Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

86-30 - SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

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LAST AMENDED
2/2/2011

For any #zoning lot# within the #Special Forest Hills District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, other than #floor area ratio# provisions, provided the Commission shall find that such:

(a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;

(b) #use# modification will encourage a lively pedestrian environment along Austin Street;

(c) modification is the only practicable way to achieve the programmatic requirements of the development;

(d) modification will enhance the distribution of #bulk# on the #zoning lot#;

(e) modification of #bulk# will permit adequate access of light and air to surrounding #streets# and properties; and

(f) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.