Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

File generated by https://zr.planning.nyc.gov on 10/12/2026

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

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.