



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

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

Honorable Vanessa L. Gibson, Bronx Borough President

Honorable Oswald Feliz, New York City Council Member, 15th District

Telephone: (718) 579-6990 – Email: bronxcb6@bronxcb6.org – Website: nyc.gov/bxcb6

MS. EVONNE CAPERS
Board Chairperson

MR. RAFAEL MOURE-PUNNETT
District Manager

October 12, 2023

Dawn M. Pinnock
Commissioner
NYC Department of Citywide Administrative Services

This letter serves to follow up on the letter issued by Bronx Community Board 6 on May 7, 2018, to DCAS Commissioner Lisette Camilo. The Board's 2018 letter commented on DCAS's January 2018 proposal to redesign the rear empty lot of 1932 Arthur Avenue. The empty lot, facing Belmont Avenue, is currently underutilized and its physical condition has deteriorated dramatically since 2018. DCAS presented the Community Board with two options for how to utilize the lot, both proposals included parking spaces and a planted area. Bronx Community Board 6 reviewed the two proposals and voted against both on April 11, 2018. The subsequent letter asked that DCAS allow for the land to be converted to public use and proposed an RFEI or RFP to find viable alternative uses. Bronx Community Board 6 never received a response to this letter.

Despite Bronx Community Board 6's objection, it is our understanding that DCAS handed over use of the lot to NYPD, which is now parking no more than eight vehicles on the land. The Board is not aware of NYPD taking any action to maintain the lot, which is now overgrown with weeds and small trees, and littered with trash. The Board suspects the empty lot is contributing to rodent issues on Belmont Avenue, as that block of Belmont has had 23 complaints of rodent sightings in the past 3 years. There have also been five 311 complaints requesting cleaning of this empty lot. Bronx Community Board 6 sees the choice to hand over this lot to NYPD as an affront to our community – DCAS asked the community's opinion on the best use of public space and then ignored the feedback received. Before DCAS handed over the lot to NYPD, it was in far better physical condition.

Bronx Community Board 6 asks that DCAS revisit the use of this lot, with the community's interest in mind. NYPD has shown they are not willing to maintain the lot, and we believe that it would better serve the community under the control of another city agency. We ask that DCAS allow for the transfer of the lot to another agency so that an RFEI or RFP can be issued for a new use for this space.

Regards,

Evonne Capers
Chair, Bronx Community Board 6

CC: NYC Council Member Oswald Feliz



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Telephone: (718) 579-6990 Fax: (718) 579-6875 Email: Bronxcb6@bronxcb6.org

Honorable Ruben Diaz Jr., Bronx Borough President

MS. WENDY RODRIGUEZ
Board Chairperson

MR. JOHN SANCHEZ
District Manager

May 7, 2018

Commissioner Lisette Camilo
NYC Department of Citywide Administrative Services
One Centre Street, 17th Floor South
New York, NY 10007

Dear Commissioner Camilo,

Bronx Community Board 6 has the pleasure of being located in the Bergen Building at 1932 Arthur Avenue and we thank your staff for maintaining its cleanliness and our staff's security. There is a vacant parcel of land behind the community board office that is owned by DCAS which has been vacant for at least two decades. We wish to see it developed for the community's recreational use.

I met with your staff in January 2018 along with the offices of Councilmember Salamanca Jr. and Assemblymember Blake to discuss how the site can be best used for the neighboring community. On February 28th, 2018 we were presented with two renderings that included parking spaces, reserved exclusively for city employees, surrounding land for a park. This is despite the fact that there are two parking lots nearby located at 4255 Third Ave (Block 3043, Lot 67) and 656 East 176th Street (Block 2945, Lot 34). Although we understand the plight of a lack of parking city wide, Bronx Community Board #6 does not support creating parking spaces at this location, especially parking that is exclusively for city employees. This project does not demonstrate effective land use planning and we know that there is a greater potential use for this site.

There are several ideas for the space that are possible. One is for the space to be used as a public plaza or open air healthy food marketplace, similar to La Marqueta in East Harlem. We have also met with play:groundNYC which has an adventure playground in Governor's Island. They've been awarded \$5,000 to use towards the creation of an adventure playground at this vacant lot and this is an option that should also be explored.

We request that you meet with us to discuss a plan for releasing a RFEI or RFP for the site to help field the best ideas for the space which can benefit our neighborhood. This vacant land represents a blank city-owned canvas and is a rare opportunity to develop city land for a unique use that benefits the one of the most underserved communities in our city. We ask that you help us reimagine what this vacant lot can become, and work with us to ensure that the lot's transformation aids our neighborhood's continued revitalization.

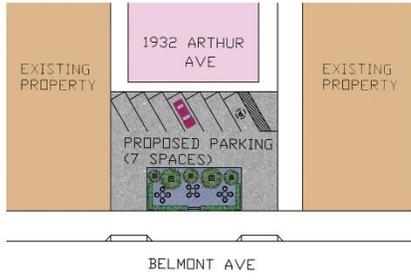
Sincerely,

John Sanchez
District Manager

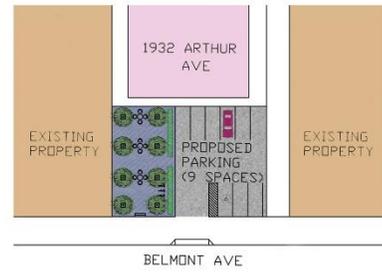
**c: Councilmember Rafael Salamanca Jr.
Assemblymember Michael A. Blake
Files**

*Honorable Ritchie Torres,
City Council Member, 15th Council District*

*Honorable Rafael Salamanca,
City Council Member, 17th Council District*



OPTION 1



OPTION 2



**1932 ARTHUR AVENUE BRONX, NY
PARKING & COMMUNITY PARK PROPOSAL**