

5107--A

Cal. No. 636

2015-2016 Regular Sessions

I N   S E N A T E

May 1, 2015

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Introduced by Sen. AVELLA -- read twice and ordered printed, and when printed to be committed to the Committee on Cities -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

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:

1     Section 1. Subdivision 24 of section 20 of the general city law, as  
2 amended by chapter 742 of the laws of 1979, is amended to read as  
3 follows:  
4     24. To regulate and limit the height, bulk and location of buildings  
5 hereafter erected, TO REVIEW AND APPROVE PLANS FOR CONSTRUCTION OR  
6 RECONSTRUCTION OF ANY STRUCTURE PROPOSED TO BE MADE WITHIN ITS BOUNDA-  
7 RIES FOR COMPLIANCE WITH ANY CODES, RULES OR REGULATIONS, to regulate  
8 and determine the area of yards, courts and other open spaces, and to  
9 regulate the density of population in any given area, and for said  
10 purposes to divide the city into districts. NOTWITHSTANDING ANY OTHER  
11 PROVISION OF LAW, NO CITY SHALL BE PERMITTED TO ACCEPT CERTIFICATION OF  
12 DOCUMENTS FOR NEW OR NEWLY RECONSTRUCTED BUILDINGS FROM ARCHITECTS OR  
13 ENGINEERS AS A SUBSTITUTE FOR REVIEW AND APPROVAL OF SUCH PLANS BY AN  
14 EMPLOYEE OR CONTRACTOR OF THE CITY WHO IS A LICENSED ARCHITECT OR  
15 LICENSED ENGINEER. PROVIDED, HOWEVER, NO CITY EMPLOYEE OR CONTRACTOR  
16 SHALL REVIEW AND APPROVE ANY DOCUMENTS WHICH HE OR SHE HAS SUBMITTED AS  
17 AN ARCHITECT OR ENGINEER. Such regulations shall be uniform for each  
18 class of buildings throughout any district, but the regulations in one  
19 or more districts may differ from those in other districts. Such regu-  
20 lations shall be designed to secure safety from fire, flood and other  
21 dangers and to promote the public health and welfare, including, so far  
22 as conditions may permit, provision for adequate light, air, convenience

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

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1 of access, and the accommodation of solar energy systems and equipment  
2 and access to sunlight necessary therefor, and shall be made with  
3 reasonable regard to the character of buildings erected in each  
4 district, the value of land and the use to which it may be put, to the  
5 end that such regulations may promote public health, safety and welfare  
6 and the most desirable use for which the land of each district may be  
7 adapted and may tend to conserve the value of buildings and enhance the  
8 value of land throughout the city.

9 S 2. This act shall take effect July 1, 2017.