



**THE CITY OF NEW YORK  
BRONX COMMUNITY BOARD 6**

**1932 Arthur Avenue, Room 403-A, Bronx, NY 10457**

Telephone: (718) 579-6990 Fax: (718) 579-6875 Email:  
bronxcb6@bronxcb6.org

*Honorable Vanessa L. Gibson, Bronx Borough President  
Honorable Oswald Feliz, New York City Council Member*

MS. EVONNE CAPERS  
MOURE-PUNNETT  
Board Chairperson

MR. RAFAEL  
District Manager

**Housing & Land Use, Youth Committee Meeting Minutes**

Tuesday, September 19, 2023 at 6:30 PM

Committee Chair: Frank Franz

The Housing and Land Use Committee discussed the following items:

- **439 Devoe Avenue - Future rezoning**

The application has reached the Department of City Planning and the committee discussion is in anticipation of the public review process that will come before the board in the future. Per the environmental impact statement, the land was used as a manufacturing lot. As a result of industrial use, chemicals leaked into the ground.

River Garden expressed grave concerns over the building of an apartment complex on the site. The reason is that the shadows casted by the structure will make the land unusable. River Garden is a critical asset to the community, which is a known “food desert”. The garden gives away free produce and is a natural habitat for the species who reside along the Bronx River. They grow orchards and evergreens, which help alleviate the effects of the “heat island” created by concrete and asphalt.

- **1932 Arthur Avenue - Empty lot**

Several years ago DCAS came before Community Board 6 and presented two ideas for the lot, both involving the creation of a small park and parking spaces. The board voted against both proposals. DCAS then gave the lot to NYPD and since then, the quality has drastically decreased, is overgrown with weeds, and filled with rats. The previous District Manager had proposed giving the land to EDC or to a community land trust to turn into a market.

- A motion to send a letter to DCAS in reference to the depreciated lot was made by chair, seconded by Monique, and adopted unanimously.

Housing Ambassadors Program

The Housing Ambassadors program is intended to help individuals apply for housing opportunities available through HPD. The nonprofits which receive funding do not offer accurate contact information online and fail to assist people in-person. This is an issue because the individuals who need assistance are seniors who do not have access to technology or are not technologically savvy.