

Interaction between Boards working together

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Planning Department

Board overview

LEGISLATIVE BODY

- ❑ Adopts and amends zoning laws
- ❑ Adopts and amends comprehensive plans
- ❑ May retain special permit powers
- ❑ May adopt law retaining site plan powers
- ❑ May adopt training requirements
- ❑ Appoints members of planning and zoning boards
- ❑ Establishes special districts for infrastructure, accepts dedication of roads and other improvements, establishes an official map

ZONING BOARD OF APPEALS

The ZBA is both an administrative and quasi-judicial body that does not have legislative powers. The primary responsibilities include:

- ❑ Hears appeals from an aggrieved party on decisions of the enforcement officer in applying the zoning ordinance and granting variances
- ❑ Acting as interpreter of the zoning ordinance – On appeal from the building inspector (usually)
- ❑ Hears applications for area and use variances
- ❑ Granting special use permits, when granted such authority by the local governing body, and
- ❑ May be designated to hear appeal under other provisions of the municipal code, when granted such authority by the local governing body

ZBA must be in place if there is zoning

PLANNING BOARD

The Planning Board is an administrative body consisting of appointed members. It does not have legislative powers. The primary responsibilities are:

- ❑ Review and approve subdivision plats, site plans, special use permits, when granted such authority.
- ❑ Prepare land subdivision regulations and recommend their adoption.
- ❑ Participate in the preparation of a comprehensive plan, when directed.
- ❑ Report on matters referred to it by the local legislative body, including amendments to the zoning ordinance, the adoption of official maps and capital improvement plans.
- ❑ Advise on matters affecting a community's development, and
- ❑ Prepare regulations and policies relating to subject matter over which the planning board has jurisdiction and recommend their adoption

Cannot interpret the zoning statute (usually)

COUNTY PLANNING BOARD

The County Planning Board is an administrative body consisting of appointed members. It does not have legislative powers. The primary responsibilities are:

Primary authority under General Municipal Law Section 239-m,n to review and make recommendations on matters referred to it from

- ❑ local planning boards that can include, site plans, special use permits, and subdivision plats when granted such authority
- ❑ local governing bodies of local laws or ordinances that pertain to zoning and land use
- ❑ local governing bodies comprehensive plans an/or elements of comprehensive plans
- ❑ Zoning Board of Appeals – variances or special permits
- ❑ Other Special Authorizations – Ulster County Charter

A county planning board is not an approval body, but a failure to refer an action requiring referral is a jurisdictional defect.

PLANNING & ZONING MEMBERSHIP

- 3 or 5 Members
- Term is equal in years to the number of members on the Board
- Must be a resident of the municipality, a U.S. citizen, and at least 18 years of age
- Must complete necessary training to be reappointed

APPOINTMENT OF ALTERNATE MEMBERS

Chapter 138 of the Laws of 1998 allows for the appointment of Alternate Members in the event of a conflict of interest

For an alternate to serve in the event of an absence, the municipal Governing Body must pass a law superceding state law.

- Governing Board adopts a local law or ordinance which allows alternates (and should include the procedure for calling the alternate members to serve);
- Alternates are appointed in the same manner as regular members;
- Terms of office are established by the Governing Board.

APPOINTMENT OF A CHAIRMAN

- ❑ Appointment by the Town Board or the Village Mayor with approval of Trustees;
- ❑ If no Chairman is appointed, the ZBA/Planning should then select a Chairman;
 - A vice-chairman should be selected as well;
- ❑ Presides at meetings & hearings, signs documents.

Chairman when authorized may have duties:

- Supervise agenda preparation
- Liaison with Governing Body and other boards
- Sign official documents
- Supervise the filing of documents

HEARINGS

MEETINGS: The Press and Public must know

NYS Open Meetings Law

- Provide Access to the public
- Provide notice to the press
- Post notice in a conspicuous place

If the meeting is scheduled more than one week in advance, one must provide at least three days notice to the news media and the public.

If the meeting is scheduled less than one week in advance, notice must be given to the media and to the public to the “extent practicable”

PUBLIC HEARINGS

Requirement for hearing:

- ZBA: almost all matters require a Public Hearing
- Planning Boards:
 - Subdivisions require public hearings (prelim and final)
 - Local statutes govern the need for hearings on site plans and special permits

Notice of the hearing must be published in a newspaper of general circulation in the municipality at least five days prior to the date of the hearing:

Notice to adjoining landowners governed by local statute

OPEN MEETINGS LAW

DO NOT meet behind closed doors as a board to discuss the merits of an application. Individuals who do not constitute a quorum may meet and discuss.

Make applications available to the Public prior to the meeting – post to web where practical.

A “work session” or “site visit” is a meeting subject to the OML if a quorum of the members have planned to gather to discuss public business.

Legal Points: Notice

- Proper notice must not mislead interested parties into foregoing attendance at the hearing. Waived if interested party is present.
- Renotice substantive changes.
- Jones v. Zoning Bd of Appeals of the Town of Oneonta, 61 AD3d 1299 (3d Dept 1999)
- Use variance, erroneous address

MAILINGS FOR HEARING

- Parties to the appeal (ZBA)
- Regional or State park commission (if applicable)
- Anyone else required to receive a mailed notice by local law or ordinance

Building a record

BUILDING A RECORD

SEORA – The Hard Look

- Consider the action and the SEQRA standards of significance – 6 NYCRR 617.6
 - “Hard Look” to determine if the “action” may be potentially significant adverse environmental impact
 - Written, reasoned elaboration
-
- **If Negative Declaration, file in accordance with 6 NYCRR 617.12**
 - **If Positive Declaration, EIS procedures**

Include SEQRA status in any subsequent notices

BUILDING A RECORD

SEQRA – Segmentation:

Consider the action and the SEQRA standards of significance – 6 NYCRR 617.6

The SEQRA “Action”

- **Impermissible segmentation:** considering only part of the “action” for the purpose of avoiding or “piecemealing” environmental review
- **Permissible segmentation:** considering one part of the SEQRA action in a manner that does not preclude environmental review

Example: height variance necessary for project to be feasible

Written, reasoned elaboration of basis

Set out limited effect of negative declaration

Include SEQRA status in any subsequent notices

BUILDING A RECORD

- Minutes
- Creating a Stenographic Record
- Facts establishing jurisdiction
- Complete Application
- Notice, Proof of publication/mailing,
Notice to ZEO, Read and Acknowledge
Receipt for file
- Relief requested, Members Present

BUILDING A RECORD

Recusal

- Grounds: personal bias, GML 809 conflict (employment, contract, financial benefit in matter before Board), appearance of conflict
- Seek opinion of Ethics Board
- Recusal: Can't vote, can't participate as member, and balance participation as member of the public

Best practice: leave the forum

BUILDING A RECORD

Recitals should include:

- Relevant provisions of law
- Personal knowledge of members
- Specific plans, reports or documents
- Put ex parte communications on the record

**Provide opportunity for public participation
before closing hearing.**

**Kittredge: can't close before SEQRA action
required to constitute complete application.**

Building A Record

- Marshal facts supporting action
- Reasoned written determination
- Written resolution setting forth legal standards, findings of fact and conclusions of law with respect to each standard, decision on relief requested, conditions of approval, vote
- Is a supermajority required - GML?

BUILDING A RECORD

Checklist

- ✓ Close the hearing?
- ✓ SEQRA Compliance
- ✓ Applicant has created its record by submitting sufficient evidence demonstrating entitlement to approval or relief (ZBA)
- ✓ Board has no need for further testimony or evidence
- ✓ No project modifications likely to affect relief requested
- ✓ GML 239 review complete: complete submission
- ✓ GML supermajority required?
- ✓ Public afforded adequate opportunity to review and comment on application and evidence
- ✓ Written public comment period?
- ✓ Record should indicate if hearing is closed, any written comment period, or if adjourned, date of meeting adjourned to or procedure for notice

TAKING ACTION

- A motion/resolution to approve requires support of a majority of the whole membership (quorum) of the board [4/7 or 3/5]
- When the motion fails:
 - ZBA - If the motion was to approve a variance request or in favor of the applicant's interpretation of zoning, the request is denied.**
 - Planning Board –
 - If the motion was on a site plan review or special permit - no action has been taken.
 - subdivisions and default provision for approval

DECISION AND FILING

- ❑ Decisions - including orders, and requirements should be filed with the clerk of the municipality with five (5) days
- ❑ Decisions should provide an analysis which applies law to the facts, leading to conclusions.
- ❑ Decisions of either the planning board or the ZBA may only be challenged in State Supreme Court.

Decision Tips:

- Clearly worded motions
- Voting is on the motion
- Record each members vote in minutes.

Building A Record

- **File and mail resolution** or record of decision in accordance with zoning, SEQRA, GML requirements
- **Trigger 30 day period** to bring Article 78 challenge (ZBA decision must include votes)
- **Provide written decision** to Building Department and other involved agencies that must still act
- GML referral requires response to UCPB.

Interaction of Boards

Major Areas of Interaction

- ❑ Interpretations and Variances – planning board and ZBA
- ❑ SEQRA – determining lead agency - and coordinating review with all involved agencies
- ❑ County Planning Board – referrals under General Municipal Law
- ❑ Zoning and Comprehensive Plan Amendments - planning board and local governing body

Major Areas of Interaction

Other opportunities for interaction

- ❑ Joint Meetings
- ❑ Designating Board liaisons
- ❑ Substantive SEQRA review: coordinating review with all involved agencies
- ❑ Planning and zoning initiatives
- ❑ Building Department application review, building permit and conditions of approval
- ❑ variances requiring zoning amendments

INTERPRETATIONS

Responsibility of either the Building Inspector and Zoning Enforcement Officer (ZEO), or the ZBA and may be explicit or implicit

- ❑ ZEO/Building inspector grants a building permit
implicit determination that the proposal meets the code
- ❑ ZEO/Building Inspector denies building permit
the ZBA –on appeal upholds/reverses denial
explicit determination

Planning Board has no jurisdiction over zoning interpretations! (Usually)

INTERPRETATIONS

ZBA Appellate Authority

- ❑ **Authority to hear appeals.** Any person allegedly aggrieved by a decision, determination, act or refusal to act, of the Building Inspector may, within 60 days of such decision, determination, act or failure to act, file an appeal with the Board of Appeals. Such request shall clearly state the decision, determination, act or failure to act, of the Building Inspector from which the appeal is taken.
- ❑ **Authority to interpret.** The Board of Appeals shall, upon proper request, interpret any provision of this chapter about which there is uncertainty, lack of understanding or misunderstanding, ambiguity or disagreement, and shall determine the exact location of any zoning district boundary about which there may be uncertainty or disagreement.
- ❑ **Authority to hear appeals.** Appeals. The Board of Appeals shall hear and decide appeals from and review any order, requirement, decision or determination made by the Building Inspector under this chapter in accordance with the procedure set forth herewith.

INTERPRETATIONS

Planning Board has no jurisdiction over zoning interpretations! (Usually)

Can Planning Boards interpret zoning laws? Yes.

- "We accord great deference to a planning board's interpretation of a zoning ordinance" and will uphold its reasonable construction of a term that is not otherwise defined in the zoning code ["complete"]

[Mtr of Shop-Rite Supermarkets, Inc. v. Planning Bd. of The Town of Wawarsing, 82 A.D.3d 1384, 1387 \(3d Dep't 2011\)](#)

Can Planning Boards interpret zoning laws? No.

- ...the petitioners are correct that a town planning board is not authorized to interpret the provisions of the local zoning law ... nothing in the Planning Board's resolution approving the site plan purports to evaluate the proposed use of the property in light of the zoning code or to otherwise interpret the provisions of the zoning code.

[East Moriches Prop. Owners' Assn. v. Planning Bd. of Town of Brookhaven, 66 A.D.3d 895, 897 \(2d Dep't 2009\)](#)

INTERPRETATIONS

A planning board can interpret or waive the subdivision regulations (and a ZBA can't).

Contrary to the petitioner's contention, the Planning Board's interpretation of its subdivision regulations was not unreasonable or irrational.

[Matter of Spears v. Town of Cortlandt Planning Bd., 44 A.D.3d 866, 867 \(2d Dep't 2007\)](#)

INTERPRETATIONS

How does the Planning Board or Applicant determine that the application before it is code compliant?

- ❑ Town may require applications be screened by Building Inspector before Planning Board accepts.
- ❑ Recommend all applications before the planning board go to ZEO prior to being put before the planning board for determination of compliance.
- ❑ Neighbors or Applicant can challenge any interpretation – ZBA - all reviewing agencies are bound by this interpretation.

INTERPRETATIONS

What if your code does not require applications be reviewed by the ZEO?

Challenge may arise first time at the Planning Board site plan or special permit level.

- ❑ Planning board should not interpret the code if questions about the use are raised, either by members or others.
- ❑ The matter should be referred to the ZEO – not the ZBA.
- ❑ Unless local law grants authority, the ZBA's interpretation authority arises when a building official determination is appealed.

On what does the ZBA base its interpretation?

- ❑ Past decisions on the same provision of the regulations or on similar facts – precedence
- ❑ Minutes, hearing comments & other records which reveal what the governing board intended when they adopted the zoning provision.
- ❑ Ordinary meaning of terms if a term is not defined (to avoid disputes, consider designating a reference dictionary). Some codes may designate other sources, such as the enabling statutes or building regulations.

With no other guidance, board consensus on what they think the definition or regulation means

Planning Board - Waivers

Not all relief from zoning requirements requires a variance

□ Site Plan Review - Town Law 274-a (5) Waiver of

Requirements *The town board may further empower the authorized board to, when reasonable, waive any requirements for the approval, approval with modifications or disapproval of site plans submitted for approval. Any such waiver, which shall be subject to appropriate conditions set forth in the ordinance or local law adopted pursuant to this section, may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular site plan.”*

- Note this authority does not extend to waiving bulk requirements of the statute – those require variances
- Some statutes authorize planning boards to waive site plan review itself in certain circumstances.
- Cluster Zoning provisions also usually give planning board unique authority over the types of dwellings allowed and site design
- Sections within the zoning law may also have explicit waiver provisions, such as parking standards.

Applications Needing Variances

Zoning Enforcement Officer (ZEO) must take an action

- Grant a permit
- Deny a permit
- Make a decision on how to apply the zoning regulations
- Issue a citation for a violation or take another enforcement action



Exception:
Direct Appeal for an Area Variance in conjunction with an application for :

- Site Plan Review
- Subdivision Review
- Special Use Permit

Applications Needing Variances

When a Variance is needed as part of site plan/special permit

❑ Site Plan Review - Town Law 274-a (3) *Application for area variance. Notwithstanding any provision of law to the contrary, where a proposed site plan contains one or more features which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section 267-b of this article without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations.*

❑ Key issues

- ❑ Timing - how far advanced is the site plan process, will it be altered
- ❑ Referral to ZBA by Planning Board - not necessary but often done --- and Referral back to the Planning Board
- ❑ Referral to county planning board – coordination!
- ❑ Coordination of SEQRA review

A Note on Use Variances

Use variances allow uses that are not permitted in the zoning statute to locate within a particular zoning district – so questions arise as to applicable standards.

- ❑ Statutes that provide for site plan or special permit by districts and use listed in the use table may not be applicable once a use variance is granted.
- ❑ A ZBA that is considering a use variance should seek clear direction from the Planning Board as to the applicable standards – or lack thereof – in the zoning law, and coordinate with the planning board on the effect of the use variance requested, as well as procedures and conditions for subsequent site plan review.
- ❑ Cell towers and the public utility variance.

A NOTE ON USE VARIANCES

A Four-Part Test Must be Applied

The applicant is responsible for proving the need

- 1) **No Reasonable Return on Investment**
- 2) **Unique Circumstances**
- 3) **Not Self-Created**
- 4) **No Change in the Character of the Neighborhood**

The applicant must pass EVERY test

A NOTE ON AREA VARIANCES

An area variance is required in order for an applicant to use land in a way that does not comply with the dimensional requirements of the zoning regulations

Statutory factors must be considered, and decisions must balance the benefit to the applicant if the Area Variance is granted against the burden to the Health, Safety and General Welfare of the community and its residents.

A NOTE ON AREA VARIANCES

Five Factors Must be Considered

- 1) Undesirable change to neighborhood character**
- 2) Are there alternatives not requiring a variance**
- 3) Substantiality of the request**
- 4) Effect on physical or environmental conditions if granted. {SEQRA determination does not control}**
- 5) Is the situation self-created?**

A Note on Key Issues

- ❑ **Timing** – ZBA and PB should agree on the materials needed for review between the boards – how advanced should the site plan be, will the PB continue/begin review of site plan prior to decisions on variance? Joint public hearing?
- ❑ **SEQRA** – lead agency, potential issues, sufficient record for involved agencies, mitigation conditions
- ❑ **Referrals between ZBA and PB** – communicate regarding submittals and decisions - make recommendations meaningful – without invading jurisdiction - consider establishment of board liaisons and attend each others meetings
- ❑ **Other Boards** – CAC, Historic Preservation, Farmland
- ❑ **Local Officials** – consider monthly meeting with all board chairs

SEQRA

SEQRA is an overlay of the entire planning process and the responsibility of every agency with an approval

- Type II Actions – no further analysis under SEQRA required
 - interpretations, individual setback and lot line variances, area variances for 1-3 family homes, recommendations between agencies
 - Consider local list of Type II actions.
- More than one involved agency - Coordinated vs. Uncoordinated Review
 - Uncoordinated review permissible for unlisted actions, mandatory for Type I
 - Coordinated review – SEQRA needs to be completed prior to any approvals
 - Recommend PB be lead agency address issues associated with any variances as part of SEQRA – issue SEQRA determination, then approve variances then site plan

SEQRA

Some Comments on SEQRA and Variances

- ❑ Area variances - *“whether the proposed variance will have an adverse impact on the physical or environmental conditions of the neighborhood or district.”* – (sounds like SEQRA, but it isn’t...)
- ❑ Use variance – SEQRA applies but modified to allow segmented review, since the action will not be allowed if the variance doesn’t issue – SEQRA on a use variance considers generic comparison of the proposed use to those permitted in the district.
- ❑ Environmental review assured because Planning board must conduct SEQRA once use variance is granted, and that allows opportunity to consider site specific impacts.

SEQRA

DEC Draft Revisions to SEQRA Regulations

DEC proposes to streamline the SEORA process by:

1. making DEIS scoping mandatory, so there is opportunity for public input.
 2. making more use of EAF as gatekeeper in scoping, to exclude extraneous issues.
 3. focus completeness review on consistency with scoping outline.
 4. decrease some Type I thresholds, including those applicable to residential subdivisions (500 spaces or 200 units)
 5. increase the list of Type II actions, to encourage environmentally compatible development, urban infill and greenfields projects, green infrastructure projects and solar energy development, and affordable housing.
- ❑ In municipalities with subdivision regulations, subdivisions involving 10 acres or less and defined as minor under the municipality's regulations or subdivisions of four or fewer lots.
 - ❑ Construction or expansion of a residential or commercial structure or facility involving fewer than 8,000 SF of gross floor area or construction or expansion of a residential structure of 10 or fewer units where the project is subject to site plan review and will be connected to existing community-owned or public water and sewerage systems, including sewage treatment works that have the capacity to provide service, and does not involve the construction of new public roads.

SEQRA

DEC Draft Revisions to SEORA Regulations (2)

- 6. revise the timeline for the completion of a final EIS, to provide "certainty" by stating that if a final EIS is not prepared and filed within 180 calendar days after the lead agency's acceptance of the draft EIS, the EIS shall be deemed complete on the basis of the draft EIS, public comment, and the response to comments prepared and submitted by the project sponsor to the lead agency.
- SEQRA Environmental Assessment Forms: Effective April 1, 2013
- SEQRA Workbooks: <http://www.nyseaf.net/>

SEQRA

Streamlining Environment Regulation: CEQ NEPA Efficiency Recommendations

- ❑ NEPA encourages simple, straightforward, and concise reviews and documentation that are proportionate to and effectively convey the relevant considerations in a timely manner to the public and decision makers while comprehensively addressing the issues presented;
- ❑ NEPA should be integrated into project planning rather than be an after-the-fact add-on;
- ❑ NEPA reviews should coordinate and take appropriate advantage of existing documents and studies, including through adoption and incorporation by reference;
- ❑ Early and well-defined scoping can assist in focusing environmental reviews to appropriate issues that would be meaningful to a decision on the proposed action;
- ❑ Agencies are encouraged to develop meaningful and expeditious timelines for environmental reviews; and
- ❑ Agencies should respond to comments in proportion to the scope and scale of the environmental issues raised.
- ❑ CEQ. 2012. *Final Guidance on NEPA Efficiencies*. <http://1.usa.gov/ya00fT>

Coordinating Conditions

Site Plans (TL 274-a) – *“impose such reasonable conditions and restrictions as are directly related to and incidental to a proposed site plan.”*

Variances (TL 267-b) – *“such conditions shall be consistent with the spirit and intent of the zoning ordinance, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community”*

Conditions should be coordinated to avoid invading the authority of the board with primary jurisdiction, and to avoid creating conflicting or inconsistent conditions

Referral to the County Planning Board

Refer:

Variances, Special Use Permits, Site Plan, Other zoning authorizations, Subdivisions

If the County recommends disapproval or modification within the time allowed – a majority plus one vote (supermajority) is required for the board to approve the application IF the action taken by the board is not in agreement with the recommended modifications.

Other Efforts of the County Planning Board

“Gateway Meetings” – prereferral meetings

County Planning Department will coordinate a meeting of the involved agencies to review proposals with applicants – Included are DPW, DOT, Health Department and DEC. Invitations are extended to local board members and representatives on the County Planning Board. - Mindful of open meeting law requirements

“Ready2Go”

County Planning Department has begun implementation of a program that utilizes a collaborative approach to the review with willing communities and landowners. The process creates a review team that operates by consensus and is served by a single set of consultants . The team consists of local board chairs, county planning staff, other interested parties, and the applicant. The goal is to create a greater sense of working together for projects on sites that have been identified by the community for development.

FINAL THOUGHTS

- ❑ Difficult decisions can be made easier with an **objective approach**.
- ❑ **Findings are the answer**. They are the relevant facts that support and explain any decision
- ❑ **Focus on the legally required process** and compilation of an informative and complete public record
- ❑ Try **divesting yourself from the desired or anticipated outcome**

Decisions

The Public Record should be clear on three points:

- ❑ Process followed.
- ❑ Relevant facts that support the decision (findings).
- ❑ Nature and content of the decision. Include specific conditions if made.

FINAL THOUGHTS

Coordination – Zoning and Planning

- opportunities and obligations
- amendment of zoning law
- SEQRA coordinated review
- Planning Board role in proactive planning
- ZBA role in identifying zoning issues that require amendment
- Building Department role in amendment
- coordination with advisory boards
- coordination with County planning

FINAL THOUGHTS

Coordination – Process

- ❑ - Building Department role – educating applicants, compliance review
- ❑ - Planning Board role – coordinating environmental review, site plan and special use review
- ❑ - ZBA role – educating applicants, coordinating referrals to PB and County
- ❑ Town Board role – referral of zoning amendments, review of code requirements and procedures for applications, Comprehensive Plan review, zoning for emerging uses, preparing for planning and zoning issues

Streamlining: the future...

NEPA
RPA
CEQR

FINAL THOUGHTS

Coordination – Process

- **Building Department role – educating applicants, compliance review**
- **Planning Board role – coordinating environmental review, site plan and special use review**
- **ZBA role – educating applicants, coordinating referrals to PB and County**
- **Town Board role – referral of zoning amendments, review of code requirements and procedures for applications, Comprehensive Plan review, zoning for emerging uses, preparing for planning and zoning issues**

Streamlining: the future...

NEPA
RPA
CEQR

FINAL THOUGHTS

NYC's Streamlined Environmental Review Process

Making environmental review more transparent and user-friendly while improving the quality of review by:

- Revising the City's [CEQR Technical Manual](#) to provide guidance for conducting CEQR analyses
- Creating new Environmental Assessment Statement (EAS) Short Form with a “check-list” format intended to simplify reporting for smaller projects.
- Revising the Full EAS Form to guide the applicant to focus on impacts requiring technical analysis to encourage “targeted” reviews and expedite analysis of non-significant impacts..
- Improving the [Mayor's Office of Environmental Coordination](#) website, adding among other things a [centralized city-wide CEQR calendar](#), a one-stop [CEQR forms page](#), and a help-line for CEQR-related questions.

NYC – Mayor's Office of Environmental Coordination

- CEQR Basics: <http://www.nyc.gov/html/oec/html/ceqr/basics.shtml>
- http://www.nyc.gov/html/oec/html/ceqr/technical_manual.shtml

FINAL THOUGHTS

NYC's Streamlined Environmental Review Process

October 8, 2012

Mayor Bloomberg and Buildings Commissioner LiMandri Announce Major Expansion of NYC Development Hub With Online Permits for Small Construction Projects and Payments for Digital Plans Now Submitted Electronically.

Crain's New York Business October 8, 2012 *Faster than a Speeding Bullet*

On October 8, 2012, Crain's New York Business profiled the NYC Development Hub, the City's new state-of-the-art plan exam review center for the facility's one year anniversary. Since opening in October 2011, the Development Hub has approved 339 new building and major construction projects, generating \$1.3 billion in estimated economic activity for the City. With the use of digital plans, these projects were approved up to 3 times faster than paper-based plans.

Crain's New York Business September 1, 2011 *City Taps New Construction-Streamlining Czar*

Commissioner Robert LiMandri appointed architect Fred S. Mosher, Jr. to the Department's newly created Deputy Commissioner of Building Development position to focus on streamlining the City's construction approval process. In the position, Deputy Commissioner Mosher will oversee the Department's entire plan-exam review and permit issuing processes.

NY1 February 22, 2011 [Quick Response \(QR\) Codes to be Added to All NYC Construction Permits](#)

Commissioner LiMandri and Deputy Mayor Goldsmith appeared on NY1's "Inside City Hall" program to discuss the City's new Quick Response (QR) Codes program. The piece highlights how the Department is using technology and placing QR codes on all NYC construction permits to allow New Yorkers to scan the codes with their smartphones and gain instant access to information about construction sites and buildings.

Recent Cases

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