



COMMUNITY BOARD 11
1741 COLDEN AVENUE
BRONX, NY 10462
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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, October 23, 2025
 6:45 p.m.
 Oasis Mediterranean Restaurant
 693 Rhinelander Avenue
 Webex Meetings
[YouTube](#)

MINUTES

The hearing and meeting were called to order at 7:01 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: Fiscal Year 2027 Budget Priorities and District Needs
 - 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 spoke during the public hearing.
 C. Rodriguez announced that W. Hewett-Betts, S. Perez and K. Allen have submitted their resignations.
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. Myriam Hernandez, Caring Majority: HOME CARE



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.



- M. Hernandez spoke only in Spanish about the impact on Medicare cuts affecting home care providers.
- b. Juan Saldana, Department of Sanitation: brief announcement regarding the expansion of DSNY’s Commercial Waste Zoning into the Bronx this fall
 J. Saldana announced that as of October 1, 2025, all businesses in the Bronx Park East Zone will be required to sign a new contract with one of the three carters authorized to collect garbage in this area. If you do not sign a new written agreement with an authorized carter by November 30, one will be assigned.
 Questions were asked by board members.
 - c. President Zaid Nagi, The Alliance of Yemeni Americans: Welcoming the board to little Yemen
 Z. Nagi thanked the board for coming here tonight.
 - d. Ms. Aurea Mangual, Retirees: Medicare Benefits for Retirees Bill
 A. Mangual asked for a letter of support for City Council Intro1096 to prevent the privatization of the retirees Medicare benefits.
 - e. Mr. Yahay A Obeid, NY: Thank you to CB11
 Y. Obeid welcomed the board to Little Yemen.
 - f. Miguel Dyer
 M. Dyer spoke about trees being removed to make a roadway on Sagamore and Unionport.
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
 K. Ogusto announced upcoming events.
 - b. Council Member Feliz’s Office
 N. Aguila announced upcoming events.
 - c. Council Member Marmorato’s Office
 M. Nitis announced upcoming events.
 - d. Council Member Riley’s Office
 K. Bolt announced upcoming events.
 - e. Mayor’s Office
 A. Dowe asked that anyone with complaints to be sure and use 311 and send them to her.
 - f. Comptroller’s Office
 - g. Public Advocate’s Office
 - h. Bronx District Attorney’s Office
 - i. U.S. Representative Ocasio-Cortez’s Office
 K. Quinde spoke about the federal government shut down and announced upcoming events.

- j. U.S. Representative Torres Office
- k. State Senator Bailey's Office
- l. State Senator Fernandez's Office
- m. State Senator Rivera's Office
- M. Torres 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. Weinberg announced upcoming events.

7. Chair's Report

- a. Discussion of **motions** on the agenda are limited to at most four questions or comments by board members
- b. Ballot proposals
- c. Webex Meeting setup
- d. Uninterrupted speaking during gallery
- e. Local events / outreach
- f. Proposed bylaw amendments to Article VI, Section 13 - GALLERY SESSION:

(a) Each gallery session speaker ~~at Full Board meetings~~ shall receive an initial, two (2) minutes of uninterrupted speaking time.

(c) All speakers shall be called upon in the order in which they register. Unregistered speakers at committee meetings who are physically present at the meeting shall be given the opportunity to speak before unregistered remote speakers.

7. Treasurer's Report

V. Castro reported September Treasurer's Report has been submitted to the staff and has been published on our website. Anyone with questions should contact her.

8. Secretary's Report

- a. Review of Meeting Minutes

The DM (District Manager) stated that the September Full Board meeting minutes have been published, but that there is an error with the attendance.

Motion by V. Castro, seconded by S. Pirtam, that the September minutes be APPROVED after the attendance is corrected.

UNANIMOUSLY PASSED.

9. District Manager's Report

- a. Greater Morris Park DRI (Downtown Revitalization Initiative) [proposals](#)

The DM stated he would do a google sheet so that the Board members can let him know their thoughts as he has to vote on them on Tuesday.

Questions were asked by board members.

10. Committee Reports

a. Leadership

R. Reynoso stated there was no report.

b. Education, Culture & Youth Services

- i. Motion for a [LETTER OF SUPPORT](#) for Veronica Arts Media
Questions were asked by Board members.

PASSED with 1 Abstention (K. Lowe).

c. Bylaws & Ethics

- i. Motion to AMEND the CB11 Bylaws to combine the Sanitation & Environmental Protection and Parks & Recreation Committees

Discussion took place on combining Sanitation with Transportation

PASSED with 5 AGAINST (P. Cambria, J. Campbell, D. Kawalick, L. Sotto and S. Unger) and 2 Abstentions (J. Lutnick and N. Pemberton).

- ii. Motion to AMEND the CB11 Bylaws to combine the Housing and Land Use Committees

PASSED with 1 Abstention (N. Pemberton).

- iii. Proposed amendment to Article VI, Section 14: Elected officials at Full Board meetings shall receive an initial, five (5) minutes of uninterrupted speaking time, except for the Bronx Borough President who shall receive (10) minutes, and they may respond to, at most, four (4) questions or comments from board members with a time limit of (10) minutes for responses per speaker without any time restriction.

TABLED.

c. Economic Development & Public Safety

- i. On-Premise *Renewal* Alcoholic Beverage License: [Morris Park Inn, 1024 Morris Park Avenue](#)

UNANIMOUSLY PASSED.

- ii. *New* Alcoholic Beverage Licenses

- (1) [Leandro's Kitchen & Wine, 1000 Morris Park Avenue](#)

UNANIMOUSLY PASSED.

- (2) [El Vacilon Bar & Grill Restaurant, 500 Morris Park Avenue](#)

UNANIMOUSLY PASSED.

D. Williams reported the Board was granted an extension for the retail cannabis licenses for Holy Buds.

A great deal of discussion took place on this.

C. Rodriguez reported that the 49th Precinct called the office this morning to inform us that last night the Q-team made an arrest and repadlocked 2180 White Plains Road.

d. Parks & Recreation

- i. Ben Abrams Playground and Matthews Muliner Playground as part of the DRI funding opportunity
Motion by D. Kawalick, seconded by S. Pirtam, that CB11 **SUPPORT** the renovation proposals.
UNANIMOUSLY PASSED.
- e. Community Development & Budget Priorities
Motion by S. Deleon, seconded by D. Williams, to approve the District Needs statement requests for Community Board 11
UNANIMOUSLY PASSED.
- f. Health & Social Services
 - i. Joint meeting with Transportation on November 3
S. Unger reported they will be meeting regarding helicopter noise.
- g. Housing, Land Use and Sanitation & Environmental Protection
R. Reynoso reported they discussed Montefiore Einstein Campus Pavilion and saw a presentation by Propel NY. He reported that DOB will not meet with us at night.
- h. Transportation
M. Fuchs reported that at the next meeting with Health they will discuss the helicopter complaints and outstanding DOT issues and how to address them.

11. New Business

Discussion took place regarding Webex.

- a. Next Full Board meeting: Einstein College of Medicine's Lubin Hall

Meeting adjourned at 8:46 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.