



**COMMUNITY BOARD 11**  
**1741 COLDEN AVENUE**  
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*Borough President Ruben Diaz Jr.*  
*Chairman Albert D'Angelo*  
*District Manager Jeremy H. Warneke*

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**November 21, 2019 District Manager's Report**

Following our full board meeting in October, I made quite a few site visits, not all of which will be 'cited' here. The result of some of those visits led me to request the DOT repaint the pavement markings on the Pelham Parkway eastern-bound main road. I also checked on our mural on East Tremont Avenue and Adams Street. It remains graffiti free. Thanks goes to Council Member Torres/his office for having Fedcap remove the longstanding graffiti along the MTA wall on Morris Park Avenue between Garfield Street and East 180<sup>th</sup>. The old mattress factory on Van Buren Street is still closed, but I had an intern put in a complaint for a condition conducive to rodents. On East Tremont, I called Board 9 about their side of the street and the double-parked vehicles that were clogging traffic. Lastly, I called Sanitation about the loose litter and rubbish on Tremont north of St. Lawrence Avenue.

In early November, our Chairman Al D'Angelo and I stopped by Hertz Rental Car on Stillwell Avenue, which resulted in the following letter which was sent to Hertz's corporate office on November 13:

To Whom It May Concern:

Please be aware that my office has received complaints from several individuals about parking by your company's office located at 1539 Stillwell Avenue, Bronx, NY, which has been storing anywhere from 10 to 20 vehicles of a commercial nature on the residential side of Stillwell Avenue north of Pelham Parkway. This part of Stillwell Avenue, the 1700 to 1800-block, is lined by one not-for-profit, United Cerebral Palsy, on one side of the street, and approximately 23 one to two family homes and not-for-profits on the other.

Last week, I visited 1539 Stillwell Avenue and spoke to the office manager, advising her that in the City of New York, it is illegal to park any vehicle on a public street for more than seven days at a time. The location manager seemed surprised by this and did not deny parking your company's vehicles in this part of Community Board 11. Please be aware that it is also illegal to park commercial vehicles on residential streets.

Prior to my visit to 1539 Stillwell Avenue, the commander of the 49<sup>th</sup> NYPD Precinct confirmed the identity of the vehicles parked on the residential side of Stillwell Avenue as belonging to Hertz.

Your response is greatly appreciated.

Sincerely,

Jeremy Warneke

Cc: 49<sup>th</sup> NYPD Precinct  
Hertz Rental Car, 1539 Stillwell Avenue  
CB11 elected officials

No response from Hertz yet, though Council Member Gjonaj did tell me that the owner of the location on Stillwell will be reaching out to me.

Following a site visit sometime in April or March of this year, I notified the Parks Department about a terrible litter and garbage condition at the northeast corner of Morris Park and East Tremont Avenues. The Parks Department eventually took responsibility for the issue and sent me the following email and photos:

Yesterday (Nov 5), we cleaned out the two fenced properties on either side of the Bronx River Parkway overpass at the above mentioned location.

It has been a while since we attended to these, and they were worse than we realized after getting into the site. We will attend to these more often going forward. They will continue to be fenced off.

This summarizes what we pulled out of this site:

- Approximately 100 full garbage bags of litter
- 1 bed
- 6 chairs
- 16 crates of junk
- A car axel and various car parts
- 12 full tarps of leaves and debris mixed

This is an example of how illegal dumping of trash on our properties is one of our biggest challenges. This operation also kept all our staff and our only garbage truck at this location for the entire day, preventing us from servicing other parks in the district. We will be able to catch up today as it is slower than during the summer.

Let me know if you have any further questions.



You may recall that at the April Leadership Committee meeting, I got complaints/inquiries about the following temporary boiler at 2225 Lodovick Avenue:



The temp boiler has been here on the street for way too long, years. At my last District Service Cabinet meeting, I requested State Assembly Member Fernandez's Office's help in pushing for a resolution.

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As an addendum to this report, I'm sharing with the Board (in your packets) and with public (via our website) our Budget Priority submissions for next fiscal year and a flyer I received from the City Conflicts of Interest Board training I attended earlier this week.

The training I attended was put on by the Bronx Borough President's Office down at Borough Hall. It was open to all twelve Bronx community board officers and district managers. The primary thing of note I got from the training was regarding the City Council allocation to our Board's FY2020 budget. Basically, if you're a member of the board and you sit on a not-for-profit that is requesting a part of the \$42,500 allocation be used for the not-for-profit's purposes, you need to get a written waiver from the City Conflicts of Interest Board before I personally sign off on anything. In other words, if this concerns you, please call (212) 442-1400 between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, and ask to speak to a Conflicts of Interest attorney.

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A member of our board believes in killing less trees, time and energy by not having the staff print out so much material for full board meetings. So, for at least

one member of the board, I'm not printing anything off that cannot be found online. If anyone is interested in following suit, please let the Office staff know.

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I was happy to see a lot of you at the Veterans Day ceremonies at Peace Plaza and Van Nest Memorial. I was a little disappointed in the turnout. Considering the good weather, I was surprised more people did not show up. Memorial Day ceremonies usually take place at these locations on Memorial Day. Please consider going or asking Bernadette, Silvio or me for more information. As stated last month, one of our current interns sang at both events.

On a personal note, this Veterans Day is the first time my children have been to the Van Nest Playground, and while I usually take them to Loreto Playground, I was genuinely impressed by what Van Nest has to offer. Kudos to the Van Nest community for making the playground and memorial what they are.

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An email I had sent to those who provided us with their email addresses at the November 7, 2019 town hall:

To those who attended or attempted to attend CB11's town hall meeting last week:

Thank you!

I understand that not everyone got to come inside the school and hear what was said let alone speak. I myself didn't hear much of what was said because we clearly were not expecting a crowd of such magnitude.

As I informed some of you, I have been in my position as District Manager for eight going on nine years. Another member of the staff has been working for the Board for 39 going on 40 years, and between us both, we never have come close to witnessing a meeting of this size before.

Based on our sign in sheets, we had approximately 21 board members present, 1 staff member, 10 elected officials/ reps, the owner of Exit Realty, and 600 members of the public. In reality, we probably had 700 members of the public because not everyone got a chance to sign in or not everyone took the time to.

Either way, your participation was a clear message that you are interested in or concerned about the proposed drug treatment facility by Carnegie Hill Institute. (Most people seemed to have been against the proposal. Please be aware that to my knowledge, the proposed facility was not a proposed methadone clinic, and that since September, CB11 has had no meaningful contact with Carnegie Hill, although we have done our part to reach out to them.)

Next steps, what was said last week, or what you should know:

If you're not already aware, Council Member Gjonaj, Assembly Member Fernandez, State Senator Biaggi and representatives from Alexandria Ocasio-Cortez and Council Member Torres's Office were present last week, and the electeds were receptive to some of the ideas proposed.

Assembly Member Fernandez's statement on 2500 Williamsbridge Road:  
[https://facebook.com/story.php?story\\_fbid=521430525255200&id=184285082303081](https://facebook.com/story.php?story_fbid=521430525255200&id=184285082303081)

In early October, I had sent Assembly Member Fernandez the following email:

Thank you for taking the time out of your busy schedule to stop by the CB11 Office last week to chat with us about 2500 Williamsbridge Road.

As discussed, it has come to my attention that the notification process for proposed drug treatment facilities in New York State could be improved. According to the State [Office of Addiction Services and Supports (OASAS)], there is no timeline requirement for proposed facilities to notify the public.

You may recall me mentioning that the State Liquor Authority (SLA) requires liquor license on-premise consumption applicants to notify the municipality or community board in which their establishment resides thirty days in advance of applying for or renewing their license. Additionally, the SLA has its own [Standardized NOTICE FORM](#) for applicants, which may be a good model for drug treatments facilities.

Can something be proposed legislatively to require drug treatment facilities to notify municipalities or community boards at least thirty days in advance of their intentions? Just to be clear, because someone has already raised a concern about this question: this is not asking the State to cede its approval power to local governments. Often, community boards object to liquor license applications, but more often than not, the State approves the applications over our objections.

Lastly, if you are not already aware, Community Board 11 voted at its September 2019 full board meeting to send you, and our other elected officials (Cc'ing them/their offices), written correspondence objecting to a drug treatment facility at 2500 Williamsbridge Road as currently proposed by Carnegie Hill Institute. Among the thirty-three members present, all but one voted in favor of this motion. The one member not in favor abstained from voting.

Some of the reasons for the Board's objection were provided to you in a previously sent letter to Exit Realty, the copy of which you should have received, but in case you didn't, I'm attaching that letter to this email.

This OASAS notification problem/concern has also been brought to Assembly Member Benedetto's attention, and it was discussed last night at CB11's Health and Social Services Committee meeting.

Some of you expressed interest in future notifications from Community Board 11. If you'd like to be added to my public email distribution list, please let me know. Otherwise, please peruse the CB11 [website](#) and/or follow my primary social media page: <https://www.facebook.com/BxCB11DM/>.

Lastly, Council Member Gjonaj, Assembly Member Fernandez and State Senator Biaggi are also interested in keeping you apprised of what's happening from their standpoint. If you would like us to forward your contact info onto their offices and have not already told us, please do.