



**COMMUNITY BOARD 11**  
**1741 COLDEN AVENUE**  
**BRONX, NY 10462**  
**(718) 892-6262**  
**[www.nyc.gov/bronxcb11](http://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*

Website



Website

Public Hearing and Full Board Meeting  
Thursday, March 26, 2026  
6:45 p.m.

Einstein College of Medicine's Lubin Dining Hall  
1200 Van Nest Avenue  
Zoom

[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.
  - b. Roxanne Delgado  
R. Delgado expressed her opinion about tonight's agenda.
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*

*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.*



- a. Remote: Proposed SRO bldg in the former Apple Bank property on Pelham Parkway South Evelyn Hernandez-Rosa, NY: Proposed SRO E. Hernandez-Rosa expressed her opposition to the proposal, among other items.
  - b. Remote: Miss J Lopez, Resident: BRC proposal of substandard housing M. Lopez stated that she was against the BRC proposal because of the demolition of the location's previous occupant, Apple Bank, among other items.
  - c. In person: Executive Director Dr. Camelia Tepelus, MPBID: Local events: Earth Day Loreto, America 250  
C. Tepelus announced upcoming events and concerns of reckless and dangerous driving in Morris Park.
  - d. Sergeant Novack and Officer Fernandez, 49<sup>th</sup> NYPD Precinct's Quality of Life Team  
The officers are aware of the driving situation and are trying to see if there is any video, which would show license plate numbers.
  - e. Remote: Mr. Ed Murphy, Friends of Pelham Parkway: BRC  
E. Murphy raised his concerns with BRC, asking the Board to send a letter objecting to the project.
  - f. Remote: Dr Gina Caliendo, Resident: BRC Apple Bank building  
G. Caliendo stated that she is opposed to the proposal, among other items.
  - g. Remote: Vice President Rita Zullo, Allerton Avenue Homeowners & Tenants Association: BRC  
R. Zullo expressed opposition to BRC's proposal due to the SRO model and her desire for the Board to recommend against the proposal.
  - h. Roxanne Delgado, FPP: BRC  
R. Delgado expressed her concerns about the size of the units, among other items.
  - i. Francina Frias, The New York Public Library  
F. Frias announced upcoming events and programs at the Allerton and Morris Park branches.
  - j. Sarah Gomez, Friend of Pelham Parkway: 626 Pelham Parkway South  
S. Gomez stated she was against BRC's proposal.
  - k. Ronald Colangelo: Jacobi CAB  
R. Colangelo reported that Jacobi's CAB is not open to the public, among other items.
  - l. Debby Kawalick: Blood Center  
D. Kawalick reported that the Bronx has a blood center and asked people to donate blood, platelets and plasma.  
Discussion took place by board members on the BRC proposal.
6. Elected Officials: *Elected officials 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 ten (10)*

*minutes for responses. 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 stated that interviews for current and prospective board members start tomorrow, among other items.
  - J. Luciano asked if the borough president has a position on BRC.
  - C. Gannon stated she had no information on this exact proposal but in the past the borough president has not been supportive of SRO living arrangements.
- b. Council Member Feliz's Office
  - N. Agula announced upcoming events.
- c. Council Member Aldebol's Office
  - K. Plasari introduced M. Lung who will be the CM's legislative coordinator and announced that someone from U.S. Department of Veteran's Services will be at their office once a month.
  - J. Luciano asked if the CM has a position on BRC.
  - K. Plasari said he will ask the team.
- d. Council Member Riley's Office
  - K. Bolt gave legislative updates and announced upcoming events.
- e. Mayor's Office
- f. Comptroller's Office
  - Y. Philas introduced himself.
  - J. Luciano asked if he knew if the comptroller had a position on BRC.
  - Y. Philas stated that he did not have a statement but will respond to this next month.
- 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
- l. State Senator Fernandez's Office
- m. State Senator Rivera's Office
  - J. Tomeblanca announced upcoming events.
  - J. Luciano asked if she knew the senator's position on SROs.
  - J. Tomeblanca stated she would get back to the Board.
- 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 spoke about services available in the office, Assembly Bill A6029, and other items.
  - J. Luciano asked about the AM's position on BRC.

E. Weinberg reported the AM has had two or three conversations with BRC.

7. Chair's Report

- a. Discussion of **motions** on the agenda is limited to at most four questions or comments by board members
- b. Nominating & Elections Committee  
Appointed members: J. Rubino, D. Kawalick, and H. Norbert
- c. Annual Juneteenth event  
To be discussed.

8. Treasurer's Report

V. Castro stated she is waiting for information for her report. Once she has it, it will be uploaded to the Board's website page.

9. Secretary's Report

- a. Review of Meeting Minutes: January and February 2026  
Motion by H. Miura, seconded by C. Rodriguez, that the draft January and February 2026 minutes are finalized.

**UNANIMOUSLY PASSED.**

10. District Manager's Report

- a. New intern: Joshua Nuñez
- b. DSC minutes published and/or finalized  
J. Warneke spoke about term limits and how they will affect board members.

11. Committee Reports

- a. Leadership
  - i. Motion of NO OBJECTION for the on-premise renewal alcoholic beverage licenses for: [Astor Bar & Grill LLC](#)  
**UNANIMOUSLY PASSED.**
  - ii. Motion of OBJECTION for the on-premise renewal alcoholic beverage licenses for: [SC White Plains LLC](#)  
**UNANIMOUSLY PASSED.**
  - iii. Motion of OBJECTION for the Cannabis Retail License for: [1402 Blondell Avenue](#)  
The motion was withdrawn due to the application being withdrawn.
- b. Bylaws & Ethics
  - i. Proposed bylaw amendments
    - (1) Updates to Code of Conduct (Art. VI, § 12) based on City Law department review (additions underlined, language to be removed struck through)
      - (a) Engaging in acts of violence (~~including threats~~) or true threats expressing a serious intent to commit violence are grounds for immediate suspension of the right to attend meetings  
**PASSED with 1 AGAINST (D. Kawalick).**

(b) ~~Disseminating false information is prohibited~~

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

(c) ~~Refrain from unpleasant or disparaging remarks and other actions~~

**UNANIMOUSLY PASSED.**

(2) Update/clarification to Removal Process (Art. IV, § 8) based on City Law Dept. review: An officer may be removed from their elected position for cause by a majority of the appointed members of the Community Board

**UNANIMOUSLY PASSED.**

R. Barthel reported there will be another amendment next month dealing with attendance policy.

b. Economic Development & Public Safety

i. Fire Safety Presentation

c. Education, Culture & Youth Services

i. Bronx Zoo Tour

A. Ellefson reported that the Bronx Zoo is offering a behind-the-scenes tour of the Zoo for board members and staff. It will be on a weekday during the day.

Discussion took place.

Those interested in the tour: R. Barthel, A. Ellefson, M. Fuchs, D. Kawalick, J. Luciano, J. Lutnick, J. Randall, J. Rubino, H. Santaella, L. Soto, S. Unger, J. Walcott, J. Warneke and D. Williams.

ii. Youth Leadership Award Nominees

(1) Leen Abdulla, Collegiate Institute for Math and Science

(2) David Angeles, Bronx Park East Community Association

(3) Maria Jose Franco Lechuga, Friends of Pelham Parkway

(4) Jada Shelly, Collegiate Institute for Math and Science

(5) Peter Tang, Collegiate Institute for Math and Science

d. Community Development & Budget Priorities

S. Deleon reported that the committee met and discussed the board's budget request for FY'27 and the agency responses. Will try to meet with the agencies to see why some of our requests were not supported.

e. Health & Social Services

S. Unger spoke about the presentation from the Blood Center and announced April's guest speaker will be from Veteran's Services and May's guest speaker will discuss colorectal cancer.

f. Housing & Land Use

i. BRC

J. Randall reported on BRC and the letter to our elected officials for the tenants of the 1862 Wallace Avenue, who are still displaced.

g. Parks, Recreation, Sanitation & Environmental Protection

i. Proposed committee name change

D. Kawalick announced the committee will be renamed Parks, Sanitation and the Environment.

ii. East Gate Ribbon Cutting

h. Transportation

M. Fuchs reported that we have a list of questions for the new Bronx Director, Ms. Cruz. She will be invited to our April meeting.

9. Old Business

10. New Business

b. Next Full Board meeting: TBD

V. Castro thanked everyone for their kind words and stated she is only a phone call away if she is needed.

Meeting ended at 8:59 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 or true threats expressing a serious intent to commit violence are grounds for immediate suspension of the right to attend meetings, pending review by the Bylaws & Ethics Committee.
- Respect the equality, diversity and privacy of all people by respecting and valuing differences of culture and opinion.
- Abstain from all forms of harassment by actively discouraging it.