



# UPPER WEST SIDE NEIGHBORHOOD RETAIL STREETS ZONING TRAINING SESSION



Winter/Spring 2013



# AGENDA

1. Overview of regulations
2. How to determine rules for your property
3. Applying for waivers

# Regulations for Amsterdam & Columbus (EC-2)

## ➤ Amsterdam and Columbus:

### **Store Frontage Limitation -**

Two establishments per 50' zoning lot frontage, with no establishment >40' frontage and with required depth of 30'

Exceptions to this rule are: Supermarkets, schools, houses of worship, lots with less than 30' of commercial depth since date of adoption

### **Bank Frontage Limitation –**

Banks limited to 25' ground floor frontage

### **Residential Lobby Limitation -**

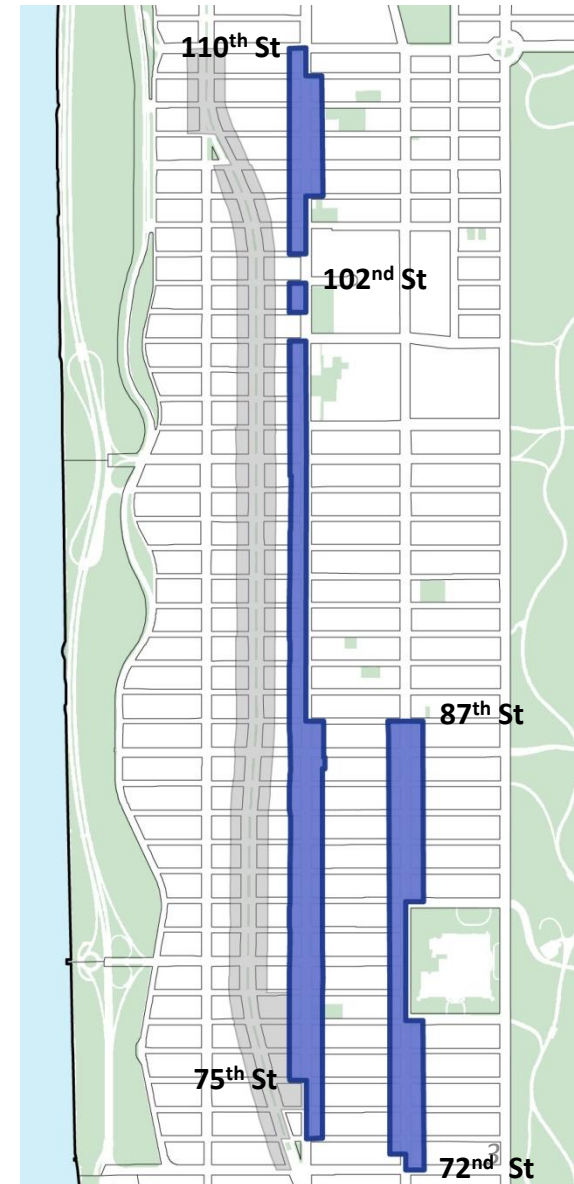
Residential lobbies limited to 25' ground floor frontage

### **Streetwall Transparency -**

50% transparency between 2' and 12' in new buildings

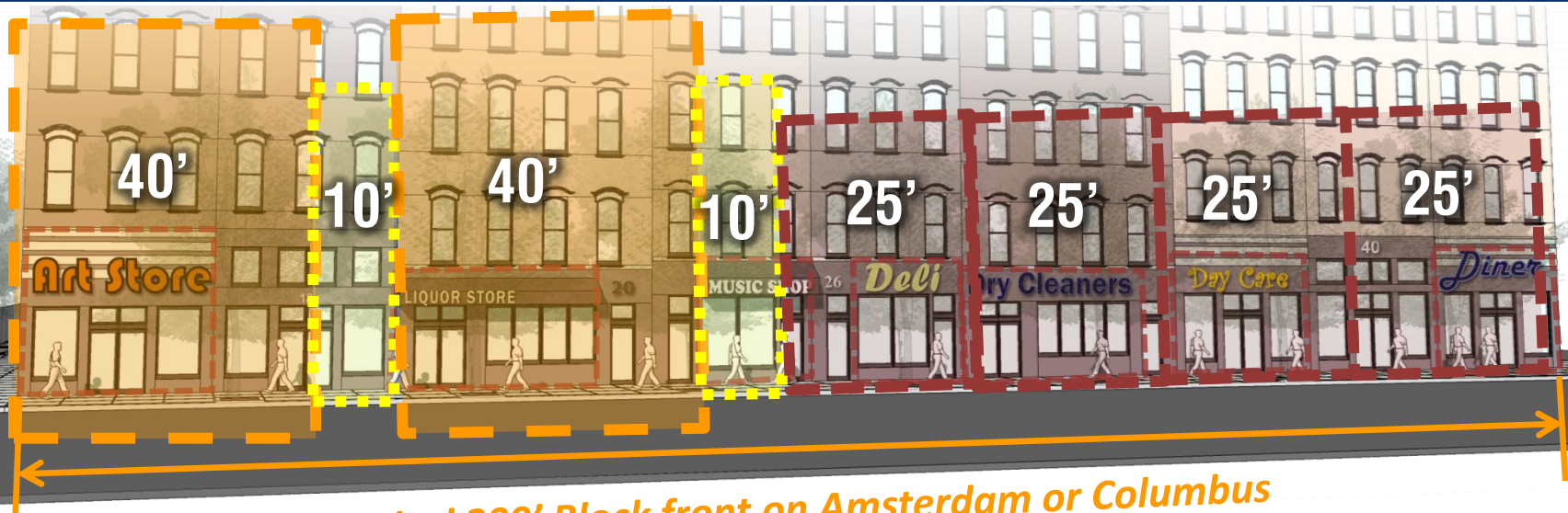
➤ Existing commercial uses that exceed the frontage limitations are permitted to remain unchanged, and the space may be re-tenanted by another commercial use of the same or lesser size.

➤ Existing frontages may remain permanently at their current size.





# Typical Block With Regulations



Typical 200' Block front on Amsterdam or Columbus

## Amsterdam and Columbus Frontage Regulations:

- Two establishments per 50' zoning lot
- Maximum general establishment frontage of 40'
- Maximum bank frontage of 25'
- Maximum residential lobby frontage of 25'
- Minimum store depth of 30'

Exceptions: Supermarkets, schools, houses of worship, lots with less than 30' of commercial depth

# Regulations for Broadway (EC-3)

## ➤ Broadway:

**Store Frontage Limitation -**  
NONE

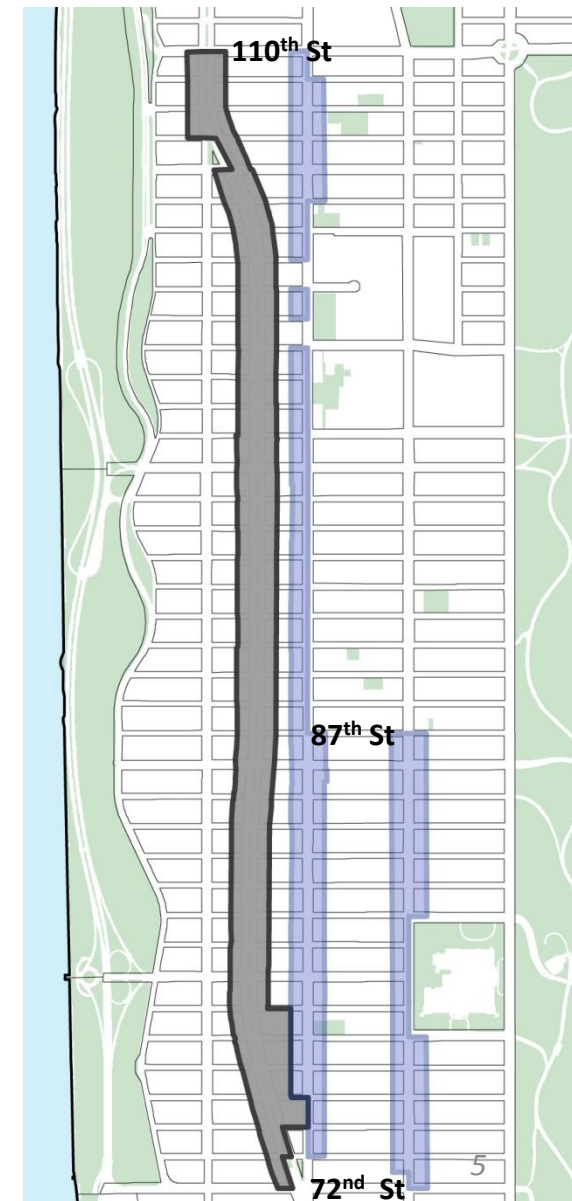
**Bank Frontage Limitation -**  
Banks limited to 25' ground floor frontage with required depth of at least 30'

**Residential Lobby Limitation -**  
Residential lobbies limited to 25' ground floor frontage

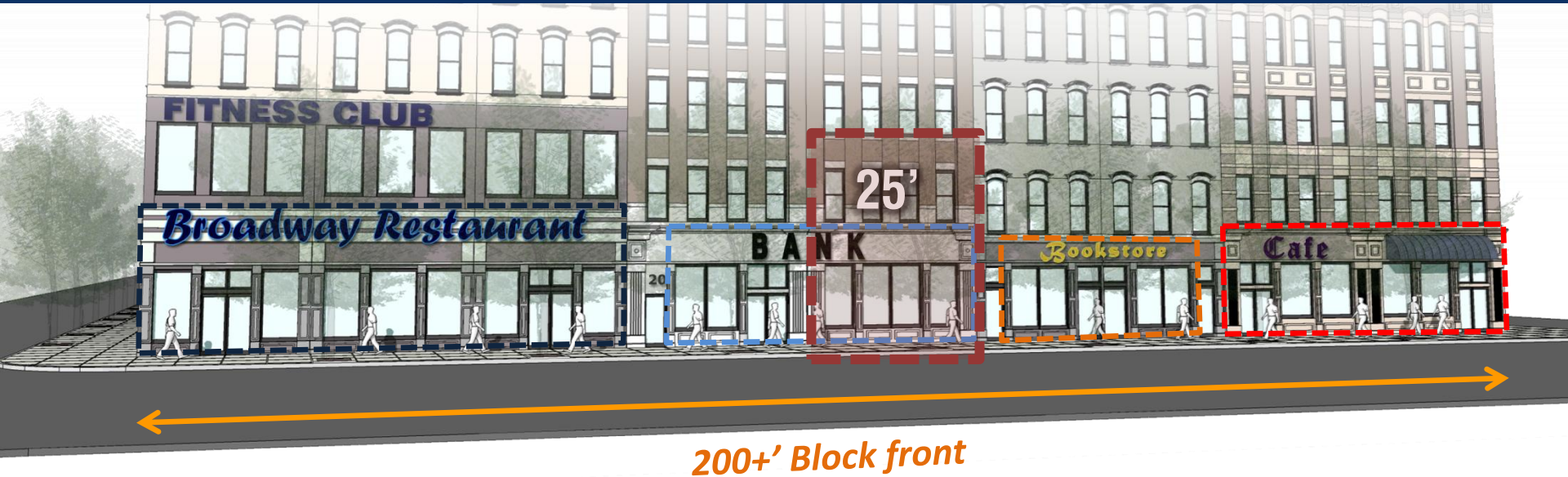
**Streetwall Transparency -**  
50% transparency between 2' and 12' in new buildings

➤ Existing banks and lobbies that exceed the frontage limitations are permitted to remain unchanged, and the space may be re-tenanted by another use of the same or lesser size.

➤ Existing frontages may remain permanently at their current size.



# Typical Block With Regulations



## Broadway Frontage Regulations:

- *NO general frontage restrictions*
- *Maximum bank frontage of 25' and depth of 30'*
- *Maximum residential lobby frontage of 25'*



# How to determine rules for your property

<http://gis.nyc.gov/zola>

Search for a location by address

Verify that it falls within EC-2 or EC-3

Click on zoning link for more information about these Special Districts



# Measuring Store Frontage

- Frontage is defined as the portion of a ground floor level of a building containing an establishment – either a commercial use or residential lobby.
- Measurements may be taken with the help of a measuring wheel, measuring tape, or other tool that records linear feet and inches. Visual estimates will work for most frontages except for those close to 40 feet. The Department of City Planning will verify all measurements near or greater than 40 feet.
- Individual establishments usually have separate awnings or signage and separate entrances. There is usually an interior wall defining the space, with or without an interior passageway connecting it to the space next door.
- When it is impossible to determine where one storefront ends and the adjacent storefront begins, make an effort to record the length of the frontage by entering the establishment and observing where interior walls define the use.
- The average Manhattan city block has 200 feet of frontage; 40 feet therefore represents about one-fifth of a standard blockfront throughout most of EC-2





# Typical small store frontages along Amsterdam (EC-2)

Amsterdam between 84<sup>th</sup> & 85<sup>th</sup> streets

10' to 17' commercial frontages







# Typical small store frontages along Amsterdam (EC-2)



## Amsterdam between 94<sup>th</sup> and 95<sup>th</sup> streets

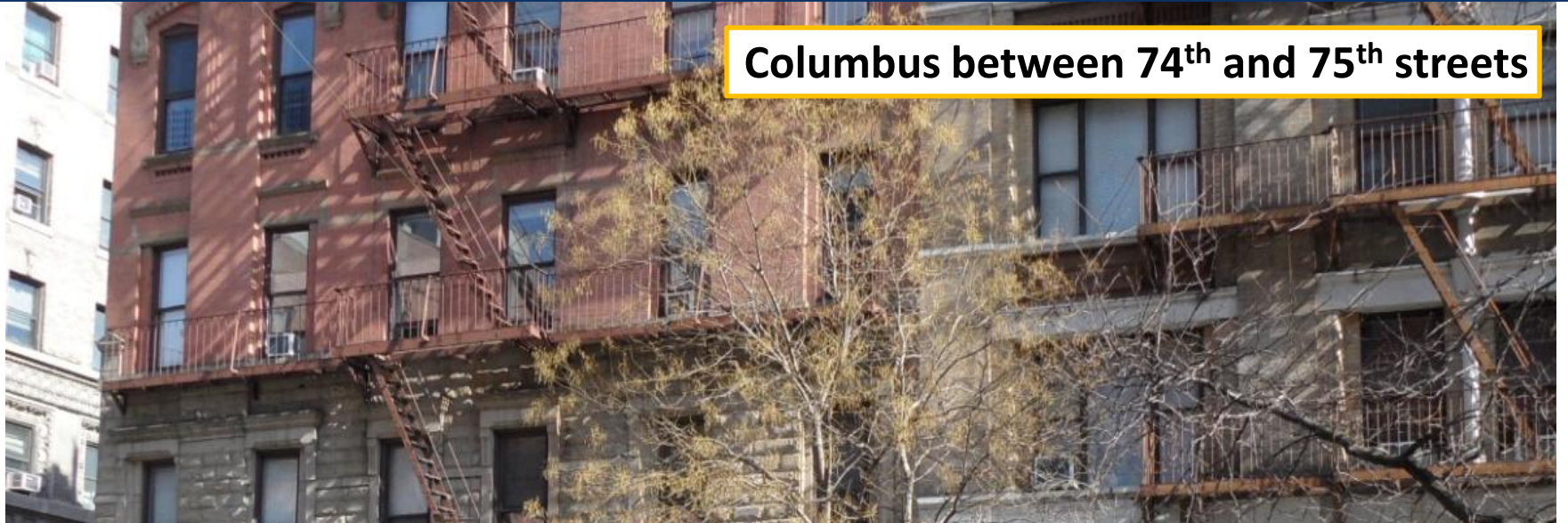
40 ' and 12' commercial frontages (with 9' residential lobby)





Typical small store frontages along Columbus (EC-2)

Columbus between 74<sup>th</sup> and 75<sup>th</sup> streets



8' to 12' commercial frontages

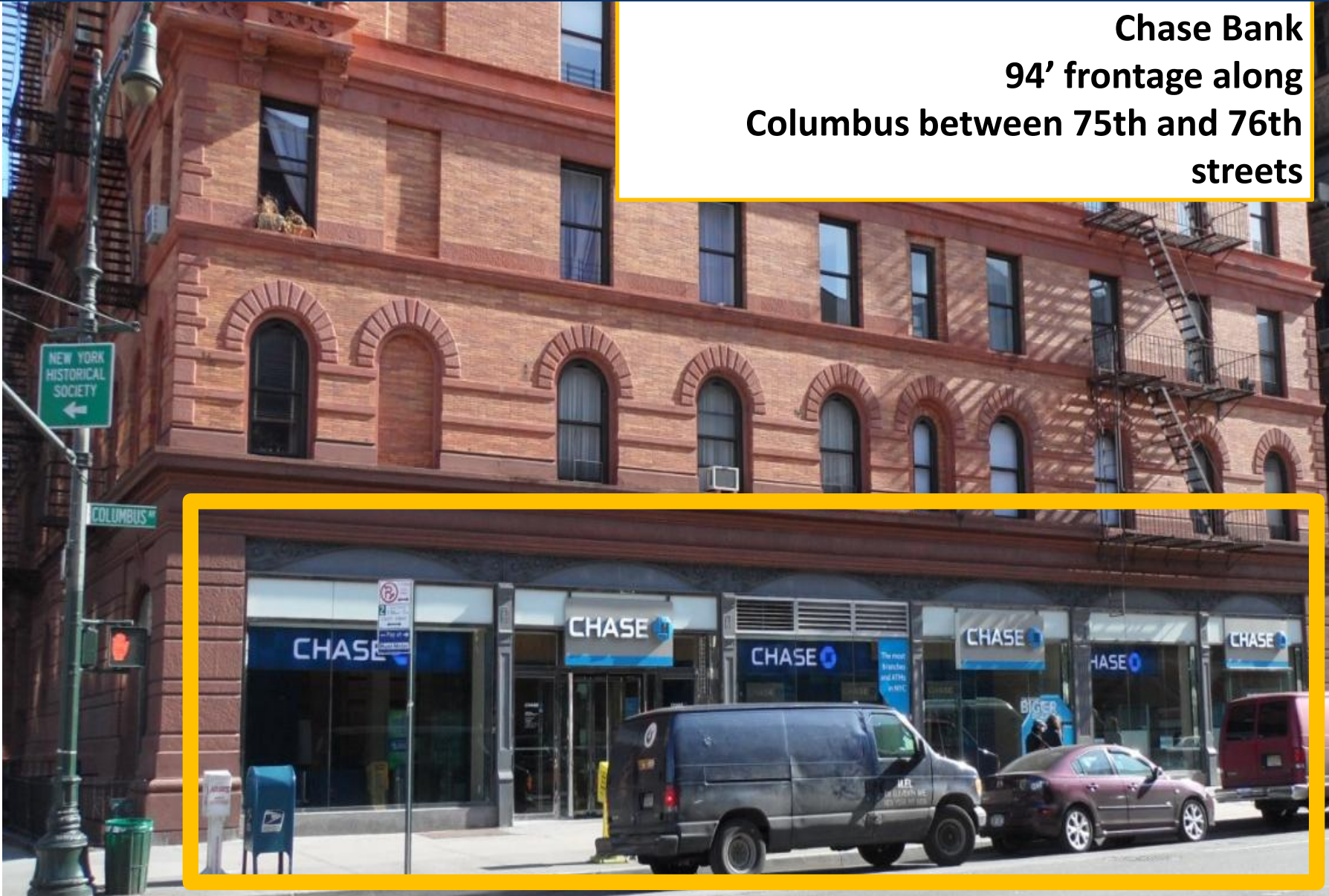






## Bank Frontages along Columbus (EC-2)

**Chase Bank  
94' frontage along  
Columbus between 75th and 76th  
streets**





# Existing larger frontages along Columbus (EC-2)

**Duane Reade**  
**80' frontage**  
**Columbus between 75th and 76th**  
**streets**







# Existing larger frontages along Columbus (EC-2)

**Columbus between 76<sup>th</sup> and 77<sup>th</sup> streets**

**Design Within Reach  
60' frontage**







# Examples – Amsterdam and Columbus (EC-2)



*A change of use from a 20' retail store to a 40' retail store would be permitted*



*A change of use from a 20' retail store to 60' retail store would NOT be permitted*



# Examples – Amsterdam and Columbus (EC-2)



A change of use from a 60' retail store to another 60' retail store would be permitted



A change of use from a 60' retail store to a 60' bank would NOT be permitted





# Examples – Amsterdam and Columbus (EC-2)



*A change of use from a 40' retail store to an 80' retail store would NOT be permitted*



*A change of use from a pre-existing 40' bank to a 60' bank would NOT be permitted*





# Examples – Amsterdam and Columbus (EC-2)



A change of use from a 60' retail store to a 60' grocery store would be permitted



A change of use from a 60' grocery store to another 60' retail store would NOT be permitted



# Examples – Amsterdam and Columbus (EC-2)



*A change of use from a 20' and a 40' retail store to a grocery store would be permitted*



*A change of use from a 20' retail store to a larger 60' retail store would be permitted through certification*





# Examples – Broadway (EC-3)



*A change of use from a 40' retail store to an 80' retail store would be permitted*



*A change of use from a pre-existing 40' bank to a 60' bank would NOT be permitted*

# Certification and Authorization

- A City Planning Commission Chair may certify a modification to the regulations for frontages for businesses that have been in place for at least a year, allowing expanded frontage up to 60' upon demonstration of the following conditions:
  - You are an existing business that has been at your present location for at least a year
  - You have street frontage today along Amsterdam or Columbus Avenue that is not more than 60 feet
  - Physical restrictions or zoning limitations (i.e. no commercial uses allowed on the second floor) prevent expansion in a way that would not result in more than 40 feet of street frontage
  - There is not more than 1 other establishment with more than 40 feet of street frontage on your block, directly across the street, or on either side of your block.





# Certification and Authorization

- The City Planning Commission may authorize a modification in the maximum street wall width of commercial establishments where the Commission finds that:
  - such proposed use **cannot be reasonably configured** within the permitted street wall width, and such additional frontage space is required for the operation of such use; or
  - a **high ground floor vacancy** exists within a reasonable distance of the proposed use, and such high vacancy is a consequence of adverse market conditions.



# Certification Process

- **1. Informational Interest Meeting with HEIP Division** (*Optional*)  
Call: Barry Dinerstein at 212-720-3324; Email: [HEIP\\_DL@planning.nyc.gov](mailto:HEIP_DL@planning.nyc.gov)
- **2. Draft Application Submitted to HEIP Division and reviewed for eligibility and “fatal flaws”** (are all the pieces there?)
- **3. Time & Date Stamped & Applicant Receives Receipt**
- **4. Application Filed at DCP’s Central Intake**
- **5. Certification fee of \$430**
- **6. Referred to the local Community Board for 30 day Review & Comment**
- **7. Application Reviewed** (HEIP review may require changes/corrections)
- **8. Chair of the CPC Grants Certification**
- **9. DCP Sends Letter to the NYC DOB**
- **10. Applicant has one year following application approval to complete expansion project; may apply to BSA for time extension**





# Certification: Application Material

The screenshot shows the NYC Department of City Planning website. The header includes navigation links for Residents, Business, Visitors, Government, Office of the Mayor, Search, and Email Update. The main navigation menu on the left lists: Home, About Us, Zoning, Land Use Process, Projects/Proposals, Reference, Products, and News. Below this is a 'Stay Connected' section with links for Twitter and RSS Feed, and a 'Take me to...' section with links for Commission Meetings, Commission Reports, and Census FactFinder. The main content area features a 'Features' section with '2012 Population Estimates' and 'East Midtown' highlights, and a 'Printable Version' link.

The screenshot shows the NYC Applicant Portal website. The header includes the Department of City Planning logo and the tagline 'Shaping the City's Future'. The main navigation menu on the left lists: Home, About Us, Zoning, Land Use Process, Projects/Proposals, Reference, Products, and News. Below this is a 'Stay Connected' section with links for Twitter and RSS Feed, and a 'Take me to...' section with links for Commission Meetings, Commission Reports, and Census FactFinder. The main content area features a 'Features' section with '2012 Population Estimates' and 'East Midtown' highlights, and a 'Printable Version' link. The main content area also includes a 'Preparation of Land Use and Environmental Applications' section with a list of steps: Step 1: Understand what is allowed on my property, Step 2: Begin the Application Process, and Step 3: Preparation of Land Use and Environmental Applications (Forms & Standards, Legal Documents, Environmental Forms).

Applicant Portal link at [www.nyc.gov/planning/portal](http://www.nyc.gov/planning/portal) contains the certification application material and detailed examples. Many of the application items are available as “fill in the blank” templates.

- Standard land use review and supplemental application forms
- Signed affidavit affirming application statements
- UWS Retail Certification Project Description
- Statement of Findings indicating how your project meets the certification findings
- Project area photos



# Contact Information

- Special Enhanced Commercial Districts webpage at [www.nyc.gov/UWSretail](http://www.nyc.gov/UWSretail)
  
- Applicant Portal link at [www.nyc.gov/planning/portal](http://www.nyc.gov/planning/portal)
  
- Laura Smith  
[L\\_Smith@planning.nyc.gov](mailto:L_Smith@planning.nyc.gov)  
212-720-3529





# Certification: Application Material

1. Land Use Application form. Sample is available on the DCP website.

**Land Use Review Application**  
 Department of City Planning 22 Rector Street, New York, NY 10007-1218

City Planning will assign and stamp reference numbers here

**1. APPLICANT AND APPLICANT'S REPRESENTATIVE'S**

APPLICANT NUMBER: [ ] APPLICATION NUMBER: [ ]

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)\*: [ ] APPLICANT'S PRIMARY REPRESENTATIVE: [ ]

STREET ADDRESS: [ ] REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION: [ ]

CITY: [ ] STATE: [ ] ZIP: [ ] STREET ADDRESS: [ ]

AREA CODE: [ ] TELEPHONE#: [ ] FAX#: [ ] CITY: [ ] STATE: [ ] ZIP: [ ]

\* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION): [ ]

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION): [ ]

ADDITIONAL APPLICANT REPRESENTATIVE: [ ]

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER, ETC.): [ ] TELEPHONE#: [ ] FAX#: [ ]

**2. SITE DATA**  
 (If the site contains more than one property complete the "LR Item 2: Site Data Attachment Sheet")

STREET ADDRESS: [ ] PROJECT NAME (IF ANY): [ ]

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS: [ ]

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY): [ ] ZONING SECTIONAL MAP NO(S): [ ]

TAX BLOCK AND LOT NUMBER: [ ] BOROUGH: [ ] COMM. DIST: [ ]

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY): [ ]

IS SITE A NEW YORK CITY OR OTHER LANDMARK?  NO  YES  IF YES, IDENTIFY: [ ]

**3. DESCRIPTION OF PROPOSAL**

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR Item 3: Description of Proposal")

**4. ACTIONS REQUESTED AND FEES**  
 (Check appropriate action(s) and attach supplemental form)

<input type="checkbox"/> CHANGE IN CITY MAP.....MM	\$ [ ]	<input type="checkbox"/> MODIFICATION [ ]	\$ [ ]
<input type="checkbox"/> ZONING MAP AMENDMENT.....ZM	\$ [ ]	<input type="checkbox"/> FOLLOW-UP [ ]	\$ [ ]
<input type="checkbox"/> ZONING TEXT AMENDMENT.....ZR	\$ [ ]	<input type="checkbox"/> RENEWAL [ ]	\$ [ ]
<input type="checkbox"/> ZONING SPECIAL PERMIT.....ZS	\$ [ ]	<input type="checkbox"/> OTHER [ ]	\$ [ ]
<input type="checkbox"/> ZONING AUTHORIZATION.....ZA	\$ [ ]		
<input type="checkbox"/> ZONING CERTIFICATION.....ZO	\$ [ ]		
<input type="checkbox"/> PUBLIC FACILITY, SEL./ACQ.....PF	\$ [ ]		
<input type="checkbox"/> DISPOSITION OF REAL PROP.....PD	\$ [ ]		
<input type="checkbox"/> URBAN DEVELOP. ACTION.....HA	\$ [ ]		
<input type="checkbox"/> URBAN RENEWAL PROJECT.....UR	\$ [ ]		
<input type="checkbox"/> HOUSING PLAN & PROJECT.....HP	\$ [ ]		
<input type="checkbox"/> FRANCHISE.....FR	\$ [ ]		

\* No supplemental form required

TOTAL FEE (For all actions) \$ [ ]

Make Check or Money Order payable to Department of City Planning

If fee exemption is claimed check box below and explain: [ ]

**5. ENVIRONMENTAL REVIEW**

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY: [ ] CEQR NUMBER: [ ]

TYPE OF CEQR ACTION:

TYPE II Type II category: [ ] Date determination was made: [ ]

TYPE I Has EAB been filed? Yes  No

UNLISTED } if yes, Date EAB filed: [ ]

Has CEQR determination been made? Yes  No

if yes, what was determination? Negative Declaration

CND  Date determination made: [ ] (Attach Copy)

Positive Declaration

if Positive Declaration, has POEIS been filed? [ ]

Has Notice of Completion (NOC) for DEIS been issued? [ ] if yes, attach copy: [ ]

if POEIS has not been filed, has final scope been issued? [ ] if yes, date issued: [ ]

**6. COASTAL ZONE MANAGEMENT**

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA?  No  Yes

**7. RELATED ACTIONS BY CITY PLANNING**

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION	DISPOSITION/STATUS	CAL. NO.	DATE
[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]

**8. RELATED ACTIONS BY OTHER AGENCIES**

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION	DISPOSITION/STATUS	CAL. NO.	DATE
[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]

**9. FUTURE ACTIONS REQUIRED**

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

[ ]

**10. APPLICANT (Attach authorizing resolution(s), if applicable)**

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE: [ ] SIGNATURE OF APPLICANT: [ ] DATE: [ ]

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY): [ ]

**11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)**

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE: [ ] SIGNATURE OF CO-APPLICANT: [ ] DATE: [ ]

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION: [ ]

STREET ADDRESS: [ ] CITY: [ ] STATE: [ ] ZIP: [ ] TEL. NO.: [ ] FAX: [ ]

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE: [ ] SIGNATURE OF CO-APPLICANT: [ ] DATE: [ ]

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION: [ ]

STREET ADDRESS: [ ] CITY: [ ] STATE: [ ] ZIP: [ ] TEL. NO.: [ ] FAX: [ ]

**ADMINISTRATIVE**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT, OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT



# Certification: Application Material

2. Supplemental Form for Zoning Certification (ZC). Sample is available on the website.

New York City Department of City Planning  
Land Use Review Application

Supplemental Form

## Special Permit/Authorization/Certification . . . ZS/ZA/ZC

----- APPLICATION NO. -----

----- APPLICATION NO. -----

----- APPLICATION NO. -----

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR (Check one box for each proposed action)	Pursuant to:			ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES  NO

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES  NO

**Property ownership/ interest**

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

<input type="checkbox"/> IS OWNER OF SUBJECT PROPERTY	<input type="checkbox"/> IS A CITY AGENCY
<input type="checkbox"/> IS LESSEE OF SUBJECT PROPERTY	<input type="checkbox"/> IS A STATE OR FEDERAL AGENCY
<input type="checkbox"/> HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY	
<input type="checkbox"/> IS OTHER (explain real property interest below)	

**Discussion of findings**

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE  
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank.)

27





# Certification: Application Material

3. Signed affidavit attesting to the applicant’s length of operation at current address and its inability to extend square footage without increasing the street wall width for such establishment. Sample “Fill in the blank” affidavit is available on the website.

**AFFIDAVIT IN SUPPORT OF APPLICATION FOR CERTIFICATION PURSUANT TO SECTION 132-51 of the New York City Zoning Resolution**

STATE OF NEW YORK )  
 COUNTY OF NEW YORK ) ss.:

\_\_\_\_\_, being duly sworn, deposes and says:

1. I am the Vice [title] of [entity] (the “Applicant”), which entity is the [relationship to property, ie: owner, lessee, sublessee] of the property designated as Tax Block \_\_\_\_\_, Lot \_\_\_\_ in Manhattan, and known by the street address \_\_\_\_\_ (the “Property”).

2. The fee owner of the Property is \_\_\_\_\_.

3. Applicant has complete day-to-day control of the Property, in accordance with the terms of its lease/sublease with \_\_\_\_\_.

4. This Affidavit is being submitted to the Department of City Planning of the City of New York in connection with application No. \_\_\_\_\_, submitted on \_\_\_\_\_, 201\_, seeking a certification from the Chairperson of the City Planning Commission pursuant to Section 132-51 of the Zoning Resolution of the City of New York (the “Application”) to “extend” an establishment, thereby exceeding the maximum “street wall” width for non-“residential” establishments set forth in Section 132-24(b), and reduce the number of establishments required pursuant to Section 132-23.

5. At the time of Application to for an extension pursuant to Section 132-51 the use for which the extension has been applied for has existed within the Property for a period of one year (the “Existing Establishment”).

6. Such Existing Establishment cannot extend without increasing the street wall width for such establishment because (i) the physical restrictions created by the building design, included, but not limited to, the location of existing structural walls and vertical circulation cores; (ii) the presence of other uses with ongoing expected occupancy within such building; or (iii) regulatory limitations.

By: \_\_\_\_\_  
 Print:

STATE OF NEW YORK )  
 COUNTY OF \_\_\_\_\_ ) ss:

On this \_\_\_ day of \_\_\_\_\_ 201\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person on behalf of which they individual(s) acted, executed the instrument.

\_\_\_\_\_  
 Notary



# Certification: Application Material

4. UWS Retail Certification Project Description, found on DCP website in template form. “Fill in the blank” document describing your project.

## Introduction

“ My name is [NAME] and I am proposing a project at [ADDRESS], on the [EAST/WEST] side of [AVENUE] between [STREET] and [STREET]. The site is located on tax block [BLOCK] and lot [LOT]. The current zoning is [ZONING] in the EC-2 Special District.

The proposal requires the Certification to Allow a Limited Increase in Street Wall Width (132-51) from [CURRENT FRONTAGE] to [PROPOSED FRONTAGE UP TO 60’]. The existing frontage is currently for the [NAME OF BUSINESS], a [TYPE OF BUSINESS] that has existed at this location since [YEAR]. In order to achieve the expansion, the establishment would extend into [ADJACENT ADDRESS], which currently contains [PRESENT USE] and which is expected to be [VACANT/ABSORBED INTO NEW USE/OTHER] at the time of expansion. No other City Planning actions are required.

If the project is in a Landmarked District or a Landmarked Building: The project is within the [LANDMARKED DISTRICTS] and thus also requires approval from the Landmarks Preservation Commission in order to proceed.

If the project requires other actions: The project also requires [BSA VARIANCE/OTHER] in order to proceed, to address [REASON FOR OTHER ACTION].

...

## Prior and Current Unrelated Actions (if applicable)

Description of the Surrounding Area and Project Area

Description of Proposed Development Site (if different than the Project Area)

Description of the Proposed Development

Action(s) Necessary to Facilitate the Project

Conclusion





# Certification: Application Material

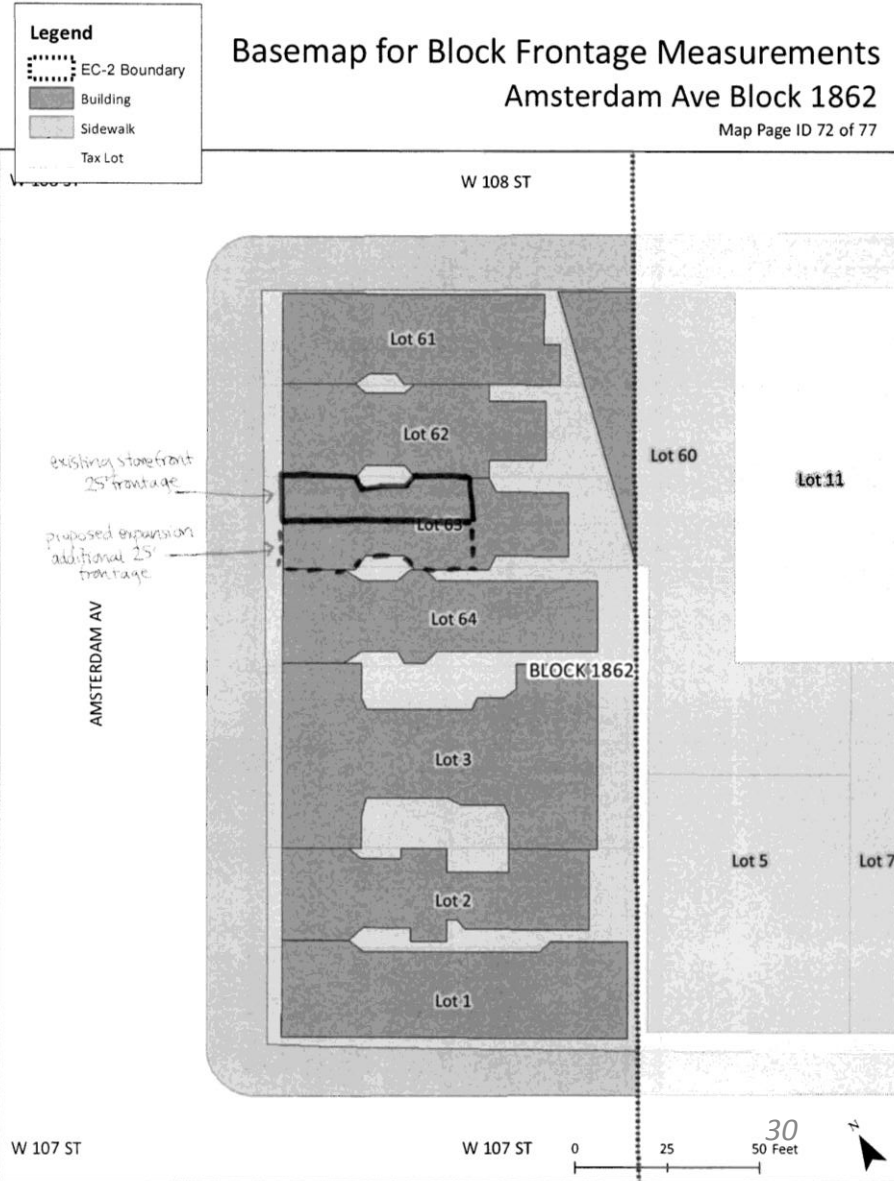
4a.

UWS Retail Certification Project Description requires a description of the proposed development:

“As illustrated in the attached Base Map, the project site includes frontage currently occupied by [APPLICANT ESTABLISHMENT] with [FRONTAGE] along the [EAST/WEST] side of [AVENUE] between [STREET] and [STREET], and adjacent frontage to be expanded into, currently occupied by [ESTABLISHMENT/USE/VACANT/OTHER] with [FRONTAGE] along [AVENUE].”

4b.

Base Maps can be found on our website for each block within EC-2, and should be used to illustrate the required information about your project.





# Certification: Application Material

5. Statement of Findings, with “Fill in the blank” details indicating how your project meets the certification findings available on the website.

➤ When the Chair of the City Planning Commission must make findings in order to grant a certification, the applicant must submit an analysis which states specifically how the proposed development will satisfy each of the findings. For example:

**132-51**

***Certification to Allow a Limited Increase in Street Wall Width***

***In #Special Enhanced Commercial District# 2, an establishment may #extend#, thereby exceeding the maximum #street wall# width for non-#residential# establishments set forth in paragraph (b) of Section 132-24, and may reduce the number of establishments required pursuant to 132-23 upon certification by the Chairperson of the City Planning Commission to the Department of Buildings that:***

***a) the proposed establishment does not exceed a maximum #street wall# width of 60 feet; and***

As illustrated in the application attachment, the proposed establishment would expand from [EXISTING FRONTAGE] to [PROPOSED FRONTAGE NOT GREATER THAN 60 FEET].

***(b) the applicant has submitted an affidavit attesting to and including information that:***

***(1) at the time of application for #extension#, the #use# has existed within such #building# for a period of one year; and***

The affidavit included in the application attachment attests to the establishment’s existence within the building for [NUMBER OF MONTHS/YEARS]

...



# Certification: Application Material

5. Statement of Findings, with “Fill in the blank” details indicating how your project meets the certification findings available on the website.

Finding (c)(2) of the certification refers to the LUCATS database:

***(2) verify that at the time of application, no other approved applications exist for certifications or authorizations under Section 132-50 in the geographic boundaries set forth in this paragraph, (c).***

“A search was completed using the LUCATS database to verify that no other approved applications exist for certifications or authorizations under Section 132-50 in the geographic boundaries set forth in this paragraph, which would affect the accuracy of the demonstrated findings. ”

The screenshot shows a web form titled "LAND USE APPLICATION SEARCH". It includes a search instruction: "Search for Land Use applications by filling in as many (or as few) fields as necessary." There are "Search" and "Reset" buttons. The form is divided into two main sections: "Application Number" and "Other Criteria".

**Application Number Section:**

- Application Number Type: Please select... (dropdown)
- Application Number: [text input] ?

**Other Criteria Section:**

- Application Status: All (dropdown) ?
- Application Type: All (dropdown) ?
- Geography: All (dropdown)
- Applicant / Applicant Rep.: [text input] ?
- Project Name / Description: [text input] ?
- Zoning Resolution Section: 132-50 (dropdown) ?
- Zoning Map Number: [text input] ?
- Staff Type: All (dropdown)

- 
1. Visit [http://a030-lucats.nyc.gov/lucats/ULURP\\_Search.aspx](http://a030-lucats.nyc.gov/lucats/ULURP_Search.aspx)
  2. Enter in the Zoning Resolution Section: 132-50 where asked.
  3. A search of this information will yield all approved certifications under this zoning section.
  4. If any approved certifications fall within the area relevant to your project, you may not meet this finding.



# Certification: Application Material

6. Project area photos and key map. Examples and instructions for how to take and assemble the photos are available on the website.

➤ Certification findings require demonstration that at the time of application, not more than one other establishment on the block, directly across the street, or on any immediately adjacent block has frontage within EC-2 exceeding 40 feet. In order to demonstrate such conditions, you must:

***(1) submit photographs or dimensioned elevation drawings to verify compliance with the conditions specified in this paragraph***

...

