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Reso. No. 1069 (L.U. No. 463)

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application the Council approves the Decision; and

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in Graytone is new, to be added;  
Matter in Strikeout is old, to be deleted;  
Matter in italics or within # # is defined in Section 12-10;  
\*\*\* indicate where unchanged text appears in the Zoning Resolution.

Article 11, Chapter 4  
Special Bay Ridge District

\* \* \*

114-15  
Special Permit for Development on Zoning Lots 40,000 Square Feet or Greater

For any #residential# #development# on a #zoning lot# 40,000 square feet or greater in a #Commercial District# within the Midblock Preservation Area (Area A), the City Planning Commission may permit up to the maximum #floor area ratio# of the underlying district to be applicable and may permit modification of all other #bulk# regulations provided the #development# does not exceed sixty feet in height, and provided the Commission finds that:

- (a) the proposed #development# blends harmoniously with the existing character of the neighborhood;
- (b) the modification of #lot area# requirements will not result in a density of population in the #development# that will adversely affect the surrounding area;
- (c) the proposed #development# will not adversely impact light and air to surrounding properties;

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- (d) such #bulk# modifications are necessary to construct a #development# of superior design, layout and siting than might otherwise be #developed#; and
- (e) any curb cuts are located so as to minimize pedestrian and vehicular conflicts and congestion.

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

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 10, 1999, on file in this office.

.....  
City Clerk, Clerk of Council

