



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

104-60 - MODIFICATION OF SPECIAL BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT

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LAST AMENDED
12/19/2007

The City Planning Commission may, by special permit:

- (a) modify the special height and setback requirements of Section [104-30](#) (SPECIAL HEIGHT AND SETBACK REQUIREMENTS), inclusive, provided the Commission finds that such modifications are necessary to:
 - (1) meet programmatic and mechanical requirements;
 - (2) achieve a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets#, #buildings# and properties;
 - (3) provide flexibility of architectural design and encourage more attractive #building# forms; and
 - (4) result in a #development# or #enlargement# that is compatible with #development# in the surrounding area.
- (b) permit the transfer of #floor area# from any granting site to a receiving site for a #development# that requires modification of the special height and setback requirements of Section [104-30](#), inclusive, provided the Commission finds:
 - (1) such transfer complies with the general requirements set forth in paragraphs (a), (b), (c) and (d) of Section [104-51](#);
 - (2) the distribution of #floor area# on the receiving site does not adversely affect the character of the surrounding area by unduly concentrating #floor area# in any portion of Subdistrict A; and
 - (3) where such transfer is from a granting site on Blocks A, C or D, it shall also comply with the provisions of paragraphs (b) and (c) of Section [104-52](#) (Transfer of Floor Area by Notice).

The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.