

BRONX COMMUNITY BOARD NO. 8
MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE MEETING
HELD ON January 5, 2012
AT the Board Office
5676 Riverdale Avenue, Suite 100, Bronx, New York 10471

PRESENT

Sergio Villaverde
Sylvia Alexander
Brendan Contant
Edward Corcino
Gregoria Feliciano
Maria Khury
Amy Moore
Robert Press
Xaxia N. Sanchez
Ari A. Spett
Hon. Jeffrey Dinowitz
Randi Martos
Paul Moore
Andrew Sandler
Tracy Shelton
Brendan McHugh
Paul Moore
Arbort Robinson
Peter Stand
Cori Worchel

AFFILIATION

Cmte. Chair, CB8
CB8
CB8
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CB8
CB8
CB8
CB8
CB8
NYS Assemblyman
NYS Assemblyman Dinowitz' Ofc.
KRVCDC
rep. Councilman Koppell
KRVCDC
Riverdale Review
KRVCDC
Renaissance Merchant Service
KRVCDC
KRVCDC

Meeting was called to order at 7:45 PM by Chairman Sergio Villaverde.

I. Chair Villaverde asked if everyone received the December minutes and January meeting agenda and made a motion to adopt, seconded by S. Alexander after acknowledging BXC8, Vice Chair Khury's comment that the Economic Development meeting attendance sheet did not reflect all the businesses that were present at the December meeting. The minutes were unanimously approved with the notation mentioned.

II. Businesses as Good Neighbors

The Chair raised suggestions on 2nd agenda item, highlighting the commonalities between the Public Safety committee and the Economic Development Committee. Chair asked committee members to volunteer to participate in both the Public Safety Committee and report incidences that affect both committees. Further consideration and discussion will be explored. Incidences of disturbances at local businesses were discussed, and the Chair stated that further inquiries into the actual details are needed. E. Corcino, CB8 EDC member designated representative to Public Safety Committee.

III. West 230th Project

Chair asked M. Khury for any updates on meetings with EDC. Vice Chair M. Khury stated that EDC is considering a few proposals for both mixed use and commercial only development. EDC presentation was presented without identifying contractors. She indicated that at the meetings the Board chair and she raised concerns with regard to traffic in the area, parking, etc. She indicated that her recommendation was to support bringing businesses that will enhance other businesses in the area. Then M. Khury asked Ari Spett to provide general lot dimensions. Chair Villaverde requested committee members input in terms of scope of project that best suits the needs of the community; residential, commercial or mixed use.

Assemblyman Dinowitz provided a historical perspective of the proposed development projects of this site since 2001. He stated that the Broadway corridor from West 225th Street to West 238th Street, with the goal of revitalizing the area, during which time EDC had development plans that included the Stella D'Oro site. He urged the committee members to support a commercial project because it would enhance the currently existing businesses and given the current housing stock in the area. He encouraged the committee to support commercial development at this site, as agreed by all the other elected officials of the district. He suggested a resolution be introduced.

Other commentaries included a detailed argument in favor of a residential project by members of the community in attendance including a gentleman who identified himself as a contractor/architect with Kingsbridge Riverdale Development Corporation. There was support for mixed use as a good project for the community because it creates: increase street safety, housing for middle income families, and economic growth. Board member, Ms. Amy Moore stated that she supports a mixed use with some residential units.

KINGSBRIDGE RIVERDALE VAN CORTLANDT DEVELOPMENT CORPORATION (KRVDC) Director, Tracy Shelton stated she supports a Community Liaison on this project, stating that it is a good idea that someone reports the progress of the project to the community and brings to the contractor any community concerns.

Other individuals raised issues of concerns if residential units are included in the project; i.e. the exhaustion of current municipal services/resources, schools at or over capacity levels, lack of parking, area not environmentally conducive to a good quality of life given the highway traffic and other traffic issues.

Several attendees expressed their concern that EDC has not presented the proposals being considered so that they receive community feedback. An exhaustive community discussion was held on the topic.

The question was raised as to KRVDC's interest in the project. Ms. Shelton stated that KRVDC did have a connection to one of the bidders. A concern was raised that KRVDC did not disclose this at the outset of the discussion.

A. Spett called the question, seconded by B. Press, for the creation of a resolution to EDC which supports a development project at the W. 230th Street site that does NOT INCLUDE RESIDENTIAL UNITS.

VOTE RESULTS:

5 IN FAVOR- R. PRESS, E. CORCINO, A. SPETT, S. ALEXANDER, S. VILLAVERDE

1 OPPOSED- B. CONTANT

2 ABSTENTIONS - M. KHURY, X. SANCHEZ

IV. New Business

Chairman Villaverde shared his interest in informing Governor Cuomo that the Community Board 8 community is interested in his Capitol Plan. No other new business.

Meeting adjourned @ 8:55PM.