



COMMUNITY BOARD 11
1741 COLDEN AVENUE
BRONX, NY 10462
(718) 892-6262
www.nyc.gov/bxcb11

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Land Use Committee
 May 10, 2021
 Webex Meetings

MINUTES

PRESENT: Kenneth Gelnick (Chair), Oral Selkridge (Co-chair), Valerie Babb, Joseph Bacote, John Johnson, Natali Medina and Cecilia Smoker

GUESTS: Matt Caulfield and Roxanne Delgado (members of the public), Juton Horstman and James Miraglia (New York City Planning Department) and Cate Contino (MTA)

Meeting was called to order at 7:38 p.m.

1. Elevate Transit: Zoning for Transit Accessibility Text Amendment
 The purpose of the meeting **was for an explanation of the proposed Zoning Text Amendment for people with disabilities a.k.a “Zoning for Accessibility (ZFA) Text Amendment.”**

The amendment was presented by James Miraglia and Cate Contino. The purpose of the amendment is to improve accessibility to subway stations, making stations fully accessible for persons with disabilities in the most efficient way possible, while giving incentives for owners of adjacent properties to allow certain MTA easements on their property.

Most stations were built before 1950 and many are not accessible for individuals with disabilities. The amendment details the requirements for developers and/or owners who meet the specifications in the amendment to obtain certain zoning relief benefits such as possible additional floor levels and/or added square footage to their building.

The easement certification process would allow the MTA to create an accessible structure and/or route on a property that is within the station footprint but is not owned by the MTA. The system-wide Easement Requirement in most zoning districts, is for developments on sites of at least 5,000 sq. ft. and within 50 feet of a mass transit station. Additional Zoning relief may be allowed for sites less than 5,000 Sq. Ft in an applicable zoning district that voluntarily provides easements. Further zoning modification is subject to discretionary review and approval. An additional future text amendment on other issues will be brought before the Committee.

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There was a question and answer session with the Committee, followed by a question and answer session from the public. Members of the public expressed both support and opposition to the proposed amendment.

Motion by Kenneth Gelnick, seconded by Oral Selkridge, to recommend acceptance of the proposed text amendment as explained.

UNANIMOUSLY PASSED.

Meeting adjourned at 8:30 p.m.

Minutes taken by Oral Selkridge; edited and formatted by Kenneth Gelnick and staff.