



Michael R. Bloomberg
Mayor

Patricia J. Lancaster, FAIA
Commissioner

Manhattan Launches Zoning Review Program for Professionally-Certified Applications

To facilitate compliant development, effective November 5, 2007 the Manhattan Borough Office will review all New Building (NB) applications submitted under the Professional Certification Program. Once the filing-fee payment is made, a Plan Examiner will review the professionally-certified job.

Plan Examiners review plans to identify potential zoning problems before Buildings processes the job and issues permits. These reviews focus on compliance with Zoning Resolution requirements, such as:

- Open Space and Floor Area
- Density
- Required Yards
- Height and Setback
- Special District Requirements

If no objections are found, the Plan Examiner will approve the job and return the job folder to the records room within five days after data entry.

If there are objections, the Plan Examiner will disapprove the job and return it to the Pre-Filing Counter. The applicant may resubmit the job with corrections or schedule an appointment with the Plan Examiner by calling 212-442-9448.

The applicant may meet twice with a Plan Examiner and once with the Deputy Borough Commissioner or Code and Zoning Specialist. If objections are not corrected by the third meeting, the applicant will be required to file the job again as a new application, with all applicable reviews required.

We're Dedicated to Safety!

Visit our website www.nyc.gov/buildings for more information.

Post: October 31, 2007 – Remove: December 30, 2007