S T A T E O F N E W Y O R K

1528

2011-2012 Regular Sessions

I N A S S E M B L Y

January 10, 2011

Introduced by M. of A. BRENNAN, MILLMAN, PHEFFER, LANCMAN -- Multi-Sponsored by -- M. of A. BOYLAND, CLARK, GOTTFRIED, HEVESI, JAFFEE, JEFFRIES, KELLNER -- read once and referred to the Committee on Cities

AN ACT to amend the general city law, in relation to the review of construction plans by cities

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Subdivision 24 of section 20 of the general city law, as amended by chapter 742 of the laws of 1979, is amended to read as follows:

24. To regulate and limit the height, bulk and location of buildings hereafter erected, TO REVIEW AND APPROVE PLANS FOR CONSTRUCTION OR RECONSTRUCTION OF ANY STRUCTURE PROPOSED TO BE MADE WITHIN ITS BOUNDARIES FOR COMPLIANCE WITH ANY CODES, RULES OR REGULATIONS, to regulate and determine the area of yards, courts and other open spaces, and to regulate the density of population in any given area, and for said purposes to divide the city into districts. NOTWITHSTANDING ANY OTHER PROVISION OF LAW, NO CITY SHALL BE PERMITTED TO ACCEPT CERTIFICATION OF DOCUMENTS FOR NEW OR NEWLY RECONSTRUCTED BUILDINGS FROM ARCHITECTS OR ENGINEERS AS A SUBSTITUTE FOR REVIEW AND APPROVAL OF SUCH PLANS BY EMPLOYEES OF THE CITY. Such regulations shall be uniform for each class of buildings throughout any district, but the regulations in one or more districts may differ from those in other districts. Such regulations shall be designed to secure safety from fire, flood and other dangers and to promote the public health and welfare, including, so far as conditions may permit, provision for adequate light, air, convenience of access, and the accommodation of solar energy systems and equipment and access to sunlight necessary therefor, and shall be made with reasonable regard to the character of buildings erected in each district, the value of land and the use to which it may be put, to the end that such regulations may promote public health, safety and welfare and the most

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets [ ] is old law to be omitted.

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desirable use for which the land of each district may be adapted and may tend to conserve the value of buildings and enhance the value of land throughout the city.

S 2. This act shall take effect July 1, 2013.