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Borough President

BRONX COMMUNITY BOARD No. 10

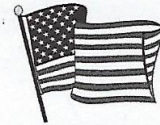
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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Housing and Zoning Committee Meeting

April 13, 2021

CISCO WEBEX Meeting

Present: L. Popovic, A. Chirico, R. Bieder, T. Accomando, C. Isales, M. Caruso, P. Cantillo, D. Krynicki, D. Prioleau, G. Havranek, M. Caruso, J. Marano, H. Acampora, N. Rosario, J. Russo, D. Prioleau

Absent: M. Johnson

Guests: C. Camillieri (NYDCP), J. Hortsman (NYCDP), C. Contino (MTA), C. Gonzalez (MTA), H. Levine

Meeting commenced at 7:30 P.M. with Pledge of Allegiance. Zoning for Accessibility was the first agenda item. It is a joint effort by NYC MTA and the Department of City Planning alongside the Mayor's Office for People with Disabilities to work with private developers on making subways more accessible for mobility impaired persons. Ms. Contino spoke about the zoning text amendment and that is two-pronged. It is a system-wide transit easement requirement and expanded transit improvement bonus. Only 136 out of 493 subway stations have elevators or are accessible. 43% of NYCT stations will be fully accessible with \$5 billion capital program. Finding space for elevator shafts remains challenging. C. Camillieri spoke of the use of easements to support spacing for ventilation structures and elevators among other things. The transit easement provision is structured within limited areas as it would be required of private development if within 50 feet of a mass transit station. Zoning districts above R5 and R5D would be eligible to apply for a transit easement. It would be required within 50 feet of a transit station depending on reaching the minimum size of 5,000 square feet in spacing. Proposed easement only stations would be Castle Hill Avenue, Westchester Square, Middletown Road, Buhre Avenue and Pelham Bay Station. Questions posed to the agencies were regarding hypothetical new buildings within the community district and if funding will always be available when an easement is being agreed upon the relevant parties. DOB approvals will not be given if a developer does not agree to the transit easement. Questions were posed on which area of the building will have the elevator. That cannot be determined hypothetically. Committee members asked what incentives are present for developers to agree to such an easement.

The next agenda item was the Citywide Hotel Text Amendment. City Planning will give a more detailed presentation in the future. There are other topics such as Open Restaurants Text Amendment and the Health and Fitness Text Amendment. The zoning change would require DCP approval or new and enlarged hotels and motels. The existing special permit provisions in M1 districts will remain in place. This discussion was just a preview before an official presentations in the coming months.

The following motion was discussed and proposed by D. Krynicki and seconded by A. Chirico.

Resolved...at the recommendation of the Housing and Zoning Committee to the Landmarks Preservation Commission objecting to the archaeological study conducted by St. Peter's Episcopal Church.

The motion passed by the following votes from A. Chirico, M. J. Musano, H. Acampora, L. Popovic, T. Accomando, G. Havranek, M. Caruso. There were "no" votes from J. Marano, R. Bieder and P. Cantillo. Board Members C. Isales and D. Prioleau were not present for the vote. Discussion ensued whether the Board had the capability to draft such a letter as no committee member is an expert on the archaeological study and its reasonings. **Due to proximity to Full Board, the resolution will be placed on May 2021 agenda as per the By-Laws.

J. Marano discussed the sale of 2800 Bruckner Boulevard. The new use of the building will include a church. District Manager Cruz mentioned that 1340 Blondell Avenue was filed. L. Popovic mentioned the de-map application of Meyers Street that will require the Committee's strict attention due to its ramifications for development.