted that would ensure that the #waterfront public access areas# are maintained in accordance with the declaration or maintenance and operation agreement and are closed only at authorized times, and shall set forth Rules of Conduct consistent with the provisions of Section 62-631. The filing of such declaration in the Borough Office of the Register of the City of New York shall be a precondition for the issuance of a building permit.

In addition, the preceding #waterfront public access area# elements shall be recorded on the certificate of occupancy by the Departments of Buildings or Business Services, as applicable, and shall be a condition of issuance of such certificate of occupancy.

62-70

SPECIAL REVIEW PROVISIONS

(moved from 62-16, Requirements for Applications)

An application to the Department of Buildings, Department of City Planning or Department of Business Services, involving a #zoning lot# subject to the provisions of this Chapter, shall include a survey of the #zoning lot# showing the following elements, as applicable:

- (a) pierhead line;
- (b) bulkhead line;
- (c) #shoreline#, including its length;
- (d) #upland lot#, including its area;
- (e) #seaward lot#, including its area;
- (f) area of the portion of the #zoning lot# seaward of the #shoreline#;
- (g) #existing #piers#, #platforms# or #floating structures#, including their #water coverage# and surface elevation or height, as applicable;
- (h) previously established and recorded #visual corridors# and #waterfront public access areas# or any other public access area on the #zoning lot# or on adjoining #zoning lots#;
- (i) #visual corridors# or #waterfront public access areas# required on the #zoning lot# by a Waterfront Access Plan set forth in Section 62-80;
- (j) existing bulkheads and stabilized portions of natural shore showing their seaward and landward edges, as well as their top elevations;
- (k) a lighting plan, as required in Section 62-624 (Lighting), including fixtures, wattage and their locations and designs, with a diagram of light level distribution;
- (l) a detailed landscape plan, as required in Section 62-625 (Planting and trees) prepared by a licensed landscape architect; and
- (m) documentation showing compliance with the requirements of Section 62-624 (Signage).

62-71

City Planning Certifications

The provisions of Sections 62-711 and 62-712, relating to certifications for #waterfront public access areas#, #visual corridors# and #zoning lot# subdivisions, shall ~~not~~ apply to all #zoning lots# within #waterfront blocks# and any other #blocks# included within a Waterfront Access Plan, except that the following shall not be subject to the provisions of Section 62-711:

airports, heliports and seaplane bases;

#developments# involving #predominantly single-# or #two-family residences# within #detached#, #semi-detached# or #zero lot line buildings# on existing #zoning lots# of less than 10,000 square feet in any district, provided such #zoning lots# are not included within an area subject to a Waterfront Access Plan pursuant to Section 62-80;

#zoning lots# in C8 and #Manufacturing Districts#, involving #predominantly uses# in Use Groups 16, 17 or 18, except for docking facilities serving passenger ocean vessels or sightseeing, excursion or sport fishing vessels; and

#zoning lots# in R1 and R2 Districts.

62-711

Waterfront public access and visual corridors

No excavation or building permit shall be issued for any #development# on a #waterfront block#, or any other #block# included within a Waterfront Access Plan, until the Chairperson of the City Planning Commission certifies to the Department of Buildings or Department of Business Services, as applicable, that:

- (a) there is no #waterfront public access area# or #visual corridor# requirement for the #development# due to the following:
 - (1) the #development# is exempt pursuant to Sections 62-41 (~~Requirements for Applicability of Waterfront Public Access Area Requirements~~) or ~~62-42~~ 62-49 (Requirements for Visual Corridors); or
 - (2) the #waterfront public access area# or #visual corridor# requirement has been waived pursuant to Section 62-80 (WATERFRONT ACCESS PLANS); or
- (b) a site plan has been submitted showing compliance with the provisions of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS) and 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR THE WATERFRONT PUBLIC ACCESS AREAS); or
- (c) a site plan has been submitted showing compliance with the provisions of Section 62-80; or
- (d) for #developments# listed in Section ~~62-40~~ 62-41, paragraph ~~(a)~~ ~~(b)~~ ~~(4)~~, on a #zoning lot# containing a public access area established prior to October 25, 1993 meeting the terms of Section ~~62-415~~ 62-48, paragraph ~~(e)~~ by restrictive declaration, lease agreement, maintenance and operation agreement or other agreement with a public entity, which public access area is required to be provided for a ~~period not less than the anticipated life~~

of the ~~new~~ #development#, a copy of such restrictive declaration or agreement and a site plan indicating the location, area and design of the required public access area and showing substantial compliance with the provisions of ~~the first paragraph of~~ Section ~~62-415 (Requirements for supplemental public access areas)~~ 62-48 (Special regulations for water-dependent uses and other developments), ~~paragraph (b)~~, have been submitted; or

- (e) for the #development# of a park, a site plan and all other applicable data have been submitted showing compliance with the provisions of Section ~~62-416~~ 62-47 (Special Regulations for Zoning Lots that Include Parks).

For any parcel identified in Waterfront Access Plan BK-1, the Chairperson shall allow for the phased implementation of all required #waterfront public access areas# upon certification to the Commissioner of Buildings that a plan has been submitted that provides for an amount of #waterfront public access area# proportionate to the amount of #floor area# being #developed# in each phase. Additionally, for any #development# located within 240 feet of a #shoreline#, the initial phase and each subsequent phase shall provide a minimum of 200 linear feet of #shore public walkway# and any adjacent #supplemental public access area# located between such #development# and such #shore public walkway#, one #upland connection# through or adjacent to the entire parcel leading to the #shore public walkway#, and at least one other connection from the #shore public walkway# to an adjacent #shore public walkway#, #street# or other #upland connection#. For any #development# located entirely beyond 240 feet of a #shoreline#, the initial phase and each subsequent phase shall also provide a minimum of 100 linear feet of #shore public walkway# and one #upland connection# through or adjacent to the entire parcel leading to the #shore public walkway#. However, no #waterfront public access area# need be provided for a phase consisting of a #development# in which all #residences# in such phase are affordable #residences# for #lower income households# as defined in Section 23-93, or #moderate income households# as defined in Section 62-352, provided that such exemption shall only apply where 25 percent or less of the total #residential floor area#, including any applicable #floor area# bonuses, on the parcel have been #developed#.

A certification pursuant to paragraphs (b) or (c) of this Section shall be granted on condition that an acceptable restrictive declaration is executed and filed pursuant to Section ~~62-14~~ 62-634 (Requirements for Recordation).

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

62-71

Zoning lot subdivision

An existing #zoning lot# within a #waterfront block#, or within any other #block# included in a Waterfront Access Plan, may be subdivided into two or more #zoning lots#, or reconfigured in a manner that would reduce its area or any dimension, only in accordance with the provisions of this Section or as modified pursuant to Section 62-722 (Modification of waterfront public access area and visual corridor requirements).

Such #zoning lot# may be subdivided or reconfigured provided that the Chairperson of the City Planning Commission certifies that:

- (a) there are no ~~existing~~ requirements in this Chapter for #waterfront public access area# or #visual corridors# on ~~the~~ such #zoning lot# for any #use# permitted on such #zoning lot#;
or
- ~~(b) the proposed subdivision or reconfiguration will not affect a minimum dimension or area which would mandate waterfront public access or #visual corridors#; or~~
- ~~(c) in the event a subdivision or reconfiguration affects a minimum dimension or area as set forth in paragraph (b) of this Section, such waterfront public access or #visual corridors# will continue to be provided on any subdivided or reconfigured #zoning lots# that would result, as evidenced by the recording of a deed restriction against such property.~~
- (b) a restrictive declaration shall be recorded against the property, binding all resulting #zoning lots#, requiring #waterfront public access areas# or #visual corridors# to be provided at the time of any #development#, other than an exempt #development# as set forth in Section 62-41, on all subdivided or reconfigured #zoning lots# as applicable. Such #waterfront public access area# shall be provided as required for the original #zoning lot#, and shall be provided at the time of #development# of a non-exempt #use#. Such restrictive declaration shall include a site plan that sets forth the amount and location of the required #waterfront public access areas# and #visual corridors# on all resulting #zoning lots#; or
- (c) there is existing publicly accessible waterfront open areas on the #zoning lot# constructed as part of a previously approved site plan providing physical and visual access to and along the waterfront, and such open areas is no smaller in square footage than that required under the provisions of this Chapter for #waterfront public access areas#, and restrictions have been recorded against the property requiring such existing open area to remain accessible to the public for the life of the #development#.

62-72
Authorizations by the City Planning Commission

* * *

62-722

Modification of waterfront public access area and visual corridor requirements

The City Planning Commission may:

- (a) Authorization to modify location and minimum dimension requirements of #waterfront public access areas#.

The City Planning Commission may ~~authorize modification~~ modify of the requirements for location and minimum dimensions for a #shore public walkway#, #upland connection#, public access area on a #pier# or #floating structure#, #visual corridor# or #supplemental public access area# requirements of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards). The Commission may also authorize a portion or all of the required #waterfront public access area# to be provided off-site on an adjoining public property.

The Commission shall file any such authorization with the City Council. The Council, within 20 days of such filing, may resolve by majority vote to review such authorization. If the Council so resolves, within 50 days of the filing of the Commission's authorization, the Council shall hold a public hearing and may approve such authorization in whole or in part, with additional or modified restrictions or conditions, or disapprove such authorization. If, within the time periods provided for in this Section, the Council fails to act on the Commission's authorization, the Council shall be deemed to have approved such authorization.

~~As a condition to the granting of~~ In order to grant such authorization the Commission shall find that:

- (1) ~~the regulations would result in an unfeasible #development# due to the presence of existing #buildings or other structures# or unique #shoreline# conditions such as wetlands; or~~
 - (2) ~~strict adherence to the regulations would adversely affect existing topography, vegetation or views having environmental, historic or aesthetic value to the public; or~~
 - (3) ~~for a commercial or community facility #development#, it would be impractical to satisfy the #development's# programmatic requirements while adhering to the regulations.~~
- (1) the Commission shall require that alternate the #waterfront public access areas# and #visual corridors# provided on the #zoning lot#, or off-site adjacent to the

~~#zoning lot#, are provided that are substantially equal in area to that those required and, by virtue of their location and design, provide equivalent public use and enjoyment of the waterfront and views to the water from upland #streets# and other public areas; or~~

(2) due to site planning constraints the provision, on the #zoning lot# or off-site on an adjoining public property, of #waterfront public access areas# or #visual corridors#, on the #zoning lot# or off site on an adjoining public property, that are equal in area to those required would make #development# on the #zoning lot# impractical or infeasible, programmatically or otherwise; and further that the reduction or waiver of requirements is the minimum necessary; or

~~In the event the Commission determines that there is no feasible way to provide substantially equal alternative public access areas either on the #zoning lot# or off site on an adjoining public property or to provide substantially equal alternative #visual corridors#, the Commission may authorize a reduction or waiver of the requirements.~~

(b) Authorization to modify design requirements and design standards for improvements within #waterfront public access areas#.

~~authorize modifications of the requirements of Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA).~~

The City Planning Commission may modify the design requirements and standards for improvements within #waterfront public access areas#, of Sections 62-42 through 62-48, inclusive, Section 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR WATERFRONT PUBLIC ACCESS AREAS), and Section 62-80 (WATERFRONT ACCESS PLANS).

~~As a condition to the~~ In order to granting of such authorization, the Commission shall find that:

- (1) such modifications are necessary to accommodate modifications pursuant to paragraph (a) of this Section; or
- (2) such modifications would result in a design of ~~the~~ #waterfront public access areas# that is functionally equivalent or superior to the design prescribed by strict adherence to the provisions of Sections ~~62-60~~ 62-42 through 62-48, inclusive, 62-60 and 62-80.

(c) Authorization for phased development of #waterfront public access areas#

The City Planning Commission may authorize a phasing plan to implement #waterfront public access area# improvements on #zoning lots# undergoing partial development or

#zoning lots# subdivided or reconfigured pursuant to Section 62-712 (Zoning lot subdivision or reconfiguration). . In order to grant such authorization, the Commission shall find that:

The City Planning Commission may authorize, in the case of #zoning lots# undergoing partial development or #zoning lots# that have been subdivided or reconfigured pursuant to Section 62-712 (Zoning lot subdivision or reconfiguration), a phasing plan to implement #waterfront public access area# improvements on the #zoning lot#. As a condition to the granting of such authorization, the Commission shall find that:

- (1) the amount of #waterfront public access area# developed in any phase is proportionate to the #lot area# being developed in such phase, or
- (2) physical or programmatic constraints make it infeasible to provide the #waterfront public access area# on a proportional basis as the #zoning lot# is improved, and the maximum feasible amount of #waterfront public access area# is developed in each phase.

A phasing plan shall be submitted that sets forth the amount and location of #waterfront public access area# that will be provided at the time of #development# of each phase. A deed restriction shall be recorded against all such #zoning lots# binding them to the phasing plan for #waterfront public access areas#.

~~A phasing plan shall be submitted that sets forth the amount and location of #waterfront public access area# that will be provided at the time of #development# of each phase. A deed restriction shall be recorded against all such #zoning lots# binding them to the modified requirements for #waterfront public access areas#.~~

- (e) authorize, in the case of #zoning lots# undergoing partial development, a phasing plan to implement public access improvements on a proportional basis as the lot is improved.
- (d) Authorization to modify minimum required hours of operation and to install gates

The City Planning Commission may authorize, for a period not to exceed ten years, modifications of the requirements for hours of operation in Section 62-631, or the installation of gates in #predominantly residential developments# in all Districts in accordance to Section 62-621 (c)(2).

The Commission shall find that any modification of the hours of operations and the installation of gates in #predominantly residential developments# are warranted due to the remote location of the #waterfront public access areas#, and such gates or modified hours of accessibility will not thereby unduly restrict public access to the waterfront.

As a condition of granting such authorization, the Commission shall find that all gates

comply with the design requirements of Section 62-621 (Guardrails, gates and other protective barriers).

Public access to the #waterfront public access areas# shall be assured by appropriate legal documents; and signage setting forth hours of operation shall be affixed to the gate which shall indicate the hours of public access authorized pursuant to this paragraph (d).

The Commission may impose appropriate conditions and safeguards to assure that such modifications will achieve comparable physical and visual access to the waterfront or to assure that an approved phasing plan will be properly implemented. Such conditions may include, but are not limited to, requirements for deed restrictions, easements or performance bonds.

* * *

**62-73
Special Permits by the City Planning Commission**

* * *

**62-733
Uses on floating structures**

* * *

The Commission may also permit modification of the #visual corridor# requirements of Section ~~62-42~~ 62-49 provided it makes the additional finding that the location and configuration of the #floating structure# minimizes any adverse effects on significant views to the water from upland public #streets# or other public places.

* * *

**62-734
Developments on piers or platforms**

In all districts, the City Planning Commission may permit:

- (a) a change of #use# on a #new # pier# or #platform# from a WD #use# or the following WE #uses#: a #public park# or playground or publicly accessible private park, to any other WE #use# permitted by the applicable district regulations and, in conjunction with such change of #use#, modification of the #bulk# regulations of Section 62-30 for an existing #building#, except for Section 62-31, paragraph (a), or the maximum #floor area ratio# for the applicable district, provided the Commission finds that:

* * *

- (b) for an existing pier, any use permitted by the applicable district regulations and modifications of the provisions of Sections 62-332 (Rear yards and waterfront yards) and 62-342 (Developments on piers), provided the Commission finds that:

* * *

- (c) for ~~existing or new~~ piers, modification of the waterfront public access area and visual corridor requirements of Sections 62-40 and 62-60 provided the Commission finds that:

- (1) the proposed development would result in better achievement of the goals set forth in Section 62-00 than would otherwise be possible by strict adherence to the regulations of Sections 62-40 and 62-60; and
- (2) alternate waterfront public access area and visual corridors on the zoning lot, or off-site on a public property adjacent to the zoning lot, are provided that are substantially equal in area to that required and, by virtue of their location and design, provide equivalent public use and enjoyment of the waterfront and views to the water from upland streets and other public areas.

In the event the Commission determines that there is no feasible way to provide substantially equal alternative public access areas either on the zoning lot or off-site on an adjoining public property or to provide substantially equal alternative visual corridors, the Commission may authorize a reduction or waiver of the requirements.

The Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the waterfront and the surrounding area, including requirements for setbacks from lot lines, spacing from other buildings on the same or adjoining zoning lots, limitations on lighting and signage and limitations on size of individual establishments.

* * *

62-736

Bulk modifications on waterfront blocks

In all districts, the City Planning Commission may permit modification of any applicable yard, lot coverage, height and setback, and distance between buildings regulations for a development on a zoning lot within a waterfront block, excluding any portion on a pier or new platform, provided the Commission finds that: such modifications:

- (a) ~~the zoning lot has unique natural features such as rock outcroppings, significant grade changes or wetlands; or has an irregular shoreline or shape; or contains existing buildings or other structures;~~

- (b) ~~the site plan of the proposed #development# would will result in better #bulk# placement and articulation of #buildings#, and a better arrangement of open spaces than would be possible by strict adherence to the #bulk# regulations;~~
- (c) ~~the proposed #development# would provide physical or visual public access to the waterfront in a way that is superior to that which would be possible by strict adherence to the #bulk# regulations; and~~
- (d) ~~such modifications would significantly enhance the relationship between the proposed #development# and the surrounding area.~~
- (a) will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and #shorelines# than would be possible through strict adherence to the regulations; or
- (b) are necessary to protect unique natural features such as rock outcroppings, significant grade changes or wetlands, or to accommodate existing #buildings or other structures#; and
- (c) will not adversely affect access to light and air for surrounding #waterfront public access areas#, #streets# and properties.

62-80

WATERFRONT ACCESS PLANS

62-81

General Provisions

62-811

Establishment of Waterfront Access Plans

The City Planning Commission and City Council may adopt a Waterfront Access Plan as an amendment to this Resolution pursuant to Section 200 or 201 of the City Charter and in accordance with the provisions of Sections 62-812 (Elements of a Waterfront Access Plan), 62-813 (Conditions for the adoption of a Waterfront Access Plan) and this Section in order to adjust the #waterfront public access area# and #visual corridor# requirements of Sections 62-40 and 62-60, retain the #waterfront block bulk# regulations of Section 62-30 on newly-created non-#waterfront blocks# within a specifically defined portion of the #waterfront area#, or establish #waterfront yard# requirements for #developments# otherwise exempt from the requirements of Section 62-33 (Special Yard Regulations on Waterfront Blocks).

To be considered for a Waterfront Access Plan, an area shall:

- (a) be entirely ...

* * *

62-812
Elements of a Waterfront Access Plan

A Waterfront Access Plan may:

- (a) on #zoning lots# where #waterfront public access area# or #visual corridors# are required pursuant to the provisions of Sections 62-40 and 62-60, modify the size, configuration, location or design of required #waterfront public access areas# or #visual corridors# within certain designated areas in order to address local conditions, provided such plan does not impose a #waterfront public access area# or #visual corridor# requirement on any #zoning lot# greater than would otherwise be required pursuant to the provisions of Sections 62-40 or 62-60. For the purpose of determining the amount of public access, the highest standard applicable to a #zoning lot# may be applied regardless of any specific #use# permitted or proposed for such #zoning lot#. Within Waterfront Access Plan BK-1, the #waterfront public access area# and #visual corridor# requirements for any parcel located within the Waterfront Access Plan may be determined by aggregating the #waterfront public access area# and #visual corridor# requirements of each #zoning lot# within the parcel and such aggregated requirements may be modified within such parcel without regard to #zoning lot lines#;
- (b) on #zoning lots# where #waterfront public access area# or #visual corridors# are not required pursuant to the provisions of Sections 62-40 and 62-60, establish requirements for #waterfront public access area# or #visual corridors#, except for those #zoning lots predominantly developed# for airports, heliports, seaplane bases or, in C8 or #Manufacturing Districts#, #uses# in Use Groups 16, 17 or 18, provided that such #zoning lots#, when improved would result in a community need for such physical or visual access to the waterfront or a waterfront linkage of #public parks# or other public areas. The plan may incorporate one or more of the #waterfront public access areas# or #visual corridors# listed in Section 62-40 consistent with the standards of Sections 62-40 and 62-60. Such standards may be modified as necessary to address local conditions provided such plan does not impose a requirement for any component greater than would otherwise be required pursuant to the provisions of Sections 62-40 or 62-60;
- (c) modify or waive specific requirements for #waterfront public access area# or #visual corridors# in certain designated areas where such requirements would not be compatible with local conditions and therefore not serve to further public enjoyment of the waterfront;
- (d) identify shore terminations of mapped #streets# or #existing #piers# or #platforms# within

seaward prolongations of such #streets# and establish public access treatments for such areas after referral to the Department of Transportation or other City agency having jurisdiction over such property for its review and concurrence;

- (e) apply the #bulk# regulations of Section 62-30 to a non-#waterfront block# when such #block# results from a subdivision of a #waterfront block# as the result of a #street# mapping; and
- (f) for #developments# where a #waterfront yard# is not otherwise required by Section 62-33, establish requirements for a #waterfront yard# provided such plan does not impose a requirement greater than would be required by the provisions of Sections 62-331 or 62-332 as modified by the further provisions of this paragraph for such other #developments#. #Enlargements# of #buildings# or other structures# existing on the effective date of the Waterfront Access Plan shall be permitted within such #waterfront yard# provided that the #enlargement# is for WD #uses# or Use Group 16, 17 or 18 #uses# and no portion of the #enlargement#, other than permitted obstructions, is within 20 feet of the seaward edge of the #waterfront yard#. In addition, obstructions shall be permitted within such #waterfront yard# pursuant to applicable district #yard# regulations, except that no #building# or portion of a #building# shall be permitted within 10 feet of the seaward edge of such #waterfront yard#.

A Waterfront Access Plan shall include the following elements:

- (1) identification of the plan by Borough and plan number or area name;
- (2) a #zoning map# or portion thereof, showing the boundaries of the geographical area included within the plan, which shall constitute the plan map;
- (3) delineation on the plan map of any physical or visual waterfront access features mandated by the plan to be at specific locations; and
- (4) a description in the plan text of all features established or modified by the plan, with reference to affected blocks and lots.

* * *

62-82
Borough of The Bronx

62-83
Borough of Brooklyn

The following Waterfront Access Plans are hereby established within the Borough of Brooklyn. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BK-1: Greenpoint-Williamsburg, as set forth in Section 62-831.

62-831

Waterfront Access Plan BK-1: Greenpoint-Williamsburg

Maps BK-1a through BK-1c in paragraph (g) of this Section show the boundaries of the area comprising the Greenpoint-Williamsburg Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on May 11, 2005, as follows:

* * *

(a) Area wide modifications

The following provisions shall apply to all #developments# required to provide #waterfront public access area#, pursuant to Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS):

- (1) Paragraph (c) of Section ~~62-412-62-43~~ (Requirements for public access on piers) is applicable, except that a minimum of 15 feet are required along each water edge.
- ~~(2) The provisions of Section 62-61 (Design Options and Methodology) shall be inapplicable. In lieu thereof, the following provisions shall apply: (delete)~~

* * *

~~(2)~~ In addition to the requirements of 62-62 (Public Access Design Reference Standards), all #waterfront public access areas# are subject to the provisions set forth in paragraph (d) of this Section.

~~(3) The provisions of Section 62-623 (Supplemental public access areas) shall be inapplicable. In lieu thereof, the following provisions shall apply:~~

* * *

~~(43)~~ #Street# treatment

All #streets# adjacent to a #shore public walkway# or #supplemental public access

area# shall be improved as a continuation of such #shore public walkway# or #supplemental public access area#, pursuant to the design requirements of ~~paragraph (b) of this Section 62-641 (Design requirements for shore public walkways and supplemental public access areas), inclusive.~~

~~(b) — Specific design requirements for Public Access Prototypes (delete entire paragraph)~~

* * *

~~(e)~~ Amenities

~~In parcels where #supplemental public access area# is required, no more than 15 percent of public access area may be reduced if playgrounds and other amenities are provided in accordance with the following provisions:~~

~~(1) —~~ Playgrounds

~~A playground shall have a minimum size of 1,000 square feet and, if applicable, there shall be a minimum of 400 feet between any two playground areas. For every five square feet of playground area provided, the total amount of required public access may be reduced by the rate of one square foot;~~

~~(2) —~~ Other amenities

~~A reduction in the total amount of required #waterfront public access area# shall be permitted according to the following table:~~

Amenity	Square feet reduction
Picnic table	22 sq. ft. per table (max. 200 sq. ft.)
Chess table	20 sq. ft. per table (max. 200 sq. ft.)
Telescope	10 sq. ft. per telescope (max. 50 sq. ft.)
Fountain/water feature	150 sq. ft. per feature (max. 300 sq. ft.)
Shade structure	150 sq. ft. per structure (max. 300 sq. ft.)

~~(d)~~ Public access design reference standard

Section ~~62-67~~ 62-62 is hereby modified by the following provisions.

(1) Guardrails

~~The provisions of paragraph (a) of Section 62-671 62-621 (Guardrails, gates and other protective barriers) shall be inapplicable. In lieu thereof, the following provisions for guardrails shall apply:~~

- ~~(i) — Guardrails shall be located within waterfront public access areas continuously along any bulkhead, stabilized shore or the water edges of a pier or platform that is located within 50 feet of a circulation path; and continuously along any grade level change of 30 inches or greater adjoining or within 10 feet of a circulation path. However, guardrails shall not be required landward of any rip rap, beach or any other shoreline material that is at least 10 feet wide. If any protective barrier is provided adjacent to any rip rap, beach or other shoreline material, they shall not exceed a height of 21 inches or shall consist of a bollard and chain device.~~

~~Guardrails shall not be required at access points to water dependent (WD) uses and development on floating structures. The minimal protective barrier at such locations shall be a swing gate, bollard and chain or similar device.~~

- ~~(ii) — Guardrails shall comply with Illustration A1; alternatively, Illustration A2 may be used in piers.~~

In addition to the provisions of paragraph (a) of Section 62-621 (Guardrails, gates and other protective barriers), guardrails shall comply with Illustration A1 of this Section.

~~Illustration A1
(delete existing illustration)~~

~~Illustration A2
(delete existing illustration)~~

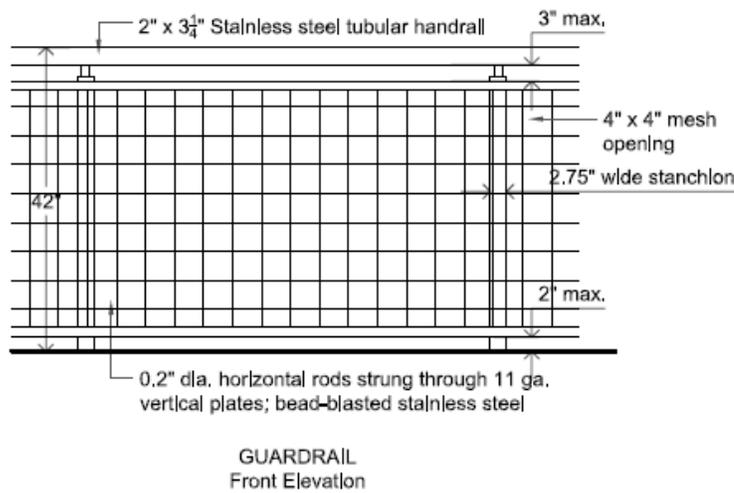
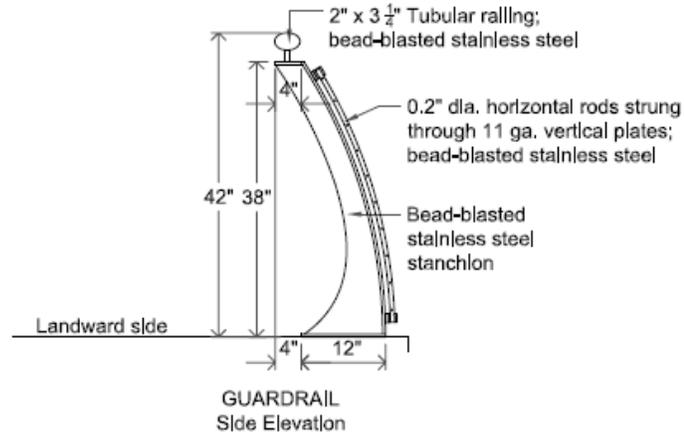


Illustration A1

All guardrail components and hardware shall be #316 stainless steel passivated and bead blasted. ~~or cast aluminum, as applicable.~~

(2) Seating

In addition to the provisions of Section ~~62-672~~ 62-622, at least 50 percent of the required seating along any ~~#shore public walkway#~~ or ~~#supplemental public access area#~~ shall comply with Illustration B1 or B2 in this Section.

Illustration B1

(delete existing illustration)

Illustration B2

(delete existing illustration)

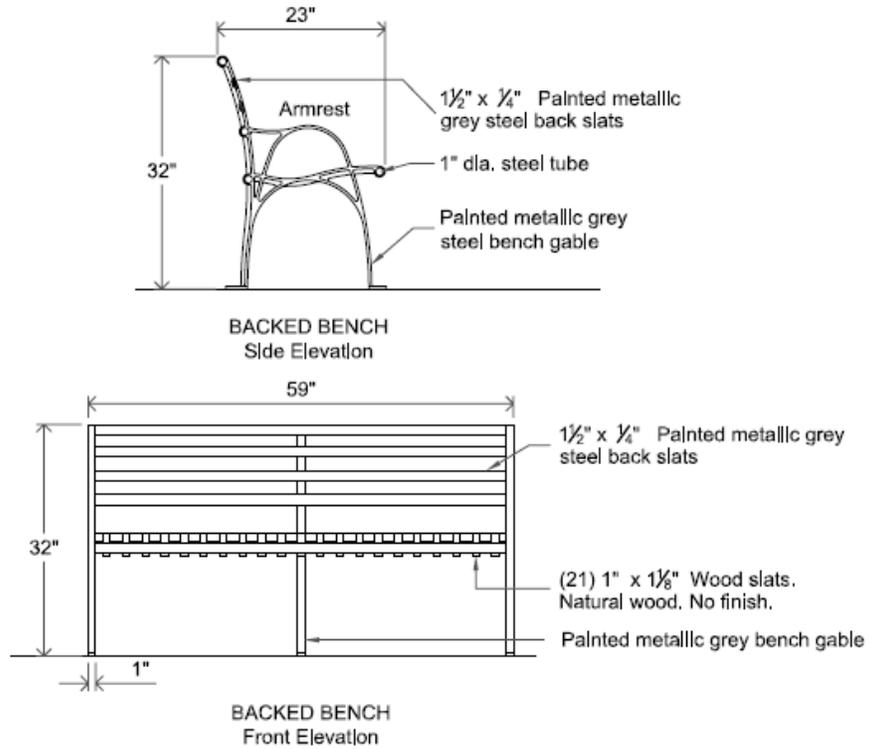
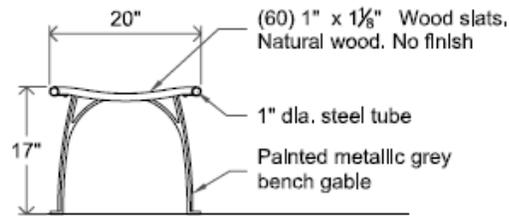
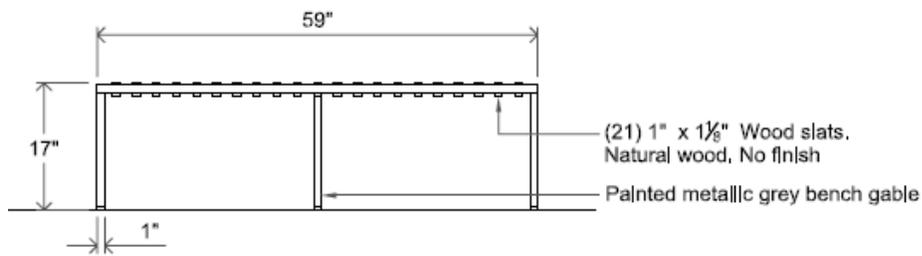


Illustration B1



BACKLESS BENCH
Side Elevation



BACKLESS BENCH
Front Elevation

Illustration B2

All wood boards shall be made of domestically grown non-tropical hardwoods, such as American White Oak (Quercus alba), redwood, jarrah or ipe, have eased edges and ends and be treated for external use without stain or varnish.

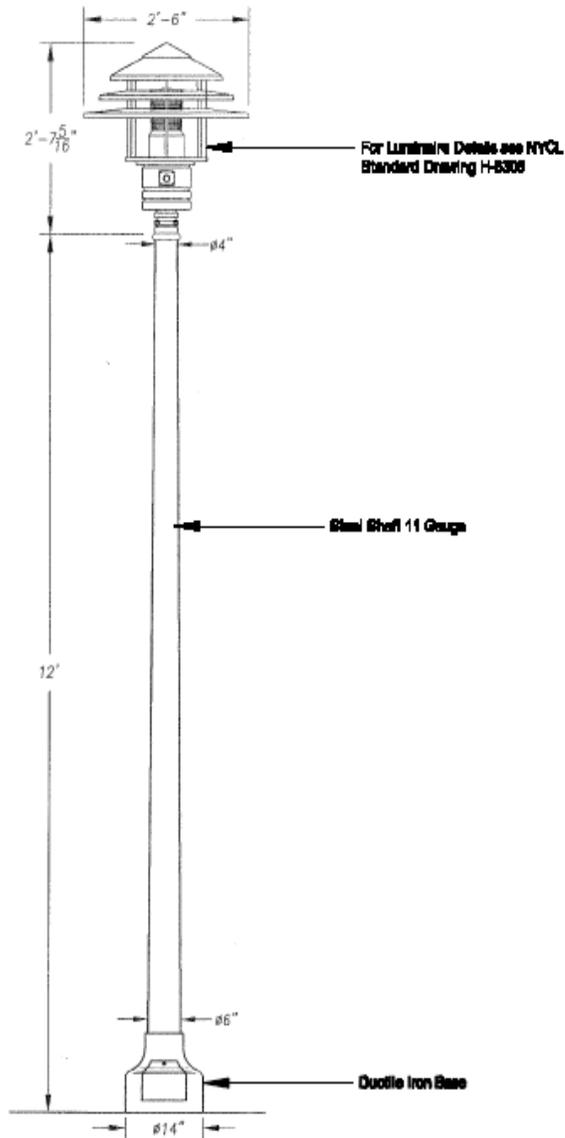
~~All supports and backstraps shall be 713 tenzallo alloy cast aluminum, with a rust inhibitor and a top coat finish of thermosetting polyester powdercoat that is ultra violet, chip and flake resistant. Metal components shall have a light gray or aluminum color.~~

(3) Lighting

~~In addition to the provisions of Section 62-673, the required lighting along any public access area shall comply with Illustration C1 in this Section.~~

The requirements of Section 62-623 shall apply, except that the illumination provisions of paragraph (a) shall be provided using lighting fixtures in compliance with Illustration C1 of this Section.

~~Illustration C1~~
(delete existing illustration)



LIGHTPOST

1. All materials shall conform to the requirements of the latest edition of the "General Specifications for Street Lighting Facilities," City of New York, Department of Transportation, Bureau of Traffic Lighting Division (NYCL).
2. The pole shall be 12 feet long tapered high-tensile carbon steel tubing as shown on NYCL Standard Drawing H-5306.
3. The base shall be one piece round cast iron base with cast anchor plate as shown on NYCL Standard Drawing H-5306.
4. The electrostatically applied powder coat paint finish must meet the requirements set forth in NYCL Specification 6446.
5. Fixtures, pole and pole base shall be in matte aluminum or matching colors.

Illustration C1

~~(4)~~ ~~Planting and trees~~

~~The provisions of paragraph (e)(6)(Container planting) of Section 62-675 shall be inapplicable, unless a structural or environmental necessity is demonstrated at the time of certification.~~

(54) Paving

In addition to the provisions of Section ~~62-676~~ 62-626, the paving for the required clear path within the #shore public walkway# shall be gray. At least 50 percent of all other paved areas within the #shore public walkway# and #supplemental public access areas# shall be paved in the same color range.

(ed) Special public access provisions by parcel

The provisions of Sections 62-41 (Applicability of Requirements for Waterfront Public Access Area Requirements) and 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR WATERFRONT PUBLIC ACCESS AREAS~~DESIGN STANDARDS FOR THE WATERFRONT AREA~~) are modified at the following designated locations which are shown on Map BK-1b in paragraph ~~(e)~~(f) of this Section:

(1) Parcels 1 and 2

(i) #Shore public walkway#

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply to all new #development#.~~

In the event of any #enlargement#, #extension# or change of #use# within existing #buildings or other structures#, a #shore public walkway# shall occupy the entire area between the seaward edge of the #zoning lot# and the existing #building or other structure# but need not be wider than 40 feet. The #shore public walkway# shall have a minimum clear path of 10 feet. No seating, or planting ~~or buffer zone~~ shall be required. If seating and planting are provided, they shall comply with the provisions of Sections ~~62-672~~ 62-622 and ~~62-675~~ 62-625. In addition to the lighting design requirements of paragraph (c)(3) of this Section, lighting fixtures may be mounted on existing #buildings or other structures#.

(ii) #Supplemental public access area#

The requirements for a #supplemental public access area# shall be waived.

(2) Parcels 3 and 4

(i) ~~#Shore public walkway#~~

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.~~

(ii) ~~#Upland connection#~~

An ~~#upland connection#~~ shall be provided between Commercial Street and the ~~#shore public walkway#~~ within a flexible location along the ~~#lot line#~~ between Parcels 3 and 4. Whichever parcel is developed first shall provide an ~~#upland connection#~~ along the ~~#lot line#~~ between the two parcels. The width of the ~~#upland connection#~~ may be utilized by the developer of the remaining parcel in the computation necessary to comply with the requirements of a ~~#visual corridor#~~ along the ~~#lot line#~~ between the two parcels, according to the provisions of paragraph ~~(f)(e)~~(1) of this Section. If both parcels are developed concurrently, then the requirements may be divided equally along the ~~#lot line#~~ between the parcels.

If, however, Parcel 4 is improved ~~#predominately#~~ for public access area prior to or concurrent with ~~#development#~~ of Parcel 3, the ~~#upland connection#~~ requirement shall be waived. However, a publicly traversable way shall be provided within the flexible location zone indicated on Map BK-1b in paragraph (f) of this Section. The eastern boundary of such flexible location zone shall be the shared ~~#lot line#~~ of Parcel 2 and its western boundary shall be 115 feet from such ~~#lot line#~~.

In addition, such publicly traversable way shall have a minimum width of 15 feet, and shall comply with the provisions of Section 62-452 (Design requirements for upland connections), as applicable for Type 2 ~~#upland connections#~~. There shall be no more than two changes in direction over its entire length and no single turn shall be less than 90 degrees relative to the line of travel. Any change in direction with an angle of less than 135 degrees shall be posted with an entry sign pursuant to paragraph (b), Section 62-624, and shall also be accompanied by an arrow indicating the direction of travel toward the ~~#shore public walkway#~~. At least 50 percent of the area of any walls bounding such publicly traversable way shall be glazed. In addition, 24 linear feet of seating shall be provided within such publicly traversable way and within 50 feet of its boundary with the ~~#shore public walkway#~~ and the public ~~#street#~~ it connects to.

(3) Parcel 5a

(i) ~~#Shore public walkway#~~

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.~~

(ii) — #Upland connection#

An #upland connection# shall be provided between Commercial Street and the #shore public walkway# within the flexible location zone indicated on Map BK-1b in paragraph ~~(g)~~(f) of this Section.

The eastern boundary of such flexible location zone shall be 110 feet from the shared #lot line# of Parcel 4 and its western boundary shall be 200 feet from the shared #lot lines# of Parcels 5b and 6.

(iii) #Supplemental public access area#

The #supplemental public access area# shall abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. The #upland connection#, ~~however,~~ may cut across the #supplemental public access area# provided that no resulting #supplemental public access area# area shall be less than 5,000 square feet. ~~All #supplemental public access areas# shall have a minimum width to depth ratio of 1.0 to 1.0 and a maximum width to depth ratio of 2.0 to 1.0.~~ In no event shall the #supplemental public access area# be deeper than 100 feet. ~~The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply.~~

Alternatively, a portion of the required #supplemental public access area# that is a minimum of 5,000 square feet may abut the #shore public walkway# continuously along the longest side provided that it also abuts a publicly accessible private drive connecting the #shore public walkway# to Commercial Street. Such publicly accessible private drive shall be improved to the standards of an #upland connection# as required by Section ~~62-641-62-45~~, but shall not be counted towards satisfying the required amount of #waterfront public access area# on the site. ~~The requirements for a waterfront park described in paragraph (b)(4) of this Section shall apply.~~

(4) — Parcel 5b

(i) — #Shore public walkway#

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.~~

(54) Parcel 5c

(i) #Shore public walkway#

~~The requirements for Prototype I described in paragraph (b)(1) of this Section~~

~~shall apply.~~

(ii) ~~Upland connection~~

Two ~~upland connections~~ shall be provided between West Street and the ~~shore public walkway~~, ~~one~~ each one located within the prolongation of the ~~street lines~~ of Eagle Street and Green Street, respectively.

(iii) ~~Supplemental public access area~~

Two ~~supplemental public access areas~~ shall be provided on Parcel 5c.

A ~~supplemental public access area~~ shall be bounded by the southern boundary of the required Green Street ~~upland connection~~, the ~~shore public walkway~~, the southern boundary of Parcel 5c and the northern prolongation of the eastern boundary of the ~~shore public walkway~~ required in Parcel 7. ~~The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply.~~

The remaining required ~~supplemental public access area~~ shall be provided either on the ~~pier~~ or distributed evenly as a widening of the ~~pedestrian circulation zone of the shore public walkway~~ located between the Eagle Street and Green Street ~~upland connections~~. If any ~~supplemental public access area~~ is located on the ~~pier~~, one shade tree shall be required for each 1,000 square feet of ~~supplemental public access area~~, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees at a rate of 450 sq. ft. of shade element per tree.

(iviii) ~~Pier~~ public access

Public access shall be provided on the Green Street ~~pier~~ pursuant to the requirements of Section ~~62-412~~ 62-431 and of paragraph (a)(1) of this Section.

(65) Parcel 7

(i) ~~Shore public walkway~~

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply, except that any~~ When a portion of the required ~~shore public walkway~~, where the distance between the shoreline and the ~~zoning lot line~~ boundaries of Parcel 7 is less than 17 feet, such portion shall be improved entirely as ~~clear~~ circulation path.

(ii) ~~Supplemental public access area~~

The requirement for a ~~supplemental public access area~~ on Parcel 7 is waived.

(76) Parcels 9, 10 and 11

(i) ~~#Shore public walkway#~~

~~The requirements for Prototype II described in paragraph (b)(2) of this Section shall apply.~~

(ii) ~~—#Supplemental public access area#~~

~~For each parcel, the #supplemental public access area# requirements shall be provided to widen the pedestrian circulation zone of the #shore public walkway#, evenly distributed along the entire length of such #shore public walkway#.~~

(87) Parcel 13

(i) ~~#Shore public walkway#~~

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.~~

(ii) ~~—#Upland connection#~~

~~An #upland connection# shall be provided between West Street and the #shore public walkway# located within the prolongation of the #street lines# of Milton Street.~~

(iii) ~~#Supplemental public access area#~~

~~A #supplemental public access area# shall be bounded by the southern #street line# of Greenpoint Avenue, the #shore public walkway# and the northern boundary of the required Milton Street #upland connection#. The requirements for a waterfront park described in paragraph (b)(4) of this Section shall apply.~~

(98) Parcel 14

(i) ~~#Shore public walkway#~~

~~The area between the prolongation of the northern #street line# of Calyer Street and the prolongation of the northern boundary of the required Calyer Street #upland connection# shall be improved pursuant to the requirements of Prototype II described in paragraph (b)(2) of this Section. The remaining required #shore public walkway# shall be improved pursuant to the requirements of Prototype I as described in paragraph (b)(1) of this Section.~~

(ii) ~~—#Upland connection#~~

An #upland connection# shall be provided between West Street and the #shore public walkway#. The southern boundary of such #upland connection# shall be defined by a line between the intersection of the prolongation of the southern #street line# of Calyer Street and the western #street line# of West Street, and a point on the easterly boundary of the #shore public walkway# 30 feet north of the northern #street line# of Quay Street.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided. A #supplemental public access area# with a minimum of 9,000 square feet shall be provided between the prolongation of the northern #street line# of Calyer Street and the prolongation of the northern boundary of the required Calyer Street #upland connection# to widen the ~~pedestrian circulation zone of the~~ #shore public walkway#.

The remaining requirements for #supplemental public access area# shall be located in the area bounded by the southern boundary of the required Calyer Street #upland connection#, the #shore public walkway# and the southern boundary line of the parcel. ~~The requirements for a waterfront park described in paragraph (b)(4) of this Section shall apply.~~

(109) Parcel 15

An #upland connection# shall be provided within the prolongation of the #street lines# of West Street, connecting Quay Street to Parcel 20.

(110) Parcels 19, 20, 21 and 22

Parcels 19, 20, 21 and 22 shall be designated as public parks as of May 11, 2005.

~~(12) Parcel 24~~

~~#Shore public walkway#~~

~~The requirements for prototype I described in paragraph (b)(1) of this Section shall apply.~~

(111) Parcel 25

(i) ~~#Shore public walkway#~~

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.~~

~~(ii) #Upland connection#~~

An #upland connection# shall be provided between West Street and the #shore public walkway# located within the prolongation of the #street lines# of North 6th Street.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided.

One #supplemental public access area# shall be provided along the prolongation of the southern #street line# of North 7th Street and the #shore public walkway#. Such public access area shall be a minimum of 3,000 square feet in area and shall have a minimum depth of 90 feet measured from the #shore public walkway#. ~~The entire #supplemental public access area#, excluding the required buffer, shall be developed as clear circulation path.~~ A screening buffer shall be provided along the boundaries of the public access area and any private portion of the #zoning lot#. No other planting shall be required.

A minimum of one linear foot of seating shall be required for every ~~40~~ 65 square feet of #supplemental public access area#. ~~pedestrian circulation zone and shall be located in the required buffer zone.~~ Four trees shall be required, at least two of which are shade trees. ~~Small or ornamental trees located within the buffer zone shall not be counted toward the minimum requirements.~~

The remaining required #supplemental public access area# shall be located either on the #pier# or abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. At least 70 percent of the required #supplemental public access# shall have a width to depth ratio of 2:1. ~~The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply.~~ If any #supplemental public access area# is located on the #pier#, one shade tree shall be required for each 1,000 square feet of #supplemental public access area#, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees at a rate of 450 sq. ft. of shade element per tree.

(iviii) #Pier# public access

Public access shall be provided on a #pier# located at the western terminus of North 6th Street pursuant to the requirements of Section ~~62-412~~ 62-43 and of paragraph (a)(1) of this Section.

(1412) Parcel 26

(i) #Shore public walkway#

The requirements of Section ~~62-414~~ 62-42 (Requirements for shore public

walkways) shall apply, except that the minimum required width of the #shore public walkway# shall be reduced to 34 feet between North 5th Street and the northern boundary of the required #upland connection# at the prolongation of North 4th Street. The quantity of public access eliminated from the #shore public walkway# as a result of this width reduction shall be located in the triangle formed between the #shore public walkway#, the southern #street line# of the North 4th Street #upland connection# and the bulkhead line. ~~The entirety of the #shore public walkway# shall be improved pursuant to the requirements for Prototype I described in paragraph (b)(1) of this Section.~~

(ii) #Upland connections#

An #upland connection# shall be provided between Kent Avenue and the #shore public walkway# located within the prolongation of the #street lines# of North 4th Street. However, if the #upland connection# is provided within a private drive pursuant to Section ~~62-622-62-45~~, then a portion of the southern ~~pedestrian circulation zone~~ public access area beyond 15 feet from Kent Avenue may be located up to 15 feet outside the prolongation of the #street lines# of North 4th Street, provided that this ~~pedestrian circulation zone~~ public access area is not located entirely outside the prolongation of the #street lines# of North 4th Street at any point within 80 feet of Kent Avenue.

(~~15~~13) Parcel 27

(i) #Shore public walkway#

~~The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply to all new #development#.~~

In the event of any #enlargement#, #extension# or change of #use# within existing #buildings or other structures#, a #shore public walkway# shall occupy the entire area between the seaward edge and the existing #building or other structure#, but need not be wider than 40 feet.

Notwithstanding the requirements of paragraph (c) of Section ~~62-62~~ 62-61 (General Requirements ~~for applying to Waterfront Public Access Areas~~), the #shore public walkway# may be located within the #building or other structure#, and the obstructions permitted by Section ~~62-626~~ 62-612, paragraph (a), shall include any supporting structural elements of the #building or other structure# and its related appurtenances. Additionally, the #shore public walkway# shall have a minimum clear path of 12 feet. No seating, planting or buffer zone shall be required. If seating and planting are provided, they shall comply with the provisions of Sections ~~62-672-62-622~~ and ~~62-675-62-625~~. In addition to the lighting design requirements of paragraph (c)(3) of this Section, lighting fixtures may be mounted on existing #buildings or other structures#.

- (ii) #Supplemental public access area#

The requirements for #supplemental public access# shall be waived.

- (fe) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan are shown on Map BK-1c in paragraph ~~(g)~~(f) of this Section and shall be as follows:

- (1) Parcels 3 and 4

A #visual corridor# shall be provided through Parcels 3 and 4 to the pierhead line within a flexible area along the #lot line# between them.

Whichever parcel develops second shall complete the required clearance to comply with the #visual corridor# requirements along the #upland connection# ~~already~~ provided in accordance with the requirements of paragraph ~~(e)~~(d)(2)(ii) of this Section. If both parcels are developed concurrently, then the requirements can be divided equally along the #lot line# between the parcels.

If, however, Parcel 4 is improved #predominately# for public access area prior to or concurrent with #development# of Parcel 3, and a #visual corridor# is provided in Parcel 4, then the requirements for #visual corridor# on Parcel 3 shall be waived.

- (2) Parcel 5a

A #visual corridor# shall be provided through Parcel 5a to the pierhead line within the flexible location zone indicated on Map BK-1c in paragraph ~~(g)~~(f) of this Section. The eastern boundary of such flexible area shall be 110 feet from the shared #lot line# of Parcel 4 and its western boundary shall be 200 feet from the shared #lot line# of Parcels 5b and 6.

- (3) Parcel 5b

Two #visual corridors# shall be provided through Parcel 5b to the pierhead line as the prolongation of the #street lines# of West Street and Dupont Street, respectively.

- (4) Parcel 5c

- (i) Three #visual corridors# shall be provided through Parcel 5c to the pierhead line as the prolongation of the #street lines# of West Street, Eagle Street and Green Street.

- (ii) The permitted obstructions on #piers#, in Section ~~62-65~~ 62-431, paragraph (b), shall be permitted obstructions along the #visual corridor# along Green Street.

(5) Parcel 13

Two #visual corridors# shall be provided through Parcel 13 to the pierhead line as the prolongation of the #street lines# of Milton Street and Oak Street, respectively.

(6) Parcel 14

A #visual corridor# shall be provided through Parcel 14 as the prolongation of the #street lines# of Oak Street.

(7) Parcel 15

A #visual corridor# shall be provided though Parcel 15 as the prolongation of the #street lines# of West Street.

(8) Parcel 25

A #visual corridor# shall be provided through Parcel 25 as the prolongation of the #street lines# of North 6th Street.

(gf) Greenpoint-Williamsburg Waterfront Access Plan Maps

* * *

**62-84
Borough of Manhattan**

**62-85
Borough of Queens**

The following Waterfront Access Plans are hereby established within the Borough of Queens. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

Q-1: Northern Hunters Point, as set forth in Section 62-851

Q-2: Downtown Flushing, as set forth in Section 62-852.

**62-851
Waterfront Access Plan Q-1: Northern Hunters Point**

Maps Q-1a through Q-1c in paragraph (f) of this Section show the boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or

permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on October 14, 1997, as follows:

* * *

(a) Special #waterfront yard# requirements

The #yard# regulations of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be applicable. In addition, for #developments# not required to provide a #waterfront yard# pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-33 shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-812 (Elements of a Waterfront Access Plan).

(b) Area wide modifications

The following provisions shall apply to #developments# required to provide #waterfront public access area#, pursuant to Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS AND VISUAL CORRIDORS):

- (1) ~~Paragraph (a) of Section 62-415~~ 62-46 (Requirements for supplemental public access areas) shall be inapplicable except where specifically stated otherwise in this Plan.
- (2) ~~Paragraph (b) of Section 62-415~~ 62-48 (Special regulations for water-dependent uses and other developments) shall be inapplicable. In lieu thereof, for #developments# listed in ~~62-40~~ 62-41, paragraph ~~(a)~~ (b), required #waterfront public access area# shall be provided in accordance with Sections ~~62-411~~ 62-42 (Requirements for shore public walkways), ~~62-412~~ 62-43 (Requirements for public access on piers), ~~62-413~~ 62-44 (Public access requirements for floating structures) and ~~62-414~~ 62-45 (Requirements for upland connections), as modified by this Plan.

However, for #developments# that include WD #uses# and would otherwise be permitted to provide public access pursuant to ~~paragraph (b) of Section 62-415~~ 62-48, the location of the public access areas specified in this Plan may be moved upland from the #shoreline# for the minimum distance required to accommodate the upland water-dependent functions of such #developments#, provided the relocation allows for a continuous public walkway connecting to #shore public walkways# on ~~all~~-adjoining #zoning lots#.

(c) Special public access and #visual corridor# provisions applying on Anable Basin

The following provisions shall apply to certain #developments# on Parcels 8, 9, 10, 11 and 12:

- (1) In the event that a #building or other structure#, existing at the time that a #waterfront public access area# is required, is located so that the minimum dimensional provisions of Sections ~~62-411~~ 62-42 and ~~62-412~~ 62-43 cannot be met without requiring the partial or complete demolition of such #building or other structure#, the required width of such a

#waterfront public access area# shall be reduced to the width between the seaward edge of the #waterfront yard# or #lot line# and the existing #building or other structure#. However, the minimum width of a #shore public walkway# shall be six feet and that of an #upland connection# shall be twelve feet. In no case shall a #shore public walkway# have a width less than ten feet for a continuous distance of more than 300 feet.

- (2) In the event that a #building or other structure#, existing at the time a #waterfront public access area# is required, is located so that the minimum dimensional standards for public access pursuant to paragraph (c)(1) of this Section cannot be met without requiring the partial or complete demolition of such #building or other structure#, all #waterfront public access area# requirements for such #development# shall be waived.
- (3) ~~In addition to the Public Access Area Design Prototypes permitted pursuant to Notwithstanding the design requirements of Section 62-61 62-421 (Design requirements for shore public walkways Options and Methodology)~~, a #shore public walkway# required in conjunction with a #development# involving existing #buildings or other structures#, or required on any #zoning lot# having a #shoreline# length of less than 150 feet, may be improved pursuant to Section 62-422 (Modifications for certain developments in lower density districts)~~62-633 (Shore public walkway—Prototype III: Low-intensity walkway)~~.
- (4) Within any portion of a #shore public walkway# having a width of less than ten feet, the minimum width of the circulation path shall be six feet and all planting requirements shall be waived.

(d) Special public access provisions by parcel

The provisions of Section 62-41 (~~Requirements for Applicability of waterfront public access area requirements~~) and Section 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR THE WATERFRONT PUBLIC ACCESS AREAS) are modified at the following designated locations which are shown on Map Q-1b in paragraph (f) of this Section:

(1) Parcel 1

No #upland connection# shall be required within Parcel 1 ~~and all provisions relating to #upland connections# shall be inapplicable~~; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.

* * *

(3) Parcel 3

No #upland connection# shall be required within Parcel 3 ~~and all provisions relating to #upland connections# shall be inapplicable~~; however, a direct connection shall be provided between the #shore public walkway# and the public access area provided on Parcel 4.

(4) Parcel 4

- (i) A continuous public access area shall be provided across the westerly termination of 43rd Avenue adjoining the East River and connecting without interruption to the #shore public walkways# on Parcels 3 and 5. Such public access area shall have a minimum width of 40 feet and be improved consistent with the design standards set forth in Section ~~62-632~~ 62-421, paragraphs (a) and (c)(1), for a #shore public walkway# ~~moderate-intensity walkway~~. ~~Landscaped-s~~ A screening buffer shall be provided along any open or enclosed storage areas, maintenance vehicle parking or similar uses adjoining the #waterfront public access area#. Fencing may be provided to assure physical control of non-publicly accessible upland areas.

* * *

(5) Parcel 5

- (i) ~~#Shore public walkway#~~

~~In addition to the Public Access Area Design Prototypes permitted pursuant to Section 62-61 (Design Options and Methodology), a #shore public walkway# required in conjunction with a #development# that involves only an #enlargement#, #extension# or change of #use#, may be improved pursuant to Section 62-634 (Shore public walkway C Prototype IV: Open recreation walkway).~~

- ~~(ii) #Upland connection#~~

~~A single #upland connection# shall be provided through Parcel 5 between Vernon Boulevard and the #shore public walkway#. The #upland connection# shall be located within either:~~

- ~~(a) the flexible location zone indicated on Map Q-1b in paragraph (f) of this Section, having as its southerly boundary a line 500 feet south of 43rd Avenue and as its northerly boundary a line 200 feet north of such southerly boundary; or~~
- ~~(b) a raised pedestrian sidewalk immediately adjoining a #building# provided both the sidewalk and #building# were existing on October 14, 1997.~~

~~The requirements of Sections ~~62-414~~ 62-451 (Minimum dimensions for upland connections) ~~(Requirements for upland connections)~~, paragraph (b), ~~62-622~~ (Upland connections) and ~~62-641~~ 62-452 (Design requirements for upland connections) shall be inapplicable; however, any vehicular way traversing the pedestrian sidewalk shall be at the same level~~

~~as such raised pedestrian sidewalk. interrupting the raised sidewalk shall be marked as a pedestrian crosswalk by paint striping or other visually distinctive method.~~

A direct connection shall be provided between the #shore public walkway# and the public access areas on Parcels 4 and 6.

(iii) #Supplemental public access area#

Notwithstanding paragraph (b)(1) of this Section ~~and the locational requirements of Section 62-63 (Specific Design Requirements for Public Access Area Prototypes)~~, a #supplemental public access area# shall be provided pursuant to Section ~~62-415~~ 62-46, paragraph (a), ~~that, and~~ shall be located within the flexible location zone described in paragraph (d)(5)(ii) of this Section, ~~and~~ immediately adjacent to the intersection of the #shore public walkway# and any #upland connection#, if the #upland connection# is located therein. ~~The #supplemental public access area# shall be improved as a single #supplemental public access area#; however, residual public access area, not exceeding the quantity permitted by Section 62-61, may also be provided.~~

(6) Parcel 6

Sections 62-40 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments within the Waterfront Area). If public access is not provided pursuant to the declaration, as such may be modified, then #waterfront public access area# shall be provided in accordance with Sections 62-40, as modified by paragraph (b) of this Section and 62-60.

(7) Parcel 7

(i) #Shore public walkway#

The #shore public walkway# shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the seaward edge of the #waterfront yard# and as its easterly boundary a line perpendicular to the northerly #street line# of 44th Drive, 600 feet westerly of Vernon Boulevard. The area between the seaward edge of the #waterfront yard# and the #shore public walkway# shall be subject to the provisions of Section 62-332 (Rear yards and waterfront yards).

For #developments# on a #zoning lot# having a #building or other structure#, existing on October 14, 1997, and which #developments# would retain the existing #building or other structure#, any portion of which is located within the #waterfront yard#, the #shore public walkway# may be improved pursuant to

~~Section 62-633-62-422 (Modifications for certain #developments# in lower density districts) (Shore public walkway – Prototype III: Low intensity walkway).~~ In addition, any portion of the #shore public walkway# located on a #platform# existing on October 14, 1997, shall be exempt from the planting requirements of ~~such Section 62-63 (Specific Design Requirements for Public Access Design Prototypes),~~ except that trees shall be required; however, such trees may be located off the #platform# anywhere within or immediately adjoining the #shore public walkway#.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 7 ~~and all provisions relating to #upland connections# shall be inapplicable; however, a direct connection shall be provided between the #shore public walkway# and 44th Drive.~~

(8) Parcel 8

An #upland connection# shall be provided through Parcel 8 and shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the westerly #street line# of 5th Street and as its easterly boundary a line 250 feet east of such #street line#. In the event that a #building or other structure#, existing at the time an #upland connection# is required, is located within the southerly prolongation of 5th Street, the #upland connection# may be located anywhere within the flexible location zone; otherwise, the #upland connection# shall be located within the southerly prolongation of 5th Street. ~~In addition, a direct connection shall be provided between the #shore public walkway# and 44th Drive at the northwesterly termination of the #shore public walkway#.~~

(9) Parcels 9, 10 and 11

(i) #Shore public walkway#

Except as provided in paragraph (c) of this Section, a #shore public walkway# shall be required across each parcel; however, on any #zoning lot# existing on October 14, 1997, having a #shoreline# length of less than 150 feet, the width of the #shore public walkway# may be reduced to 16 feet, consisting of a ten foot wide ~~pedestrian-circulation path zone~~ and six foot wide screening buffer zone. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

(ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible

location zone shown on Map Q-1b in paragraph (f) of this Section, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not been provided prior to such #development# of Parcels 10 and 11, the #upland connection# shall be located within the westerly prolongation of 45th Road. Notwithstanding the requirements of Section ~~62-414~~ 62-45 (Requirements for upland connections), on any #zoning lot# having a #shoreline# length of less than 150 feet, the required width of an #upland connection# may be reduced to 16 feet consisting of a ten foot wide pedestrian-circulation path and the remaining of the area shall be planted. zone and two three foot wide buffer zones. In addition, the width may be further reduced, as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

No #upland connection# shall be required within Parcel 12 ~~and all provisions relating to #upland connections# shall be inapplicable~~; however, a direct connection shall be provided between the #shore public walkway# and 5th Street.

(e) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are shown on Map Q-1c in paragraph (f) of this Section:

* * *

(5) Parcel 6

Sections ~~62-42~~ 62-49 (Requirements for Visual Corridors) and ~~62-642~~ 62-493 (Permitted obstructions in visual corridors) (~~Design requirements for visual corridors~~) shall be inapplicable if a visual corridor is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as may subsequently be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments within the Waterfront Area). If the visual corridor is not provided pursuant to the declaration, as such may be modified, then a #visual corridor# shall be provided in accordance with Sections ~~62-40 and 62-60~~ 62-49.

* * *

(8) Parcels 9, 10 and 11

A #visual corridor#, if required pursuant to Section ~~62-40~~ 62-49, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.

* * *

(f) Northern Hunters Point Waterfront Access Plan Maps

* * *

62-852
Waterfront Access Plan Q-2;
Downtown Flushing

Maps Q-2a through Q-2c in paragraph (e) of this Section show the boundaries of the area comprising the Downtown Flushing Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on September 17, 1998, as follows:

* * *

(a) Area wide modifications

The following provisions shall apply to all #developments# required to provide public access, pursuant to Section 62-40:

- (1) ~~Paragraph (a) of Section 62-415~~ 62-46 (Requirements for supplemental public access areas) shall be inapplicable.
- (2) ~~Paragraph (b) of Section 62-415~~ 62-48 (Special regulations for water-dependant uses and other developments) shall be inapplicable. In lieu thereof, required #waterfront public access area# shall be provided by means of a #shore public walkway#, #upland connection# and other public access areas in accordance with this Plan.

However, for WD #use developments# which would otherwise be permitted to provide public access pursuant to Section 62-48 ~~62-415, paragraph (b)~~, the location of the #waterfront public access areas# specified in this Plan may be moved upland of the #shoreline# for the minimum distance required to accommodate the upland water-dependent functions of such #developments# and still result in a continuous public walkway connecting #shore public walkways# on all adjoining #zoning lots#.

(b) Special public access provisions by parcel

The ~~provisions~~ requirements for #waterfront public access areas# of Sections 62-42 through 62-46, inclusive, 62-41 (~~Requirements for Waterfront Public Access~~) and Section 62-60 (GENERAL DESIGN STANDARDS AND MAINTENANCE OBLIGATIONS FOR THE WATERFRONT PUBLIC ACCESS AREAS) are modified at the following designated locations which are shown on Map Q-2b in paragraphs (e) of this Section:

- (1) Parcel 1

(i) #Shore public walkway#

The requirements of Section ~~62-411-62-42~~ (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. In addition, no #shore public walkway# shall be required north of the prolongation of the northerly #street line# of 36th Road. The quantity of public access area eliminated from the #shore public walkway# as a result of this width and length reduction shall be provided at the northerly termination of the #shore public walkway# and shall be improved pursuant to the design standards for #supplemental public access areas# or Section 62-46.a ~~waterview park, as set forth in Section 62-636 (Supplemental public access area-Prototype II: Waterview park)~~. If Parcel 1 is #developed# in conjunction with one or more adjoining parcels, or portions thereof, the area on Parcel 1 required to be improved pursuant to the design standards for a ~~waterview park~~ #supplemental public access area# may be provided on Parcel 2.

* * *

(2) Parcel 2

(i) #Shore public walkway#

The requirements of Section ~~62-411-62-42~~ are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. The quantity of public access area eliminated from the #shore public walkway# as a result of this width reduction shall be provided adjoining the intersection of the required #upland connection# and the #shore public walkway# and shall be improved pursuant to the design standards for a ~~waterview park~~ #supplemental public access area#, as set forth in Section ~~62-46 62-636~~.

* * *

(3) Parcel 3:

(i) #Shore public walkway#

The requirements of Section ~~62-411-62-42~~ are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. The quantity of public access area eliminated from the #shore public walkway# as a result of this width reduction shall be provided adjoining the intersection of the required #upland connection# and the #shore public walkway# and shall be improved pursuant to the design standards for a ~~waterview park~~ #supplemental public access area#, as set forth in Section ~~62-636 62-46~~. If Parcel 3 is #developed# in conjunction with Parcel 4, or a portion thereof, the area of Parcel 3 required to be improved pursuant to the design standards for a ~~Waterview park~~ #supplemental public

access area may be provided on Parcel 4.

(ii) Upland connection

An upland connection shall be located between 39th Avenue and the shore public walkway within the flexible location zone indicated on the Map Q-2b in paragraph (e) of this Section, having as its southerly boundary the prolongation of the southerly street line of 39th Avenue and as its northerly boundary a line drawn parallel and 75 feet north of such southern boundary.

In the event buildings or other structures existing within Parcel 3 on September 17, 1998, obstruct any portion of the flexible location zone at the time any development commences the minimum requirements of Sections ~~62-622~~ 62-451 (Minimum dimensions of upland connections) (~~Upland connections~~) and the design requirements for upland connections of Section ~~62-641~~ 62-452 (~~Design requirements for upland connections~~) shall be modified, as follows:

- (a) the required upland connection if located within a private drive shall, for a distance not to exceed 200 feet measured westerly of the street line of Janet Place, consist of a single ~~pedestrian-circulation path zone~~ having a minimum clear width of six feet ~~improved entirely as a circulation path~~ without planting or seating required; or
- (b) if the required upland connection is not within a private drive, its minimum width shall be reduced along its entire length to 25 feet, ~~consisting of a 16 foot wide pedestrian circulation zone and two buffer zones which are 4 feet, 6 inches wide.~~

If Parcel 3 is developed in conjunction with any portion of Parcel 4 and there are no existing buildings or other structures blocking 50 percent or more of the width of the prolongation of 39th Avenue at the time any development commences, the modifications of the foregoing paragraph shall not apply and the upland connection shall be located within the prolongation of 39th Avenue.

(4) Parcel 4

(i) Shore public walkway

The requirements of Section ~~62-411~~ 62-42 are modified to reduce the minimum required width of the shore public walkway to 20 feet. However, within the portion of the parcel between the northerly street line of Roosevelt Avenue and a point 50 feet northerly as measured along the shoreline, the minimum width shall be 40 feet, ~~consisting of a pedestrian circulation zone and buffer zone as provided in Section 62-621 (Shore public walkways).~~ Throughout the southernmost 30 foot length of this widened portion of the shore public walkway, ~~the seaward edge of the circulation path~~ shall be located a minimum of

15 feet from the #shoreline#.

The quantity of public access area eliminated from the #shore public walkway# as a result of its width reduction shall be provided adjoining the #shore public walkway# and the boundary between Parcels 3 and 4. Such area shall be improved pursuant to the design standards for a ~~waterview park~~ #supplemental public access area#, as set forth in Section ~~62-636~~ 62-46.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 4 ~~and all provisions relating to #upland connections# shall be inapplicable~~; however, a direct connection shall be provided between the required #shore public walkway# and the public access area on Parcel 5. In the event that any portion of Parcel 4 is #developed# with Parcel 3, an #upland connection# shall be provided, pursuant to paragraph (b)(3)(ii) of this Section.

(5) Parcel 5

* * *

(iii) If other improvements compatible with the ~~waterfront~~ public access area are provided, ~~including, but not limited to, a waterview sitting area~~, they should adjoin the boundary of Parcel 4.

Section 62-60 shall be inapplicable; its provisions are recommended as a guide to the design of the required public access areas.

(6) Parcel 6

(i) #Shore public walkway#

The requirements of Section ~~62-624~~ 62-42 are modified to require a minimum distance of 15 feet between the seaward edge of the pedestrian circulation path and the #shoreline#.

(ii) #Upland connection#

An #upland connection# shall be provided within the flexible location zone indicated on Map Q-2b in paragraph (e) of this Section, having boundaries coincident with those of Parcel 6. The #upland connection# shall be located, either:

- (a) along the southerly boundary of Parcel 6 between the termination of 40th Road and the #shore public walkway#; or

- (b) between College Point Boulevard and the #shore public walkway# connecting to the latter at a location within 150 feet of the parcel's southerly boundary, as measured along the upland edge of the #shore public walkway#.

Notwithstanding the requirements of paragraph (c) of Section ~~62-62-62-61~~ (General Requirements ~~for applying to Waterfront Public Access Areas~~), the #upland connection# may be located, wholly or in part, within a #building or other structure#. Any covered portion of the #upland connection# shall comply with the requirements of paragraph (d)(7) of this Section.

(7) Parcel 7

- (i) #Shore public walkway#

Notwithstanding the requirements of Section ~~62-62-62-61~~, paragraph (c), the #shore public walkway# may be covered by the elevated roadway of the Van Wyck Expressway and the obstructions permitted by Section ~~62-626-62-612~~, paragraph (a), shall include any supporting structural elements of the elevated roadway and its related appurtenances. ~~Additionally, the locational requirements of Section 62-63 (Specific Design Requirements for Public Access Prototypes) for pedestrian circulation and buffer zones shall be modified as necessary to accommodate the required clear pedestrian path.~~ The #shore public walkway# shall be connected directly to that on Parcel 6.

(c) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are shown on Map Q-2c in paragraph (e) of this Section:

* * *

(3) Parcels 3 and 4

A #visual corridor# shall be provided through Parcels 3 or 4 to the pierhead line using the locational criteria for an #upland connection# in paragraph (b)(3)(ii) of this Section. Notwithstanding the requirements of Section 62-42 (Requirements for Visual Corridors), any #building or other structure# existing on September 17, 1998, shall be a permitted obstruction; however, no such #building or other structure#, or portion thereof, demolished after September 17, 1998, shall be rebuilt as a permitted obstruction and no new #building or other structure# shall be permitted except pursuant to Section ~~62-642-62-493 (Permitted obstructions in visual corridors)~~ ~~(Design requirements for visual corridors)~~.

* * *

(d) Special design standards

Required public access areas shall comply with Sections 62-40 and 62-60, except as modified in this and the preceding paragraphs of this Section.

- (1) Any required #shore public walkway# may be improved pursuant Section 62-422 (Modifications for certain #developments# in lower density districts).

~~Notwithstanding the requirements of Section 62-61 (Design Options and Methodology), a required #shore public walkway# may be improved pursuant to Section 62-633 (Shore public walkway - Prototype III: Low intensity walkway).~~

- (2) The minimum required width of a pedestrian circulation path within a #shore public walkway# shall be 10 feet and, notwithstanding Section ~~62-624~~ 62-421, the path need not adjoin the #shoreline# at any location except as necessary to connect to an adjoining #shore public walkway#. ~~The entire width of any #shore public walkway# having a width of 20 feet or less shall be improved as a pedestrian circulation zone.~~ #Shore public walkways# having a width of 20 feet or less shall not be required to provide a screening buffer.

- (3) No public access area located on a #pier or #platform# existing on September 17, 1998 shall required any planting area in order to satisfy the requirements of Section 62-421

The locational requirements for planting of #waterfront public access areas#, provided pursuant to Section ~~62-63~~ 62-421, shall be modified for any required public access area which is located on a #pier# or #platform# existing on September 17, 1998, such that any required planting may be provided in an alternative location on the #zoning lot# adjoining the required #waterfront public access area#.

- ~~(4) In lieu of the planting and tree requirements of Section 62-63, the #shore public walkway# on Parcel 6 shall be planted with one small, screening or evergreen tree, selected from Group 2, 3 or 6 of Appendix A (Waterfront Plant List), for every 750 square feet of its area, and the required pedestrian circulation zone planting shall include plants from Groups 3, 7 and 8 of Appendix A.~~

- (54) In addition to the obstructions permitted by Section ~~62-626~~ 62-612, paragraph (a), the existing loading crane and adjoining tower on Parcel 4 shall be permitted within the #shore public walkway#, provided such structures are restored and a minimum clear pedestrian circulation path of 10 feet is provided.

- (65) The area of a #shore public walkway# located under an elevated roadway may be subtracted from the total area of #shore public walkway# calculated for the purposes of complying with the seating and tree planting requirements of Section ~~62-63~~ 62-421.

- (76) Any portion of an #upland connection# located within a #building# pursuant to this Plan shall comply with the following design standards:

- (i) ~~the entire width of the #upland connection# shall be considered a pedestrian circulation zone and its circulation path shall have a minimum width of 16~~ 12 feet which shall adjoin and connect directly to the building's main lobby via transparently-glazed openings with an aggregate width equal to or exceeding that of any other entrances to the lobby;
- (ii) the minimum clear height shall be 16 feet except for permitted obstructions which, in addition to those permitted by Section ~~62-626~~ 62-612, paragraph (a)~~(1)~~, shall include structural elements such as beams and joists, provided a minimum clear height of 12 feet is maintained throughout;
- (iii) ~~WE #uses#~~ permitted by the underlying district regulations shall continuously adjoin the perimeter of the #upland connection#, except that lobby space or exterior, open areas to which a view is provided shall also be permitted;
- (iv) at least 50 percent of the area of any walls bounding an #upland connection# shall be glazed with a clear, untinted transparent material.

For the purposes of this requirement the area of the bounding walls shall be measured from the floor to a height of 16 feet. In no case shall any bounding wall have a continuous length without openings greater than 100 feet;

- (v) there shall be no more than three changes in direction over its entire length and no single turn shall be less than 90 degrees relative to the line of travel. Any change in direction with an angle of less than 135 degrees shall be posted with an entry plaque sign pursuant to Section ~~62-674~~ 62-624, ~~paragraph (b), excluding the information required in paragraph (b)(4)~~, and shall also be accompanied by an arrow indicating the direction of travel toward the #shore public walkway#;
- (vi) in addition to the general requirements of Section ~~62-674~~ 62-624 (Signage), each principal entrance to an #upland connection# within a #building# shall be posted with an entry plaque sign pursuant to Section ~~62-674~~, ~~paragraph (b)~~. However, the information required in paragraph (b)(4) of this Section shall be required at only one such entrance;
- (vii) access to the public shall be provided during business hours or from 8:00 a.m. to dusk seven days a week, whichever is greater; and
- (viii) the planting and lighting requirements of Section 62-60 shall not apply.

(e) Downtown Flushing Waterfront Access Plan Maps

* * *

62-86
Borough of Staten Island

62-87
Multi-Borough Plans

~~**Appendix A**~~
~~**Waterfront Plant List**~~
(delete entire Appendix A)

* * *

Article X - Special Purpose Districts

Chapter 7
Special South Richmond Development District

* * *

107-09
Applicability of Article VI Chapter 2

The Chairperson of the City planning Commission may, by certification, modify or waive a required visual corridor with respect to #developments#, including minor modifications thereto, that contain #designated open space# and a portion of the #waterfront esplanade#, where such #development# is conditioned upon a restrictive declaration that includes a site plan for such #development#, including provisions for public access to such #designated open space# and #waterfront esplanade#, provided that at least one required visual corridor continues to be provided pursuant to the restrictive declaration.

* * *

Article XI - Special Purpose Districts

Chapter 2
Special City Island District

* * *

112-14
Special Requirements for Waterfront Access

Except in R1 and R2 Districts, for #residential developments# on #waterfront zoning lots# of 65,000 square feet or more, a publicly-accessible waterfront sitting area shall be provided. Such sitting area

shall abut the #shoreline#, have a minimum area of 2,500 square feet, a minimum depth of 50 feet measured from the #shoreline# and contain at least 25 one linear feet of seating for every 100 sq. ft. of public access area. Building entrances may not front upon such sitting area.

Such sitting area shall be accessible by means of either a direct connection to a public sidewalk or a publicly traversable way through the #zoning lot# directly connecting the sitting area with a public sidewalk. Such publicly traversable way shall be comprised of a planting strip of at least four feet in width containing one tree of at least three-inch caliper for every 25 feet of length of such traversable way, and a paved sidewalk of at least six feet in width or, for #developments# with #private roads#, sidewalks provided in accordance with the requirements for #private roads# as set forth in Article II, Chapter 6.

Such public access areas shall comply with the provisions of Sections ~~62-14-62-634~~ (Requirements for Recordation), ~~62-624~~ (Maintenance and operation of waterfront public access areas) 62-632 (Performance and maintenance obligations), ~~62-671-62-621~~ (Guardrails, gates and other protective barriers), ~~62-672-62-622~~ (Seating) and ~~62-674-62-624~~(Signage).

The Chairperson of the City Planning Commission shall certify to the Department of Buildings or Department of Business Services, as applicable, that a site plan has been submitted showing compliance with the provisions of this Section.

* * *

Article XI – Special Purpose Districts

Chapter 6 Special Stapleton Waterfront District

* * *

116-35 Screening and Tree Planting Requirements for Parking Facilities

The provisions of this Section shall apply to any new or #enlarged# open off-street parking facility with ten spaces or more, except where the provisions of Section 37-90 (PARKING LOTS), inclusive, apply.

(a) Screening

Such off-street parking facilities shall be screened, in accordance with the provisions of this Section, from all adjoining #zoning lots#, including such #zoning lots# situated across a #street#, and from any designated open space accessible to the public situated on the same #zoning lot#, including the #Esplanade#.

Such screening shall consist of a strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at the time of planting and which are of a type which may be expected to form a year-round dense screen at least six feet high within three years.

#Accessory# parking spaces that front upon a #street# shall be screened by a strip at least four feet wide and densely planted with evergreen shrubs to be maintained at all times at a height not less than two and one-half feet and not more than four feet.

In addition, a wall or barrier or uniformly-painted fence of fire-resistant material at least four feet high but not more than eight feet above finished grade may be provided. Such wall, barrier, or fence must be 100 percent opaque up to a height of four feet above the finished grade of the parking facility and not more than 35 percent opaque above four feet. No chain link fences shall be permitted. All permitted fences shall be located behind landscaped areas when viewed from the #street#.

Such screening shall be maintained in good condition at all times, may be interrupted by normal entrances or exits, and shall have no #signs# hung or attached thereto other than those permitted in Sections 32-60, inclusive, or ~~62-674~~62-624.

* * *

116-40 UPLAND CONNECTIONS AND VISUAL CORRIDORS

116-41 Upland Connections

In the locations shown on Map 5 (Upland Connections and Visual Corridors) in the Appendix to this Chapter, #upland connections# shall be provided. An #upland connection# traversing a #zoning lot# shall consist of a single ~~pedestrian-circulation-zone~~ path bordered continuously along both sides by ~~planting areas~~buffer zones.

(a) Required dimensions

The minimum width of the #upland connection# shall be 30 feet, ~~within which the pedestrian circulation zone shall have a minimum width of 16 feet and each buffer zone shall have a minimum width of seven feet~~. When an #upland connection#, or a portion thereof, is located ~~within a~~ abuts a private driveway, no buffer zone is required.

(b) Buffer zone

~~The provisions of paragraph (b)(2) of Section 62-62 (General Requirements for Public Access Areas) shall apply.~~

The buffer zone is a landscaped area running along the boundary of the #upland connection# with the non-public portions of the #zoning lot#, and each buffer zone shall have a minimum width of seven feet. The buffer zone shall be improved entirely as planting area except:

- (1) at locations occupied by permitted obstructions; or
- (2) at locations where there is ground floor #commercial use# frontage on the #upland connection#, in which case that portion of the buffer zone may be paved.

(c) Permitted obstructions

The provisions of Section ~~62-626~~ 62-612 (Permitted obstructions) shall apply to #upland connections# within the #Special Stapleton Waterfront District#. Certain permitted obstructions listed in paragraph ~~(a)(2)(iii)~~ (b)(1) of Section ~~62-626~~ 62-612 are further subject to the tree and planting requirements of Section ~~62-675~~ 62-625. WD (Water-dependent) uses referenced in paragraph ~~(e)~~ (e) of Section ~~62-626~~ 62-612 shall be as listed in Section 62-211.

* * *

**116-51
Design Requirements for Upland Connections and Visual Corridors**

**116-511
Design requirements for upland connections**

(a) Circulation and access

- (1) Where an #upland connection# ~~is located within a~~ abuts a private driveway, a circulation path with a minimum clear width of six feet shall be provided along both sides of the driveway ~~in each pedestrian circulation zone~~. The remaining area shall be planted pursuant to the provisions of paragraph (c) of this Section.
- (2) All other #upland connections# through #zoning lots# shall have a circulation path with a minimum clear width of 16 feet ~~equal to the minimum required width of the pedestrian circulation zone~~.

(b) Seating

For #upland connections# 100 feet in length or greater, a minimum of 24 linear feet of seating shall be provided.

(c) Planting

Where a #upland connection# ~~is located within~~ abuts a private driveway, a single row of shade trees shall be planted adjoining a required circulation path in accordance with the standards of Section ~~62-675~~ 62-625 (Planting and trees). Within all #upland connections#, any unpaved area shall be planting area.

116-512

Design requirements for visual corridors

The requirements of this Section shall apply to all #visual corridors#. When a #visual corridor# coincides with an #upland connection#, the provisions of Section 116-521 (Design requirements for upland connections) shall also apply.

No #building or other structure# shall be erected within the width of a #visual corridor#, except as provided in this Section. #Visual corridors# shall be the width of the #street# but shall not be less than 50 feet wide.

Permitted obstructions within #visual corridors# shall be limited to:

- (a) boats, ships or other vessels, and #floating structures# permitted as-of-right by paragraph (a) of Section 62-25 (Uses on Floating Structures);
- (b) any moving or parked vehicles or street furniture, including, but not limited to, benches, seats, kiosks, carts and open display booths, lighting fixtures, flagpoles, trash receptacles, drinking fountains and public telephones;
- (c) guardrails and fences, provided they comply with the design standards of Section ~~62-671~~ 62-621 (Guardrails, gates and other protective barriers), except that fences may be eight feet high;
- (d) sculpture;
- (e) planting areas, provided that no shade trees are planted within a 15 foot wide area along both sides of the center line of the #visual corridor#; and
- (f) those obstructions permitted in #rear yards# as listed in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), except walls exceeding four feet in height shall not be permitted.

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Article XII - Special Purpose Districts

Chapter 3

Special Mixed Use District

* * *

123-60
SPECIAL BULK REGULATIONS

123-61
General Provisions

All #buildings or other structures# on #zoning lots# within the #Special Mixed Use District# shall comply with the #bulk# regulations of this Chapter.

In #Special Mixed Use Districts#, the #bulk# regulations set forth in Article II, Chapter 3, shall apply to all #residential uses# in a #building or other structure#, and the #bulk# regulations set forth in Article IV, Chapter 3, shall apply to all #manufacturing#, #commercial# and #community facility uses# in a #building or other structure#, except as set forth in Sections 123-60 through 123-66, inclusive. However, #developments# on #zoning lots# located on #waterfront blocks# shall comply with the #bulk# regulations of Article VI, Chapter 2.

When two or more #buildings# on a single #zoning lot# are used in any combination for #uses# which, if located in a single #building#, would make it a #mixed use building#, the regulations set forth in this Section shall apply as if such #buildings# were a single #mixed use building#.

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