



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

96-40 - MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS

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LAST AMENDED

12/5/2024

For parcels within the #blocks# bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue, within a #general large-scale development# that occupies #zoning lots# on more than one #block#, the City Planning Commission may permit the modification of #open space# required pursuant to Section [23-732](#) (Floor area and open space ratios in R6 through R9 Districts), as part of a special permit, pursuant to Section [74-743](#) (Special provisions for bulk modification), provided the Commission finds that:

- (a) the amount of #open space# provided is sufficient to meet the needs of the residents of the #general large-scale development#; and
- (b) such modification results in improved site planning.