



**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, November 20, 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 and meeting were called to order at 7:02 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 spoke during the time allotted for public hearing speakers.

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. Protected bike lane on Eastchester and Morris Gabriel Zeinoun, CB11 Resident: Protected Bike Lanes
  - b. Mrs. Peter-Gaye Henry: Bill INT:1332-2025



*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.*



- Mrs. Henry asked for the board's support of the bill which provides fair and transparent protection for app-based delivery workers.
- c. Requiring Sodium and Added Sugar Warning Labels in All Restaurants Across NYC Abdul Rashid Abdulai, Medical Student at the Albert Einstein College of Medicine and MPH Student at the CUNY School of Public Health: I want to speak in favor of passing City Council bill Int 1177-2025 "Requiring sodium and added sugar warnings in all restaurants"
    - A. Abdulai asked for the support of this City Council bill that would require that sodium and added sugar warnings be required of all restaurants.
    - C. Rodriguez spoke about a presentation at the Borough Board meeting on the impact of diabetics in our community and stated that the Power point will be sent to the Health Committee and have them come to the next committee meeting. She asked Abdulai to attend the meeting.
    - J. Warneke (DM) stated that the board cannot take up a piece of legislation.
  - d. Dr. Camelia Tepelus, MPBID: update
    - C. Tepelus reported on the new art installation at Matthews/Muliner Playground, among other items.
  - e. Brian Adams, 49<sup>th</sup> Precinct Community Council
    - B. Adams asked where the next meeting would be held and he was told it had not been decided yet.
  - f. Yolanda Richardson, 2910 Wallace
    - Y. Richardson asked for the board's help in getting low-income housing for the tenants of 2910 Wallace Avenue due to the fire. Questions were asked by board members.
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
    - A. Ruiz reported that applications to the community board will be available and announced upcoming events.
  - b. Council Member Feliz's Office
    - N. Aguila reported on Intro 1465 which was introduced by the Councilmember that will require chain restaurants to add a red and white warning label to foods that exceed the 1800 mg. of sodium limit and announced upcoming events.
  - c. Council Member Marmorato's Office
    - M. Nitas announced upcoming events.
  - d. Council Member Riley's Office
    - K. Bolt announced upcoming events.

- e. Mayor's Office
    - A. Dowe reported that anyone needing assistance should reach out to her.
  - f. Comptroller's Office
  - g. Public Advocate's Office
  - h. Bronx District Attorney's Office
    - N. Norwood announced upcoming event.
  - 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. 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.
8. Treasurer's Report
- V. Castro reported Treasurer's Report has been submitted to office and will be published shortly. Anyone with questions should contact her
9. Secretary's Report
- a. Review of Meeting Minutes
- H. Muira reported minutes have been posted.
10. District Manager's Report
- a. Greater Morris Park DRI (Downtown Revitalization Initiative)
  - b. October and November DSC meetings
    - The DM thanked C. Kirka for setting up the Parks meeting and H. Lasky for running the DSC meeting while he was on leave. October and November DSC minutes have been posted.
11. Committee Reports
- a. Transportation
    - Motion by M. Fuchs, seconded by J. Thompson, that a letter be sent to our elected officials on behalf of the tenants of 2910 Wallace Avenue asking for their help in getting housing for the displaced fire victims. **UNANIMOUSLY PASSED.**
    - Motion by M. Fuchs, seconded by S. Unger that Community Board 11 adopt a resolution in support of banning non-essential helicopter flights over the NYC metropolitan area.

**PASSED with 5 Abstentions (D. Kawalick, H. Norat, S. Pirtam, O. Selkridge, J. Thompson and L. Velella) and 2 OBJECTIONS (A. Ellefson and N. Pemberton).**

Motion by M. Fuchs, seconded by L. Velella to approve the co-naming of the corner of Mace and Van Nest Avenues Henry M. Piccoli Way.

**PASSED WITH 4 ABSTEINTIONS (R. Barthel, O. Selkridge, J. Thompson and J. Wilson).**

M. Fuchs reported that at the next meeting we will be discussing:

Blinking light at Boston Road and Thwaites Place

Pelham Parkway traffic at White Plains and Boston Road

Blinking light at Stillwell Avenue

Bus Shelter on White Plains and Boston Road.

Metro North will be at next meeting; we are concerned about construction near the Velella house on Morris Park Avenue.

He asked the Board to thank Councilmember Marmorato for all she has done for the community and wish her the best in all her future endeavors.

b. Leadership

i. Attendance

R. Reynoso reported that we will be looking at the attendance record of board members. Attendance at committee meetings has been poor, with quorums not being reached. Attendance records have been published.

R. Reynoso reported that the video recording will count as minutes, but they will also be transcribed.

c. Bylaws & Ethics

i. Motion to AMEND the CB11 Bylaws as follows

(1) Art. VI, Sec. 13(a): Each gallery session speaker ~~at Full Board meetings~~ shall receive an initial, two (2) minutes of uninterrupted speaking time.

**PASSED with 1 ABSTENTION (N. Pemberton).**

(2) Art. VI, Sec. 13(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.

**UNANIMOUSLY PASSED.**

(3) Art. VI, Sec. 14: Elected officials at Full Board meetings shall receive an initial, five (5) minutes of uninterrupted speaking time, 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.

**PASSED with 1 ABSTENTION (N. Pemberton).**

- c. Economic Development & Public Safety
  - i. Motions of NO OBJECTION for the On-Premise *Renewal* Alcoholic Beverage Licenses
    - (1) [Los Primos, 698 Allerton Avenue](#)
    - (2) [Misto Restaurant & Bar, 2314 Eastchester Road](#)

**UNANIMOUSLY PASSED.**
  - ii. Motions of OBJECTION for the Cannabis Retail Licenses
    - (1) [Holy Buds, 641-647 Lydig Avenue](#)
    - (2) [Holy Buds, 2180 White Plains Road](#)

**UNANIMOUSLY PASSED.**
- d. Health & Social Services and Transportation
  - i. Motion that CB11 adopt a RESOLUTION in support of banning nonessential helicopter flights over the New York City Metropolitan Area  
Issue addressed earlier.
- e. Community Development & Budget Priorities  
S. Deleon reported the next meeting will be Wednesday, November 25 at 7:00 p.m.
- f. Education, Culture & Youth Services  
A. Ellefson reported they are working on promoting the New York Yankee Leadership Application which provides a stipend of \$750 to 5 young people who live in our district or have done service in our district.
- g. Housing & Land Use
  - i. 2560 Boston Road  
J. Randall reported that we received an update letter on the project. Parking will be increased, the number of low-income units will be increased. They will be at our next meeting to explain the changes.  
C. Rodriguez read from the letter.
  - ii. 2910 Wallace Avenue  
This was addressed earlier.
- h. Parks, Recreation, Sanitation & Environmental Protection  
D. Kawalick spoke about the construction at Zimmerman Playground and the bathrooms. She explained that they were separate projects that have different timelines.  
C. Rodriguez read from the email she received.

12. Old Business

M. Fuchs asked that when selecting a site for the board meeting the need for parking be taken into consideration.

13. New Business

C. Rodriguez reported that Propel Energy has come to the board for a letter of support. She explained that Propel Energy is basically a way to carry electricity long distances.

- a. Next Full Board meeting: TBD

Meeting adjourned at 8:33 p.m.

Minutes by H. Lasky and 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.