



**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

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Oswald Feliz
New York City Council Member
District 15, Bronx

Paul Philps
Bronx Borough Director
Department of City Planning

Bronx Community Board 6 asks that Council Member Feliz submit the West Farms manufacturing district for a neighborhood study with the Department of City Planning, in anticipation of a rezoning. The manufacturing district holds hundreds of units of housing, as they were built before the area was zoned. This leads to complications for property owners who attempt to get building permits and must get waivers to do work. While some property owners are able to maneuver this process, others have not, leading to the loss of housing in the area with houses being replaced by manufacturing facilities. This has led to both the loss of housing in the neighborhood, as well as conflicts in the land use - with auto shops and tow companies on the same block as residential homes, taking up parking spaces and causing noise pollution.

We ask that this area be rezoned as a residential area, potentially with commercial overlays on the streets where commercial uses are already in place. This will facilitate the slow transition of manufacturing uses (like auto shops) to slowly convert back into housing if and when they go out of business. In order to facilitate this rezoning, the Department of City Planning has indicated that a neighborhood study is a requisite first step. The Board may advocate for particular zoning densities later this fall for the area in question.

Regards,

Evonne Capers
Chair
Bronx Community Board 6