



**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

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MS. EVONNE CAPERS
Board Chairperson

MR. RAFAEL MOURE-PUNNETT
District Manager

November 14, 2023

Benjamin Atkins
Devoe ASP LLC
Abingdon Square Partners

Bronx Community Board 6 is aware of a proposed rezoning at 439 Devoe Avenue and has reviewed the Environmental Assessment Statement conducted for the rezoning. The Board has several concerns about the environmental impact and believes these issues make the rezoning untenable to move forward. First, the proposed building would cast a shadow over River Garden, blocking direct sunlight over most of the garden for most of the year. This would dramatically inhibit the garden's ability to operate and serve as a vibrant community location. In addition, the board is aware of chemicals found in the grounds below the lot due to its prior industrial use. The EAS documented levels of chromium, copper, lead, zinc VOCs, and SVOCs that exceed state mandated clean up objectives. The board is concerned about the potential for these chemicals to leak into the Bronx River if a construction project were to begin.

The Community Board has raised concerns about the negative effects of this proposed project to NYC Council Member Oswald Feliz, who has expressed similar concerns with the proposed project. As you are aware, the lot is currently zoned for manufacturing and would require a rezoning to become a residential building.

Bronx Community Board 6 proposes that this lot be sold to the city to convert into parkland and possibly expand River Garden. This lot is an ideal location to increase public access to the Bronx River. We ask that you consider this as a possible solution to this lot otherwise languishing as undeveloped land for several more years. The Board is happy to begin conversations with NYC Parks Department to propose the purchase. The Board also asks for clarification on the future plans for the other adjacent lots on Devoe Avenue owned by Abingdon Square Partners.

Regards,

Evonne Capers
Chair
Bronx Community Board 6