



COMMUNITY BOARD 11
1741 COLDEN AVENUE
BRONX, NY 10462
(718) 892-6262
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

Public Hearing and Full Board Meeting

Thursday, March 27, 2025

6:45 p.m.

Einstein College of Medicine's Lubin Dining Hall

Abraham Mazer Building

1200 Van Nest Avenue

Webex Meetings

[YouTube](#)

MINUTES

The public hearing was called to order at 6:56 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. Public Hearing: Community Concerns
 - a. Prior to the start of the hearing, each member of the public wishing to speak shall submit to the Chairperson in writing, on a form provided by the Board, a request for speaking time. Such request shall set forth the speaker's name, the name of any organization which the individual may represent, and whether the individual favors or opposes the proposition which is the subject of the hearing. Those opposed to the proposition shall be heard first, and those in favor shall follow. The Chairperson shall call only the names of those who submitted requests for speaking time. Each member of the public shall be entitled to speak for an amount of time pre-determined by the Chairperson. Any written statement or document offered by a speaker shall be placed into the record or minutes of the hearing.

G. Marrero, ABBA, complained about the Board's public hearing.

Roll call was conducted to ensure the Board had a quorum to proceed with the Full Board meeting.

5. Gallery Session: *Speakers receive an initial, two (2) minutes of uninterrupted speaking time; those [registered](#) in advance will be called upon in the order they registered*
 - a. Mr. Robert Press, Community Board 11 Resident: Bylaws

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.



- R. Press asked why his Ethics Committee complaint was not forwarded to the Borough President's Office.
- C. Rodriguez stated that it is currently in the hands of the City Law Department.
- b. Bronx outreach coordinator Sandy Liriano, Ccrb: Ccrb
S. Liriano explained what the Civilian Complaint Board does.
 - c. Roxanne Delgado, FOPP
R. Delgado spoke about the proposed liquor license application for 2132 Cruger Avenue.
 - d. Ronald Colangelo, 1900 SEMINOLE A
R. Colangelo asked about 1900 Seminole Avenue and a proposed 48-story building two blocks from Lubin Hall.
P. Cambria reported that a presentation had been made at the Morris Park Association on it last week.
C. Rodriguez stated that it came to the Community Board last week.
 - e. Rob Radovanovich, Self: Community Issue
R. Radovanovich spoke about the clinic opening at 1609 Colden Avenue. He stated that the banner outside the house states that they will be treating opioid addicted patients.
Judith and M. Vitolo spoke about the clinic.
The DM (District Manager) stated that they have a building permit, but we will reach out to the proper agencies and get back to those who have left their contact information.
R. Castro asked if an opioid treatment center is allowable in a residential neighborhood. He said he had spoken to the landlord, who will be renting to doctors, nurses and technicians.
 - f. Diana Finch, Self
D. Finch spoke about the lawsuit filed yesterday over the City of Yes. She stated that one of the petitioners was a board member and asked whether a board member could be part of the lawsuit because they would have to vote on matters involving zoning and environmental review. She asked if the oard would request a ruling from the Borough President's Office.
 - g. Manuel Martinez, NYPL
M. Martinez announced upcoming events.
 - h. Dr. Camelia Tepelus, MPBID: NY State DRI; CB11 Minutes
C. Tepelus thanked the Board for participating in a press release [event](#) with the [Governor](#), especially thanking the DM for speaking with [CBS News](#) about the forthcoming allocation of \$20 million for the area.
6. 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
C. Gannon spoke about new applications and renewal applications for board membership.
L. Velella stated that V. Casto had been honored by [CM Marmorato](#) as a women of distinction in Council District 13.
 - b. Council Member Feliz's Office
 - c. Council Member Marmorato's Office
M. Nitis announced events that happened regarding Con Edison.
 - d. Council Member Riley's Office
 - e. Mayor's Office
 - f. Comptroller's Office
 - g. Public Advocate's Office
S. Jeffries announced upcoming events.
 - h. Bronx District Attorney's Office
N. Norwood announced upcoming events.
 - i. U.S. Representative Ocasio-Cortez's Office
K. Quinde spoke about federal judges issuing a ruling on the rehiring of federal probationary employees who were terminated across more than 18 government agencies, among other items.
 - j. U.S. Representative Torres Office
J. McManus stated anyone with federal issues should email him the details.
 - k. State Senator Bailey's Office
H. Spencer announced upcoming events.
 - l. State Senator Fernandez's Office
 - m. State Senator Rivera's Office
A. Mundaca announced upcoming events.
 - 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 graffiti removal at 1920 E. Gun Hill Road (the old Pelham Bay Diner). They will be meeting with relevant parties to discuss what they would like there, among other items.
7. Chair's Report
- a. Discussion of **motions** on the agenda are limited to at most four questions or comments by board members
 - b. Attendance and text message notifications
Board agreed to continue with text messages only.
 - c. Email etiquette
C. Rodriguez stressed the importance of 1) not replying all to emails where personal information may be disclosed and 2) Ccing staff on emails.

- d. Combining Bylaws and Ethics Committees

A great deal of discussion took place on the subject.
- e. Proposed bylaw amendments
 - i. Markup [visible](#)
 - ii. Markup [hidden](#)

C. Rodriguez explained why there were two versions of proposed changes.
- f. Nominations & Elections Committee

C. Rodriguez stated that with elections happening for Treasurer and Sergeant at Arms, the Committee needs to be formed. She asked that anyone interested in being on it contact her.
- g. Different location for May Full Board meeting

C. Rodriguez stated we are looking for a new location for the May meeting.
- 8. Treasurer's Report

V. Castro stated that her reports have been published to the website. Anyone with questions should contact her.
- 9. Secretary's Report
 - a. Review of Meeting Minutes

H. Miura reported that the February minutes are not ready to be voted on yet. The draft is on the website.
- 10. District Manager's Report

The DM reported that Edgar Aguirre and Avril Francis are not reapplying for membership and that board member email addresses (with the exception of the Chair, who has a cb.nyc.gov email address) are not public.
- 11. Committee Reports
 - a. Leadership

R. Reynoso reported that they will be discussing the online option for attendance at committee meetings.

D. Kawalick suggested that board members set up a designated email for community board correspondence separate from your personal email.
 - b. Economic Development
 - i. Motion of NO ACTION for the Morris Park Inn outdoor dining [application](#)

J. Luciano explained the Committee's reasoning.
UNANIMOUSLY PASSED.
 - ii. Motion of OBJECTION regarding the *new* on-premise alcoholic beverage license for Gustitos Latino Restaurant, [2132 Cruger Avenue](#)

A great deal of discussion took place.
PASSED with one ABSTENTION (K. Allen).
 - c. Education, Culture & Youth Services
 - i. Youth Leadership Award Nominees

- (1) Tyralee Cummings, Collegiate Institute for Math & Science
- (2) Evelyn F. Lechuga, Friends of Pelham Parkway
- (3) Giuliana Marinello, Morris Park Community Association
- (4) Brianna Mejias, Collegiate Institute for Math & Science
- (5) Nicholas Valerio, Collegiate Institute for Math & Science

Motion by A. Ellefson to approve of the five applications received.

UNANIMOUSLY PASSED.

- d. Community Development,
S. Deleon reported that they met to discuss the upcoming FY'26 budget and spoke about Juneteenth.
- e. Transportation
 - i. Metro-North Penn Station Access Project Update
 - ii. Motion of NO OBJECTION for the following Street Activity Permits

Name	Location	Start Date	End Date
TLC On the Go Bronx	WILLIAMSBRIDGE ROAD BETWEEN RHINELANDER AVENUE AND NEILL AVENUE	03/13/2025 12:00 PM	03/13/2025 02:00 PM
Allerton Public Library Outreach Event	ALLERTON AVENUE BETWEEN WALLACE AVENUE AND BARNES AVENUE	03/21/2025 11:00 AM	03/21/2025 01:15 PM
Eastchester Public Library Outreach Event	EAST GUN HILL ROAD BETWEEN SEXTON PLACE AND DEWITT PLACE	03/21/2025 02:00 PM	03/21/2025 04:15 PM

iii. Other Street Activity Permits

Name	Location	Start Date	End Date
Wilson Ave Block Party	WILSON AVENUE BETWEEN ASTOR AVENUE AND WARING AVENUE	08/23/2025 12:00 PM	08/23/2025 06:30 PM
Allerton International Food Festival	ALLERTON AVENUE BETWEEN BARNES AVENUE AND WALLACE AVENUE	09/13/2025 11:00 AM	09/13/2025 05:00 PM
GOSPEL CRUSADE	THROOP AVENUE BETWEEN BURKE AVENUE AND EAST GUN HILL ROAD	07/20/2025 06:30 PM	07/27/2025 10:00 PM
Allerton Avenue Strong City Record Studio 4th Anniversary	ALLERTON AVENUE BETWEEN WALLACE AVENUE AND HOLLAND AVENUE	10/11/2025 10:00 AM	10/11/2025 06:00 PM
Assemblymember John Zaccaro Jr.s Community Office Grand Opening	WILLIAMSBRIDGE ROAD BETWEEN LYDIG AVENUE AND NEILL AVENUE	06/21/2025 12:00 PM	06/21/2025 04:00 PM

HELLO SUMMER	BARNES AVENUE BETWEEN ARNOW AVENUE AND ALLERTON AVENUE	06/21/2025 01:00 PM	06/21/2025 07:00 PM
GATHERING OF REFORMERS	BRONXDALE AVENUE BETWEEN VAN NEST AVENUE AND PIERCE AVENUE	06/13/2025 06:00 PM	06/15/2025 10:00 AM
ONeil Place Family Day	ONEILL PLACE BETWEEN ARNOW AVENUE AND GUN HILL ROAD	08/09/2025 12:30 PM	08/09/2025 07:30 PM
Religious Service	EAST GUN HILL ROAD BETWEEN BOUCK AVENUE AND BURKE AVENUE	07/13/2025 06:00 PM	07/13/2025 08:00 PM
Religious Service	EAST GUN HILL ROAD BETWEEN BOUCK AVENUE AND BURKE AVENUE	07/27/2025 06:00 PM	07/27/2025 08:00 PM
Religious Service	EAST GUN HILL ROAD BETWEEN BOUCK AVENUE AND BURKE AVENUE	08/10/2025 06:00 PM	08/10/2025 08:00 PM

f. Bylaws

S. Unger reported that they did not have a quorum and, therefore, will meet on April 8.

g. Ethics & Disciplinary

N. Pemberton reported that they will meet in April.

h. Health & Social Services

S. Unger spoke about the presentation by Live on NY about organ donations.

C. Rodriguez spoke about being a bone marrow donor.

i. Housing, Land Use, Public Safety and Sanitation & Environmental Protection

i. Montefiore Einstein East Campus Advanced Care Pavillon (formerly known as High Acuity Tower)

j. Parks & Recreation

D. Kawalick reported that the Eastchester Gardens Playground project has begun.

D. Finch announced that work on the new accessible entrance to the Botanical Garden began on Tuesday. The gate at Bronx Park East and Waring Avenue will be closed until the project is completed.

12. Old Business

C. Rodriguez announced we are getting the necessary permits for the Juneteenth event. Discussion took place on a date for the event and Sunday June 22nd was chosen.

Motion by C. Rodriguez, seconded by R. Reynoso that June 22nd be the date for the Juneteenth event.

UNANIMOUSLY PASSED.

13. New Business

Bronx Borough President Gibson

B.P. Gibson spoke about recruitment for vacancies on the Board, renewal applications and she announced upcoming events and projects she has funded, among other items.

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

Key

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

*** - Counts toward quorum**