

Westchester Rising

PRESORT-STD
U.S. POSTAGE
PAID
White Plains, NY
Permit #7164

Yonkerstimes.com

www.RisingMediaGroup.com

Friday January 14, 2022

Low Inventory and High Demand Make 2021 A Record Breaking Year for Westchester Home Sales



6 Beechwood Road, Bronxville home for sale at \$5.5 M & \$132,115 in property taxes

Building on the sales surge in 2020, single-family home sales posted a record-breaking year in 2021 fueled by low inventory and strong buyer demand, according to the Houlihan Lawrence Westchester-Putnam-Dutchess Q4 Market Report released today.

Home sales in Westchester were up 10.4% for the year, while Putnam and Dutchess counties reported gains of 8% and 2.7%, respectively. Nearly every sub-market in Westchester posted double-digit sales gains. Median sale prices were also higher in all Westchester, Putnam and Dutchess submarkets.

“While the first half of 2021 varied in specific metrics to the second half, two factors remained constant. The inventory was at an all-time low, and buyer demand was exceptionally strong. As the year progressed, the sales outpaced inventory replacement, and this further restriction led to a decline in pending sales and, eventually, closed sales,” said Houlihan Lawrence President and CEO Liz Nunan.

For perspective, in the fourth quarter, the number of listings declined 42% in Westchester County year over year. In Putnam County, it was down 34%, and in Dutchess County, 44%. This led to a natural decline in the number of sales. While sales are up 10% for the entire year in Westchester County, they declined 25% in Q4. Similar statistics hold true for both Putnam and Dutchess Counties.

“The demand for all property types and prices remained high, further fueling

continued on pg 7-

Lionsgate Opens TV-Movie Studio in Yonkers: \$100 M Project Becomes a \$500M Expansion



Lionsgate Studios has opened its new \$100 Million TV-Movie Studios in downtown Yonkers, and has immediately agreed to a Half-Billion Expansion. See story on pg 6-

Cuomo Says “Stay Tuned,” No Criminal Charges But That Doesn’t Mean What You Did is OK



“Just because no criminal charges were filed, that doesn’t mean that he is vindicated for his behavior. It’s an insult to the many women in NY politics for him to believe that all can be forgiven. And his attorney continues to attack Tish James for what, doing her job?”

-A Westchester Democrat

left, Cuomo accuser and Westchester resident Charlotte Bennett

Several days after District Attorneys in Albany County and Westchester County decided not to pursue criminal charges against former NY Governor Andrew Cuomo for sexual harassment, the Cuomo political campaign team, responded with a statement, which read in part. “From the very beginning we said this entire situation was a political manipulation and would be disproven when a non-corrupted legal review was conducted — and over the past several weeks, we were proven right.”

“The legislature insisted that Tish James be given the authority to do the review even though she had a glaring conflict of interest in that she would not rule out running against Governor Cuomo. Any lawyer who understood their ethical obligation would never have recommended such a referral and certainly would not have accepted it. James’ appointment of Joon Kim and Anne Clark also violated the legal referral mandating “independent reviewers.” She told the press there were 11 violations of law without any credible basis whatsoever. The Assembly’s sham report,

continued on pg 4-

Westchester, and Latimer Trust COVID Science, and Comply With Hochul Mask Mandates

As Putnam, Rockland, Orange & Dutchess, Nassau ‘Go Rogue’

“I am a Catholic and was in church on Sunday. Everyone in church had a mask on, adult and child. The Archdiocese made the requirement. I didn’t see any protest about the masks in church, but argue about the same directive when they go to a luncheonette.

“What we see is an unfortunate division based on ideology, on the other side of the aisle, not to implement this (mask mandate)...we are reaching a point where people will respect judgements that only benefit their party and their candidates... we are going to do the things that we were ordered to do legally and properly.”

-Westchester County Executive George Latimer

By Dan Murphy

Why is Westchester County the only suburban NYC county that is trusting the science of COVID prevention and respecting Governor Kathy Hochul’s order that requires the wearing of a mask in public and in school?

The news on Jan. 6 that Nassau County Executive Bruce Blakeman, upon taking office, decided not to enforce Governor Kathy Hochul’s mask mandate, including for students and staff in schools, means that Nassau joins Rockland, Putnam, Orange and Dutchess counties, who are not enforcing the mask mandate. “We should protect the freedom and statutory rights of students and parents by resting with the parents the decision whether their children should wear masks in school,” Blakeman, a republican, wrote in one of his executive orders.

County Executive’s in Orange, Dutchess and Rockland Counties are not as vociferous as in Nassau County. Dutchess County Executive Marc Molinaro, a republican, said they were told by Governor Hochul to avoid diverting resources to crack down on violations of her mask mandate order.

But the county executives in neighboring counties are speaking out and standing up against mask mandates because they do not believe the science of wearing a mask in public.

But in Westchester, County Executive George Latimer is supporting the science of preventing the spread of COVID through vaccinations and wearing masks. And while Latimer is supporting Hochul’s mandate, he is not ordering the Westchester County police to start “writing tickets and lecturing people.”

Latimer, during his weekly COVID press conference held on Jan. 10, was asked about his thoughts about Nassau County and neighboring counties not enforcing the mask mandate.

“What we see is an unfortunate division based on ideology, on the other side of the aisle, not to implement this (mask mandate). This is a legitimate order, and this is part of our responsibility and the authority that I have

“I don’t look at party and it is not my job to judge what happens elsewhere. But we are in a perilous time, and we are reaching a point where people will respect judgements that only benefit their party and their candidates.

“If the President or Governor issues an order, and if it is a legitimate order, it must be honored. We have gone through this before. I can remember a Governor in the south standing in front of a schoolhouse door. We seem to be going backwards, and Nassau County is reflecting the change in direction. But we are going to do the things that we were ordered to do legally and properly.

“I am a Catholic and was in church on Sunday. Everyone in church had a mask on, adult and child. The Archdiocese made the requirement. But I didn’t see any protest about the masks in church. But I watch people follow a directive in church but argue about the same directive when they go to a luncheonette.

“The order for mask mandates was made at the Gubernatorial level. I won’t thumb my nose at it, nor would I do so if it came from someone from another political party.

“How we implement it is up to us. We are not writing tickets or lecturing

continued on pg 7-

St. John’s Riverside Hospital: The Areas Most Comprehensive Wound Healing Center

By Dan Murphy

Dr. Nirav Patel, Director of the Wound Care Center at St. John’s Riverside Hospital in Yonkers, kicked off the new year by discussing with Yonkers Rising the state-of-the-art services he helps provide to the community in wound care treatment and management.

Dr. Patel said that many diabetic patients, or those with pre-existing conditions need to be watchful for wounds that are taking longer than usual to heal.

“The Wound Care Center at St. John’s is the premier wound care center available to patients in Westchester and the Bronx. We treat all types of wounds that are slow to heal, and check for vascular disease, podiatric conditions, and wounds that may not be healing properly from surgery. When you come to St. John’s, you get a complete circle of care,” said Dr. Patel,



Dr. Nirav Patel: “We Can Heal That”

“The Physicians at St. John’s are the best in Westchester, but what also makes our wound care center elite is the nursing care. I hear from my patients how satisfied they are with the care they receive from our nurses. For us to be successful, we treat everyone like they are part of our family — and that has resonated through to everyone.”

Patients with wounds from poor circulation as in peripheral vascular disease, chronic venous insufficiency, diabetes with neuropathy, pressure due to immobility, heart and lung disease are all prone to difficulties getting their wounds to heal and have benefitted from the treatment at the Wound Care Center at St. John’s Riverside Hospital.

Dr. Patel noted several advances in the field of wound care treatment and management that can be helpful to slow or non-healing wound patients. “When patients come to us with a wound that has not healed for a month or more, we check their circulation, address it, and treat it through vascular treatments to open circulation.

“We are most proud of our limb salvage rates. We heal wounds and preserve limbs. That is what we work to do every day here and we are highly successful

continued on pg 7-

Galef Announces Retirement from Assembly Seat Rainey and Levenberg Announces Plans to Run



By Dan Murphy

Westchester Assemblywoman Sandy Galef, (pictured left) the longest serving member of the State delegation from Westchester, announced on Jan. 10 that she will not seek re-election in the 95th District, which includes Ossining, Cortlandt, Peekskill, Croton, and north into Putnam County.

Assemblywoman Galef has been committed to public service both as a volunteer and as an elected official almost her entire life. Galef, 82, was first elected to the Assembly in 1992. Prior to that she served on the Westchester County Board of Legislators for 13 years. She is the longest serving member of the Westchester state delegation.

During the 1980's and 90's, Galef served as a role model for young women

wanted to serve in politics, throughout her district in Northern Westchester, which has changed over the years but once included Yorktown.

Galef has been a leading advocate for legislative reform in Albany as well as being deeply involved in matters pertaining to education, tax reduction, government efficiency, environmental/clean energy issues, consumer issues, health, voting rights, organ donation, the disability community, and senior citizens, among other causes.

"Government is wonderful," Galef said. "For people who are doubters about government being wonderful, they should talk to me." Galef said that upcoming redistricting, and that she thinks it time for her to do other things, led to her decision, adding that she is still energetic and plans to stay involved in the Ossining community where she lives.

Galef has worked on safety at the Indian Point Power plant for most of her career in the Assembly. Recently, she opposed the legalization of marijuana. Galef was proud to endorse Gov. Kathy Hochul for re-election before NYAG James dropped out. "Governor Hochul has done an exceptional job assuming the position of Governor of New York and it is my hope that she will continue in that office in the years to follow. I have worked with the governor for many years on issues that were important to our residents. I urge others to support Governor Hochul and keep her working for us."

Westchester County Executive George Latimer, who served with Galef on the County Board, said Galef "redefines the level of approachability of an elected official."

Former Peekskill Mayor Andre Rainey immediately announced his candidacy to replace Galef. "Sandy Galef is an institution and there isn't a person who doesn't know her, hasn't been touched by her, or who has not benefitted from the work she has done on behalf of all of us. I am so appreciative of the partnership we have had over the years and the work she has done to make all of our communities better. As we move forward, we need to ensure this district has a representative in Albany with a proven track record of delivering for the people they represent."

Ossining Supervisor Dana Levenberg has also announced her intentions to run and replace Galef. Levenberg served as Galef's Communications Director and then Chief of Staff prior to being elected Town Supervisor. "The most important issues facing us today are climate change and resiliency, ensuring every child receives the quality education they need and deserve, even during a pandemic, and guaranteeing affordable housing, as well as equitable access to needed resources such as health-care and nutritious food. I look forward to building upon my accomplishments in our community, and continuing this great work on behalf of the entire district in Albany," said Levenberg.

Westchester County Opens COVID Testing at County Center, White Plains

Only for those symptomatic or with known exposure to a confirmed positive case

Westchester County Executive gave his weekly update on Jan. 10, and reviewed the latest COVID data. Latimer announced in addition to hosting a COVID-19 testing center, the Westchester County Center in White Plains is opening this Wednesday, January 12 to pediatric vaccinations and booster shots. The Westchester County Department of Health is running the vaccination and booster clinic, with testing occurring at different times than vaccine and booster clinics and will be in a different section of the County Center. Additionally, the facility will be thoroughly cleaned in between testing and vaccination and booster times.

Westchester County Executive George Latimer said: "We have the space; we have it set up as a medical facility so offering testing, as well as vaccinations and boosters, makes sense and it is what the people of this County need right now. I want to thank the Westchester County Health Department for getting these clinics up and running. I encourage everyone to get vaccinated, get your children vaccinated and get boosted. Getting COVID vaccinated, as opposed to not vaccinated, can be the difference between requiring hospitalization and just having mild symptoms."

Appointments for pediatric vaccinations and boosters can be made at health.westchestergov.com

COVID Testing at the County Center

Due to a limited number of COVID tests, free testing is available at the Westchester County Center in White Plains only for symptomatic members of the community or those with a known exposure to a confirmed positive case. The CDC recommends being tested 5 to 7 days after an exposure. This testing is not for travel. Appointments are required. Keep checking back, as appointments will be added every three days. "We have a limited number of tests and we want to use them where we can get the most good. If you are symptomatic, we want to test those people," said Latimer.

COVID Testing Times January 2022

- Monday: 8a.m. – 4p.m.
- Tuesday: 8a.m. – 4p.m.
- Wednesday: 8a.m. – 12p.m.
- Thursday: 8a.m. – 2p.m.
- Friday: 8a.m. – 12p.m.

Link to Make a Testing Appointment: <https://app.squarespacescheduling.com/schedule.php?owner=24841628&calendarID=6348560>

Last week, Governor Kathy Hochul announced her plan to require that all covered health care workers previously required to receive a COVID-19 vaccination under the Department's August 26th Emergency regulation must also now receive a COVID-19 booster dose within two weeks of becoming eligible, absent a valid medical exemption.

The Governor also announced new rules for nursing home visitations. Starting Jan. 12, all visitors must wear "surgical"-type masks and must present upon entry a COVID negative test taken within 24 hours of their visit. Governor Hochul further noted that 952,000 tests and 1.2 million masks are being delivered to nursing homes late this week into next.

"As we continue to battle this winter surge, I strongly recommend that all New Yorkers ages 12 and older get boosted as soon they are eligible," said Gov. Hochul.

With almost all of Westchester students back in their classrooms, the state Health Department directed that vaccinated students and staff who have been directly exposed to COVID-19 can stay in school, and that a booster is not required to remain attending school. New York State has also reduced the number of days that persons have to be isolated after testing COVID positive, from 10 days to 5, for staff and students.



White Plains

Scarsdale



NewYork-Presbyterian Lawrence Hospital

55 Palmer Avenue, Bronxville

Yonkers

Mt Vernon

Bronx

New York's #1 hospital is right here in Westchester.

NewYork-Presbyterian Lawrence Hospital, located in Bronxville, is powered by top doctors from Columbia, bringing advanced levels of care and expertise close to you. We are here to serve your healthcare needs safely and conveniently with the quality care you expect from NewYork-Presbyterian Hospital, New York's #1 hospital. With the nation's top doctors, latest medical technology and advanced treatments, you'll find amazing care – right here in Westchester.

Learn more at nyp.org/lawrence

NewYork-Presbyterian Lawrence Hospital

With **Columbia** doctors right where you live

As ranked by U.S. News & World Report 2021-2022

White Plains Judges Finds Fired Mets GM Not Guilty of DUI After Watching Body Cam



Former NY Mets GM Zach Scott, left

On Jan. 6, White Plains City Court Judge Eric Press found former Mets General Manager Zach Scott not guilty of DWI, stemming from an incident on Aug. 31, 2021, in which he was found asleep in his car at an intersection in White Plains at 4:17 am.

Scott was returning home from an event at the Connecticut mansion of Mets owner Steve Cohen. Scott refused to take a chemical test but the bodycam evidence presented at trial showed Scott to be lucid and not intoxicated.

"I am thankful for today's verdict," said Scott. "Nonetheless, I regret choices I made on August 31, resulting in circumstances that led to my arrest," Zack said. "Professionally, I'm grateful to [team president] Sandy Alderson for the opportunity to lead baseball operations for the Mets and wish my former teammates nothing but the best going forward."

Scott's attorney, Bruce Bendish argued at the trial that his client had not failed a sobriety test, given by White Plains police officers Frank Confalone and sergeant John Guastella, who both testified that they watched Scott's vehicle sit at a traffic light through two cycles (red, green, red, green) without moving.

The officers smelled alcohol on Scott's breath, which his attorney said that he admitted to drinking beers hours before. Judge Press, after watching the bodycam evidence, said that it did not show a person who was intoxicated, and added that he thought Scott "was basically parked in a lane of traffic" when the police approached his vehicle.

Bendish argued at trial that Scott was not asleep but was distracted by a cell phone in his lap. And while the bodycam footage could not show whether Scott's eyes were closed of whether he was looking down at his phone, Scott was not charged with distracted driving.

Bendish told YonkersTimes.com that Scott had refused to take a chemical test, "on the advice of his attorney," who he had contacted that late evening-early morning.

Bendish explained that defendants do not have to take a chemical test when pulled over for DUI, but Judge Press said that this fact was a "major thing" with a negative connotation about it. But Scott's refusal to take a chemical test could impact his driver's licence with NYS DMV.

"They have to prove their case beyond a reasonable doubt and in this case there was much doubt," said Bendish. "While we understand and appreciate the reasons why the police officers suspected that Mr. Scott was driving while intoxicated, and respect their decision to place him under arrest, the simple fact was that Mr. Scott was not intoxicated or impaired by alcohol that evening. Rather, the evidence showed conclusively that Mr. Scott's ability to operate a car was in no way impaired by alcohol."

Scott received two \$100 fines for traffic violations. He was fired as Mets GM by owner Steve Cohen after his arrest, with Cohen saying the Mets have a zero tolerance for this type of behavior. A bus filled with Mets players departed the Cohen home after the party, giving the players a ride back to CitiField.

Firefighters are Our Heroes!



By Eric W. Schoen

I was sitting having my coffee at Panera at Cross County when the fire alarm went off earlier this week. Staff evacuated the patrons in the cafe and team members, out into the cold without their jackets. The Yonkers Fire Department, strategically located throughout Yonkers so they can reach most points in the city within 4 minutes were there in less than that.

If you don't know where the entrances to Panera are located at Cross County, you would have a hard time finding them. The sign for the cafe faces the parking lot, but one needs to go around the corner to enter the restaurant. The back door that faces the parking lot leads to Applebee's kitchen area. There is no sign that says that the Panera entrance is around the corner. There should be! In big letters not only for the firemen to see but for the public.

The firefighters tried to get into the Applebee's door which was locked. They quickly went around the building to the cafe, did their checks and as I pulled my car out of the parking lot I saw the firemen leaving. Thank god it was a false alarm.

Made me think about the terrible fire in the Bronx. 17 lives lost, many injured, you feel for the poor people who have their families, memories, place to live destroyed. I don't like space heaters. Now you'll probably say hey Eric, you live in an apartment building that provides good heat. You don't need a space heater like so many do who are not as fortunate as you. In some closet in my apartment I have a radiator type device that I can pull out if it ever gets that cold in the apartment.

Frankly if it ever got that chilly I would pile on an extra blanket or extra layer of clothes before I would use the radiator type heater that has sat in my closet buried for at least 20 years. Who knows if it works? A friend of mine who is a firefighter years ago told me not to use space heaters. And never ever use your oven to warm up your apartment if the heat is down.

The apartment house I grew up in had those big heavy fire safety doors in the hallways. They were always supposed to be closed, but people would wedge them open. With fires in apartment buildings in the neighborhood over the years we learned to keep the fire doors closed and god forbid you have a fire in your apartment to close the door behind you.

How many of us have at least 1 frayed extension cord in our house or apartment. Or an overloaded extension cord out in the open someone can trip on and cause a fire. Or a smoke detector where the batteries have run out or that simply does not work. When we change the clocks we are supposed to check that the batteries in our smoke detectors and carbon monoxide detectors are working. Be honest, do you really do it?

Fire departments across this country have great resources to help you make your house or apartment fire safe. Most will visit your apartment or house and offer suggestions that at little or no cost can keep you safe. Take advantage of all the resources that are out there. Invite the fire engine to your child's school, or the fire department to your civic meeting. Firefighters are our friends. Yet for some reason if a child is in a fire statistics show they don't know what to do and they hide under the bed thinking they will be safe. They must learn that is not the case.

A professional Fire Department is not cheap. But it is like health insurance or insurance for your car. You hope you never have to use your local Fire Department but it is there when you need their services.

Don't be surprised if you have a medical emergency and a fire engine shows up before the ambulance. In a city like Yonkers with the excellent Empress Ambulance service serving our city there may be 2 or 3 ambulances on duty serving the entire city but we have fire companies with trained paramedics and EMT's that can reach most points in the city within 4 minutes. Minutes count in many medical emergencies. And don't let any politician tell you it's not needed. And if the fire crew comes out on a medical call and does wonderful work, send a letter to this newspaper or the Journal News sharing your positive experience. And make sure to let the Mayor and City Council who allocate the funds for fire service know it to!

The poor people who lost their lives or lost their possessions will never get them back. We have to pray for those involved in the tragic fire in the Bronx and if your pocketbook permits, donate to legitimate charities providing for their needs. Young kids in the prime of their lives dying. People overcome with smoke still being treating in area hospitals.

But remember who you see carrying people out of burning buildings, providing treatment for those who need it and risking their lives as occurred last weekend, oxygen tanks depleted still running in to the fire to get people out.

Our Firefighters. They Truly are Our Heroes! Pray for their safety and for all

continued on pg 6-

Kitchen Endeavors Yummified!

with Kristen Cunningham

Airing Every Tuesday at 4:30 pm EST on WVOX 1460 AM



It's a place where you can learn new recipes. And get insights on how to approach them in order to uncover stability in preparing meals which you may have only seen in restaurants or at parties.

WE SPECIALIZE IN STAINLESS STEEL LINING SYSTEMS
Always Affordable Chimney Inc.
Much more than sweeping chimneys!
 — 24 Hour Emergency Service —

- Stainless Steel Chimney Relining/Caps
- Expandable Chimney Systems
- Level & Breathe In Chimney Inspections
- Chimney Caps Specialist Installation
- Wholesale Contractor

10% OFF
 ALL BRICK WORK ON CHIMNEY HOUSING

BOILER FLUE CLEANING
 Starting at \$99 for residential, call for commercial quotes

FIREPLACE CLEANING
 Starting at \$299

888-344-8887 • 914-320-0111
 www.alwaysaffordablechimney.com Fully Licensed & Insured

NOTICE TO NEW YORK RESIDENTS

Homeowner Funding enables families to make necessary energy efficient home repairs who:

- ARE UNABLE TO PAY CASH FOR NECESSARY HOME REPAIRS.
- CANNOT AFFORD HIGH OR ADDITIONAL MONTHLY PAYMENTS.
- HAVE BEEN TURNED DOWN FOR FREE STATE OR GOVERNMENT PROGRAMS.

REPAIRS INCLUDE:
 ROOFING • SIDING • WINDOWS • DOORS & MORE...

up to **\$25,000**

NO Money Down / NO Equity Required

QUALIFY TODAY: **(800) 736-9629**
 or visit **NYHomeImprovementFund.com**

Approved applications will have the work completed by a quality repair crew provided by the fund.

Westchester County Office of Economic Dev. Awards Grants to Launch1000 Graduates

The Westchester County Office of Economic Development is pleased to announce that 218 graduates from Launch1000, a self-paced, online program that turns concepts and ideas into de-risked startups, have each earned a \$2,500 grant for completing the program. Of those Launchers, nearly three-quarters qualified to receive an additional \$2,500 grant for achieving key milestones for advancing the growth of their venture. This grant funding represents a \$940,000 investment in helping new businesses and nonprofits to launch and scale.

County Executive George Latimer said: "Launch1000 has paved the way for a diverse community of businesses and nonprofits who represent a strong component of Westchester's vibrant startup community. Westchester County is invested in the success of entrepreneurs and this financial investment in 218 new entities is an extension of that commitment."

Westchester County's Director of Entrepreneurship and Innovation, Deborah Novick, said: "Many of our Launch1000 graduates are already generating revenue and positively impacting both our local economy and our communities. We are proud to invest in the next generation of small businesses, nonprofits and scalable startups, allowing them to make an optimal impact in Westchester County and maximize their local, national or global growth potential."

A few examples of how Launchers are using their grants:

Launcher Jan Mercer Dahms is using her grant money to reinvest back into the Westchester County ecosystem, directly hiring service providers and start-ups that have also graduated from the Launch1000 program.

Launcher Erica Christ is the founder of FMR Wellness Inc, Fuel Move Recover, which integrates nutrition and Pilates to help people perform optimally, prevent injury and heal faster post operatively. She is using her grant money to finish developing an app which will allow her to scale her business from one site, to multiple units.

Launcher Marianne Campolongo, founder of Marianne Campolongo Photography, used part of her grant to purchase new photography equipment, including a camera that allows her to take panoramic images that can be used in murals and other installations. Campolongo's business offers fine art landscape and nature photographs to hospitals, senior living, and other healthcare providers based on the principles of evidence-based design. Studies show photos of nature help reduce stress for patients, staff and visitors and may even improve patient outcomes.

Launcher Paula Gladstone, founder of Fill Up on Healthy is using some of her grant funds to enroll in a prestigious program to become a Certified Nutrition Coach.

Singer-Songwriter and Harpist Elizabeth J. DeAlmeida plans to use her grant funds to rent a concert hall and bring together musicians to perform a concert of eclectic music ranging from classical, jazz and R&B to folk and rock. As DeAlmeida recently noted, "This program is making my dreams come true."

In addition to Launch1000, the Westchester County Office of Economic Development offers a suite of programs and resources to support businesses and entrepreneurs. For information, visit westchestercatalyst.com/.

Cuomo Stay Tuned, continued from pg 1-

which relied on James' conclusions in their own review, unsurprisingly mimicked her findings.

The James report was not a legal review, but a sham to generate a press frenzy and political firestorm to clear the way for her own run for higher office...James' position that 'we believe all women' is not a legal determination made by a professional Attorney General's office — particularly when there is an abundance of exculpatory evidence and suspect motivations. Tellingly, James did not even apply the actual legal statutory definition of sexual harassment to the evidence...That is because, despite what Tish James said, kissing someone on the cheek, patting someone's stomach as you walk by, putting your arm around an employee or a wedding guest while posing for a photo is not illegal — criminally or civilly. Plaintiff lawyers overplayed their hand, and we will not pay one penny in attempts at civil extortion," end of Cuomo campaign statement.

In Westchester, two victims have been identified and were part of AG James' report. Charlotte Bennett received a great deal of media attention and was in our view, a very credible witness against the former Governor.

Bennett has not commented publicly on the decision not to prosecute Cuomo, but remains active on Twitter, including re-Tweeting the following from Karen Hinton, which reads "Sexual misconduct leads to this feeling of wanting to disappear. I remember wanting to disappear when I worked for the former Governor of NY."

Hinton has written a controversial book titled Penis Politics. We interviewed Ms. Hinton for her response to Cuomo's "Stay Tuned," response. "When I saw Stay Tuned, I thought, Stay Tuned to more BS, Stay Tuned for more lies, Stay Tuned for more womanizing, discrimination, harassment. Stay Tuned for more of the same. That's what I thought," said Hinton.

The second incident in Westchester was with Susan Iannucci, whose interaction with Cuomo occurred at White Plains High School in 2018. "As he was mingling with the crowd after his speech, he hugged my friend and then he turned his attention to me. He looked me in the eye, grabbed my arm and pulled me toward him and kissed me on the cheek without asking me if I was OK with such a personal greeting." Iannucci was disturbed when Cuomo used her incident as evidence that his habit of hugging and kissing women was normal and OK. "I don't appreciate him using my picture to spin a story," said Iannucci.

Westchester District Attorney Mimi Rocah stated on Dec. 28, "Our investigation found credible evidence to conclude that the alleged conduct in both instances described above did occur. However, in both instances, my Office has determined that, although the allegations and witnesses were credible, and the conduct concerning, we cannot pursue criminal charges due to the statutory requirements of the criminal laws of New York."

One Westchester Democrat said "I would direct you to the comments made from Senate Majority Leader Stewart-Cousins, State Senator Shelley Mayer, and State Senator Alessandra Biaggi, who all called for Gov. Cuomo to resign last year. They have all helped us to move on, and there's no going back,"

Statement from the NYS Office of Temporary & Disability Assistance on the Emergency Rental Assistant Program

"After reviewing the Court's order, the New York State Office of Temporary Disability Assistance will reopen the Emergency Rental Assistance Program application portal today (Jan. 11) at 10 p.m. However, as in other states with large tenant populations, the demand for rental relief in New York State far exceeds the federal funding at our disposal.

From day one, Governor Kathy Hochul has worked aggressively to streamline and accelerate the delivery of New York State's ERAP funds — eliminating bureaucratic red tape to quintuple payments between late August and mid-November. With more than \$2 billion now paid or obligated, Governor Hochul has propelled New York from last to among the top states in rental relief funding paid or obligated.

After fully exhausting our initial funds for this program, New York State requested nearly \$1 billion in reallocation funds from the U.S. Treasury — but received only \$27 million, a sliver of what would be needed to cover existing applications, let alone new ones.

Today, New York will be joining other states in sending a joint letter to U.S. Treasury Secretary Janet Yellen to request additional federal funding and ensure high need states are prioritized.

Reopening the application portal without additional funding to support the backlog of existing and future applications runs the risk of giving struggling New Yorkers false hope for critical financial relief that — without federal intervention — simply doesn't exist.

Our appeal to the Treasury represents the latest in our continued and vigorous advocacy for tenants and landlords still reeling from the financial impact of the pandemic. In addition to getting \$2 billion in ERAP funds out the door, Governor Hochul has made \$100 million in state-funded rent supplements available for localities, committed \$125 million to households previously ineligible for ERAP based on income, authorized \$125 million to help landlords with tenants who have declined to participate in ERAP or vacated with arrears, signed an increase in rental voucher amounts into law, invested \$25 million for free legal services for tenants, and unveiled a sweeping, five-year, \$25 billion plan to address housing affordability in her State of the State address.

We will continue to work with our partners in the federal government and designated community-based organizations to keep ERAP applicants apprised of the situation, so that they are not provided an unrealistic expectation of relief, absent additional federal funding."

For more information, on temporary rental assistance, or to see if you qualify, visit <https://otda.ny.gov/programs/emergency-rental-assistance/>

Letters

Dear Editor of Rising Media Group;

I recently needed a shirt made for my mother's memorial service Last Wednesday. I was highly emotional and stressed looking for a printing center that could fulfill my family's needs. I wanted to make sure the design facility provided excellent service and quality and I didn't want to go with just anybody. I found a small shop in Mount Vernon, NY called DigiPrint. DigiPrint appeared to provide exceptional service and amazing quality. They went out of their way to fulfill my needs and they made me feel very special! DigiPrint even donates an article of clothing to a homeless person or a child in need per every sale. I think that is phenomenal! This store is simply remarkable, and I wanted the world to know about their charitable/humanitarian efforts. I would just like to thank DigiPrint for helping me and our family in our time of bereavement and I feel as though this is the best way.

Best; Lareesha Peters

Dear Editor,

One year ago, we witnessed an attack on our country: an insurrection by political extremists at the U.S. Capitol.

A mob of violent rioters defaced the Capitol Building and threatened the lives of the elected officials and staff working there—the core of American democracy. This was a pivotal moment for America and our fundamental promise of free and fair elections.

One year out from that horrible day, Congress has yet to secure the right to vote and the integrity of our elections—while state and county governments are passing laws to make it harder to vote. Hours-long lines and oppressive ID requirements are only the beginning, unless Congress acts.

The Senate must pass the Freedom to Vote Act and the John Lewis Voting Rights Advancement Act; both bills are essential to the survival of the American experiment. The House of Representatives has already passed them. We can't let made-up Senate rules stand in the way of protecting our democracy.

Fighting for our democracy by passing voting rights legislation is one of the most important actions we can take as we commemorate this attack on our country.

Sincerely, Erica Smith New Rochelle

DENTAL Insurance

from Physicians Mutual Insurance Company

Call to get your FREE Information Kit

1-855-225-1434

Dental50Plus.com/nypress

Products not available in all states. See your Participating Dentist for specific products and program details. Policy restrictions apply. For more information, call 1-855-225-1434 or visit Dental50Plus.com/nypress. © 2021 Physicians Mutual Insurance Company. All rights reserved.

Saving a Life EVERY 11 MINUTES

I'm never
alone

Life Alert® is always here for me.

One touch of a button sends help fast, 24/7.

Life Alert® Batteries Never Need Charging.

For a FREE brochure call:

1-800-404-9776

Prepare for Power Outages & Save Money

PWRcell, Generac's fully-integrated solar + battery storage system, stores solar energy that can power your whole home during utility power outages and save you money on your electric bill.

REQUEST A FREE QUOTE!

ACT NOW TO RECEIVE A \$300 SPECIAL OFFER!*

| (888) 871-0194

*Offer valid when purchased at select dealers. Offer ends 1/15/22. See dealer for details. †Offer valid through authorized Generac partner. Solar panels sold separately.

English Bulldog Puppies, Free to a Good Home

Free to good home 14 weeks male and female English Bulldog Puppies. They are AKC Registered and love to be carried all around if interested email (ceo.private.msg2021@gmail.com

NYS Comptroller DiNapoli: Spend Your Holiday Gift Cards

\$16 Million in Unused Cards Turned Into Office in 2021

New York State Comptroller Thomas P. DiNapoli is urging New Yorkers to spend the gift cards they received this holiday season in a timely fashion. If not, the money could eventually get turned over to the Office of Unclaimed Funds. In the last seven years, the amount returned to DiNapoli's office in unused gift cards has risen sharply from \$5.8 million in 2014 to \$16 million in 2021.

"Misplacing your gift cards after the holiday season is easy to do," DiNapoli said. "Don't wait too long to spend your gift cards to avoid possible inactivity fees or having the money turned over to my office as lost funds."

After five years of dormancy, money from unused gift cards issued by New York businesses is turned over to the Office of Unclaimed Funds as abandoned property.

DiNapoli urges recipients to read the fine print for details about the fees and expiration dates on any cards they received and to register the card with the retailer. Under the federal Credit Card Accountability Responsibility and Disclosure Act of 2009, many types of retail gift cards sold after August 22, 2010 are not permitted to charge inactivity fees unless the card has been inactive for at least 12 months. Gift cards cannot expire within the first five years after purchase.

Currently, state law provides that gift cards cannot be assessed a monthly service fee against the balance prior to two years or the 25th month of inactivity. Beginning in December 2022, with a few exceptions, state law will eliminate fees and expiration dates on gift cards.

New York requires companies offering rebates to disclose whether they will be issued in the form of a gift card and whether any fees will apply to those cards. Rebate cards are not all covered by the same rules as regular gift cards, so this disclosure helps consumers to identify the different cards and how they can be used.

Gift cards may have other terms and conditions that can decrease the value. These may include: Service fees when the card is purchased; Dormancy fees if the gift card is not used within a certain time period; Fees to call and check the balance remaining on the card; and Replacement fees for lost or stolen gift cards.

DiNapoli's office is currently holding more than \$17 billion in unclaimed funds. He urges New Yorkers to visit www.osc.state.ny.us to see if they are owed money.

Applications Being Accepted for Season Park Rangers

Deadline to apply is Feb. 11

The Westchester County Department of Public Safety is accepting applications for seasonal park rangers to patrol County parks this summer. Applications are due by February 11 and are available online at the Department of Public Safety's web pages: <http://publicsafety.westchestergov.com>.

Uniformed park rangers work under the supervision of County Police officers to maintain a safe and enjoyable atmosphere in the county's parks. They assist park users, provide information on park rules and procedures, help in searches for lost children, perform basic first aid on occasion and make regular security checks of buildings and facilities.

First-time park rangers are paid \$16 hourly. Salaries are higher for those who have worked as a ranger for the County before.

To qualify, applicants must be a high school graduate, at least 19 years of age, a U.S. citizen, and possess a valid New York State driver's license by the time of appointment. Preference in hiring may be shown to Westchester residents. The application form may be found in the Employment section of the Department website.

Accepted candidates must attend a 121-hour peace officer training program at the Westchester County Police Academy.

Public Safety Commissioner Thomas A. Gleason said persons interested in law enforcement careers often benefit greatly from the experience gained by working as summer park rangers.

"Park Rangers receive Police Academy training and work under the supervision of Westchester County Police officers," Gleason said. "This provides a unique view into the law enforcement field and some of the potential career opportunities that exist."

Pelham Picture House Serves as Drop Off Location for Bronx Apartment Fire Victims

The Pelham Picture House, located at 175 Wolfs Lane in Pelham, is being used as a drop off location for Westchester residents who wish to make a direct donation to the victims of the deadly fire in a Bronx apartment on Jan. 9. that killed 17 people, including 8 children.

For those who wish to drop off clothing, food, and other supplies, go to the Pelham Picture House. For those who wish to make a monetary donation, there are several ways that you can do so.

The New York City Office of Emergency Management is accepting monetary donations. See the link below:

https://www1.nyc.gov/site/fund/initiatives/bronx-apartment-building-fire.page?fbclid=IwAR2Ym6kiqqPRIhn2g19Hu-xXbZZ2eUnsBRzr7BF_JedR--AlvYuAYpOaOkO

Funds raised will help provide support for the victims and their families, as well as help distribute emergency relief supplies.

The Real Housewives of New York City star Bethenny Frankel has committed \$100,000 through her charity bstrong, that provides emergency assistance. They plan on distributing survival kits and cash cards to victims families. To make a donation, visit the link below:

https://globlempowermentmission.kindful.com/campaigns/1168585?utf8=%E2%9C%93&campaigns=1168585&amount=&recurring=landing_recurring&frequency=

Our readers can also follow State Senator Alessandra Biaggi on social media, to look for more ways to help.

Westchester County to Offer Food Assistance to Residents in Need During COVID-19 Pandemic

Food Assistance Hotline now available through DSS, Monday through Friday from 9 a.m. to 5 p.m.

Westchester County is prepared to offer food assistance for residents and families having difficulty getting access to food while under isolation from COVID-19. The food assistance service is available to any Westchester County resident. To find out more information, call the Westchester County Department of Social Services at (914) 995-5566. Assistance is available from Monday through Friday, 9 a.m. to 5 p.m.

Westchester County Executive George Latimer said: "The COVID-19 pandemic continues to effect each and every one of us. Westchester County is dedicated to providing assistance to residents affected by COVID-19, and having access to healthy, nutritious food is not something we want our residents to struggle with. If you have been advised to isolate or quarantine due to a positive COVID-19 test result or an exposure, please do not hesitate to reach out to get the food that you and your family need."

New Rochelle Police Department Report Shooting Arrest

On January 7th, 2022 at about 7:45pm, New Rochelle Police responded to a residential apartment building on a report of a domestic dispute with one party trying to enter an apartment by shooting through the door. Upon arrival police located the fleeing suspect and a brief pursuit ensued with the suspect ultimately evading police. The victim, a 24-year-old female New Rochelle resident, was not injured.

New Rochelle Detectives, working with Law Enforcement Partners at the Westchester County District Attorney's Office, the Westchester County Police Real Time Crime Center, the FBI Safe Streets Task Force and the United States Marshalls Service New York/New Jersey Regional Fugitive Task Force, were able to locate and apprehend the suspect without incident at his Queens, NY residence on January 11, 2022.

Arrested: Muhammed Gumaneh, 27 years of age, of Queens NY.

Charges: Penal Law 120.10 Attempted Assault 1st Degree, Penal Law 140.03 Attempted Burglary 1st Degree, Penal Law 120.25 Reckless Endangerment 1st Degree, Penal Law 265.03 Criminal Possession of a Weapon 2nd degree

COMPUTER PROBLEMS?



Geeks on Site

Call Now for a FREE Diagnosis
1-866-848-0045

Friendly Certified Computer Repair Experts

Simply mention coupon code **42513** and get

\$20 OFF

any service you need!

ELEVATORS • STAIR LIFTS • WHEELCHAIR LIFTS • RAMPS

• **Install** • **Repair** • **Service** • **Buybacks**
New and Remanufactured Lifts

Stay in the home you Love!

Locally Owned & Operated

The ALBANY Lift Company

Stairlifts • Elevators • Wheelchair Lifts • Ramps
747 Pierce Road, Clifton Park, NY 12065
(518) 383-2274 • (800) 558-4137
www.thealbanyliftcompany.com
Visit Our Showroom: 747 Pierce Road, Clifton Park, NY, 12065



Upgrade Your Home with a

NEW METAL ROOF

Guaranteed to Last a Lifetime!

LIMITED TIME OFFER

60% off

YOUR INSTALLATION

+ TAKE AN ADDITIONAL

10% off

Install on Military, Health Workers and First Responders

STRONG AS STEEL WITH THE ATTRACTIVE LOOK OF VARIOUS ROOF STYLES

From Ornamental Shingles to slate styles, conventional or Color Choice metal options, we offer a wide variety of roofing systems by ERIE Metal Roofs. Our customers love the beauty of your home while protecting your family and property for a lifetime.

Call today to schedule your FREE ESTIMATE 1-855-492-6084



Made in the USA
New orders only. Does not include material cost. Cannot be combined with any other offer. Minimum purchase required. Other restrictions may apply. This is an advertisement placed on behalf of ERIE Construction, LLC. ERIE's Offer terms and conditions may apply and the offer may not be available in some states. Offer is first through 01/31/22. If you call the number provided, you consent to being contacted by telephone, SMS text message, email, pre-recorded messages by ERIE or its affiliates and we will contact you using automated technology to schedule a call if you are a DD NOT CALL, list or register. Please review our Privacy Policy and Terms of Use on www.erieconstruction.com. All rights reserved.

GENERAC

Prepare for power outages with a Generac home standby generator

REQUEST A FREE QUOTE!
877-516-1160

FREE

7-Year Extended Warranty*
A \$695 Value!

Limited Time Offer - Call for Details

Special Financing Available

Subject to Credit Approval

*To qualify, consumers must request a quote, purchase, install and activate the generator with a participating dealer. Call for a full list of terms and conditions.



BUYING OLD COMICS!

Looking for 1960s-1990s. I PAY CASH!

Please call 914-646-1718. Located in Yonkers

Classifieds:

Attorney:

DIVORCE \$389 - Uncontested divorce papers prepared. Only one signature required. Poor person Application included if applicable. Separation agreements. Custody and support petitions. 518-274-0380

Auto Donations

Drive Out Breast Cancer: Donate a car today! The benefits of donating your car or boat: Fast Free Pickup - 24hr Response Tax Deduction - Easy To Do! Call 24/7: 855-905-4755

Buying / Selling

Buying diamonds, gold, silver, all fine jewelry and watches, coins, paintings, better furs, complete estates. We simply pay more! Call Barry 914-260-8783 or e-mail Americabuying@aol.com
Education / Career Training

COMPUTER & IT TRAINING PROGRAM! Train ONLINE to get the skills to become a Computer & Help Desk Professional now! Grants and Scholarships available for certain programs for qualified applicants. Call CTI for details! (844) 947-0192 (M-F 8am-6pm ET)
Education / Career Training

TRAIN AT HOME TO DO MEDICAL BILLING! Become a Medical Office Professional online at CTI! Get Trained, Certified & ready to work in months! Call 855-543-6440. The Mission, Program Information and Tuition is located at CareerTechnical.edu/consumer-information. (M-F 8am-6pm ET)
Health

VIAGRA & CIALIS! 60 pills for \$99. 100 pills for \$150. FREE shipping. Money back guaranteed! 1-855-579-8907

Home Improvement

The Generac PWRcell, a solar plus battery storage system. SAVE money, reduce your reliance on the grid, prepare for power outages and power your home. Full installation services available. \$0 Down Financing Option. Request a FREE, no obligation, quote today. Call 1-888-871-0194

Never Pay For Covered Home Repairs Again! Complete Care Home Warranty COVERS ALL MAJOR SYSTEMS AND APPLIANCES. 30 DAY RISK FREE. \$200.00 OFF + 2 FREE Months! 866-440-6501

Miscellaneous

TV Internet Phone

BEST SATELLITE TV with 2 Year Price Guarantee! \$59.99/mo with 190 channels and 3 months free premium movie channels! Free next day installation! Call 888-508-5313

Get DIRECTV! ONLY \$69.99/month! 155 Channels & 1000s of Shows/Movies On Demand (w/SELECT All Included Package.) PLUS Stream on Up to FIVE Screens Simultaneously at No Additional Cost. Call DIRECTV 1-888-534-6918

DISH TV \$64.99 For 190 Channels + \$14.95 High Speed Internet. Free Installation, Smart HD DVR Included, Free Voice Remote. Some restrictions apply. Promo Expires 1/21/22. 1-888-609-9405

NOTICE OF SALE

SUPREME COURT COUNTY OF WESTCHESTER
JPMorgan Chase Bank, National Association, Plaintiff

AGAINST

Rosetta Silvestro as heir at law and next of kin of Luigia Silvestro a/k/a Luisa Silvestro; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated July 8, 2021 I, the undersigned Referee will sell at public auction at the Courtroom 200 of the Westchester County Courthouse, 111 Dr. Martin Luther King Jr. Boulevard, White Plains, NY 10601 on February 3, 2022 at 3:30PM, premises known as 147 Florence Street, Yonkers, NY 10704. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City of Yonkers, County of Westchester, State of NY, Section 5 Block 5235 Lot 34 & 35. Approximate amount of judgment \$101,787.83 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 69552/2016. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Ninth Judicial District.

John Gifford Molloy, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC
Attorney(s) for the Plaintiff

175 Mile Crossing Boulevard, Rochester, New York 14624, (877) 430-4792

Dated: December 17, 2021

For sale information, please visit www.Auction.com or call (800) 280-2832

Eric Schoen continued from pg 3-

those whose lives have been shattered at this horrible fire oh so close to home! They are New Yorkers. They came to this country to contribute to its success. We must take care of them in their time of need.

Hot Topics:

If there is a maintenance issue where you live bring it to the attention of the superintendent or maintenance man in charge of your building. In most cases they will be able to handle it but if not call the city, Town or Village inspectors and firefighters anonymously to report your situation.

Scarsdale has enacted a law prohibiting smoking in public places. So should all municipalities in Westchester. Nothing more disgusting than the other day when I was leaving Stop and Shop in Cross County with my food and a lady standing at the entrance to the store blowing cigarette smoke in my face.

It will be very interesting to see how the Biden administration is going to get 8 masks free of charge in the hands of every American over the next month. Remember skip the cloth masks and use a KN95 mask, N95 mask or other minimum 3 layer cloth mask!

If you don't want to follow the medical advice of Doctors and those involved with protecting our country in this time of crisis, don't criticize them if you don't have their credentials

Looking for a clean restroom to wash your hands or use the toilet? There is an App for that!

Restroom Finder, Flush, Bathroom Scout, and Sit or Squat are some of the online resources you can use. Don't forget the 20 second hand washing rule.

My dad did not believe that men should use straws in their beverages. Don't ask me why, but when I go to use a straw I always think that dad would not want me to do it. Mom did not like the color brown and never wanted me to buy pants or shoes in that color. In New York upon request they will give you a plastic straw but in New Jersey, all straws are now paper. And when you put a paper straw into the plastic lid of a cup, within minutes it disintegrates. Someone has to come up with a solution to this problem. Yes Starbucks has 'sippy' cups but before you leave the store make sure they put the little white disk over the whole or the drink will spill all over your car or bag.

I've been spending my evenings watching reruns of Betty White in Password and Match Game. So much better than the junk on TV nowadays. She will be missed. Sidney Poitier.

A groundbreaking actor! Dad liked 'Lilies of the Field.' I enjoyed as he did the song 'Amen' in the movie! Looking for an uplifting movie? Catch American Underdog with Zachary Levi, Anna Paquin, and Dennis Quaid. Catch it in theaters or on any platform you can!

Reach Eric Schoen at thistooisonkers@aol.com. Follow him on Twitter @eric-sonkers. Listen to Eric Schoen and Dan Murphy on the Westchester Rising Radio Show Thursday's from 10-11 a.m. On WVOX 1460 AM, go to WVOX.com and click the arrow to listen to the live stream or download the WVOX app from the App Store free of charge.

Lionsgate Yonkers Studios Opens, continued from pg 1-

On January 11th, Great Point Studios officially opened the doors to its long-awaited Lionsgate Studios Yonkers, which will soon be the largest modern-built film and television production facility in the Northeast.

In an unprecedented move that will dramatically change the landscape of the New York film and television industry, Great Point Studios is also revealing its \$500 million-plus expansion plans and new long-term tenants for the facility, which include Lionsgate, Mediapro and Syracuse University.

Lionsgate Studios Yonkers is located on the Hudson River in downtown Yonkers, situated just a few steps away from the newly created Saw Mill River Plaza and Yonkers' new Metro North Railroad station. The dynamic growth and revitalization of the city will underpin the value of the new facility and make it the premier tri-state venue for anyone needing production facilities.

"This state-of-the-art media complex will help complete the transformation of the Yonkers waterfront. Local commerce will benefit from the expected 1000+ people working at the studio complex daily," said Mayor Mike Spano. "We look forward to welcoming Great Point Studios, Lionsgate and all of the new companies to Yonkers in the new year."

The announcement was made today by Great Point Studios Founder and CEO, Robert Halmi, who called upon decades of experience as founder of the Hallmark Channel and a producer of more than 400 film & television projects to create a facility that fits the needs of these cutting-edge companies. "We have a shared vision for the future of the entertainment industry, and it's reflected in every detail we put into this complex," Halmi said.

"Given the expected rise in studio production post-Covid, we are confident that expanding our Yonkers studio will attract quality tenants. We are proud that Lionsgate, Mediapro and Syracuse University share our vision and are strongly supporting our project."

Owned and operated by Great Point Studios, Lionsgate Studios was created to satisfy the overwhelming demand for large studio space in the New York City area. This campus — approximately 11 miles from midtown Manhattan — will feature state-of-the-art film stages, post-production facilities, screening rooms, office space and support space. It will offer a full set of production services on site, including grip and electric, equipment, props, set building, restaurants, location catering, cleaning service, and security.

The now-expanding, one million-square-foot complex will cost over \$500 million and boast more 20,000 square foot stages on one campus than any other facility in the Northeast. The campus will include a total of eleven (11) soundstages: eight 20,000-square-foot stages, two 10,000-square-foot stages, and a gigantic, 30,000 square-foot stage. It will also include parking for more than 750 cars and 100 trucks.

Three of the large stages and 500,000 square feet of office and support space are now open for business, while Great Point has also purchased approximately eight acres of additional land around the originally announced studio site. The expansion of additional stages and office space are already under construction and are scheduled to be completed in phases starting in September 2022 with total completion slated for December 2023.

Lionsgate has expanded its role as anchor tenant, and will occupy seven of the complex's eleven stages, along with office and support space. Besides its prominent theatrical film presence, Lionsgate is producing over 40 television shows for various broadcast outlets, including its own Starz platform.

"With demand for new content greater than ever and prime studio space at a premium, we're pleased to partner with Great Point on the opportunity to become an anchor tenant of the Yonkers Studios," says Lionsgate CEO Jon Feltheimer. "They will give our television and film productions state-of-the-art East Coast sound stages with great proximity to New York City, and we look forward to them becoming an important hub for our global production activities."

Mediapro, a leading group in the global audiovisual sector, unique in content integration, production and audiovisual distribution, has also inked a long-term deal to be a key tenant on the site. Mediapro will take occupancy of its first stage later this year and they have options on two more of the planned expansion stages. Their first stage is expected to be completed this winter.

"Mediapro recently expanded its operations in the US with two new production centers in great locations, and our aim through this partnership is to continue our growth in the country and globally," stated Mediapro US CEO Irantzu Diez Gamboa. "We are very pleased with the partnership with Great Point Studios and are very excited to form part of the largest film and television production complex in the Northeast. We believe that with the increase in new content productions this space provides an opportunity for our in-house content creation, production and distribution factory, The Mediapro Studio, to grow, and also to increase our portfolio of studios to provide broadcast and media services to third parties."

In a unique partnership between the academic and production worlds, the S.I. Newhouse School of Public Communications at Syracuse University has also come on as a key partner at Lionsgate Studios. Syracuse University will work with Great Point Studios to create a distinctive learning and fully hands-on working experience for television, radio and film students. Beginning this month, the school will utilize the facility as a giant classroom and will have access to all stages and equipment at Lionsgate Studio Yonkers. The Newhouse NYC program is a specialized program for Newhouse students from all majors, placing them in NYC for a semester where they intern and take classes. This alliance will allow television, radio and film students enrolled in the Newhouse NYC program to become fully immersed in a production experience through coursework and hands-on internships. "The immersive film environment at Lionsgate Studios Yonkers is visionary, and will propel our film experience, particularly on the East Coast. Thanks to our alumnus Robert Halmi and Great Point Studios, we are thrilled to be able to offer our film students the opportunity to learn and work at what will be one of the most cutting-edge media enterprises in the country," says S.I. Newhouse School of Public Communications at Syracuse University dean Mark J. Lodato. "

A key investment partner and project developer at Lionsgate Studios Yonkers is National Resources. The company has operated in the New York area for 30 years and has tallied up more than \$1.5 billion in construction and redevelopment projects. National Resources will be responsible for all phases of development and construction of the studio complex. "We are very proud to work with Great Point Studios and Lionsgate to help change the production industry landscape," says National Resources CEO, Joe Cotter. "Our combined efforts will help make the newly revitalized Yonkers a sought-after destination for talent from around the world."

Notice of formation of youRmore LLC LLC. Arts. of Org. filed with the SSNY on 07/09/2020. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 10 Dassern Drive Apt I Dobbs Ferry NY 10522. Purpose: Any lawful activity.

Notice of formation of Thomas Family Taste LLC. Arts. Of Org. filed with the SSNY on 07/20/2021. Office: Westchester County. SSNY designated as the agent of the LCC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 268 Van Cortlandt Park Avenue, Yonkers, NY 10705. Purpose: Any lawful activity.

Notice of Formation of Jovanna Realty LLC. Arts. of Org. filed with SSNY on 5/14/2021. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Jovanna Realty LLC, 100 Riverdale Ave., Apt. 8C., Yonkers, NY 10701 Purpose: any lawful act or activity.

Notice of formation of Aiyana's Creations LLC. Arts. of Org. filed with the SSNY on 12/20/2021. Office: Westchester County. United States Corporation Agents Inc., 7014 13th Avenue, Suite 202, Brooklyn, NY, 11228 designated as agent of the LLC upon whom process against it may be served. US Corporation Agents Inc shall mail copy of process to the LLC, 127 Ramsey Avenue, Yonkers, NY 10701. Purpose: Any lawful activity.

Westchester Rising

PO Box 705, Yonkers NY 10702-914-815-1388. Proudly serving Westchester County with hyperlocal news. Member NY Press Association. Legal notice inquiries to: risinglegalnotice@gmail.com. Daniel Murphy, Publisher & Editor in Chief, dmurphy@risingmediagroup.com. Bayan Baker, Assistant to the Editor in Chief risingmediagroup@gmail.com. Advertising requests to the Editor: dmurphy@risingmediagroup.com

Greenburgh Snow Angels Doing Great Work to Help Home Bound Seniors, Disabled Shovel Out



Thanks to all who participate in the Greenburgh Snow Angels. Here is a note from one volunteer. This is Matthew Figueiredo-Cardoso, a senior at Ardsley High School. I am part of the Greenburgh Angels Program. This program allows students to give back to the community through volunteer work. The Snow Angel program was created to help shovel the driveways and walkways of senior citizens and disabled residents who are unable to do it themselves.

The Snow Angels are currently looking for volunteers to help with the snow removal program this winter. Residents often don't need the entire driveway to be shoveled, rather they only need a path cleared so that someone can bring them food or for emergency related events.

It's a good opportunity to help and give back to the community. I have been part of this program for a few years now. It is an excellent workout and allows me to enjoy being outdoors while helping my community.

If you would like to be part of the Snow angels, please contact greenburghsnowangels@gmail.com or fill out this quick form: <https://forms.gle/GwG-kun34EGQJEK8g8>

Thanks to you Matthew, and all who are volunteering to help others this winter.

Dr. Ruth Visits Untermyer Gardens



Dr. Ruth Westheimer, enjoying the Grand Illumination at Untermyer Gardens, Yonkers

Dr Ruth Westheimer, paid a visit to Untermyer Gardens Grand Illumination on Dec. 27. Dr. Ruth, who is 93 years young, called Mayor Mike Spano, who explains, "I received a delightful call from Dr. Ruth commenting how much she, her daughter and son-in-law enjoyed their visit to Untermyer Gardens' Grand Holiday Illumination this past weekend. Dr. Ruth was impressed by the majesty of the Gardens, the Menorah Lights and the delicious hot chocolate. Thank you, Dr. Ruth, for your visit to The City of Yonkers and appreciation of our city's finest gem."

The Grand Illumination is closed for the year, but there will be lots going on at Untermyer Gardens soon.

Visit untermyergardens.org to plan your visit this spring or summer.

Westchester, Latimer Mask Mandates continued from pg 1-

people. We want to get mask usage up to 100% because it reduces the likelihood of spreading the disease. This politicization of how we handle the pandemic is a deep philosophical problem. If people start refusing to do what is against their philosophy, then we cannot function as a country.

"We implement that which was legally authorized, through Feb. 1. We think it makes sense to wear masks and to reduce the spread. And the spread has been terrific with the masks, imagine what it would be without the masks.

"Some people want to say this (the pandemic) is not a big deal, and that the people who are already sick are the people who are in the hospital and dying of covid, and they don't want to wear a mask or get vaccinated, and they want to go back to normal. That can't happen right now. Let's not make our own policy," said Latimer, who has the support of 90% of the residents of his county on this issue. More than 90% of eligible Westchester residents are vaccinated.

The outcry to Nassau County Executive Blakeman's attempt to remove the mask mandate from schools on Long Island has been loud. Westchester State Senator Shelley Mayer, the Chair of the Senate Education Committee, joined 10 State Senators from Long Island supporting Gov. Hochul's mask mandate, and tweeted, "Thank you to my (State Senate) colleagues for their leadership for our kids! We need to protect them and comply with state law!"

Almost every one of those Westchester residents who are vaccinated want to shop and dine where everyone is wearing a mask, in the hopes that Westchester County continues to be one of the safest places to be during COVID.

Westchester Real Estate continued from pg 1-

the seller's market. As a result, the median price continued to increase in Q4. Westchester County experienced an increase in single-family pricing of between 6-13%, depending on location. On average, Putnam County was up 16% and Dutchess County 19%," Nunan noted.

"2022 will likely not see the record-breaking number of sales seen in 2021. But until the supply and demand fall into balance, the market will still be charged with buyers, and sellers will continue to prosper," she added.

2021 MARKETS AT A GLANCE-WESTCHESTER COUNTY

Homes Sold: Up 10.4%, Median Sale Price: Up 6.1%

New York City Gateway: (Mount Vernon, New Rochelle, Pelham and Yonkers)

Homes Sold: Up 14%, Median Sale Price: Up 3%

Lower Westchester (Bronxville, Eastchester, Edgemont, Scarsdale and Tuckahoe)

Homes Sold: Up 13%, Median Sale Price: Up 5%

Sound Shore (Blind Brook, Harrison, Mamaroneck, Port Chester, Rye)

Homes Sold: Up 12%, Median Sale Price: Up 13%

Northwest Westchester (Croton-on-Hudson, Lakeland, Peekskill and Yorktown)

Homes Sold: Up 14%, Median Sale Price: Up 12%

PUTNAM COUNTY (Brewster, Carmel, Garrison, Mahopac and Putnam Valley)

Homes Sold: Up 8%, Median Sale Price: Up 16%

Uncle Guiseppies Expands to Long Empty Yorktown Space



long vacant supermarket in Yorktown in old K-Mart shopping center will be filled

Uncle Giuseppe's MARKETPLACE

A long-vacant supermarket at the Yorktown Green shopping center will be occupied by Uncle Giuseppe's Marketplace.

Representatives for the specialty grocer presented their relocation plan to the Planning Board Monday night. Renovation work has begun at 329 Downing Drive, the site of the empty, 45,000-square-foot supermarket, an anchor space that has sat empty for more than 10 years. Uncle Giuseppe's Marketplace has outgrown its nearby location at 380 Downing Drive in the Turco's Shopping Center.

"Restoring vitality to the Yorktown Green shopping center will have a ripple effect throughout our community. I'm pleased the Town Board continues to take significant steps towards filling a huge retail hole left by the closure of Kmart and Food Emporium," said Supervisor Matt Slater. "The expanded Uncle Giuseppe's Marketplace is a clear sign of future investment and an important element in our community's economic redevelopment."

Uncle Giuseppe's Marketplace is an Italian American specialty grocer founded in 1998 in East Meadow, N.Y., and it is the latest business to express interest in Yorktown Green.

Last January, Oster Properties of Englewood Cliffs, N.J. met with the Town Board to present their concepts for a residential-retail complex that would demolish the defunct, 90,000-square-foot Kmart. The replacement U-shaped building would include 150 units of one- and two-bedroom residences in a four-story building with ground floor retail, underground parking for residents and a small park in the center of the residential footprint. The market-rate housing component includes 84 one-bedrooms and 66 two-bedrooms. Price points for the housing are undetermined.

Oster Properties owns more than two million square feet in northern New Jersey and it manages about 500 apartment units. Oster's retail holdings include the Foster Village Shopping Center in Bergenfield, N.J.

St. John's Wound Care Center, continued from pg 1-

in that goal. We are full of compassion, and we are unparalleled to any other wound program in the tri state area."

Dr. Patel explained that diabetic patients are at most risk for having a wound that does not heal properly. Common diabetic wounds include foot ulcers, located on the bottom of the foot. "The majority of our patients are diabetic prevalent, and we can provide good treatment and state of the art technology to treat diabetic, non-healing wounds."

"When a diabetic patient comes in for treatment, we check their blood sugars, and make sure that they are being monitored and controlled. Diabetes closes small vessels in your foot, and in those cases, we treat diabetic foot ulcers. We can also use vascular surgery to bring more circulation to the patients' feet.

"We also have a lot of patients that are not diabetic but are experiencing trauma with non-healing surgical wounds. We work to determine why the wound is not healing, through ultrasound and tests to diagnose circulation. We have vascular surgeons and nurses who can correctly diagnose the reason for your slow healing wound and provide treatment on site," said Dr. Patel.

The hyperbaric chamber at St. John's Wound Care Center is state-of-the-art and unique to the region. "For patients that qualify for our hyperbaric therapy, we have 4 monoplace chambers, where each patient has their own chamber, and can watch TV during their treatment and experience more privacy," said Dr. Patel. Most hyperbaric chambers in the area have one multi-place chamber, where patients are required to sit together.

Dr. Patel is also using new skin care products to help heal wounds. "We are using skin substitutes and skin products, if a wound is deficient in basic nutrients, these products can help conjure up cells to get impregnated into the wound and help speed up the healing."

St. John's Riverside Hospital has created a comprehensive outpatient wound management program dedicated to treating adult patients with non-healing wounds and wound prone conditions. "We can help to provide visiting nurses if you need help changing your dressing, and make sure your medicines are ordered. That is what is usually missing from other wound care locations where patients are told what to do and go home. But some patients can't do it by themselves. We understand that and work to make sure they get the care at home that you would want for your own family member," said Dr. Patel.

Advice for all of us regarding a recent wound? "If you are diabetic and have a wound that hasn't been healing for 3 or 4 weeks, come in and get an x-ray. It could be an infection or not enough circulation. Make sure to have an expert look at it and tell you how to treat it to get your wound healed. That is what we are here for, to get you healed so you can go back to living your life," said Dr. Patel, who is proud of the fact that St. John's and the Wound Care Center, stayed open throughout COVID.

"In 2020, during the height of the pandemic, we stayed open and served the entire community, and were busier than ever. Many patients couldn't get in to see their doctor and had telemedicine appointments. But for some patients that isn't enough to help a wound. We were happy to serve those patients who came in to get their wounds cleaned and advise them, or where necessary, get them into our hospital for an operation. Our nurses and doctors stayed open, and did so safely, to provide a service that continues to be of great need. Many patients with wounds that weren't treated during COVID ended up getting infections and losing their limbs. We wanted to make sure that we never closed our doors.

Nirav Patel DO is a board-certified vascular surgeon. Dr. Patel is the Chief of Surgery at St. John's Riverside Hospital. He is the Division chief for Vascular surgery. He is Director for the Center of vascular disease and wound healing. Dr. Patel has 20 years of experience. He focuses on venous, arterial, abdominal and carotid disease. His practice treats a comprehensive types of wounds using state of the art techniques with incorporation or hyperbaric oxygen therapy where needed.

Visit <https://riversidehealth.org/specialty-services/outpatient-services/wound-healing/> for more information.



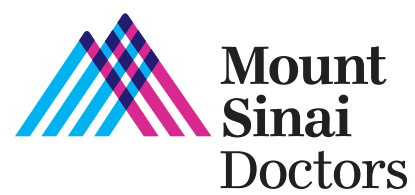
Mount Sinai expertise. Westchester convenience.

Visit Mount Sinai Doctors in Westchester County and get access to the same expertise and medical advancements available throughout the Mount Sinai Health System.

Our three locations in Westchester County offer primary care and multiple specialty services, including cardiology, gastroenterology, orthopedics, breast surgery, and more.

Book an appointment close to home today at mountsinai.org/westchester

| **WE FIND A WAY**



Mount Sinai Doctors-Pelham
116 Fifth Avenue, Pelham, NY 10803
914-813-3133

Mount Sinai Doctors-Scarsdale
341 Central Park Avenue, Scarsdale, NY 10583
914-370-5000

Mount Sinai Doctors-Yonkers
1086 North Broadway, Yonkers, NY 10701
914-968-3535