**Zoning Resolution**

THE CITY OF NEW YORK
**Zohran K. Mamdani, Mayor**

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

# 126-43 - Special Permit to Modify Use or Bulk Regulations

File generated by https://zr.planning.nyc.gov on 11/4/2026

## 126-43 - Special Permit to Modify Use or Bulk Regulations

LAST AMENDED
2/2/2011

For any #zoning lot# within the #Special College Point District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission finds that such:

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

(b) #use# modification is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;

(c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot# ;

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

(e) #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.