



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

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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 19, 2025

Oswald Feliz
Council Member
District 15, Bronx
New York City Council

Paul Philps
Bronx Borough Commissioner
NYC Department of City Planning

Bronx Community Board 6 would like to provide input on the initial planning stage of the Park Avenue Neighborhood Study. The Board would like to highlight the need to include the Third Avenue manufacturing zone, which runs from East 188th Street to East 184th street. This industrial zone is home to numerous auto shops who double park cars on Third Avenue and park cars on the sidewalks. These shops then slow down the BX15 bus, the north-south public transit connector for Third Avenue in the Bronx. This manufacturing zone cuts diagonally through the middle of blocks between Bathgate and Lorillard Place, leading to incongruous land uses (manufacturing and housing) on the same streets. This area is adjacent to Fordham Plaza, where there has been recent high rise housing development: (4697 Third Avenue, 4724 Third Avenue) and the longstanding Fordham Towers (480 East 188th Street). This area seems appropriate for a residential rezoning, as it is connected to transit through the buses routed both in Fordham Plaza and on Fordham Road, and the MetroNorth railway.

A 2010 DCP [proposal](#) to rezone this area included the Third Avenue section we are recommending. If this area is not included in the Park Avenue study, it will likely take years for this request to be fulfilled and this small Third Avenue section would likely still be a lower priority for Community Board 6 than the West Farms Neighborhood Study we requested earlier this year, which is actively causing the loss of houses in West Farms.

Bronx Community Board 6 would also like to comment on the inclusion of the Bathgate Industrial Business Zone in the proposed study area. South of the Cross Bronx Expressway, the entire manufacturing zone east of Washington Avenue is owned by DCAS. The residential uses in the Bathgate manufacturing zone are only between Anthony Ave and Washington Ave. There are very few houses and buildings south of the Cross Bronx Expressway in the manufacturing zone, and new housing built here would be isolated with parks on either side (and no bus connection to the subway).

If DCP has concerns with the land use in the Bathgate IBZ, should those concerns not be raised directly to DCAS or EDC? It is unclear why a rezoning would be needed in this area to resolve land use issues. In the draft report of the Industrial Plan created by DCP, released this fall, there was reference to the need to support the IBZ's through policy and the continued mayoral support for not rezoning them into residential use. If the Bathgate IBZ is an exception to that recommendation, we would like to hear from DCP and EDC as to why.

Regards,

A handwritten signature in cursive script, appearing to read "Evonne Capers".

Evonne Capers

Chair

Bronx Community Board 6