



**COMMUNITY BOARD 11**  
**1741 COLDEN AVENUE**  
**BRONX, NY 10462**  
**(718) 892-6262**  
**www.nyc.gov/bronxcb11**

*Borough President Vanessa L. Gibson*  
*Chairman Yahay A. Obeid*  
*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 Meeting  
 Thursday, October 27, 2022  
 7:00 p.m.  
 Maestro’s Caterers  
 1703 Bronxdale Avenue  
 Webex Meetings  
[YouTube](#) Live

**MINUTES**

The meeting was called to order at 7:15 p.m.

1. Pledge of Allegiance
2. Moment of silence for our fallen first responders and medical and military service personnel, and to those suffering throughout the world
3. Gallery Session: *Speakers receive an initial, two (2) minutes of uninterrupted speaking time; those [registered](#) will be called upon first*
  - a. Stephen Caruso, NYC Department of Sanitation, spoke about fall leaf collections and composting opportunities
  - b. Robert Press, CB11 constituent, spoke about the Parks Department proposal, budget priorities, and other items
  - c. Just Home Initiative at Jacobi Medical Center speakers
    - i. Patti Marinello, CB11 constituent, spoke about the Fortune Society Just Home Project and that there was no data on their track record.
    - ii. Gina Caliendo, CB11 constituent, said that we never got answers to our questions
    - iii. Lisa Di Tomasso, CB11 constituent, spoke about concerns regarding inmates being placed in the community
    - iv. Kristy Marmasso, CB11 constituent, asked the Board vote no on the project
    - v. Lori Peterson, CB11 constituent, said she lives on Seminole Avenue and has concerns with the project
    - vi. Diana Finch, CB11 constituent, said the board should not vote tonight because there is missing information and the review process as well as her Ethics Committee complaint has not been addressed

Website



Website

*To request any special accommodations, please call us at (718) 892-6262 at least 72 hours prior to any Community Board 11 meeting or event.*



- Discussion on her complaint ensued.
- vii. Renata Sclavo, CB11 constituent, asked about the bidding process for the provider
  - viii. Roy Mandina, CB11 constituent, spoke about concerns of convicts being brought into the community
  - ix. Rochelle Mandina, CB11 constituent. spoke about concerns for safety and lawsuits filed against the Fortune Society
4. Elected Officials: *Elected officials receive an initial, five (5) minutes of uninterrupted speaking time, and they may respond to at most only four (4) questions or comments by board members, and only board members, without any time restrictions*
- a. City Comptroller Brad Lander spoke about working on property tax reforms which have an unfair rate for the Bronx  
Board members asked questions.
5. Gallery Session Continued
- a. Just Home Initiative at Jacobi Medical Center speakers
    - i. Irene Estrada, CB11 constituent, stated that this is the wrong location for this program
    - ii. Tamara Compass, Queens resident, spoke about immigration problems she has had and being sexually assaulted
    - iii. Roderick Compass, Queens resident, spoke about the problems he has had since renting his property to the Fortune Society  
A great deal of questions were asked of Mr. Compass.
  - b. Roxanne Delgado, CB11 constituent, spoke in favor of Just Home
  - c. Manny Martinez, Allerton Library Manager, introduced the new Pelham Parkway/Van Nest Library Manager, and talked about other items
  - d. Gene DeFrancis, Allerton International Merchants, spoke about 2712 Williamsbridge Road, among other items
  - e. Efrain Gonzalez III, CB11 constituent, spoke about no dialogue with the Fortune Society
  - f. Ronald Colancelu, CB11 constituent, spoke about not being allowed to pass out fliers on Jacobi property
  - g. Jeannine Timpone, CB11 constituent, spoke about workers at Jacobi not aware of Just Home
6. Chairman's Report
- Y. Obeid spoke about the Board's social media.  
Discussion took place.  
Motion by Y. Obeid, second by V. Castro, have a social media committee to monitor both pages.  
**UNANIMOUSLY PASSED.**  
M. Gray, D. Kawalick and J. Rubino asked to be on the committee.  
Y. Obeid explained how offender of the Conduct Statement will be dealt with

7. Treasurer's Report
  - V. Castro reported reports will be distributed and available to the public
8. Secretary's Report
  - a. Review of the DRAFT [September](#) 2022 Full Board Meeting Minutes  
Motion by H. Miura, seconded by V. Castro, to approve the minutes, as drafted.  
**UNANIMOUSLY PASSED.**
9. District Manager's Report
  - a. Brochure
  - b. Robocalls
10. 49<sup>th</sup> NYPD Precinct  
Crime Prevention Officer Mederos gave crime stat updates.
11. Committee Reports
  - a. Leadership
    - i. Motion to RECOMMEND APPROVAL of the Bronx Park East New York Botanical Garden [Ramp](#)  
**UNANIMOUSLY PASSED.**
    - ii. Motion to SUPPORT the City Department of Transportation's [recommendation](#) to convert Rhinelander Avenue to a one-way street  
A great deal of discussion took place.  
**UNANIMOUSLY PASSED.**
    - iii. Motion to OBJECT to NYC Health + Hospitals' Just Home initiative at Jacobi Medical Center  
**PASSED WITH 4 AGAINST (C. Amato, C. Culpepper De Ruiz, M. Dyer and M. Gray), 1 ABSTENTION ( A. Francis) and 1 RECUSAL (C. Rodriguez)**
  - b. Economic Development
    - i. Maestro's Caterers's liquor license [renewal](#)  
Motion by J. Thompson, seconded by, to INFORM the State Liquor Authority that if the Board were to make a recommendation on Maestro's application (it's not voting on it to avoid the appearance of a conflict of interest since the meeting was held at Maestro's), it would send an email of no objection.  
**UNANIMOUSLY PASSED.**
  - c. Education, Culture & Youth Services
    - i. Motion that Community Board 11 DRAFT a letter to its elected officials requesting the creation of a community center for the youth of the Van Nest, Morris Park and Pelham Parkway communities.  
**UNANIMOUSLY PASSED.**  
B. Ferrara said her minutes will be online, and Youth Leadership Award applications are due tomorrow.

- d. Community Development & Budget Priorities
    - S. Muñiz stated that everyone received last year's budget priorities. Discussion took place on the priorities.
    - Motion by S. Muñiz, seconded by Joanne Rubino, to submit the budget priority requests received by the public.
    - UNANIMOUSLY PASSED.**
  - e. Ethics & Disciplinary
    - J. Johnson stated the committee will be meeting next month.
  - f. Health & Social Services
    - S. Unger said the committee will be meeting in October or November.
  - g. Housing
    - H. Miura spoke about her committee meeting and the following:
      - i. [Public hearing](#) regarding the Just Home Initiative at Jacobi Medical Center
  - h. Land Use
    - i. 2560 Boston Road non-certified rezoning proposal
      - K. Gelnick said a public hearing will be held on this once the application has been certified.
  - i. Public Safety
    - V. Castro spoke about her recent meeting and her upcoming one.
  - j. Transportation
    - C. Amato stated that there will a non-mandatory public hearing on Monday, October 31.
12. Elected Officials: *Elected officials receive an initial, five (5) minutes of uninterrupted speaking time, and they may respond to at most only four (4) questions or comments by board members, and only board members, without any time restrictions; surrogates are afforded the same courtesy as their principal but are limited to two (2) minutes of initial speaking time*
- a. Borough President's Office
    - Ishrael Gonzalez urged board members who had not done so to fill out the EEO compliance form, among other items-
  - b. Councilmember Velazquez's Office
    - Jacqueline Crossan spoke about a rebate, among other items.
    - The District Manager spoke about the passing of David Edelstein, the Executive Director of the Jewish Community Council of Pelham Parkway.
    - J. Thompson also made remarks regarding David.
  - c. State Senator Bailey's Office.
    - Ranell Ogilvie announced upcoming events.
  - d. Assembly Member Nathalia Fernandez's Office
    - Ornela Beshiri announced upcoming events, among other items.

13. Old Business

D. Kawalick asked about the merging of committees.

14. New Business

V. Castro announced Allerton International Merchants' events.

Y. Obeid announced the starting an overnight Morris Park/Van Nest/Indian Village/ Pelham Parkway South patrol.

15. Adjournment

Motion by Y. Obeid, seconded by Oral Selkridge, that the meeting be adjourned at 10:17 p.m.

**UNANIMOUSLY PASSED.**

|    | Last Name         | First Name  | 22-Sep | 27-Oct | 17-Nov | 22-Dec | 26-Jan | 23-Feb | 23-Mar | 27-Apr | 25-May | 22-Jun |
|----|-------------------|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 1  | Amato             | Christian   | P      | P      |        |        |        |        |        |        |        |        |
| 2  | Campbell          | Junior      | P      | P      |        |        |        |        |        |        |        |        |
| 3  | Castro            | Veronica    | P      | P      |        |        |        |        |        |        |        |        |
| 4  | Chun              | Chun        | P      | P      |        |        |        |        |        |        |        |        |
| 5  | Contreras         | Cristina S. | A      | A      |        |        |        |        |        |        |        |        |
| 6  | Culpepper De Ruiz | Christine   | P      | P      |        |        |        |        |        |        |        |        |
| 7  | D'Angelo          | Albert      | P      | P      |        |        |        |        |        |        |        |        |
| 8  | Dyer              | Miguel      | P      | P      |        |        |        |        |        |        |        |        |
| 9  | Ferrara           | Bernadette  | P      | P      |        |        |        |        |        |        |        |        |
| 10 | Francis           | Avril       | E      | P      |        |        |        |        |        |        |        |        |
| 11 | Fuchs             | Rabbi Moshe | E      | P      |        |        |        |        |        |        |        |        |
| 12 | Gelnick           | Kenneth     | P      | P      |        |        |        |        |        |        |        |        |
| 13 | Gray              | Malcom      | E      | P      |        |        |        |        |        |        |        |        |
| 14 | Johnson           | John        | P      | P      |        |        |        |        |        |        |        |        |
| 15 | Kawalick          | Debra       | P      | P      |        |        |        |        |        |        |        |        |
| 16 | Lahoz             | Maleny      | E      | P      |        |        |        |        |        |        |        |        |
| 17 | Leavitt           | David       | P      | P      |        |        |        |        |        |        |        |        |
| 18 | McCrossan         | Roger       | P      | P      |        |        |        |        |        |        |        |        |
| 19 | Miura             | Hazel       | P      | P      |        |        |        |        |        |        |        |        |
| 20 | Muñiz             | Serena      | P      | P      |        |        |        |        |        |        |        |        |
| 21 | Nastasio          | Phyllis     | P      | P      |        |        |        |        |        |        |        |        |
| 22 | Obeid             | Yahay       | P      | P      |        |        |        |        |        |        |        |        |
| 23 | Pirtam            | Shradhanand | P      | E      |        |        |        |        |        |        |        |        |
| 24 | Pemberton         | Naomi       | P      | P      |        |        |        |        |        |        |        |        |
| 25 | Ramsey            | Keith       | E      | E      |        |        |        |        |        |        |        |        |
| 26 | Randall           | Juanita     | E      | P      |        |        |        |        |        |        |        |        |
| 27 | Reynoso           | Richard     | E      | P      |        |        |        |        |        |        |        |        |
| 28 | Rodriguez         | Cynthia     | P      | P      |        |        |        |        |        |        |        |        |
| 29 | Rodriguez         | Eliezer     | P      | P      |        |        |        |        |        |        |        |        |
| 30 | Rubino            | Joanne      | E      | P      |        |        |        |        |        |        |        |        |
| 31 | Santaella         | Harry       | P      | P      |        |        |        |        |        |        |        |        |
| 32 | Selkridge         | Oral A.     | E      | P      |        |        |        |        |        |        |        |        |
| 33 | Shkreli           | Edit        | P      | P      |        |        |        |        |        |        |        |        |
| 34 | Soto              | Lisa        | P      | P      |        |        |        |        |        |        |        |        |
| 35 | Thompson          | Joseph A.   | P      | P      |        |        |        |        |        |        |        |        |
| 36 | Unger             | Sandra      | P      | P      |        |        |        |        |        |        |        |        |
| 37 | Walcott           | Janice      | P      | P      |        |        |        |        |        |        |        |        |
| 38 | Williams          | Dwayne      | P      | P      |        |        |        |        |        |        |        |        |
| 39 | Wilson            | Jeanette    | E      | P      |        |        |        |        |        |        |        |        |
|    | <b>TOTAL Ps:</b>  |             | 28     | 36     | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      |

**Key****A - Absent****nm - No****E - Excused****meeting****na - Not****P - Present****applicable**