

## **Appendix B**

SAMPLE Comparison of Zoning Amendments deleted and added and how it should be presented. This does not reflect all the changes; it is presented to identify a missing item in the DEIS.

OLD/SNAD	NEW/SNRD	Comments
<p>(2/2/05)- 105-00  <b>GENERAL PURPOSES</b></p> <p>The "Special Natural <del>Area</del>-District" (hereinafter also referred to as the "Special District"), established in this Resolution, is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:</p> <p>(a) to guide development in areas of outstanding natural beauty in order to protect, maintain <del>and enhance the natural features of such areas</del>;</p> <p>(c) to protect aquatic, biologic, botanic, geologic and topographic features having ecological and conservation values and functions;</p> <p>(b) to preserve land having qualities of exceptional recreational or educational value to the public;</p> <p>(d) to reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;</p> <p>(e) to preserve <del>hillsides</del> having unique aesthetic value to the public; and</p> <p>(f) to promote the most desirable use of land and</p>	<p>143-00  <b>GENERAL PURPOSES</b></p> <p>The "Special Natural <u>Resources</u> District" (hereinafter also referred to as the "Special District"), established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes, to:</p> <p>(a) guide development in <u>order to preserve, maintain and enhance aquatic, biologic, botanic, geologic and topographic features having ecological and conservation values and functions</u>;</p> <p>(b) <u>protect and enhance ecological communities existing within parklands through planting regulations and limits on the extent of paved areas and other unvegetated areas that are based on the proximity of properties to such natural areas</u>;</p> <p>(c) preserve land having qualities of recreational or educational value to the public;</p> <p>(d) reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;</p> <p>(e) preserve <u>natural features</u> having unique aesthetic value to the public;</p> <p>(f) promote <u>and preserve the character of the neighborhoods within the district</u>;</p>	

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<p><del>the direction of building development in accordance with a well-considered plan, to promote stability of residential development,</del></p> <p><del>to promote the character of the district and its peculiar suitability for particular uses,</del></p> <p>to conserve the value of land and buildings and thereby protect the City's tax revenues.</p>	<p>(g) <u>provide clear standards balancing ecology and development for small properties;</u></p> <p>(h) ensure a basic standard of ecological protection for <u>larger properties identified as containing significant natural features, while also ensuring a predictable development outcome;</u> and</p> <p>(i) <u>promote the most desirable use of land, guiding future development in accordance with a well-considered plan, and</u> to conserve the value of land and buildings and thereby protect the City's tax revenues.</p>	
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OLD/SNAD	NEW/SNRD	Comments
<p><b>105-01</b> <b>Definitions</b></p> <p>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).</p>	<p><b>143-01</b> <b>Definitions</b></p> <p>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). <u>Maps referenced in this Section (Definitions) are located in Appendix A and B of this Chapter.</u></p> <p><u>Area adjacent to aquatic resources</u></p> <p>An “<u>area adjacent to aquatic resources</u>” is an area of land within 100 feet of <u>#designated aquatic resources#</u>, except that land separated from a <u>#designated aquatic resource#</u> by a <u>#street#</u> which is open and in use by the general public, or is separated by a <u>#private road#</u>, shall be exempt from this definition. In addition, for a <u>#designated aquatic resource#</u> that is not regulated by the New York State Department of Environmental Conservation, <u>only land within 100 feet of such #designated aquatic resource# that is within a #plan review site# that is one acre in size or greater shall be included in this definition.</u></p> <p><u>Area of existing slope</u></p> <p>An “<u>area of existing slope</u>” is an area of land with a slope, as measured at the time of application, categorized as follows (S): 10 through 24.9 percent; 25 through 34.9 percent; 35 through 44.9 percent; 45 through 64.9 percent; 65 through 84.9 percent; and 85 percent or greater. Such slope category percentages shall be established in plan view based on contour intervals (I) of two feet or less by considering the</p>	

<p>Area of no disturbance</p> <p>An "area of no disturbance" is an area designated on the site plan that is protected from all types of <del>intrusion</del>, including: <del>#site alteration#</del>, operation of construction equipment, storage of construction materials, excavation or regrading, tunneling for utilities, removal of trees, <del>#topsoil# or any living vegetation</del>, or construction of <del>driveways, #private roads#, parking areas, patios, decks, swimming pools, walkways or other impervious surfaces.</del></p> <p><del>#Areas of no disturbance# shall include</del></p> <p><del>#steep slopes#, #steep slope buffers# and the #critical root zone# of each tree proposed for preservation.</del></p>	<p><u>distance (D) between two contour lines.</u></p> <p><u>Such slopes may be verified using contours on 2017 New York City LiDAR (Light Detection and Ranging) data or a survey conducted less than two years before the date of the application, or as or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable.</u></p> <p><u>Slopes of less than 10 percent shall be excluded from an #area of existing slope#. #Areas of existing slope# are used for the purposes of determining the maximum #lot coverage# and #hard surface area# on certain #zoning lots# as set forth in Sections 143-21 (Maximum Lot Coverage) and 143-22 (Hard Surface Area) of this Chapter.</u></p> <p>Area of no disturbance</p> <p>An "area of no disturbance" is an area designated on the site plan that must be protected from any type of <u>disturbance</u>, including: <u>#site alteration#, operation of</u> construction equipment, storage of construction materials, excavation or regrading, tunneling for utilities, removal of trees, or construction of <b>#hard surface areas#.</b></p> <p><del>#Areas of no disturbance# shall include:</del></p> <p>(a) <del>#rock outcrops#</del> except as provided in Section 143-123 (Rock outcrops and erratic boulders);</p> <p>(b) the <del>#critical root zone#</del> of each tree proposed for preservation, <u>except</u></p>	
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<p>Average percent of slope</p> <p>The "average percent of slope" of a #zoning lot# is the average slope of all portions of a #zoning lot# excluding #steep slopes# and shall be determined according to the following equation:</p> $\frac{S = \frac{L}{A} \times 100}{}$ <p>Where: S – #average percent of slope#  L – contour interval in feet  L – combined length of contour lines in feet, excluding those portions bordering or lying within areas having a slope of 25 percent or greater and meeting the definition of #steep slope#</p> <p>A – gross area in square feet of the #zoning lot#, excluding those portions of the #zoning lot# having a slope of 25 percent or greater and meeting the definition of #steep slope#. For a proposed #site alteration# on a tract of land not within a #zoning lot#, the portion of such tract of land owned by the applicant shall be considered to be part of the #zoning lot#</p>	<p>as provided in Section 143-133 (Planting standards for tree credits);</p> <p>(c) <u>all vegetation proposed to be preserved as #landscape elements# pursuant to Section 143- 143 (Planting standards for landscape elements)</u></p> <p>(d) <u>#designated aquatic resources# and #buffer areas# except as modified pursuant to Section 143-15 (Aquatic Resource Protections); and</u></p> <p>(e) <u>for #plan review sites#, any area of trees, slopes, or other natural feature deemed significant and feasible to preserve by the City Planning Commission.</u></p>	
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<p>100 – factor which yields slope as a percentage</p> <p><del>CALCULATING AREAS HAVING A SLOPE EQUAL TO OR GREATER THAN 25 PERCENT (ILLUSTRATIVE EXAMPLE)</del></p> <p>Example:</p> $X = \frac{\text{Contour interval} \times 100}{\text{slope}} = \frac{2 \times 100}{25} = 8.0$ <p>Where: X – distance between contour lines which indicates a slope of 25 percent</p> <p>In order to calculate the area having a slope equal to or greater than 25 percent, one can use a map with two foot contour intervals and a scale of one inch equals 20 feet, as shown in the map in this Section. A 25 percent slope, on a map with two-foot contour intervals, is indicated by contour lines that are 8.0 feet apart, rounded to the nearest tenth (0.1) of a foot. On a map whose scale is one inch to 20 feet, 8.0 feet is represented by 0.4 of an inch, rounded to the nearest tenth (0.1) of an inch. Identify where the contour lines are 0.4 of an inch or less apart. Connect these contour lines (as indicated by the heavy lines on the map) and calculate the area.</p>	<p><b>Biodiversity point</b></p> <p>A “biodiversity point” is a value given to a #landscape element# for the purposes of determining compliance with minimum areas of vegetation required, as set forth in Section 143-14 (Biodiversity Requirement).</p> <p><u>Buffer area</u></p> <p>A “buffer area” is an area within 60 feet of a #designated aquatic resource#</p>	
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<p>Caliper (of a tree)</p> <p>"Caliper" of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below 4 feet, 6 inches from the ground, the trunk is measured at its most narrow point beneath the split.</p> <p>Critical root zone</p> <p>The "critical root zone" of a tree is the area containing the roots of a tree that must be maintained and protected to ensure the tree's survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of four radial feet and maximum of 22 radial feet, measured from the surface of the tree trunk at grade.</p>	<p><u>regulated by the New York State Department of Environmental Conservation. For #plan review sites# of one acre or more, a #buffer area# also includes areas within 30 feet of all other #designated aquatic resources#; such 30-foot #buffer area# shall only be applicable within such #plan review sites#.</u></p> <p>Caliper (of a tree)</p> <p>"Caliper" of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below this height, the trunk is measured at its narrowest point beneath the split. <u>For trees with a diameter of less than three inches measured 4 feet, 6 inches from the ground, the #caliper# shall be measured 12 inches from the ground.</u></p> <p><b>Designated aquatic resources</b></p> <p><b>A "designated aquatic resource" is a freshwater wetland regulated by the New York State Department of Environmental Conservation and, within #plan review sites# with an area of one acre or more, a #designated aquatic resource# also includes other freshwater wetland or water features including, but not limited to, streams, intermittent streams, vernal pools, ponds and lakes identified by the</b></p>	
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	<p><u>Department of City Planning as serving an ecological function.</u></p> <p><u>The delineation of #designated aquatic resources# regulated by the New York State Department of Environmental Conservation shall be determined by such agency. All other #designated aquatic resources# shall be delineated by an #environmental professional# using the standards specified by the Department of City Planning and subject to review and approval by the Department.</u></p> <p><u>Environmental professional</u></p> <p><u>An “environmental professional” is an individual who has expert knowledge of the natural environment and is capable of performing a site assessment pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning. #Environmental professionals# shall be limited to:</u></p> <p><u>American Society for Horticultural Science (A.S.H.S.) Certified Professional Horticulturist Ecological Societies of America (E.S.A.) Certified Ecologist New York Botanical Garden Certified Urban Naturalist Registered Landscape Architect Society for Ecological Restoration (S.E.R.) Certified Ecological Restoration Professional Society of Wetland Scientists (S.W.S.) Professional Wetland Scientist Wildlife Society Certified Wildlife Biologist</u></p> <p><u>Erratic boulder</u></p> <p><u>An #erratic boulder# is a solid mass of rock deposited during glacial retreat that is above natural grade, and measures more than six feet in any dimension.</u></p>	
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	<p><u>Ground layer</u></p> <p><u>The “ground layer” is the layer of vegetation closest to the ground, with a height of up to three feet, and is composed of non-woody herbaceous plants including, but not limited to, ferns, flowering plants and grasses.</u></p> <p><u>Habitat area</u></p> <p><u>A “habitat area” is an area that includes forests, wetlands, grasslands, shrublands or other natural cover that provides shelter, resources and opportunities for reproduction for wildlife. #Habitat area# includes #designated aquatic resources#. <b>Zones of potential #habitat area# are shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning. For #plan review sites# that are over one acre in size and are located within such zones shown on the map, #habitat area# shall be identified pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.</b></u></p> <p><u>Habitat preservation area</u></p> <p><u>A “habitat preservation area” is an area identified as #habitat area# to be preserved in perpetuity pursuant to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).</u></p> <p><b>Hard surface area</b></p> <p><u>“Hard surface areas” are areas that include, but are not limited to, driveways, #private roads#, walkways, patios, decks, swimming pools,</u></p>	
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<p>Hillside</p> <p>A "hillside" is ground where the ratio of change in elevation to horizontal distance results in a 10 percent or greater slope or #average percent of slope#.</p>	<p><u>retaining walls, any other paved surfaces, and any areas that, when viewed directly from above, would be covered by a #building# or any part of a #building#. #Hard surface areas# do not include #rock outcrops# or other such naturally occurring surfaces.</u></p> <p><u>Invasive species</u></p> <p><u>"Invasive species" or "invasive" plants are species that are listed in the New York State Invasive Plant list, at 6 NYCRR 575.3 and 575.4, or as amended. Species categorized as regulated or as prohibited by 6 NYCRR 575.3 and 575.4 may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.</u></p> <p><u>In addition, plants listed as Problematic Species in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013) shall be #invasive species#. Plants listed therein may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.</u></p> <p><b>Landscape element</b></p> <p><b>A "landscape element" is an arrangement of #ground layer# or #shrub layer# vegetation intended to provide ecosystem services, including, but not limited to, wildlife habitat, food for wildlife, soil erosion protection, pollination, stormwater infiltration, or the facilitation of plant, water, nutrient</b></p>	
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	<p><u>or soil cycles</u>, #Landscape elements# are described and assigned a #biodiversity point# value in Section 143-142 (Landscape elements).</p> <p><u>Plan review site</u></p> <p>A “plan review site” shall include any site existing on [date of certification], or on the date of application for a permit from the Department of Buildings, that:</p> <p>(a) _____ contains one or more acres, where there is a proposed #development#, #enlargement#, #site alteration# or <u>subdivision of such #zoning lot# into two or more #zoning lots#</u>;</p> <p>(b) _____ contains a subdivision that results in four or more #zoning lots#, which did not exist on [date of certification]:</p> <p>(c) _____ is located in a <u>Resource Adjacent Area</u> or an #area adjacent to aquatic resources# and is proposed to contain the following, which did not exist on [date of certification]:</p> <p>(1) _____ <u>four or more #buildings#</u>, not including #accessory buildings#; or</p> <p>(2) _____ <u>eight or more #dwelling units#</u>.</p> <p>(d) _____ is in a Historic District or contains a Historic Landmark designated by the Landmarks Preservation Commission and, in either case, is proposed to contain a #development# or is proposed to be subdivided into <u>two or more #zoning lots#</u>; or</p> <p>(e) _____ includes the proposed construction, <u>widening or extension of a #private road#</u>.</p>	
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	<p>The area of a #plan review site# shall include all <u>contiguous tracts of land under single fee ownership or control</u>, including #abutting zoning lots# under the same ownership or control, and with respect to which each party having any interest therein is a party in interest, and such tract of land is declared to be treated as one #plan review site# for the purposes of this Chapter. However, such #abutting zoning lots# that are contiguous for <u>less than 10 linear feet shall not be considered part of a single #plan review site#</u>. In addition, <u>at the option of an applicant, tracts of land which would be contiguous except for their separation by a #street# may be considered by the Commission to be part of a single #plan review site#</u>.</p> <p>Any #plan review site# for which an application is made, in accordance with the provisions of this Chapter, for an authorization, special permit or modification thereto shall be on a tract of land that at the time of application is under the control of the applicants as the owners or holders of a written option to purchase. No authorization, special permit or modification to such #plan review site# shall be granted unless the applicants acquired actual ownership (single fee ownership or alternate ownership arrangements according to the definition of #zoning lot# in Section 12-10 for all #zoning lots# comprising the #plan review site#) of, or executed a binding sales contract for, all of the property comprising such tract. However, a tract of land which is the subject of an application for an authorization or special permit under the provisions of this Chapter may include adjacent property, provided that the application is filed jointly by the owners, or holders of a written</p>	
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<p>Natural feature</p> <p>A "natural feature" is a specific natural feature <del>belonging to one of the types listed in Section 105-10 (NATURAL FEATURES) and existing within a #Special Natural Area District#.</del></p>	<p><u>option to purchase, of all properties involved.</u></p> <p><u>The provisions of Section <del>143-40, (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).</del></u></p> <p><u>inclusive, shall apply to any #plan review site#.</u></p> <p><u>Qualifying lot</u></p> <p>A "qualifying lot" is a #zoning lot# where the maximum permitted #lot coverage# has been <u>limited to 20 percent or less, and where special provisions protecting natural features apply.</u></p> <p><u>Rock outcrop</u></p> <p>A "rock outcrop" is the portion of a bedrock formation that appears above natural grade and measures more than <u>three feet in any horizontal dimension.</u></p> <p><u>Root zone, critical</u></p> <p>The "critical root zone" of a tree is the <u>area containing the roots of a tree that must be considered and protected to ensure the tree's survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk. The #critical root zone# encompasses and extends beyond the #structural root zone#.</u></p> <p><u>Root zone, structural</u></p> <p>The "structural root zone" of a tree is <u>the area around the base of the tree</u></p>	
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<p>Site alteration</p> <p>A "site alteration" is an alteration on any <del>vacant tract of land, #land with minor improvements# or any tract of land containing #buildings or other structures# which includes land contour work, topographic modifications, removal of #topsoil#, vegetation, excavating, filling, dumping, changes in existing drainage systems, improvements in public rights of way, relocation of erratic boulders or modification of any other #natural features#, whether or not a permit is required from the Department of Buildings, the Department of Transportation or other public agencies.</del></p> <p>Staging area</p>	<p><u>that must be fully protected from compaction or excavation to ensure its survival. The area of the #structural root zone# is measured as five radial inches for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk.</u></p> <p><u>Shrub layer</u></p> <p><u>The "shrub layer" is the layer of vegetation above the #ground layer# and below the tree canopy, and is composed of woody plants that typically have multiple stems at or near the base and have a mature height range from three feet to 15 feet.</u></p> <p>Site alteration</p> <p>A "site alteration" is an alteration of any tract of land, <u>including an alteration in unimproved portions of privately owned mapped #streets#, that consists of newly constructed or relocated #hard surface area#, removal of trees with a #caliper# of six inches or more, modification of #designated aquatic resources#, modification of #rock outcrops#, relocation or modification of #erratic boulders# or change in the ground elevation of land that is greater than two feet of cut or fill.</u></p> <p><u>The use of heavy machinery for excavation or similar purpose shall be considered a #site alteration# except that soil borings or test pits shall not be considered a #site alteration# where #areas of no disturbance# are protected pursuant to the provisions of Section 143-11 (Controls During Construction).</u></p>	
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<p>A "staging area" is any area on a #zoning lot# used during the construction of a #development#, #enlargement# or #site alteration# for the purposes of stockpiling soil or construction materials; storing, cleaning or servicing construction equipment, vehicles or tools; or storing leachable construction products, gases or other materials used to clean or service vehicles, equipment or tools.</p> <p>Steep slope</p> <p>A "steep slope" is a portion of a #zoning lot# with an incline of 25-percent or greater. However, a portion of a #zoning lot# with an incline of 25-percent or greater shall not be considered a #steep slope# if it occupies an area of less than 200-square-feet or has a dimension of less than 10 feet, measured along the horizontal plane, unless such portions in the aggregate equal 10-percent or more of the area of the #zoning lot#.</p> <p>Steep slope buffer</p> <p>A "steep slope buffer" is a 15-foot wide area having a slope of less than 25-percent that adjoins the entire length of the crest of a #steep slope#.</p> <p>Tier I site</p> <p>A "Tier I site" is a #zoning lot# or other tract of land having an #average percent of slope# of less than 10-percent.</p> <p>Tier II site</p>	<p><u>Target species</u></p> <p>A "target species" is a species listed under 'trees' in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to <u>Local Law 11 of 2013</u>). Any trees not listed under such guide, and not #invasive species#, shall be considered <u>non-#target# species</u>.</p>	
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<p>A "<del>Tier II site</del>" is a <del>#zoning lot#</del> or other tract of land having an <del>average percent of slope#</del> equal to or greater than 10 percent.</p> <p>Topsoil</p> <p><del>"Topsoil" is soil containing undisturbed humus and organic matter capable of sustaining vigorous plant growth and is generally the top six inches of soil.</del></p> <p>Tree credit</p> <p>A "tree credit" is a credit for preserving an existing tree of six-inch <del>#caliper#</del> or more that is counted towards a tree preservation requirement or a credit for a newly planted tree of three-inch <del>#caliper#</del> or more that is counted towards a tree planting requirement.</p> <p>Tree protection plan</p> <p>A "tree protection plan" is a plan that <del>modifies the #area of no disturbance#</del> around a tree proposed for preservation while protecting and preserving the tree during construction. A <del>#tree protection plan#</del> is prepared by an arborist certified by the International Society of Arboriculturists (ISA) or equivalent professional organization that includes:</p> <p>(a) a survey of the current condition and health of such trees of six-inch <del>#caliper#</del> or more;</p>	<p>Tree credit</p> <p>A "tree credit" is a <u>value given to a tree for the purposes of calculating its relative value pursuant to vegetation requirements. #Tree credits# are based on the #caliper# or age of a tree and whether or not the tree is a #target species#. #Tree credits# are described in Sections 143-13 (Tree Regulations) and 143-131 (Tree credits) of this Chapter.</u></p> <p>Tree protection plan</p> <p>A "tree protection plan" is a plan <u>for preserved trees provided in accordance with Section 143- 133 (Planting standards for tree credits). #Tree protection plans# shall be prepared by a registered landscape architect or a certified arborist (Registered Consulting Arborist, as certified by the American Society of Consulting Arborists (A.S.C.A.), or Certified Arborist/Certified Master Arborist as certified by the International Society of Arboriculture (I.S.A.), and shall include:</u></p> <p>(a) relevant portions of the proposed site plan and locations of <del>#areas of no disturbance#</del>;</p>	
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<p>(b) methods for tree protection and preservation based on best management practices, including the prevention of damage due to compaction, grade and drainage pattern changes and tunneling for utilities;</p> <p><del>(c) a schedule for site monitoring during construction;</del></p> <p>(d) a procedure to communicate protection measures to contractor and workers; and</p> <p>(e) post-construction treatment.</p>	<p>(b) methods for tree protection and preservation based on best management practices, including the prevention of damage due to compaction, grade and drainage pattern changes and tunneling for utilities;</p> <p>(c) <u>where construction staging is proposed to be located within a #critical root zone#, or where heavy machinery is proposed to pass through a #critical root zone#; soil compaction is mitigated by the installation of root protection measures and pneumatic decompaction with appropriate soil amendments;</u></p> <p>(d) <u>specification that all excavation within the #critical root zone# shall be done by hand or by pneumatic excavation, and shall be monitored on site by a certified arborist;</u></p> <p>(e) <u>a drawing specifying the #structural root zone# of the preserved tree. No excavation or other disturbance shall be permitted within the #structural root zone#, except to permit</u>  <u>the planting of new #ground layer# vegetation in containers no larger than one-quarter gallon in size;</u></p> <p>(f) <u>clearance pruning and root pruning as necessary, which shall be done only under the supervision of a certified arborist;</u></p> <p>(g) <u>a schedule for site monitoring during construction;</u></p> <p>(h) a procedure to communicate protection measures to contractors and workers; and</p> <p>(i) post-construction treatment.</p>	
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OLD/SNAD	NEW/SNRD	Comments
<p>(2/2/05) 105-02 General Provisions</p> <p>In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Natural Area District#, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter, in order to protect outstanding #natural features# described herein. Except as modified by the express provisions of this Chapter, the regulations of the underlying district remain in effect.</p> <p>The provisions of this Chapter shall apply to:</p> <p>(a) any #development#, #enlargement# or #site alteration#;</p> <p>(b) any subdivision of a #zoning lot# existing <del>on the effective date of the Special District designation into two or more #zoning lots#</del>; and</p> <p><b>ALL THE REST IS REMOVED – CHECK IF SOMEPLACE ELSE</b></p> <p>(c) any public improvement projects located within the #Special Natural Area District#, which shall be subject to the provisions of Sections 105-92 (Special Provisions for City- owned Land) and 105-93 (Inter-agency Coordination), except for any such projects which were approved by the Board of Estimate prior to the effective date of the Special District designation.</p> <p>Prior to issuance by the Department of Buildings or other City or State agencies, of a permit for any #development#, #enlargement# or #site alteration# within a #Special Natural Area District#, or for</p>	<p>143-02 General Provisions</p> <p>The provisions of this Chapter shall apply within the #Special Natural Resources District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. <u>In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.</u></p> <p>A #development#, #enlargement#, #site alteration# or</p> <p>subdivision of <u>either a #zoning lot# or a #plan review site#</u> shall require a certification from the Chairperson of the City Planning Commission or an authorization from the City Planning Commission, where required pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).</p> <p>143-40 SPECIAL REGULATIONS FOR PLAN REVIEW SITES</p> <p>The provisions of this Section 143-40, inclusive, shall apply to all #plan review sites# in the #Special Natural Resources District#.</p>	

Comparative Analysis SNAD/SNRD () by Karen Argenti

<p>any #site alteration# for which no permit is required by the Department of Buildings or other City or State agencies, an application shall be submitted to the City Planning Commission for review and approval pursuant to Section 105-40 (SPECIAL REVIEW PROVISIONS), except those #developments#, #enlargements# and #site alterations# that are not subject to the provisions of Section 105-40, as specified in Section 105-021 (Actions not requiring special review).</p> <p>Any authorization or special permit granted by the City Planning Commission after July 18, 1995, pursuant to the provisions of this Chapter, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such authorization or special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).</p> <p>When a #zoning lot# existing on the effective date of the Special District designation is subdivided into two or more #zoning lots#, an application shall be submitted to the Commission for review and approval pursuant to Section 105-90 (FUTURE SUBDIVISION).</p>		
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OLD/SNAD	NEW/SNRD	Comments
<p>(2/2/05) 105-021 <b>COMPLETELY REMOVED</b>                      Actions not requiring special review</p> <p>The special review requirements of Section 105-40 (SPECIAL REVIEW PROVISIONS) of this Chapter shall not apply to the following:</p> <p>(a) a #site alteration# on a #zoning lot# containing #buildings or other structures#, or a #development# or #enlargement# on any #zoning lot#, provided that such #zoning lots# shall have:</p> <p>(1) not more than 10,000 square feet of #lot area#;</p> <p>(2) an #average percent of slope# of less than 10 percent;</p> <p>(3) no significant #natural features#, and the resulting #development#, #enlargement# or #site alteration# can satisfy the requirements of Section 105-30 (PRESERVATION OF NATURAL FEATURES), inclusive;</p> <p>(4) the resulting #development#, #enlargement# or #site alteration# not exceed 2,500 square feet of #lot coverage#; and</p> <p>(5) no Notice of Restriction or Restrictive Declaration recorded against the title of such property;</p> <p>(b) any #site alteration#, on a #zoning lot# containing a #residential building# in existence on the effective date of the Special District designation, involving a structure that does not require a permit from the Department of Buildings, including, but not limited to swimming pools, garden sheds and fences, provided that:</p>	<p><u>143-021</u>  <u>Zoning lots subject to different zoning requirements</u></p> <p><u>Whenever a portion of a #zoning lot# is located partially within the #Special Natural Resources District# and partially outside of such Special District, it shall be regulated in its entirety by the provisions of this Chapter, except that any subdivision of such portion located outside of such Special District shall not be subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).</u></p> <p><u>Whenever a #zoning lot# is located in <b>two Ecological Areas</b> described in Section 143-04 (Ecological Areas), it shall be regulated by the provisions of this Section.</u></p> <p><u>The provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) shall apply to #zoning lots# divided by zoning district boundaries between two</u></p> <p><u>underlying zoning districts with different #use#, #bulk# or parking regulations. Where the provisions of this Section are in conflict with the provisions of Article VII, Chapter 7, the provisions of this Section shall control.</u></p> <p><u>Except as otherwise provided in this Section or Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), each portion of a #zoning lot# or #plan review site# shall be regulated by the provisions applicable to the Ecological Area in which such portion is located.</u></p> <p><u>The requirements of Section 143-14 (Biodiversity Requirement) shall apply as follows: #biodiversity point#</u></p>	

<p>(1) any modification of topography for the footprint, foundation or grading around the footprint of such structure shall not exceed two feet of cut or fill; and</p> <p>(2) no tree of six-inch #caliper# or greater shall be removed and the #critical root zone# of such tree shall be an #area of no disturbance# on any #zoning lot#.</p>	<p><u>requirements for the entire #zoning lot# shall be the weighted average achieved by multiplying the percentage of the #zoning lot# in which different requirements apply based on the #biodiversity points# required, and totaling the sum of such products. Such requirements may be satisfied by plants meeting the applicable provisions anywhere on the #zoning lot#.</u></p> <p><u>#Floor area# may be distributed on a single #zoning lot# without regard to boundaries between Resource Adjacent Areas and Base Protection Areas.</u></p> <p><u>#Lot coverage# shall be calculated separately for each portion of the #zoning lot#. However, an adjusted average shall be calculated pursuant to the provisions of Section 77-24 (Lot Coverage) for the purposes of determining the applicability of regulations relating to #qualifying lots#.</u></p> <p><u>The provisions of Section 143-24 (Special Yard Regulations for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided any portion of the #zoning lot# is within a Resource Adjacent Area or an #area adjacent to aquatic resources#.</u></p> <p><u>The regulations of Section 143-251 (Modified height and setback for the protection of natural features) shall apply only to those portions of a #zoning lot# located within Resource Adjacent Areas or within an #area adjacent to aquatic resources#, except if the #zoning lot# is a #qualifying lot#, in which case the entire #zoning lot# shall be subject to the regulations of Section 143-251.</u></p>	
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	<p><u>The provisions of Section 143-31 (Parking Modifications for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided that 50 percent or more of the #lot area# is located within a Resource Adjacent Area or an #area adjacent to aquatic resources#.</u></p>	
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OLD/SNAD	NEW/SHRD	Comments																
<p>(2/2/11) 105-022 <del>ALL REMOVED</del> Requirements for application</p> <p>An application to the City Planning Commission for certification, authorization or special permit and to the Department of Buildings respecting any #development#, #enlargement# or #site alteration#, to be made within any #Special Natural Area District#, shall include the following:</p> <p>(a) a <b>survey map prepared</b> by a registered surveyor showing topography at two-foot contour intervals and indicating the <b>#average percent of slope#</b>, the existing slope of the land, as it occurs, in categories of 10-14 percent, 15-19 percent, 20-24 percent, 25 percent and greater; the location of <b>existing #buildings or other structures#</b>, patios, decks, swimming pools, walkways, driveways and <b>#private roads#</b>, including sidewalks and <b>other impervious surfaces</b>; and the location, <b>#caliper# and species of all trees of six-inch #caliper#</b> or more on the #zoning lot# and in the sidewalk area of the adjacent #streets#, location of <b>geologic features, aquatic features and botanic environments</b>, as enumerated in Section 105-11 (Description of Natural Features);</p> <p>(b) photographs <b>showing the location</b> and condition of such #natural features# for verification with pre-existing aerial survey and/or other photographs for each #Special Natural Area District#;</p> <p>(c) a <b>site plan prepared</b> by a registered architect or professional engineer indicating the location of all existing #buildings or other structures#; the location of all proposed #buildings or other structures#; the location of existing and proposed patios, decks, swimming pools, walkways, driveways and #private</p>	<p><u>143-22 Hard Surface Area</u></p> <p><u>The maximum permitted #hard surface area# for a #zoning lot# is set forth in this Section. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential use# shall be defined as a #zoning lot# containing predominantly #residential use#.</u></p> <p><u>R1 R2</u></p> <p><u>(a) In the districts indicated, for #zoning lots# containing predominantly #residential use#, the maximum permitted #lot coverage# set forth in paragraphs (a) or (b) of Section 143-21 (Lot Coverage) shall determine the maximum permitted #hard surface area# in accordance with Table I of this Section. The maximum permitted #hard surface area# on a #zoning lot# shall not exceed the percent of #lot area# set forth in Table I.</u></p> <p style="text-align: center;"><u>TABLE I</u> <u>PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ZONING LOTS CONTAINING PREDOMINANTLY RESIDENTIAL USE IN R1 THROUGH R2 DISTRICTS</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Maximum permitted #lot coverage# (in percent)</u></th> <th style="text-align: center;"><u>Maximum permitted #hard surface area# (in percent)</u></th> </tr> </thead> <tbody> <tr><td style="text-align: center;"><u>12.5</u></td><td style="text-align: center;"><u>40</u></td></tr> <tr><td style="text-align: center;"><u>15</u></td><td style="text-align: center;"><u>45</u></td></tr> <tr><td style="text-align: center;"><u>17.5</u></td><td style="text-align: center;"><u>45</u></td></tr> <tr><td style="text-align: center;"><u>20</u></td><td style="text-align: center;"><u>50</u></td></tr> <tr><td style="text-align: center;"><u>22.5</u></td><td style="text-align: center;"><u>50</u></td></tr> <tr><td style="text-align: center;"><u>25</u></td><td style="text-align: center;"><u>50</u></td></tr> <tr><td style="text-align: center;"><u>30</u></td><td style="text-align: center;"><u>65</u></td></tr> </tbody> </table>	<u>Maximum permitted #lot coverage# (in percent)</u>	<u>Maximum permitted #hard surface area# (in percent)</u>	<u>12.5</u>	<u>40</u>	<u>15</u>	<u>45</u>	<u>17.5</u>	<u>45</u>	<u>20</u>	<u>50</u>	<u>22.5</u>	<u>50</u>	<u>25</u>	<u>50</u>	<u>30</u>	<u>65</u>	
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<p>roads#, including sidewalks and other impervious surfaces; the location of any #steep slopes#, #steep slope buffer# areas and the #staging area#; and the location, #caliper# and species of all trees of six-inch #caliper# or more on the #zoning lot# and in the sidewalk area of the adjacent #streets#. The site plan shall identify those trees proposed to be removed and those trees proposed to be preserved, indicating, for the latter, the #critical root zone# and in addition, for #Tier II sites#, the location of any other #area of no disturbance#;</p> <p>(d) a <b>drainage plan and soil report</b> prepared by a professional engineer, when necessary to assess whether or not there will be major impact on #natural features#. The drainage plan shall describe the temporary (during construction) and permanent measures to collect, direct and discharge stormwater drainage from the site, indicating the direction of drainage flow and providing detailed plans and locations of all surface and subsurface drainage devices, walls, dams, <b>sediment basins, stormwater storage (detention and retention) facilities, and other drainage facilities and protective devices.</b> Such report shall include an estimate of runoff from the site after completion of any proposed #development#, #enlargement# or #site alteration# and provide a description with supporting information of the manner in which the proposed #development#, #enlargement# or #site alteration# complies with the requirements of Local Law 103 of 1989;</p> <p>(e) a <b>grading plan</b> showing all existing and proposed contours at two-foot intervals, critical spot elevations, tops and bottoms of proposed slopes over 10 percent gradient and will indicate at least one longitudinal and one latitudinal</p>	<p><u>R1 R2 R4 R6</u></p> <p><u>(b) In the districts indicated, the maximum permitted #hard surface area# for all #zoning lots# not subject to paragraph (a) of this Section, shall be as set forth in Table II for the applicable zoning district.</u></p> <p style="text-align: center;"><u>TABLE II</u> <u>PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ALL OTHER ZONING LOTS</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Zoning district</u></th> <th style="text-align: center;"><u>Maximum permitted #hard surface area# (in percent)</u></th> </tr> </thead> <tbody> <tr> <td><u>R1 R2 R4 R6</u></td> <td style="text-align: center;"><u>75</u></td> </tr> </tbody> </table>	<u>Zoning district</u>	<u>Maximum permitted #hard surface area# (in percent)</u>	<u>R1 R2 R4 R6</u>	<u>75</u>	
<u>Zoning district</u>	<u>Maximum permitted #hard surface area# (in percent)</u>					
<u>R1 R2 R4 R6</u>	<u>75</u>					

<p>cross-section showing both the original and proposed final ground surfaces, with grades, slopes and elevations noted;</p> <p>(f) a <b>landscaping and revegetation plan</b>, prepared by a registered landscape architect, indicating the extent of vegetation and #topsoil# removal required for site preparation and development and the location and species of all new plantings;</p> <p>(g) any other information necessary to evaluate the request; and</p> <p>(h) for #developments#, #enlargements# and #site alterations# on #Tier II sites#, the application shall also include:</p> <p>(1) an <b>alignment and paving plan</b> for any #private road# with a typical cross-section; and</p> <p>(2) a <b>construction plan</b> prepared by a registered landscape architect, registered architect, licensed surveyor or professional engineer showing the proposed location for the #staging area#, the proposed method for protecting trees, understory shrubs and ground cover during construction, as well as a description of the equipment to be employed in processing and disposing of soil and other material to be removed from the site; and if the #critical root zone# is proposed to be modified, a #tree protection plan# for any tree proposed for preservation.</p> <p>For a #site alteration#, #enlargement# or #development# within any #Special Natural Area District#, the Commission may modify one or more requirements set forth in paragraphs (a) through (h) of this Section, when such modification is requested by the applicant in writing and when the Commission determines that the</p>		
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<p>requirements are unnecessary for evaluation purposes.</p> <p>Appendix B of this Chapter should be used as a guide to assist in identifying the #natural features# on the survey required in this Section.</p> <p>The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.</p> <p>Where a permit is required for a #development#, #enlargement# or #site alteration# within a #Special Natural Area District# from any City or State agency, an application for such permit shall be filed simultaneously with such agency and the Commission.</p>		
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