



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

79-43 - Special Permit for Limited Bulk Modifications for Certain Large-scale Community Facility Developments

File generated by <https://zr.planning.nyc.gov> on 7/17/2024

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LAST AMENDED
2/2/2011

For #large-scale community facility developments# located within the boundaries of Community Districts 8 and 12 in the Borough of Manhattan, that contain #community facility# #uses# specified in Section [73-64](#) (Modifications for Community Facility Uses), the City Planning Commission may, by special permit, permit modification of regulations relating to height and setback on the periphery of the #large-scale community facility development#, #courts# and distance between windows and walls or #lot lines# not otherwise allowed in Section [79-21](#) (General Provisions). As a condition for such action, the Commission shall find that such modification:

- (a) is required in order to enable the #large-scale community facility development# to provide an essential service to the community;
- (b) will provide a more satisfactory physical relationship to the existing #buildings# which form the #large-scale community facility development#, and provide a more efficient and integrated site plan;
- (c) will better complement the existing character of the neighborhood;
- (d) will not unduly increase the #bulk# of #buildings# in any #block# to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks#; and
- (e) will not adversely affect any other #zoning lots# or #streets# outside the #large-scale community facility development# by unduly restricting access to light and air.