



COMMUNITY BOARD 11
1741 COLDEN AVENUE
BRONX, NY 10462
(718) 892-6262
www.nyc.gov/bxcb11

Borough President Ruben Diaz Jr.
Chairman Albert D'Angelo
District Manager Jeremy H. Warneke

COMMITTEES

Leadership

Community Development & Budget Priorities

Economic Development

Education, Culture & Youth Services

Ethics & Disciplinary

Health & Social Services

Housing

Land Use

Parks & Recreation

Public Safety

Sanitation & Environmental Protection

Transportation

Full Board
October 28, 2021
Webex Meetings

MINUTES

The meeting was called to order at 7:07 p.m.

1. Pledge of Allegiance
2. Moment of silence for our fallen first responders, medical and military service personnel, all of victims of COVID-19, and all victims of racial unrest in the United States
3. Chairman's Report
 - a. Attendance
Albert D'Angelo informed committee chairs that if a member is consistently not attending meetings to notify him and he will remove them from the committee. Committee members must notify the chair of the committee if they cannot attend their meeting. Five absences from Full Board and/or committee meetings and may result in a member's removal the Community Board.
4. Treasurer's Report
Veronica Castro said her report will be sent out once finalized. Anyone with questions should contact her after the meeting.
5. Secretary's Report
Motion by Hazel Miura, seconded by Shradhanand Pirtam, that the September 30, 2021 minutes be accepted, as drafted.
UNANIMOUSLY PASSED.
6. District Manager Report District Manager's Report
 - a. Fund for the City of New York Community Planning Fellows: Joelle Miller and Kiara Santiago
Jeremy made mention of the two planning fellows and other issues.
7. Committee Reports
 - a. Economic Development
 - i. Motion to send an email of NO OBJECTION to the New York SLA (State Liquor Authority) for the following liquor license renewals:

To request any special accommodations, please call us at (718) 892-6262 at least 72 hours prior to the meeting or event.



1. Golden Eagle Restaurant, Inc., 975 Morris Park Av:
LWB (Liquor, Wine & Beer)
2. Roc Roc Corp., d/b/a Burger Time, 1080 Morris
Park Ave: LWB
3. La Perla Mixteca Restaurant Corp., 2819 White
Plains Rd: LWB

PASSED with 2 ABSTENTIONS (S. Al-Silwi and Y. Obeid).

b. Land Use

- i. Motion to send an email of NO OBJECTION regarding the following Board of Standards and Appeals applications:
 1. 65-11-BZ (Planet Fitness, 1750 East Gun Hill Road)
 2. 9-11-BZ II (Planet Fitness, 2129 White Plains Road)

UNANIMOUSLY PASSED.

- ii. ULURP N 210434 ZRY (City Wide Text Amendment on Sidewalk Café Regulations)

After much discussion, the issue was tabled.

c. Health & Social Services

Sandra Unger reported that the minutes had been submitted.

d. Housing

Hazel stated that the committee met to discuss the proposed homeless shelter at 2044 Poplar Street. Minutes will be sent out.

e. Education & Culture

Bernadette spoke about the Youth Leadership Award, applications for which are due tomorrow at 5:00 p.m.

Jeremy explained where the application can be found and eligibility.

8. Gallery Session

- a. Miranda Goodwin Raab, New York State Independent Redistricting Commission, spoke about upcoming hearings to solicit input.

b. Kutty Bar & Lounge Complaints

- i. Kathryn Gilbert, CB11 resident, spoke about noise coming from establishment
- ii. Angelina Lulgjurovic, CB11 property owner, spoke about numerous 311 complaints and losing tenants due to the noise. She stated that Kathryn has videos that show the noise and that the establishment is open until 4:45 a.m. with double and triple parking.

Motion by Joanne Rubino, seconded by Joseph Thompson, to send an email of OBJECTION for Kutty Bar & Lounge, 2525 Boston Road.

PASSED with 9 ABSTEINTIONS (S. Al-Silwi, C. Amato, C. Contreras, A. Francis, Rabbi M. Fuchs, M. Gray, N. Pemberton, J. Randall, and K. Ramsey)

Joe reported that they will meet with the owners and if they are agreeable to the changes requested, we will send another email to the SLA.

- c. Esmeralda Casado, Owner of El Sason De mi Abuela Corp., 500 Morris Park Av: LWB
Ms. Casado spoke through an interpreter.
CB11 Community Coordinator Chris Kirka explained the concerns of board members regarding hours of operation, what the law allows, and that if Ms. Casado agreed to a stipulation of closing down weekdays at 12 a.m. and weekends at 1 a.m., it would be sent to the SLA and be binding.
Ms. Casado verbally agreed to this stipulation and the following: the establishment will have no pool table and the street facing windows will not be obscured/blocked.
Motion by Joanne Rubino, seconded by Shradhanand Pirtam, that Community Board 11 enter into a written stipulation agreement with Ms. Casado.

PASSED with 4 OBJECTIONS (D. Kawalick, Y. Obeid, A. Siegel and S. Unger) and 3 ABSTENTIONS (E. Blitzler, D. Boahen and C. Contreras).

- d. Roxanne Delgado, CB11 resident, spoke about a news article and the need for public input before the Board takes a vote. She also stated that the information given on Mother Teresa Plaza was misrepresented
 - e. Dawn Holloway, Morris Park Library Manager, gave updates and stated that Library is fully open. Allerton branch was flooded and has no programs currently
 - f. Robert Press, CB 11 resident, claimed that stipulation agreements must be the same for all bars and that the Board needs to resurrect the Pelham Parkway Task Force meetings
9. Elected Official
- a. Ish Gonzalez, Bronx Borough President's Office, stated that his office's monthly report was sent to the CB11 Office and made mention of new board member orientation
 - b. Farrah Rubin, Councilman Gjonaj's office, announced upcoming events
 - c. Jahmal Yapp, Councilman Riley's Office, announced upcoming events and that their office is open by appointment only
 - d. Christina Calderon, Bronx District Attorney's Office, announced upcoming events
 - e. Angelica Ramon, Congresswoman Ocasio-Cortez's Office, announced upcoming events and stated that Daisy Nuñez will now be the representative to the Board

- f. Jessie Lerer, Congressman Bowman’s Office, stated that their office is open by appointment, and he spoke about the Build Back Better Act
- g. Jordan Jones, Senator Biaggi’s Office, spoke about early voting, services available through FEMA, bills signed and upcoming events
- h. Maria Parubi, Assembly Member Fernandez’s Office, announced upcoming events and that she was leaving the Assemblywoman’s Office

10. New Business

Edith Blitzler, Veronica and Bernadette announced upcoming events. Discussion took place regarding the proposed shelter on White Plains Road.

Debby Kawalick asked about the repaving of Esplanade.

Jeremy reported that he spoke with Joanna Rojas and he suggested that Debby reach out to the elected officials.

11. Adjournment

Motion by Shradhanand Pirtam, seconded by Bernadette, that the meeting be adjourned.

UNANIMOUSLY PASSED.

Meeting Adjourned at 9:24 p.m.

Minutes by staff, approved by Secretary Miura.