



**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 & Public Safety*
- Education, Culture & Youth Services*
- Bylaws & Ethics*
- Health & Social Services*
- Housing*
- Land Use*
- Parks & Recreation*
- Sanitation & Environmental Protection*
- Transportation*

Public Hearing and Full Board Meeting  
 Monday, June 30, 2025  
 6:45 p.m.  
 Center Light  
 2401 White Plains Road  
 Webex Meetings  
[YouTube](#)

**MINUTES**

The public hearing was called to order at 6:48 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.  
 No one appeared before the Board for the public hearing.
5. 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*  
*Meeting officially began at 7:07 pm.*
  - a. Assembly Member Zaccaro

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.*



Assembly Zaccaro spoke about the state budget being passed, among other items, and responded to questions by board members.

6. 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. Daddy Aj Ramos, whistleblower: demanding a vote of no confidence - for the whole board & staff + ignored 24-page complaint & more  
Mr. Ramos did not appear before the Board.
  - b. Remote: Grecia Antelo: Support Letter – Preventive Health Initiative in the Bronx  
G. Antelo did not appear before the Board.
  - c. Brian Adams, 49<sup>th</sup> Precinct Community Council  
B. Adams spoke about the upcoming Night Out Against Crime.
  - d. Abdus Shahid, American Bangladeshi Wel Org.  
A. Shahid spoke about people not cleaning up after their dogs in front of his property.
  - e. David Leavitt, CB11: DSC Minutes  
D. Leavitt asked about District Service Cabinet meeting minutes, to which the DM (District Manager) and Board Chair responded.
  - f. Grace Marrero, ABBA: Ethics Committee  
G. Marrero spoke about the handling of her Ethics Committee complaint, to which she was referred to the Bronx Borough President’s Office, the City Conflicts of Interest Board and CB11’s Leadership Committee.
  - g. Carole Bailey: Children damaging property  
C. Bailey spoke about a vandalism issue to which board members said we’d follow up.
  - h. Mr. Kevin Daloia, NY: St Raymond, Halperin, Ponton Avenues and Cooper Avenues  
K. Daloia spoke about St. Raymond’s Avenue, to which the Board Chair and DM responded.
7. Elected Officials Continued
  - a. Bronx Borough President’s Office  
C. Gannon announced upcoming events, among other items.
  - b. Council Member Feliz’s Office  
N. Aguila spoke about hearings for Intro 30.
  - c. Council Member Marmorato’s Office  
M. Nitis reported we will be getting more police in our district, among other items.
  - d. Council Member Riley’s Office  
K. Bolt stated that they are working on summer events.
  - e. Mayor’s Office  
A. Dowe spoke about the walkthrough she did with the DM, among other items.

- 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
    - C. Colman announced upcoming events.
  - l. State Senator Fernandez's Office
  - m. State Senator Rivera's Office
    - A. Mundaca announced an upcoming public hearing on the examination process of the popular consumer directed assistant program.
  - 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
8. Chair's Report
- a. Discussion of **motions** on the agenda are limited to at most four questions or comments by board members
  - b. Bronx Puerto Rican Day Parade: June 14
    - C. Rodríguez announced that CB11 was the only Community Board there.
  - c. CB11's 3rd Annual Juneteenth Event
    - C. Rodríguez announced that it was our largest Juneteenth event attended yet.
  - d. Summer Youth Worksite Application
    - C. Rodríguez announced we will be getting an intern in the office over the summer.
  - e. Social media
    - C. Rodríguez spoke about social media and that she and Jeremy will oversee it for the Board.
  - f. Term limits
    - C. Rodríguez reminded the Board about term limits beginning in 2027.
  - g. Meeting structure
    - C. Rodríguez stated we need to follow Robert's Rules of Order.
9. Treasurer's Report
- V. Castro reported the June Treasurer's Report has been submitted and that J. Willson returned the board's deposit for the Juneteenth event.
10. Secretary's Report
- a. Review of Meeting Minutes
    - H. Miura reported we are working on the minutes.
11. District Manager's Report
- a. Loreto Playground

The Board received notice that the basketball courts would be renovated.

- b. De-escalation training
- c. New board member [bio](#)  
The DM spoke about the value of publishing board member bios.
- d. Street lighting [request](#): TBD
- e. Right-turn on red signage [request](#): DENIED  
Was denied by DOT.
- f. Vandalized bus shelter (Melville Street and MPA): FIXED
- g. Lydig Ave resurfacing  
J. Warneke explained....
- h. WPR site visit

The DM spoke about his site visit with the Mayor's Office, NYPD, DOT, etc.

C. Rodriguez announced a Citation of Appreciation being awarded to Board Members D. Kawalick and J. Wilson who have attended every Full Board meeting this fiscal year in person.

## 12. Committee Reports

- a. Leadership
  - i. Motion of NO OBJECTION for the Class E Appointment of Jeannette Wilson to the White Plains Road Business Improvement District Board  
**PASSED with 1 ABSTENTION (N. Pemberton) and 1 RECUSAL (J. Wilson).**
  - ii. Motion of NO OBJECTION for the Board of Standards and Appeals special permit application for 2450 Ely Ave. AKA 1920 East Gunhill Rd., Bronx NY, BSA Calendar Number 2025-05.BZ  
The applicant was requested to provide a brief presentation. Discussion took place.  
**PASSED with 2 AGAINST (J. Luciano and D. Nasser) and 11 ABSTENTIONS (K. Allen, P. Cambria, S. Deleon, D. Diallo, M. Fuchs, D. Leavitt, S. Perez, S. Pirtam, D. Taylor, J. Thompson, L. Velella and J. Walcott).**
  - iii. Motion of NO OBJECTION for the St. Raymond Avenue Demapping [Application](#)  
This item was withdrawn from voting.
  - iv. Motion of NO OBJECTION for the Ethics & Disciplinary Committee's flow [chart](#)  
A great deal of discussion took place.  
**PASSED with 3 ABSTENTIONS (A. Ellefson, N. Pemberton and J. Thompson).**
  - v. Motion of NO OBJECTION for the new Ethics Committee complaint [form](#)

**PASSED with 2 ABSTENTIONS (N. Pemberton and J. Thompson).**

b. Bylaws

i. Proposed [amendments](#)

(1) Motion to AMEND Article V, Section 1 and the Committee Descriptions of the CB11 Bylaws: merging the Bylaws and Ethics Committees

**PASSED with 2 ABSTENTIONS (A. Ellefson and N. Pemberton).**

(2) Motion to AMEND Article VI, Section 13(a) of the CB11 Bylaws: putting a total time restriction of six (6) minutes on each Full Board gallery session speaker

**PASSED with 1 AGAINST (N. Pemberton) and 1 ABSTENTION (A. Ellefson).**

(3) Motion to AMEND Article VI, Section 13(b) and (c) of the CB11 Bylaws: merging the two sections, requiring Full Board gallery session speakers register thirty-six (36) hours in advance of Full Board meetings, except for a minimum of ten (10) in-person registrants

**PASSED with 4 AGAINST (K. Allen, R. Barthel, N. Pemberton and D. Taylor) and 1 ABSTENTION (A. Ellefson).**

(4) Motion to AMEND Article VI, Section 13(c) of the CB11 Bylaws: creating a new section that requires all Full Board gallery session speakers to be called upon in the order in which they register

**PASSED with 1 ABSTENTION (A. Ellefson).**

c. Economic Development & Public Safety

i. Motion of NO OBJECTION for the on-premises *renewal* alcoholic beverage license for La Parranda, 2712 White Plains Road

**UNANIMOUSLY PASSED.**

d. Nominating & Elections

i. Election for Treasurer and Sergeant at Arms  
Ballots were distributed.

e. Community Development & Budget Priorities

S. Deleon reported working on survey and announced that D. Williams is her Co-chair.

f. Education, Culture & Youth Services

i. Van Cortlandt House Museum Tour  
A. Ellefson announced that the director invited the board members to join the Advisory Counsel and invited the board members to tour the museum.

g. Ethics & Disciplinary

- J. Wilson spoke about the new complaint form and said that the committee came up with resolutions for the 3 complaints reviewed at the meeting.
- h. Health & Social Services
    - S. Unger spoke about the 3 guest speakers at her meeting.
    - Borough President Vanessa L. Gibson spoke about how the budget passed will be spent, among other items.
  - i. Housing, Land Use and Sanitation & Environmental Protection
    - i. [BRC.org](http://BRC.org)
      - R. Reynoso reported that BRC will be taking over the old Apple Bank location for affordable housing.
    - j. Parks & Recreation
      - J. Walcott stated we need to make sure the funding for Zimmerman Playground stays.
    - k. Transportation
      - M. Fuchs spoke about the right turn on red at Stillwell and Pelham Parkway which was denied by D.O.T. among other items.
- Elections Results
- V. Castro and H. Santanello were unanimously elected.
  - V. Castro -
  - H. Santanello -
- 2. Old Business
    - N. Pemberton announced that Grass Roots needs people to drive.
  - 3. New Business
    - P. Cambria reported the Bronx Columbus Day Parade will be on Sunday October 12<sup>th</sup>.
    - D. Leavitt asked about the Quality-of-Life Program for the 49<sup>th</sup> Precinct.
    - H. Miura announced it is coming to the 49<sup>th</sup> Precinct, and that we will be getting 12-13 new police officers.
    - D. Leavitt spoke about a pilot program where the transcription feature within u-tube can be turned on and run through chats.

Meeting adjourned at 9:13 p.m.

Minutes by H. Miura, edited and formatted by staff. Attendance hyperlinked [here](#).

## 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 people 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.