



**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*

District Manager's Report  
 December 2021

**From:** Warneke, Jeremy (CB)  
**Sent:** Tuesday, December 14, 2021 11:53 AM  
**Cc:** Lasky, Harriet (CB) <hlasky@cb.nyc.gov>; Kirka, Chris (CB) <ckirka@cb.nyc.gov>  
**Subject:** Community Board websites...

Bonjour, Board Members:

It was brought to my attention not too long ago that some of you forgot about a document I created in November of last year, which reflects some of the different ways in which community boards operate. That document, [Community Board Websites Citywide](#), shows that not all community boards have (nor are they required to have) a nyc.gov website.

This fact is reinforced by the Comptroller's recent audit of all 59 community boards. On page 21 of the [attached draft report for the 12 Bronx boards](#), for example, is the following statement: "Bronx Community Boards #2 and #6 both utilize website platforms provided by outside vendors[...]."

Although we got banged on a couple of items in this audit, we did pretty well overall, it seems. For example: out of the 150 website accessibility and contrast errors the Comptroller's Office found for the 12 Bronx boards, our Board had zero errors (see "Table VII" on page 22). This is not to say we don't have any website errors at all. When a member of the public emailed me late last month asking for 2017 Full Board meeting minutes, I was reminded of a few matters of unfinished business (in addition to other things, which have since been brought to my attention). If you're interested, I can:

- 1) Bring any of these unresolved items to your attention
- 2) Go ahead and make some of the simple corrections on behalf of the Board,  
or
- 3) Leave the matters alone

I think it's worth noting the following statement on page 18 of the audit report: "Chapter 70, Section 2800(d)(22) of the City Charter requires Community Boards to maintain a website '[w]ith assistance and support from the department of information technology and telecommunications [DoITT] . . . that provides adequate public notice of upcoming meetings . . . and contact information for the

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board.”” This website requirement for community boards didn’t take effect until 2019, i.e. more than 12 years since the first nyc.gov website appeared for a community board.

(If you’re interested: in 2013, I stumbled upon the creation dates and times of every community board’s first nyc.gov website, eventually sharing this information with the Board. If you weren’t a member back then, you may want to check out the [second](#) and [third](#) attachments. FYI: we, CB11, are currently utilizing our second nyc.gov website.)

Lastly, I think ‘Table II: Total Staffing Level for Each Bronx Community Board’ on page 6 of the audit report is nice, but it is a bit misleading. It doesn’t account for interns, planning fellows and the like. It also doesn’t differentiate between full time and part time staffers. I can go into detail on why this matters, if necessary. Otherwise, I asked the Comptroller’s Office if a footnote, description or something of the sorts can be added to the report to help minimize misperceptions, which may result from this table.

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On December 16, I received the following email from the Comptroller’s Office:

In connection with our audits, the Manhattan Community Boards recently sought and obtained additional guidance from the New York City Law Department on meetings and public hearings and broadcasting and cablecasting. We are sharing this guidance with you since it relates to all Community Boards.

The guidance from the Law Department is being shared as the fourth [addendum](#) to this report, and my formal response to the Comptroller’s audit is the fifth [addendum](#).

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In November, I received the following email from the Bronx Borough President’s Office:

The NYPD has implemented a new program, Commanding Officer Appointment Program (COAP), that allows for community input in the selection of precinct commanders once a vacancy occurs at a Precinct or a PSA is announced. A vacancy has been announced for the 49th Precinct. The Borough President has been asked to create the panels or committees to assist in the selection of the next precinct commander.

You have been selected to participate in the committee due to the role you play as a leader within the confines of the 49.

The committee is made up of 8-9 members and will need to be cleared by NYPD. Once the committee is complete, interviews will take place in person. They require 4 hours as they usually have 4 candidates allowing for an hour each. The interviews will take place no later than December 9th, 2021 between the hours of 12pm and 4pm. The date for the 49 candidates is December 8, 12pm. Transportation will be provided to and from 1 Police Plaza [1PP].

You may have heard about this pilot program because of [this](#) and/or other news articles.

On December 8, the 49 Precinct Commander Committee interviewed five candidates, all of which were outstanding. Unfortunately, however, I received this email on December 16 from 1PP:

Due to the transition in leadership within the New York City Police Department, all operations related to the Commanding Officer Assignment Pilot Program have been postponed. Unfortunately all operations include the selection of a new commanding officer for the 49 Precinct. An email notification will be sent when the program resumes.

My response:

Thanks for your email. Please let whomever know that regardless of who is selected to become the next 49 Precinct Commander, I think the Commanding Officer Assignment Pilot Program was a great idea and experience.

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**From:** O'Donnell, Joseph  
**Sent:** Wednesday, December 15, 2021 3:16 PM  
**To:** Warneke, Jeremy (CB) <[jwarneke@cb.nyc.gov](mailto:jwarneke@cb.nyc.gov)>  
**Subject:** [EXTERNAL] FW: MTA TO AWARD CONTRACT FOR THE METRO-NORTH PENN STATION ACCESS PROJECT

Jeremy,

I trust this finds you well.

I wanted to touch base with you, and Community Board 11, as you have likely heard a lot about Penn Station Access in the news of late.

Earlier this week NYS Senate Majority Leader Chuck Schumer, MTA Acting President and CEO Janno Lieber and Amtrak Chairman Tony Coscia announced that a cost sharing agreement had been reached that would allow the Penn Station Access project to move forward by tapping into \$30B in federal rail account funding that is part of the recently passed infrastructure bill.

This agreement was achieved thanks to Senator Schumer's efforts, in addition to your consistent support of and advocacy for this vital equity project. Penn Station Access will build four new accessible stations in the southeastern portion of The Bronx and create a one-seat ride to Manhattan's westside central business district, and business centers in Westchester and Connecticut, making it easier to get to and from centers of employment, higher education, and health care.

The Penn Station Access project will also create a vital secondary lifeline for Metro North service and deliver significant state-of-good-repair upgrades to Amtrak's intra-city service network.

Just today, the MTA's Board approved the award of a Design Build (DB) contract to a joint venture of Halmar International, LLC/RailWorks, that will allow work to get underway in 2022.

While the timeline is, of course, still preliminary, the MTA expects to give the DB team notice to proceed by the end of the year. It will take some time for the DB to do their due diligence and advance design to such a point that they will have a more defined phasing plan/construction schedule. Residents and constituents may see some activity to advance this design, but any

sustained work is not expected to begin until the end of Q1 at best. Once underway the overall contract duration is approximately five years.

We will have a more definitive timeline after the contractor is on board and has sufficiently advanced design.

Please do not hesitate to reach out if you have any questions. It is my expectation that this is just the beginning of a more sustained dialogue over the course of this project.

Here is wishing you and yours a happy and healthy holiday season.

I look forward to speaking with you in the future.

My Best,

Joe

Joe O'Donnell  
Director of Public Affairs  
MTA Construction & Development



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In late October, I was asked by the Executive Director of the Bronx House, Howie Martin, if I could come by his facility on Veterans Day and speak to some of their children about the holiday. Prior to COVID-19, when P.S. 108 had their Veterans Day celebration in person, I would dress up in my desert camouflaged Army uniform and sometimes perform show and tell for the children. I've also previously spoken to children at the Allerton Library about being a veteran.

While I was hesitant to accept the Bronx House offer because of COVID, I did ultimately accept and am glad that I did because of how engaged and probing the children were.

A couple of photos taken by Leon Davis, the Bronx House's Senior Managing Director for Children, Youth and Family Programs & Day Camps:



A letter from Mr. Martin, thanking me for my visit, is the sixth [addendum](#) to this report.

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**From:** Warneke, Jeremy (CB)

**Sent:** Wednesday, October 20, 2021 11:51 AM

**Cc:** 'Harriet Lasky' <hlasky@cb.nyc.gov>; Kirka, Chris (CB) <ckirka@cb.nyc.gov>

**Subject:** Meeting procedures and other items

**Importance:** High

Shalom aleichem, Board Members:

It's become clear to me in recent weeks that some of you need more guidance.

The following info may be too much for you to consume in one sitting, but as most of you already know, if you have a question or don't understand anything, you can always reach out to the entire staff: Harriet, Chris and me. I also recommend you speak to your fellow board members and check out the governance page of the CB11 website: [Governance - Bronx Community Board 11 \(nyc.gov\)](#). Look at our bylaws (which need updating) and the handbook for community board members (they're both hyperlinked on the governance page).

Motions. What are motions? Motions are how the Board officially decides and deliberates on issues. With limited exceptions, a motion can be made by any committee member in a committee meeting or any board member at a Full Board meeting. All motions at need to be seconded to be live/valid, except for motions at Full Board meetings which originate from a committee, i.e. the motion was approved in committee first. Once the motion is live, it is up for discussion. Following discussion, board members can vote in favor of the motion, they can object/vote against it, or they can abstain, i.e. vote neither in favor nor against the motion.

If any board member has a legal conflict of interest, they should recuse themselves, i.e. not vote. The board members' recusal will not count negatively against the motion. There are exceptions to the following, but **under most circumstances, a majority of voting members present need to vote in favor of a live motion for it to carry/pass**. Members who abstain from voting on a topic such as a liquor license applications for religious reasons (e.g. a board member who may be personally opposed to alcohol), those abstentions are not recusals. According to the City Conflicts of Interest Board, recusals are saved only for legal limitations on one's individual vote.

When you vote on motions at Full Board meetings aka general meetings—ideally—the motions have already been voted on and approved in committee first. If a motion was tabled or failed to be approved in committee, it can still be brought to the attention of the Full Board, but unless the issue is of major importance, it really should not be. The majority of work should be handled in committee first, and anyone interested in what happened during any sub-meeting of the Community Board should privately speak to the members of the sub-body, the CB11 staff and/or request the meeting recording and/or minutes (if available), so as not to waste anyone's time at our Full Board meetings. Many complain that our Full Board meetings are long enough, and arguably, they are (although in the early days of the Board, they were actually much much longer).

As previously shared in another email or emails, current speaking procedures for our Full Board meetings can be found on this page: [Request Speaking Time - Bronx Community Board 11 \(nyc.gov\)](#). As well as on our agendas page: [Agendas - Bronx Community Board 11 \(nyc.gov\)](#).

The agendas are where you can also find our log on info for the remote meetings.

Lastly, as I advise most new members, if you see something, say something. There is a caveat to this however. If you think the Community Board should be doing this or that and you know for a fact that it already isn't (double check), it is incumbent upon you as a board member to try and make it happen. If you're unsure of how to make something happen, ask the staff for assistance, and we'll do our best to assist you.

**From:** Warneke, Jeremy (CB)  
**Sent:** Thursday, October 14, 2021 9:51 AM  
**To:** BxCB11 Board Members  
**Cc:** 'Harriet Lasky' <hlasky@cb.nyc.gov>; Kirka, Chris (CB) <ckirka@cb.nyc.gov>; Kiara S; Joelle Miller  
**Subject:** Two planning fellows

Bonjour, Board Members:

Thanks to your colleague, Natali Medina, I applied for a Fund for the City of New York Community Planning Fellow and ended up with two: Joelle Miller and Kiara Santiago.

Both of their bios can be found [here](#). [As stated at the November 2021 Full Board meeting, Kiara had to leave the fellowship.]

Joelle will be assisting us with our Parks Department property needs and Kiara will be assisting us in revamping our generalized [Statement of Needs](#). I want to inform you sooner rather than later, since one or both of them may reach out to you before they graduate in May. They are both Cced on this email.

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**From:** Paulino, Erik  
**Sent:** Friday, October 8, 2021 1:40 PM  
**To:** Warneke, Jeremy (CB) <[jwarneke@cb.nyc.gov](mailto:jwarneke@cb.nyc.gov)>  
**Subject:** shelter notification: 2028 White Plains Road

Hello Jeremy,

I called earlier to reach you and left a voicemail. I wanted to inform you that we are siting a purpose-built shelter for 140 single adults at 2028 White Plains Road. The shelter provider is Westhab and the anticipated opening is Fall 2022.

Please find the official notification letter [attached](#). If you have any questions, please feel free to contact me.

Regards,

**Erik Paulino** | *Senior Advisor*  
Office of Intergovernmental and Legislative Affairs  
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**From:** Warneke, Jeremy (CB) <[jwarneke@cb.nyc.gov](mailto:jwarneke@cb.nyc.gov)>  
**Sent:** Thursday, July 29, 2021, 5:42 PM  
**Cc:** 'Harriet Lasky'; Kirka, Chris (CB)  
**Subject:** Announcements

Evening, Board Members:

I hope your summer is going well.

Some announcements/reminders:

1. A major supermarket in the CB11 area, Stop & Shop on Eastchester Road, informed the Office today of its decision not to renew its rental lease. They will continue operating until sometime in the spring of 2022. There are no layoffs planned. Existing employees will be given the opportunity to continue employment at other store locations. Let staff know if you have any questions.
2. Since our June Full Board meeting ended, we cannot continue with remote public meetings, i.e. quorum size elements of any committee or board meeting (Executive or Full Board for example). If board members want to meet remotely and/or privately regarding any topic, that is possible. No action can be taken in such a meeting however. The following is the maximum number of members currently legally allowed for non-public and/or remote meetings:

<b>Board/committee name</b>	<b>Maximum number of members currently legally allowed for non-public and/or remote meetings</b>
Executive	2
Full	19
Leadership	8
Community Development	2
Economic Development	3
Education	1
Ethics	3
Health	2
Housing	2
Land Use	3
Parks	2
Public Safety	2
Sanitation	1
Transportation	2

By-Laws (non-standing)	1
Equity (non-standing)	2

If this above confuses you, let staff know and we'll explain.

3. For those of you interested in being allowed to meet remotely publicly as a quorum size element, there have been some updates to this proposed legislation: <https://www.nysenate.gov/legislation/bills/2021/s7261>. State Senators Biaggi and Rivera are now co-sponsoring the bill. And on the Assembly side, Assembly Member Fernandez is a co-sponsor: <https://www.nysenate.gov/legislation/bills/2021/a8155>. The State Senate and Assembly will not be going back into session, however, until January at the earliest. So, who knows when the State's Open Meetings Law will be modernized, if at all.