



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

*Borough President Vanessa L. Gibson*  
*Chair Bernadette M. Ferrara*  
*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 26, 2023  
 7:00 p.m.  
 Maestro’s Caterers  
 1703 Bronxdale Avenue  
 Webex Meetings  
 YouTube [Live](#)

**MINUTES**

The meeting was called to order at 7:30 p.m.

1. Pledge of Allegiance
2. Moment of silence for our fallen first responders and medical and military service personnel, and for those suffering throughout the world
3. Gallery Session: *Speakers receive an initial, two (2) minutes of uninterrupted speaking time; only those [registered](#) will be called upon*
  - a. Laurhen Altschuler, TLM & Sessions, spoke about exercise to help mental health and at-risk youth
  - b. Aurea A. Mangual, DC 37 Retirees Association, asked for a letter of support to keep retirees current health benefits
  - c. Gloria Russo, Friends of Pelham Parkway (PP), spoke about repaving; not widening the greenway and keeping the benches on PP
  - d. Sharlene Jackson Mendez, CB11 constituent, complained about community notifications, among other items
  - e. Kevin Daloia, CB10 constituent, spoke about the Board’s letter of apology, among other items
  - f. Janet Gerena, CB11 constituent, spoke about the need to preserve PP by not widening the path and leaving the benches
  - g. Charlene Slader, CB11 constituent, spoke about not widening the path on PP and keeping the benches
  - h. Eileen Marcus, CB11 constituent, opposed the removal of benches and widening of walkway on PP
  - i. Eric Gozalez spoke on behalf of Bruce Donald form the East Coast Greenway
  - j. Dawn H., FPP, spoke about keeping the benches on PP

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.*



- k. Ed Murphy, FPP, spoke about the need to keep the benches on PP, repave and not widen the pathway
  - l. Roxanne Delgado, FPP: PP, spoke about illegal vehicles speeding on the pathway among other items
  - m. Diana Finch, CB11 constituent: Spoke about OMC licensed dispensary and PP greenway
  - n. Grace Lovaglio Marrero, ABBA: Street vendors, asked for a letter of cease & desist to be sent to city agencies to leave our street vendors alone
  - o. Ronald Coangelo, 1900 Seminole Avenue, spoke about 1900 Seminole
  - p. Brian Adams, CB11 constituent, spoke about the number of illegal cannabis shops within a two-block area
  - q. David Nicponski, Founder and CEO of [Freshly Baked NYC](#): motion before the Board, spoke about his being a licensed dispensary, among other items
  - r. Roy Smith, City Island resident, spoke about repaving and widening the pathway
4. Chair's Report
- a. Smoke Shops Community Town Hall
  - b. [Request](#) to Sign on NYC Community Boards Letter to City Planning Seeking Additional Time to Review City of Yes: Economic Opportunity
  - c. City of Yes Ad Hoc Committee
  - d. Discussion of public email distribution list
  - e. Letter of Regret
5. Treasurer's Report
- V. Castro stated her report is on the website.
6. Secretary's Report
- a. Review of the DRAFT [September](#) 2023 Full Board Meeting Minutes Motion by H. Miura, seconded by M. Gray, that the September minutes be APPROVED as drafted.  
**UNANIMOUSLY PASSED.**
7. Sergeant at Arms
- a. 10-minute limit for discussion per single topic at Full Board meetings
8. District Manager's Report
- a. Diversity training
  - b. Executive session last week
  - c. Meeting minutes attendance
9. Committee Reports
- a. Bylaws
    - i. Motion that the Sanitation & Environmental Protection and Transportation Committees of CB11 meet individually or jointly to discuss whether the two Committees should be combined into a single Committee.

**UNANIMOUSLY PASSED.**

- ii. Motion that CB11 bylaw amendments should only be reviewed four times a year.  
After a great deal of discussion, the motion was tabled.

- iii. Committee chairs survey  
The Bylaws Committee had the District Manager distribute (at the meeting) a survey he created to determine which way the bylaws will be amended in regard to Article V, Section 2, Paragraph 1: “Except for the Leadership Committee, the committee chairperson, co-chairperson and other committee members shall be appointed by and serve at the pleasure of the Board Chairperson.”

b. Economic Development

- i. Motion that Community Board 11 send an email of NO OBJECTION to the NYSLA (New York State Liquor Authority) regarding the *renewal* liquor license application for Burger Time, 1080 Morris Park Avenue: WBC (wine, beer & cider)

**PASSED with 1 ABSTENTION (E. Perez).**

- ii. Motion that Community Board 11 send an email of NO OBJECTION to the NYSLA regarding the *renewal* liquor license application for Morris Park Inn, 1024 Morris Park Avenue: WBC

**PASSED with 1 ABSTENTION (E. Perez).**

- iii. Motion that Community Board 11 send an email of NO OBJECTION to the New York State Office of Cannabis Management regarding the *new* license application for Freshly Baked NYC, 2154 White Plains Road

**PASSED with 1 AGAINST (N. Pemberton) and 3 ABSTENTIONS (B. Ferrara, S. Muñiz, and J. Walcott).**

c. Housing

- i. AMI (area median income) letter motion  
Motion by R. Reynoso that Community Board 11 send a letter to the New York City Department of Housing Preservation & Development regarding the AMI for the Fine Fair Project

**UNANIMOUSLY PASSED.**

d. Parks & Recreation

- i. Zimmerman Playground site visit  
Motion by D. Kawalick that Community Board 11 send a letter to our Councilmembers, Borough President and the Mayor requesting that they meet with the Community Board to secure funding for the rest rooms at Zimmerman Playground

**UNANIMOUSLY PASSED.**

- ii. Motion that the Parks Department resurface the pedestrian path in the middle of PP and not widen it.  
A great deal of discussion took place.  
A roll call vote was taken.  
**PASSED with 22 FOR, 11 AGAINST and 2 ABSTENTIONS** (click on the [addendum](#) for individual votes).
  - e. Leadership
    - i. DEI Committee’s “Breaking Bread” event  
M. Gray explained the Breaking Bread event.
  - f. Community Development & Budget Priorities
    - i. Community District Needs FY2025
    - ii. Second Annual Juneteenth Event
  - g. Education, Culture & Youth Services
    - i. School supply replenishment event in February
    - ii. Youth Leadership Award
  - h. Ethics & Disciplinary
    - i. Case 109 is being sent to the Leadership Committee  
N. Pemberton announced upcoming Conflicts of Interest Board training at her next meeting.
  - i. Health & Social Services
    - i. Medicare Health Benefits petition
  - j. Land Use  
K. Gelnick announced that there will be a joint meeting with Housing next week to discuss the [City of Yes](#).
  - k. Public Safety  
P. Nastasio stated she is trying to get representatives of e-scooter companies to come to her next meeting to discuss questions the community has.
  - l. Sanitation & Environmental Protection
  - m. Transportation
    - i. Metro-North Penn Station Access [Update](#)
  - n. Diversity, Equity & Inclusion  
C. Culpepper spoke about diversity training, among other items.
- 10. 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. Bronx Borough President’s Office  
Kenny Agosto spoke about the Borough President working with Mayor’s Office regarding murder victims, among other items.
  - b. Council Member Velazquez’s Office  
Jackie Crossan spoke about a water fountain, among other items.

- c. Council Member Riley’s Office  
Cynthia Prisco gave legislative updates, among other items.
- d. Mayor’s Office  
Alina Dowe spoke about texting with the Mayor, among other items.
- e. Public Advocate’s Office  
Staci Jeffries announced legislative updates, among other items.
- f. U.S. Representative Ocasio-Cortez’s Office  
Rene Castellanos spoke about charter flights for people who want to leave Israel, among other items.

11. Old Business

Motion by S. Unger, seconded by M. Gray, to send a letter of support for the retirees of New York City to keep their health benefits as they are and not go to the Advantage Plan.

**UNANIMOUSLY PASSED.**

Results of the Bylaws Committee survey was announced.

**PROPOSAL A** (Committee members vote to elect their own committee officers, minus the co-chair, who is selected by the chair of the respective committee) **PASSED with 23 FOR and 13 AGAINST** (click on the [addendum](#) for individual votes).

12. New Business

Motion by M. Gray, seconded by E. Perez, to put on the agenda for next month’s meeting the possible demotion of B. Ferrara as Chair and Al. D’Angelo as Vice chair.

**MOTION PASSED with 20 FOR and 7 AGAINST** (click on the [addendum](#) for individual votes).

Meeting adjourned at 11:07 p.m.

Minutes by staff (H. Lasky and J. Warneke); approved by Secretary Miura.

## Conduct Statement

Community Board 11 meetings must be held in a professional and hostile-free environment.

The following rules of conduct are applicable to members of the public, Community Board 11 and Community Board 11 staff:

- Any action or behavior that disrupts or interferes with Community Board 11 business will not be tolerated during any Community Board 11 meeting and may result in the individual(s) being asked to leave. If the action or behavior continues, this may be considered disturbing the peace, and the appropriate authorities may be summoned. If the meeting is held remotely, the person may be muted or expelled for the remainder.
- Repeated violations by the same person or group of people may result in further action by the Community Board.
- All public speakers must address the Full Board or the Committee with their concerns.
- Electioneering for a position other than an officer of Community Board 11 is prohibited.

- Engaging in acts of violence (including threats) are grounds for immediate suspension of the right to attend meetings, pending review by the Ethics and Disciplinary committee.
- Respect the equality, diversity and privacy of all persons by respecting and valuing differences of culture and opinion.
- Refrain from unpleasant or disparaging remarks and other actions.
- Abstain from all forms of harassment by actively discouraging it.
- Disseminating false information is prohibited.

	Name	28-Sep	26-Oct	30-Nov	21-Dec	25-Jan	22-Feb	28-Mar	25-Apr	23-May	27-Jun
1	Bernadette Ferrara	I	I								
2	Albert D'Angelo	I	A								
3	Veronica Castro	I	I								
4	Hazel Miura	I	I								
5	Malcom Gray	I	I								
6	Edgar Aguirre	I	I								
7	Kadian Allen	I	E								
8	Ryan Barthel	I	I								
9	Junior Campbell	E	I								
10	Chun Chun	R	E								
11	Christine Culpepper De Ruiz	E	I								
12	Staceyann Deleon	I	I								
13	Angel Diaz	I	I								
14	Miguel Dyer	R	I								
15	Mary Elhakam	I	E								
16	Avril Francis	I	I								
17	Rabbi Moshe Fuchs	R	I								
18	Kenneth Gelnick	R	R								
19	Wendy L .Hewlett-Betts	I	R								
20	Dewon Jones	I	I								
21	Debra Kawalick	I	I								
22	David Leavitt	E	A								
23	Juan Luciano	I	I								
24	Roger McCrossan	I	I								
25	Serena Muñiz	I	I								
26	Phyllis Nastasio	R	I								
27	Naomi Pemberton	I	I								
28	Edward Perez	I	I								
29	Susan Perez	A	I								
30	Shradhanand Pirtam	I	I								
31	Keith Ramsey	E	I								
32	Juanita I. Randall	R	E								
33	Richard Reynoso	I	I								
34	Cynthia Rodriguez	I	I								
35	Eliezer Rodriguez	E	I								
36	Joanne Rubino	I	I								
37	Harry Santaella	I	I								
38	Oral A. Selkridge	R	I								
39	Lisa Soto	A	E								
40	Joseph A. Thompson	I	I								
41	Sandra Unger	E	I								
42	Janice Walcott	I	I								
43	Dwayne Williams	I	I								
44	Jeannette Wilson	E	I								
<b>Total present:</b>		35	37	0	0	0	0	0	0	0	0

**Key**

**A - Absent**    **I - In-person attendance**    **nm - No meeting**  
**E - Excused**    **na - Not applicable**    **R - Remote attendance**