



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

Public Hearing and Full Board Meeting  
 Thursday, September 25, 2025  
 6:45 p.m.  
 Maestro’s Caterers  
 1703 Bronxdale Avenue  
 Webex Meetings  
[YouTube](#)

**MINUTES**

The meeting was called to order at 7:03 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. 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. Sandy Liriano, Civilian Complaint Review Board: general announcement  
 S. Liriano explained that the Board investigates allegations of police misconduct.

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.*



- b. Ronald Coangelo: CB11  
R. Coangelo spoke about the City Council voting in favor of 1900 Seminole Avenue, among other items.
  - c. Brian Adams, 49<sup>th</sup> Precinct Community Council: the Council's monthly meeting  
B. Adams announced the date of the next meeting.
  - d. Manny Martinez, NYPL: Library Promotion  
M. Martinez announced upcoming events at the Allerton and Morris Park branches.
  - e. Motion to RESCIND the bar on Ms. Roxanne Delgado from speaking at our public meetings  
**PASSED with 2 AGAINST (D. Kawalick and D. Taylor) and 1 ABSTENTION (E. Ellefson).**
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. State Senator Rivera  
The Senator reported he and Assemblymember Zaccaro were able to save an afterschool program at Bronx House. He presented Certificates of Appreciation to S. Deleon, J. Warneke and C. Rodriguez.  
Questions were asked by board members.
  - b. Bronx Borough President's Office  
K. Agosto provided his report in section 11e.
  - c. Council Member Feliz's Office  
N. Aguila announced upcoming events, among other items.
  - d. Council Member Marmorato's Office  
M. Nitis announced that homeowners can now get reimbursed for purchasing NYC bins, among other items.
  - e. Council Member Riley's Office  
K. Bolt announced upcoming events, among other items.
  - f. Comptroller's Office
  - g. Public Advocate's Office
  - h. Bronx District Attorney's Office  
N. Norwood announced upcoming events.
  - i. U.S. Representative Ocasio-Cortez's Office
  - j. U.S. Representative Torres's Office  
J. McManus asked anyone with federal issues to send them to him.
  - k. State Senator Bailey's Office
  - l. R. Ali announced upcoming events.
  - m. State Senator Fernandez's Office  
M. Martinez announced upcoming events, among other items.
  - 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. Weinberg announced upcoming events
  - s. Mayor’s Office
    - A. Dowe asked that everyone utilize 311 with complaints and send them to her.
    - P. Cambria announced that there will a pre-party for the Columbus Day Parade.
7. Chair’s Report
- a. Discussion of **motions** on the agenda are limited to at most four questions or comments by board members
  - b. Proposed bylaw amendments:
    - i. Combining the 1) Sanitation & Environmental Protection and Parks & Recreation Committees and 2) Housing and Land Use
    - ii. Elected officials at Full Board meetings shall receive an initial, five (5) minutes of uninterrupted speaking time[, with the exception of the Bronx Borough President who shall receive an initial ten (10) minutes of speaking time].
  - c. Minutes
    - C. Rodriguez stressed the importance of minutes being received by the staff seven days after a meeting.
8. Treasurer’s Report
- V. Castro stated that the current report is on the website. Anyone with questions should contact her.
9. Secretary’s Report
- a. Review of May and June Full Board Meeting Minutes
    - Motion by V. Castro, seconded by C. Rodriguez, that the published draft minutes be finalized without further review or editing.
    - UNANIMOUSLY PASSED.**
10. District Manager’s Report
- a. New board member [bio](#)
  - b. New member orientation
  - c. Minutes published
  - d. Minutes in unpublished draft form
  - e. Training staff and technological issues
  - f. Harriet selected to be named to the 2025 Bronx Power Women List
    - C. Rodriguez welcomed the new board members: S. Bonilla, H. Norat, M. Nunez, A. Shahid and C. Stevens.
11. Committee Reports
- a. Leadership
    - R. Reynoso spoke about what happened in Committee.
  - c. Economic Development & Public Safety

- i. Motion of NO OBJECTION for the on-premise *renewal* ABL (Alcoholic Beverage License) for [Patricia's, 1082 Morris Park Avenue](#)  
**PASSED.**
    - ii. Motion of NO OBJECTION for the on-premise *renewal* ABL for [Kutty Bar & Lounge, 2525 Boston Road](#)  
**PASSED.**
    - iii. Motion of NO OBJECTION for the *renewal* cannabis retail license: [Hush, 2460 Williamsbridge Road](#)  
A question was raised as to why the Board is providing a recommendation, which generated a lot of discussion.  
**PASSED with 7 AGAINST (P. Cambria, J. Lutnick, D. Nasser, J. Rubino, O. Selkridge, L. Vellela and J. Wilson) and 1 ABSTENTION (D. Kawalick).**
  - d. Bylaws & Ethics
    - i. Revision Committee idea  
R. Barthel reported that they elected a Chair, Co-chair, Secretary and Sergeant-at-Arms, among other items.
  - e. Community Development & Budget Priorities  
S. Deleon reported on the FY2026 budget priorities. She asked that requests for FY2027 be sent to the office as soon as possible because we need to submit them by October 31.  
K. Agosto reported on RESO8 money and announced upcoming events.
  - f. Education, Culture & Youth Services  
A. Ellefson spoke about a presentation on cell phones banned in schools and Prep for Prep. He announced he was reelected as chair of the Committee and thanked D. Taylor for doing the minutes.
  - a. Health & Social Services  
S. Unger reported she was reelected Committee Chair and P. Cambria is the Co-chair. She stated that they are looking for another site for the Health Fair and announced upcoming events.
  - b. Housing, Land Use and Sanitation & Environmental Protection  
R. Reynoso reported on the Committee's plans for the coming year and spoke about Fine Fair.  
Y. Richardson spoke about the fire at 2910 Wallace Avenue that displaced tenants. She asked for help in getting housing for them in the district.  
N. Pemberton suggested a website (findhelp.org) for housing and other resources.
  - c. Parks & Recreation  
D. Kawalick announced upcoming events.
12. Old Business
- S. Unger asked for a tutorial or written instructions for setting up remote meetings at the CB11 Office.

C. Rodriguez asked board members to review the Bylaws Committee meeting recording so that they become acquainted with the new proposals.

D. Kawalick gave the Transportation Committee report (since the chairs of the Committee could not), informing the Board of the proposed closure of the Hutchinson River Park North entrance ramp off of I-95 (Exit 9).

J. Warneke informed everyone that the presentation is online and reminded members to ask for PDF versions of presentations for minutes purposes.

L. Velella stated that State is proposing closing ramps due to a study showing reduce usage. They asked for the study which they have not yet received.

O. Selkridge announced that the Penn Station Access Project is not slated to be completed before 2028.

### 13. New Business

- a. October meeting at Oasis Mediterranean Restaurant, 1907 White Plains Road

Meeting adjourned at 8:37 p.m.

Minutes by H. Lasky, edited and formatted by J. Warneke. To view the attendance sheet, click [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.