



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

*Borough President Vanessa L. Gibson*

*Chair Cynthia Rodriguez*

*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*

Website



Website

Full Board Meeting  
Thursday, December 19, 2024  
7:00 p.m.

Einstein College of Medicine's Lubin Dining Hall  
Abraham Mazer Building  
1200 Van Nest Avenue  
Webex Meetings

[YouTube](#)

## MINUTES

The meeting was called to order at 7:12 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. Reading of the Conduct Statement
4. Gallery Session: *Speakers receive an initial, two (2) minutes of uninterrupted speaking time; only those [registered](#) thirty-six (36) hours in advance will be called upon*
  - a. Mrs. Sandra Smith and Mrs. Sarah Gomez, CB11 constituents: Citgo gas station on Pelham Parkway  
The constituents stated their issues/concerns.  
Questions were asked by board members.  
The DM (District Manager) stated he has been working with the constituents.
  - b. VP Mothers Against !900 Seminole/Just Homes/Building 2 Ronald Colangelo, Bronx: The Community Board  
R. Colangelo spoke about the gallery session registration requirement.
  - c. Mr. Muniz: gallery session  
Muniz spoke about the thirty minute limit the Board is considering for the gallery.
  - d. Miguel Dyer, CB11 constituent: meeting decorum  
M. Dyer spoke about a community meeting in the district not run by the Board.
5. Chair's Report
  - a. [Proposed](#) bylaw amendments

*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.*



- C. Rodriguez stated these amendments will not be voted on tonight.
  - b. Scheduling committee meetings
    - C. Rodriguez spoke about the need for Committee Chairs to reach out to their members before changing the date or time of the meeting.
  - c. Potential removal from CB11 for non-attendance
    - C. Rodriguez reported this will be discussed in January.
- 6. Treasurer's Report
  - V. Castro reported staff is reviewing them and then they will be put on the website. Anyone with questions should contact her.
- 7. Secretary's Report
  - a. Review of Meeting Minutes
    - Minutes not available.
- 8. District Manager's Report
  - a. Madeline Brandfonbrener's [survey](#)
  - b. Excused absences
    - Bylaws require board members to "notify the Board office and the committee chair, if appropriate, of an absence in advance of any meeting (including full board meetings) for the absence to be considered 'excused.'"
  - c. Remote meetings
    - i. Setting up the camera
      - We need more people to learn how to set up the conference room camera for committee meetings.
    - ii. Notifying us of your attendance
    - iii. Showing your face for a majority of the meeting
- 9. Committee Reports
  - a. Leadership
    - i. Motion that the Housing, Land Use and Public Safety Committees HOLD a joint meeting on January 21 at 7:00 p.m.  
**UNANIMOUSLY PASSED.**
    - ii. Limiting the gallery session to thirty (30) minutes total in January
      - A great deal of discussion took place. There will be no vote tonight.
  - b. Bylaws
    - i. Motion that Community Board 11 APPROVE of the proposed [amendments](#) for Article IV, Section 6 and Article V, Section 2 of the CB11 Bylaws  
**UNANIMOUSLY PASSED.**
  - c. Community Development & Budget Priorities
    - i. Motion to APPROVE of the FY2026 District Needs [Statement](#)  
**UNANIMOUSLY PASSED.**
  - d. Economic Development
    - i. On-Premise Alcoholic Beverage License

(1) PK&BL, Inc, 1808 Hone Ave: [New](#)

A great deal of discussion took place on Luke's Lounge, which was the previous establishment's name. Motion to send the New York State Liquor Authority an email of NO OBJECTION regarding the license.

**PASSED with 16 FOR, 13 AGAINST (P. Cambria, Dr. Diallo, A. Ellefson, W. Hewlett-Betts, D. Kawalick, D. Leavitt, K. Lowe, S. Perez, D. Taylor, J. Thompson, S. Unger, L. Velella and J. Wilson) and 2 ABSTENTIONS ( R. Bartel and K. Gelnick).**

Discussion took place on the wording of the letter.

It was agreed that the email would clearly state the vote by the Board was not unanimous.

(2) OSU R.E. Grill NY, 1344 East Gun Hill Road: [New](#)

Vote was tabled.

e. Education, Culture & Youth Services

C. Rodriguez announced that the Yankee Award application was available on the Board's website.

f. Ethics & Disciplinary

i. N. Pemberton announced that at the January meeting they will discuss case 116 Robert P. and case 117 Grace M.

g. Health & Social Services

i. S. Unger asked that everyone watch the video from the meeting.

h. Housing

i. Shelter updates

R. Reynoso reported that the Blondell Avenue shelter opened on December 2. The Poplar Street one will be opening between January and February 2025.

A slimmed down City of Yes passed through the City Council.

i. Land Use

Did not meet.

j. Parks & Recreation

J. Walcott reported on the Pelham Parkway Greenway.

k. Public Safety

Did not meet.

l. Sanitation & Environmental Protection

Did not meet.

m. Transportation

Did not meet.

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
- b. Council Member Feliz's Office
- c. Council Member Marmorato's Office
- d. Council Member Riley's Office
- e. Mayor's Office
- f. Comptroller's Office
- g. Public Advocate's Office
- h. Bronx District Attorney's Office
- i. U.S. Representative Ocasio-Cortez's Office
- j. U.S. Representative Torres Office
- k. State Senator Bailey's Office
- l. State Senator Fernandez's Office
- m. State Senator Rivera's Office
- n. Assembly Member Alvarez's Office
- o. Assembly Member Benedetto's Office
- p. Assembly Member Heastie's Office
- q. Assembly Member Reyes's Office
- r. Assembly Member Zaccaro's Office

E. Weinstein announced upcoming events.

#### 11. Old Business

There was no Old Business.

#### 12. New Business

There was no New Business.

Meeting adjourned at 8:28 p.m.

## 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	26-Sep	30-Oct	21-Nov	19-Dec	23-Jan	27-Feb	27-Mar	24-Apr	22-May	26-Jun
1	Cynthia Rodriguez, Chair	I	I	I	I						
2	Richard Reynoso, Vice Chair	I	I	I	A						
3	Veronica Castro, Treasurer	I	I	I	I						
4	Hazel Miura, Secretary	E	I	I	E						
5	Harry Santaella, Sgt. At Arms	I	I	I	I						
6	Edgar Aguirre	I	R	R	I						
7	Kadian Allen	I	I	A	A						
8	Ryan Barthel	I	I	I	R						
9	Francis Steve Benitez	A	A	A	A						
10	Patrizia Cambria	I	I	R	I						
11	Junior Campbell	E	I	E	E						
12	Staceyann Deleon	I	E	I	I						
13	Dr. Toutou Moussa Diallo	I	E	I	I						
14	Alex Ellefson	I	I	I	I						
15	Avril Francis	R	E	E	A						
16	Rabbi Moshe Fuchs	I	I	E	E						
17	Kenneth Gelnick	R	E	I	E						
18	Wendy L. Hewlett-Betts	I	I	I	I						
19	Dewon Jones	I	R	I	I						
20	Debra Kawalick	I	I	I	I						
21	David Leavitt	E	I	E	I						
22	KaDarra Lowe	A	I	I	I						
23	Juan Luciano	I	R	I	I						
24	Jacqueline D. Lutnick	I	E	I	I						
25	Dammag Nasser	I	A	R	A						
26	Naomi Pemberton	R	I	E	I						
27	Susan Perez	I	I	I	I						
28	Shradhanand Pirtam	E	I	I	I						
29	Juanita I. Randall	I	I	R	E						
30	Joanne Russo-Rubino	E	I	I	E						
31	Oral A. Selkridge	I	I	R	A						
32	Lisa Soto	I	E	E	E						
33	Dierre D. Taylor	I	I	I	I						
34	Joseph A. Thompson	I	I	E	I						
35	Sandra Unger	R	I	I	I						
36	Lisa Velella	I	I	I	I						
37	Janice Walcott	I	E	A	I						
38	Dwayne Williams	I	I	I	I						
38	Jeannette Wilson	I	I	I	I						
Total Is:		28	27	23	25	0	0	0	0	0	0
Total present:		32	30	28	26	0	0	0	0	0	0

**Key**

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

**\* - Counts toward quorum**