

73,000 Westchester Residents Need SNAP to Feed their Families



By Dan Murphy

Westchester residents might have been surprised to learn that 45,000 households in our county and 73,000 Westchester residents receive SNAP benefits to help feed their families.

SNAP (Supplemental Nutrition Assistance Program), formerly known as “food stamps,” is a US federal assistance program that helps low-income individuals and families buy food. It is administered by the USDA’s Food and Nutrition Service (FNS) and paid for by the Federal government (American taxpayers). But the program is run on the state level.

And because of the Federal budget shutdown in Washington, DC, November 1, USDA payments to state governments, including New York State, temporarily stopped because they did not have the funds to continue the program until a budget agreement is reached.

Fortunately, the USDA was able to reallocate its budget to provide families *continued on pg 15-*

Tight Inventory and NYC Migration Drive Bidding Wars in Westchester Real Estate Market



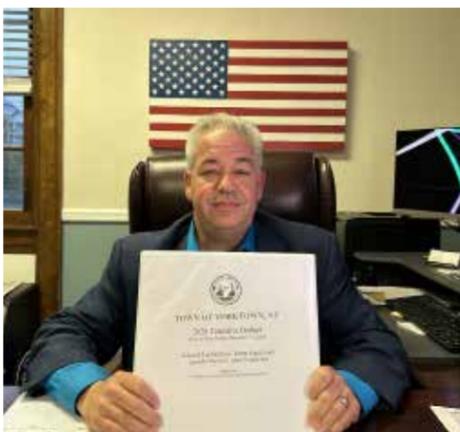
The Zach & Heather Harrison Team

Westchester County’s Q3 2025 Market Report Shows County-Wide Price Growth Despite Inventory Pressures The Zach & Heather Harrison Team Releases Exclusive ‘Bidding War Intensity Chart’ Highlighting the Region’s Hottest Markets

The residential real estate market across Westchester County remained intensely competitive in Q3 2025, as strong buyer demand pushed prices higher despite limited inventory. To spotlight the most competitive local markets, The Zach & Heather Harrison Team at Compass — the #1 residential sales team in Westchester — released a new Bidding War Intensity Chart, ranking towns by the sharpest drops in Days on Market (DOM), a leading indicator of bidding war activity.

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Yorktown Tentative 2026 Town Budget Proposes No Tax Increase



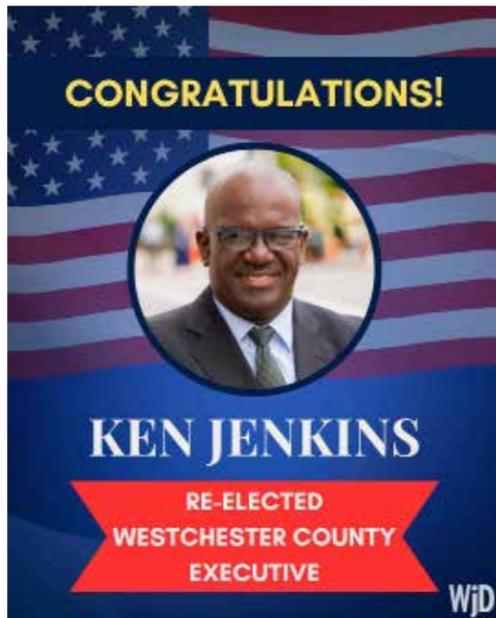
Yorktown Supervisor Ed Lachterman, pictured left, presented his 2026 Tentative Budget with no proposed property tax increase.

The proposed 2026 Tentative Town Tax Rate remains flat at the 2025 Town Tax Rate of \$178.14 per \$1,000 of Assessed Value.

“This year’s budget reflects my ongoing commitment to fiscal responsibility and the delivery of high-quality essential services—all while striving to keep costs as low as possible for

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Jenkins Leads Democratic Landslide in Westchester Election 2025



Jenkins 66%-Sculti-34%; Democrats Sweep All County Board Races; Republicans Hold Firm in Yorktown, Eastchester, Harrison

By Dan Murphy

One thing is clear after Election night 2025 in Westchester: Westchester continues to be a supermajority Democratic County, as Westchester Democrats and like minded independents overwhelmingly voted for Ken Jenkins as County Executive. Jenkins won his first, full, four-year term on Nov. 4 with an overwhelming 66%-34% victory over republican Christine Sculti.

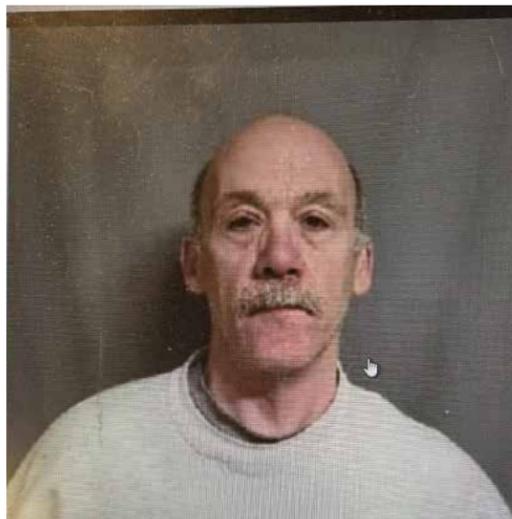
And Jenkins popularity, and his 32 point margin of victory, makes it extremely difficult for republican candidates across the county to win. Democrats swept all of the contested races for County Legislator.

The only positive takeaway for county republicans is that they held onto their majorities in the Town’s of Eastchester

But this year’s election in Westchester was a celebration for Jenkins and for Westchester Democrats. “From housing and health to veterans’ services and workforce support — we’re making sure everyone in Westchester feels seen, safe, and supported,” said Jenkins. “So tonight, we celebrate more than a victory. We celebrate proof. Proof that stable, competent, forward-looking leadership

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Jimmy Collins-Westchester’s “Worst Ever” Child Sex Abuser Gets 19 Year Jail



By Dan Murphy

James “Jimmy” Collins, left, who sexually molested dozens of young boys in Northern Westchester over a period spanning 50 year, was sentenced on November 2 to 19 years in prison on federal charges of attempting to entice a minor to engage in unlawful sexual activity.

Collins was arrested in a police “sting” in 2024 attempting to persuade an undercover officer posing as a 15-year-old boy to engage in sexual activities.

16 men have settled lawsuits claiming Collins sexually harassed or sexually abused them from 1968 until the early 1990’s at local camps, town sports, and schools in Mount Kisco and Chappaqua. James Collins, 69, the former owner of “Jimmy’s” bar in Katonah, evaded punishment for his abusing young boys under his care as a coach, counselor, and school janitor

In January 2024, Collins was charged by the U.S. Department of Justice for engaging in sexual activity with a minor under the age of 17. His arrest occurred

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Homeless Man, Repeat Offender, Arrested for Assault on Putnam Bike Trail



The Putnam County Sheriff’s Office assisted the Carmel Police Department following an assault that occurred on the Putnam County Bike Path near Old Route 6 in the Town of Carmel.

James Regan, 35, homeless, was located and arrested for an incident at 9am when an unidentified woman, who was alone at the time, noticed a man in the vicinity of a tunnel near Route 6 and the bike path.

Police said the suspect pushed the victim to the ground and began punching her in the back of the head. The woman began to scream and the perpetrator fled on foot.

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New Rochelle Store Busted for Selling Cocaine; Guns Also Found



Google maps photo of 701 Main Street, New Rochelle Amir's Wine & Spirits

New Rochelle Police Arrest Local Business Owner in Drug and Weapons Investigation

Detectives from the New Rochelle Police Department's Criminal Investigations Division have arrested 28-year-old Amir Babiker, a resident of New Rochelle, following a months-long investigation into illegal drug sales and weapons possession at his business establishment.

On October 24, 2025, at approximately 3:00PM, a team of detectives executed a search warrant at Amir's Wine and Spirits, located at 701 Main Street. The operation stemmed from intelligence gathered over several months indicating that Babiker was distributing cocaine from the premises while operating the licensed liquor store.

During the search, officers recovered two loaded handguns – a 9mm semi-automatic pistol and a .32-caliber 2-shot Derringer – along with approximately 21 grams of cocaine packaged for street-level distribution.

Babiker was taken into custody without incident and held without bail pending arraignment. Anyone with additional information about this case or any drug trafficking or illegal weapons in New Rochelle is urged to contact the anonymous tip line at (914) 632-COPS or on the general non-emergency line at (914) 654-2300.

ARRESTED:

Amir Babiker, 28 years of age, of New Rochelle, NY.

CHARGES:

New York State Penal Law Sections:

220.16 (2 counts) Criminal Possession of a Controlled Substance 3rd Degree – B Felony

265.01-B Criminal Possession of a Firearm – E Felony

165.45 Criminal Possession of Stolen Property 4th Degree (Firearm) – E Felony

220.03 Criminal Possession of a Controlled Substance 7th Degree – A Misdemeanor

Choice of NY Purchases Five Tons of Food to Ensure its Clients Can Eat During Federal Crisis



Choice Food Pantry

1,000 Clients from Westchester County and Surrounding Communities to Benefit from Purchase

CHOICE of NY, a growing nonprofit serving the homeless, mentally ill and physically disabled, has taken prompt action by purchasing five tons of food for 1,000 of its clients who rely on Supplemental Nutrition Assistance Program (SNAP) benefits for food. CHOICE of NY wanted to ensure that its clients would still have access to nutritious food if this federal food assistance program is suspended as expected on November 1, 2025, the day benefits will no longer be available amid the ongoing government shutdown.

Nearly 42 million people rely on SNAP, the country's largest anti-hunger program which dates back to the Great Depression. Most recipients are seniors, families with kids and people with disabilities.

CHOICE of NY is taking an unconventional, but practical, local approach to this monumental problem. The five tons of food will be stored in New Rochelle and White Plains as appropriate in the organization's existing food pantries and storage spaces, with nonperishable food overflows being stored in CHOICE of NY's conference rooms and the offices of care coordinators who will be asked to work from home. As CHOICE of NY's protocols provide a care coordinator to each of its approximately 4,000 clients, it expects that notification and response to and from those who need assistance will continue to operate smoothly.

"We have a moral and ethical responsibility to our founding principle, that we help people when they are having the worst days of their lives. This would certainly be one of those times if they have nothing to eat. CHOICE of NY will be there to ensure that's not the case for any of our clients in need," said Executive Director, Guy Fessenden.

CHOICE of NY is a nonprofit, innovative social services organization that assists consumers of mental health services in receiving the vital benefits to which they are entitled. These services are free and are provided with compassion and dignity. CHOICE of NY specializes in complete case management, homeless outreach, and criminal justice reentry and rehabilitative services. To learn more about the services provided by CHOICE of NY and its important mission, visit choiceofny.org.

Notice of Public Real Estate Auction City of Yonkers, New York

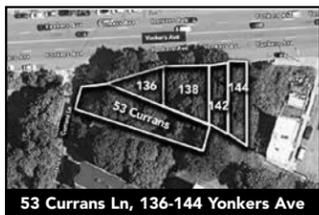
Notice is hereby given by the City of Yonkers (the "City") of the public auction of the surplus City properties listed below (the "Properties"), which are located in Yonkers, NY.

The public auction will take place Friday November 21, 2025 beginning at 10:00am in the Yonkers Riverfront Library Community Room located at One Larkin Center, 2nd Floor, Yonkers, NY. Online, real-time participation in the auction will also be available.

Bidding and the auction and sale of the Properties will be conducted in accordance with and subject to certain terms and conditions (the "Terms and Conditions"). By participating in the auction, participants agree to be bound to these Terms and Conditions. The Terms and Conditions will be disclosed and made available prior to the auction. Terms and Conditions are subject to change prior to the auction



134 Greenvale Ave



53 Currans Ln, 136-144 Yonkers Ave



643 - 657 Nepperhan Ave

Surplus Properties

Section	Block	Lot	Address
1		51	110 Courter Ave
1	100	22	109 Ridge Dr
1	100	24	115 Ridge Dr
1	447	11	53 Currans Ln
1	447	12	136 Yonkers Ave
1	447	16,17	138 Yonkers Ave
1	447	18	142 Yonkers Ave
1	447	19	144 Yonkers Ave
1	447	23	97 Williams St
2	2255	41	17 Brynwood Rd
2	2420	27	657 Nepperhan Ave
2	2420	28	655 Nepperhan Ave
2	2420	29	653 Nepperhan Ave
2	2420	30	651 Nepperhan Ave
2	2420	31	649 Nepperhan Ave
2	2420	32	647 Nepperhan Ave
2	2420	33,34	643 Nepperhan Ave
2	2426	59	260 Greenvale Ave
2	2462	64	134 Greenvale Ave
3	3207	1	42 Westminster Dr
3	3207	3	56 Westminster Dr
3	3209	3	35 Middlesex Ln
3	3210	23	14 Westminster Dr
4	4854	9,13	56 Triangle Dr

For online bidding, Terms and Conditions, and additional information, please visit: williamsauction.com/Yonkers or call 800.801.8003



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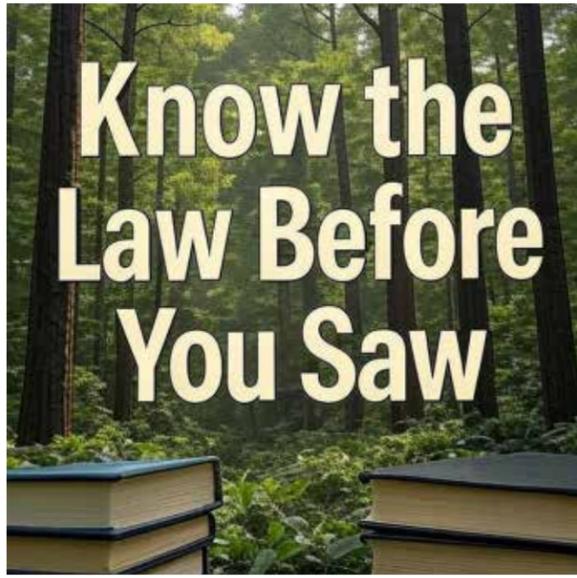
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New Law to Protect Trees in Effect in Croton Good Policy or Infringement on Homeowner's Rights?



Local Law No. 13 of 2025, which significantly strengthens regulations for the protection of trees, has gone into effect. This law, which repeals and replaces the former Chapter 208, Trees, of the Village Code, strengthens the tree replacement requirements in the code and increases penalties for the illegal removal of or injury to trees.

The objectives of the Village Code regarding trees have the goal of protecting the environmental, aesthetic, and economic benefits that trees provide, such as impeding soil erosion, aiding water absorption, and enhancing air quality. The amendment introduces several important provisions to manage and preserve the Village's tree canopy:

Permitting: "Topping" trees or planting invasive species is prohibited. A permit is now required to remove more than three trees in a year, or a single large tree.

Replacement Requirements The permitted removal of three or more trees must be accompanied by the replacement of with new trees of similar environmental value.

Penalties for Violations: The penalties are tiered, meaning they increase based on the size and type of the tree, with fines for disturbing Landmark Trees reaching up to \$5,000. Fines can be enhanced for serious violations, such as illegally removing more than three trees or engaging in "clear cutting" of an area.

The proposed local law was drafted in consultation with the Village's Conservation Advisory Council and used the model tree ordinance circulated by Westchester County as a starting point.

The law was reviewed under the State Environmental Quality Review Act (SEQRA) process and found not to have any significant adverse environmental impacts. The law's provisions were also reviewed by the Waterfront Advisory Committee and found to be consistent with the Village's Local Waterfront Revitalization Program (LWRP), specifically in areas related to protecting fish and wildlife habitats, preventing erosion on steep slopes, and preserving scenic views.

"Trees are both literal and figurative pillars of our ecosystem, cooling us, nourishing wildlife and capturing carbon," said John Ealer, Chair of the Croton Conservation Advisory Council. "This new tree law re-confirms the Village's to take continuing, proactive steps to protect our environment."

"Our amended code will help protect our community's trees, which are a key piece of our village's natural beauty. This new law ensures that our Village's vibrant tree canopy will be there for generations to come. Thank you to the Conservation Advisory Council for their advocacy and to our Board for their vision," said Mayor Brian Pugh.

For more information, residents can review the full text of Local Law No. 13 of 2025 as well as review a brochure that has been created on the new law.

Donald: Clear the White House Grounds of Rats and Roaches



By Eric Wolf Schoen

There is a lot of controversy over the construction going on at the White House as we speak. To be honest with you, our country deserves a big ballroom where celebrations can take place. The last renovations at the White House took place during the Obama administration. We need to take pride in our country no matter which Bozo is running it!

At least now we have a builder and not a bureaucrat in charge of the renovation. Now that I have turned off half of you and intrigued the rest of you, let's discuss a problem at the WHITE house that is probably as old as the building itself. IT really hit the head during daddy Bush's administration when we saw the lovely gray hair Barbara Bush swimming with an accompaniment.

The problem: the White House grounds are infiltrated with rats, roaches and other creatures. Do you Remember seeing a disgusting rat swimming next to Barbara bush during her husbands administration? What is wrong with this country that we can't clean up the swimming pool our First Lady swims in?

Now wait a minute. Two pieces of important information you need to know. I once heard a commercial from one of the government agriculture programs that said the best way to kill rats is with a can top that is filled with sugary sweet soda. You put it near where the rats enter the. Property. Rats like the sugar sweetened soda, cant digest the fizz, and end up exploding.

Secondly, YOU American family members are a big part of why White House grounds are filled with rats. You and your fellow travelers stuff up on big juicy pretzels covered with salt and disposed of in the garbage on the White House grounds. Throw the garbage in a trash bin!

The rodent problem has plagued many presidents going back to 1900's. The presidents say they are going to ameliorate the problem . Maybe

That there my friend is the problem!

Brief: So New York has a Socialist Mayor. And they have onion bagels too! I worry about problems when they happen, not before. Please, don't blame the situation on Curtis Sliwa. I respect him for not accepting the bribes he was offered.

I blame it on Mr. Cuomo. His antics while Governor left a lot to be desired.

Reach Eric Schoen at Ewschoen@icloud.com.

Westchester Rising

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Westchester County Wraps Up Domestic Violence Awareness Month



Special Advisor to the County Executive on Women and Families Catherine Borgia left, with author and child and family advocate Letitia Gottashe

Discusses Upcoming Memoir about Intergenerational Domestic Violence with Letitia Gottashe, Author and Advocate

Watch the Interview Here: https://www.youtube.com/watch?v=gV_EeI2d-5cg

In the final of a series of Domestic Violence Awareness Month events, Special Advisor to the County Executive on Women and Families Catherine Borgia conducted an interview with Letitia Gottashe about her experience of intergenerational family violence, and the process of getting that experience from pen to paper.

As an author, child and family advocate and community organizer, Gottashe utilizes her personal narrative to impact and uplift others. She conducts readings and panel discussions on child abuse and domestic violence awareness and prevention in several cities in Westchester County, Connecticut, South Carolina and Texas. Her forthcoming memoir is both a testament to resilience through trauma and a call to action for healing, education and community advocacy.

Westchester County Office for Women Director Robi Schlaff said: "When we talk about domestic violence, very often we focus on the dynamic between the couple or the parents, not on the effects of that violence on the children. We also seem to separate out child abuse from domestic violence. It's all really the same thing. Violence in a family affects all the family members, whether they are direct victims or silent witnesses. Bringing these stories out lights the path for others to come forward to share and heal."

Borgia said: "I applaud Letitia for her bravery in telling her story and in using her personal experiences to help educate others on how to break the cycle of family violence. Domestic violence is not something that happens to other people or in other families. It happens across all cultural and socioeconomic levels, and it knows no boundaries. It causes a great deal of dysfunction in our society and we must work together to prevent it."

Gottashe said: "My story – a 60-year journey of survival, healing and transformation – is my own, but it is universal. So many other children and families have experienced similar trauma that is buried, passed down and repeated in the next generation. I hope my words serve as a beacon of hope and a call to action, encouraging readers to confront their stories with courage and compassion, and to actively participate in the collective healing process. Together, we can drive education, inspire prevention and help decrease crimes against children and their families."

If you or someone you know is experiencing domestic violence, contact the Westchester County Office for Women at their Main Office Helpline at (914) 995-5972. In an emergency, always call 9-1-1. For resources, visit their website at women.westchestergov.com.

Guiding Eyes for the Blind Welcomes Christopher Perry as President & CEO



Christopher Perry

Guiding Eyes for the Blind is pleased to announce that Christopher Perry will join the organization as its new President and Chief Executive Officer, effective November 3, 2025.

Perry is a seasoned nonprofit executive with a distinguished career spanning leadership roles in several mission-driven organizations. He employs a servant leadership approach and has a proven track record of driving organizational growth, increasing fundraised revenue, and enhancing program impact at organizations he has managed.

Since 2018, Perry has served as President & CEO of Spectrum for Living, a New Jersey nonprofit dedicated to supporting individuals with intellectual and developmental disabilities. Under his leadership, the organization expanded its reach through 26 program locations, serving more than 1,000 adults annually while employing more than 600 personnel. His previous leadership roles include Executive Director positions at Ronald McDonald House Charities New York Tri-State Area, College Summit New York, and Boys Hope Girls Hope of New York. He began his nonprofit career at Covenant House New York, where he provided legal advocacy and services to homeless and runaway youth.

A former civil defense litigator and current member of the New York State Bar, Perry holds a Bachelor's degree in Psychology from Skidmore College, a Juris Doctorate from Washington University School of Law, and a Master's degree in Nonprofit Management from The New School.

"We are thrilled to welcome Christopher Perry to Guiding Eyes for the Blind," said John Donnelly, Chair of the Board of Directors. "His deep commitment to social impact and his strategic leadership experience make him the ideal person to guide our organization into its next chapter."

"Guiding Eyes for the Blind empowers individuals with vision loss by pairing them with extraordinary service dogs that promote greater independence," said Perry. "I am deeply humbled to have been selected as their President & CEO, and I look forward to working with the organization's Board, staff, and the broader community to ensure the success of every student graduate and guide dog who walks through our doors."

Christopher Perry will officially begin his role on November 3, 2025, and will be introduced to staff, stakeholders, and the community in the coming weeks.

Since 1954, Guiding Eyes has assembled a loyal team of generous supporters, passionate staff and dedicated volunteers who help meet the growing needs of the diverse community of people with vision loss. Guiding Eyes has graduated more than 10,000 guide dog teams that bring meaningful change to the lives of people facing vision loss. To learn more, please visit www.guidingeyes.org.

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Digital Infrastructure Services LLC, Arts. of Org. filed with NY Dept. of State on 10/22/25. Office: Westchester County. NY DOS designated as agent for service of process; DOS shall mail copy of process to 7 Ridgeway Cir White Plains, NY 10605. Purpose: any lawful purpose.

Notice of formation of Nicaudis Group Family Daycare, LLC. Arts. of Org. filed with the SSNY on 08/26/25. 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, Nicaudis Castillo, 156 Union Ave, Mt Vernon, NY 10550.

Notice of Formation of Schmoose Pack Projects LLC. Arts. of Org. filed with the SSNY on 09/20/2024. 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 Bruce Wong 10 Station Square Forest Hills, NY 11375. Purpose: Any lawful act or activity.

Notice of Formation of OnPoint Home Designs LLC. Arts. of Org. filed with the SSNY on 8/28/2024. 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, 14 Crosby Court, Cortlandt Manor NY 10567. Purpose: Any lawful purpose.

Notice of Formation of JUST SHIPSHAPE LLC Arts. Of Org. filed with the Secretary of State of New York (SSNY) on [07/17/2025]. Office location: Westchester county. ENTITY PROTECT REGISTERED AGENT SERVICES LLC is designated as agent of the LLC upon whom process against it may be served. ENTITY PROTECT REGISTERED AGENT SERVICES LLC shall mail a copy of process to the LLC, 1 ALEXANDER STREET APT 314, Yonkers, New York, NY 10701. Purpose: Any lawful purpose.

Notice of Formation of 155 ROUTE 202 LLC. Arts. Of Org. filed with SSNY on 07/10/2025. 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, 401 Broadway, Suit 1111, NY, NY 10013. Purpose: Any lawful activity.

Notice of Formation of Create With Vero LLC. Arts. of Org. filed with the SSNY on 06/06/2025. 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, 16 Forster Ave, Mt. Vernon, NY 10552. Purpose: Any lawful activity.

Notice of Formation of PRINCE & BROADWAY PROPERTIES LLC. Arts. of Org. filed with SSNY on 1/22/25. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 172 Rockne Road, Yonkers, NY 10701. Purpose: any lawful act or activity.

Notice of Formation of LIQUID ASSET SERVICES LLC. Application for Authority Filed with the SSNY on 12/05/2024. 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, 46 LINCOLN AVENUE, PORT CHESTER, NY 10573. Purpose: any lawful act or activity.

NOTICE OF FORMATION of Super Smart Future LLC. Arts. of Org. filed with Sec. of State of NY (SSNY) on 04/20/2023. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Super Smart Future LLC, 58 Valley Rd, Katonah, NY 10536. Purpose: any lawful activity.

Notice of Formation of IT TAKES ALL KINDS PICTURES, LLC. Arts. of Org. filed with the SSNY on 03/21/2025. 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, Republic Registered Agent Services Inc. 54 State Street Suite 804 Albany, NY 12207. Purpose: Any lawful

Notice of Formation of SteenShotz LLC. Arts. of Org. filed with the SSNY on 03/12/2025. Office Location: 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, 343 South 3rd Avenue, Mt. Venron NY 10550. Purpose: Any lawful activity.

Notice of Formation of 1M Consulting LLC filed with the SSNY on 11/05/2024 with the existence date as 01/01/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whole processes against it may be served. SSNY shall mail copy of processes to the LLC, 3 Ward Street, Hastings-on-Hudson, NY 10706. Purpose: Any lawful activity.

Notice of Publication of 19 THIRD AVE RENTALS LLC. Arts. of Org. filed with SSNY on 08/29/2025. Office: WESTCHESTER CO. SSNY designated agent for process and shall mail process to copy to the LLC 7014 13th Ave, #202, Bklyn, NY, 11228. Purpose: any lawful act.

Notice of Formation of Math Power LLC. Arts. Of Org. filed with SSNY On 07/12/2025. 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, 35 Florence St, Yonkers, NY 10704. Purpose: Any lawful activity.

Notice of Formation of BLUEPRINTS AND BEYOND LLC. Arts of Org. filed with Secretary of State of New York (SSNY) on February 4th, 2025. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to the LLC: 70 Ashburton Avenue, Apt. 7H, Yonkers, New York, 10701. Purpose: Any lawful purpose.

SUMMONS AND NOTICE BY PUBLICATIONS
STATE OF SOUTH CAROLINA, COUNTY OF CHESTER

In the Family Court Sixth Judicial Circuit, Case No: 2025-DR-12-116
Damara Israel vs James Adams
TO THE DEFENDANT: James Adams

YOU ARE HEREBY SUMMONED AND REQUIRED to answer Motion filed in this action above. This action has been filed in the office of the Chester County Family Court Clerk of Court on May 13, 2025, a copy which can be delivered to you upon request; You must serve a copy of your response to the motion on the Plaintiff's attorney, Tracy Bomar-Howze, The Howze Law Firm, LLC, 200 Oakland Avenue, Suite A, Rock Hill, SC 29730, within thirty (30) days of service upon you. If you fail to answer the motion within the time aforesaid, the Plaintiff in this action will apply to the court for the relief demanded in the motion. A hearing has been scheduled for January 20, 2026, beginning at 9:30am.

Notice of formation of FirstLine Infusion LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on September 16, 2025. Office location: Westchester County, New York. SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail process to: FirstLine Infusion LLC, 30 Winthrop Ave., Elmsford, NY 10523. Purpose: Any lawful purpose permitted under New York State law.

YONKERS POLICE DEPARTMENT

NOTICE OF ABANDONED VEHICLE

I, Christopher Sapienza, Commissioner of the Yonkers Police Department, do hereby issue the following notice pursuant to Sections 109-144 and 109-147 of the Code of the City of Yonkers:

A grey 2022 Mazda CX5 identified by VIN # JM3KFBCM1N0589558) has been lawfully impounded since 06/07/25 and to this date no owner has come forward to claim any interest in this vehicle. Any persons having a legal interest in this vehicle may seek recovery of said vehicle by contacting Lt. Gregory Forshey no later than 12/01/25. If such person has a legal right to the vehicle, they shall be responsible for all costs incurred by the City to remove and store said vehicle and for the cost to publish any notice.

If this vehicle is not claimed by 12/01/25, the vehicle shall be deemed abandoned and title shall vest with the City on 12/01/25, (20 business days from the date of publication.

Notice of Publication of Hari Govinda LLC. Arts. Of Org. Filed with the SSNY on 10/19/2025. Office Location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, Prajwal B Shrestha, 12 Vista Court, Ossining, NY, 10562. Purpose: Any lawful activity.

Notice of Formation of Marayjay, LLC. Arts. of Org. filed with the SSNY on 09/04/2025. 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 Entity Protect Registered Agent Services LLC, 447 Broadway 2nd Fl. - #3000, New York, NY 10013. Purpose: Any lawful activity.

Notice of Formation of Sprites' Hollow LLC, formerly What Are We Making LLC. Arts. of Org. filed with the SSNY on 03/30/2021. 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, 88 Colgate Avenue, Yonkers, NY 10703. Purpose: Any lawful activity.

Notice of Formation of Elsie Legacy Group LLC. Arts. of Org. filed with the SSNY on 08/26/2025. 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, 41 Woodland Road, Bedford Hills, NY 10507. Purpose: Any lawful activity.

Notice of Formation Hinman Hall, LLC. Arts. of Org. filed with the SSNY on 09/08/2025. 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, 9 Landing Drive, Dobbs Ferry NY 10522 Purpose: Any lawful activity.

Notice of Formation of 275 VICTORY BLVD LLC. Arts. of Org. filed with SSNY on 08/29/2025. Office: WESTCHESTER CO. SSNY designated agent for process and shall mail process to copy to the LLC 7014 13th Ave, #202, Bklyn, NY, 11228. Purpose: any lawful act.

Notice of Formation of RELIABLE MEDICAL SERIVES PLLC filed with the SSNY on 07/6/25. Office: Westchester County. Registered Agent Inc. designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to 27 Edgewold Rd. White Plains, NY 10607. Purpose: Any lawful purpose.

Notice of Formation of Line Dot Line, LLC; Articles of Organization filed with the Secretary of State of New York (SSNY) on July 8, 2025; Office location: Westchester County; SSNY has been designated as agent of the LLC upon whom process against it may be served; SSNY shall mail a copy of any process to Line Dot Line, LLC, 34 Mountain Avenue, Larchmont, NY 10538; The registered agent is Lauren Cogan, 34 Mountain Avenue, Larchmont, NY 10538; Purpose: To engage in any lawful act or activity for which limited liability companies may be formed under the laws of the State of New York; Duration: Perpetual.

Letters to the Editor:

Dear editor at Rising Media Group,

As union members, we know what it means to stand together for the essentials that keep families safe and communities strong. Right now, Republicans in Congress are holding the federal budget hostage and pushing cuts that would rip away healthcare from millions of families.

Working families already carry enough burdens: rising costs, stagnant wages and the daily stress of making ends meet. Increasing healthcare costs in the middle of these challenges is not just irresponsible, it's cruel.

Democrats are standing firm to protect Affordable Care Act (Obamacare) subsidies and reverse Medicaid cuts, because they understand healthcare is a lifeline, not a bargaining chip. Working people can't afford higher premiums or lost coverage just to satisfy an extremist agenda.

Unfortunately, Republicans are willing to gamble with our health, our jobs and our economy to score political points. Unions fight for good jobs, fair wages and benefits at the bargaining table, and Congress should do no less for the American people.

Sincerely, Kimberly Fenty, Yonkers

Letter to the Editor:

I recently read Rep. Lawler's Oct. 30 newsletter, and I am appalled. He needs to stop his political games and lies and be truthful about why the Democrats are not willing to agree to what he refers to as a "clean continuing resolution." There is one HUGE obstacle in that resolution that people need to understand and he fails to mention - the refusal to extend Affordable Care Act subsidies, set to expire the end of this year. He says he is working with some Republicans to get approval for a one-year extension. And where does that leave us in a year's time? Like the changes made under the BBB, the bad stuff won't go into effect until after the mid-terms, when it is too late for people to change their votes, as they realize how bad that BBB and the one-year extension are. Without an ongoing, unlimited or minimum multi-year extension, millions of people will not be able to afford healthcare coverage; premiums may go up as high as 114%*; many young, healthy people will forgo health insurance altogether. Health care should be a right, not a privilege. It is not free, but it should be affordable.

*See KFF article: <https://www.kff.org/affordable-care-act/aca-marketplace-premium-payments-would-more-than-double-on-average-next-year-if-enhanced-premium-tax-credits-expire/>

Maybe Mr. Lawler and the rest of Congress need to be reminded of their oaths to uphold and defend the Constitution and then do what is right for the country and for their constituencies. The House has been out of session for weeks and is not voting on anything. Mr. Lawler needs to demand that Speaker Johnson bring the House back, that they fund SNAP (we have the \$\$; our people are starving while we send \$20 billion to Argentina! REALLY??**), that they negotiate the unlimited extension of the ACA tax credits to protect everyone's access to health care, and that they get to work passing a budget that HELPS Americans! These are not extraordinary requests-this is asking Mr. Lawler and all of Congress TO DO THEIR JOBS!!! I encourage everyone to contact Mr. Lawler at 202-255-6506 or <https://lawler.house.gov/contact/> and urge him to extend the ACA tax credits indefinitely. This affects all of us.

**At least one Federal Court has just ruled that SNAP has to be paid - and the President has hinted he will try to find a way to fund SNAP. Is this another game he's been playing?

Thank you,
Maria Modica-Snow
Peekskill

Send us your letters, announcements,
opinions, photos and story ideas to
dmurphy@risingmediagroup.com



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Letter: Remind Voters that 60 Votes are Needed in the US Senate to Pass A Budget Bill--Republicans Have 53

Editor: We hear this refrain all of the time during the latest budget shutdown. Republicans have control of the White House, Senate and House of Representatives, so they are to blame for the shutdown.

This sounds good and is a good talking point that while false, is winning the battle over who the American people are starting to blame for the shutdown.

But I would urge you to inform your readers that in the Senate, 60 votes are required to bring legislation to the floor for a vote.

Any senator can speak for an unlimited time to delay or block a vote on a bill. This tactic (a filibuster) prevents the Senate from moving to a final vote unless 60 senators vote to invoke "cloture" (Senate Rule XXII), which ends debate. Cloture requirement: Since 1975, ending a filibuster requires 3/5 of the Senate (60 out of 100 votes). Without 60 votes, the bill stalls indefinitely. Supermajority barrier: Even with a majority (e.g., 53 Republicans), the minority party (47 Democrats) can filibuster unless 7 members cross the aisle or the majority negotiates compromises.

I want to applaud my Congressman Mike Lawler for identifying the solution to the government shutdown. Lawler proposed extending the OCA tax credits for one year. His proposal was quickly shut down by his own party.

The voices of reason are being shut out in all of our politics.

Let's Shut down the Shutdown, Not the Government

Lanny Watkins, Armonk

To the Editor,

In the ruling in favor of leaving the National Guard in Portland, the Ninth Circuit Court cited the Justice Department's filing which established that the Federal Protective Services deployed nearly 25% of its agency's officers to Portland and that these deployments were "irregular and unsustainable". In reality only 13% of FPS inspectors were deployed to Portland. The DOJ's filing of 115 deployments was in fact just 20 deployments. After the DOJ was caught lying in court they corrected the record.

The Trump administration's campaign of fear is being carried out through aggressive changes in immigration enforcement. It's radical shift away from standard law enforcement principles and toward a "mass deportation" agenda, as well as the related tactics which are focused more on creating content and hitting arrest quotas than on public safety and national security.

In the service of creating content rather than truth telling at least six of the viral videos posted in the last three months have been misleading. These videos claim to be depicting events in cities targeted by Trump, when in reality they were filmed in completely different states. Obviously, they can't find any real evidence to back up their claims.

My government is using my tax dollars to further their cruel agenda which is justified with lies.

If Congressman Lawler is not going to use his position to represent we the people and instead defend this corrupt and hateful administration then he should consider resigning.

Thank you for your consideration.

Wendy Holtzman
Peekskill

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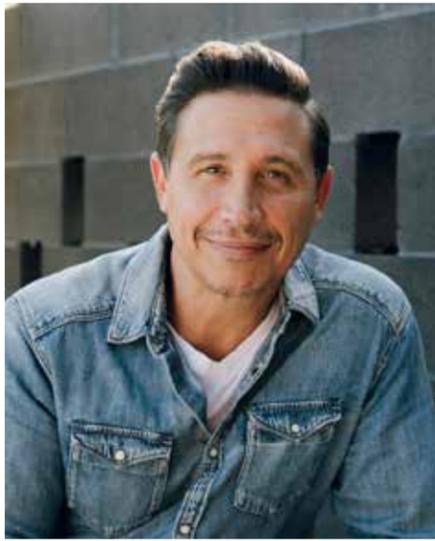
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Westchester Native Kicks Off YoFi Fest



On Saturday, November 8th, the 13th annual YoFi Fest film festival will be screening Yonkers' native Erik Paladino's new film and directorial debut "The Hike" at noon, followed by a workshop at 2pm where Erik will talk about his career being a "triple threat" (i.e. writer/director/actor) in Hollywood.

Mr. Paladino is best known for his portrayal of Dr. Dave Malucci on the NBC medical drama "ER", Frank in the Amazon Prime Video series "The Marvelous Mrs. Maisel", and Pino, the head of the Genovese crime family, in the MGM+ series "Godfather of Harlem".

Tickets to the screening and workshop are at YoFi Fest. launched its annual festival thirteen years ago as a small non-profit with a mission to raise the level of arts and culture in its community by showcasing the work of independent filmmakers and providing educational and cultural opportunities that otherwise wouldn't exist in the area. This year, the organization is more committed than ever to not only continuing that mission, but expanding on it, so from November 7th through November 16th, YoFi Fest will present 162 films submitted from 27 countries, as well as from right here in our own backyard. The films include features, documentaries, shorts, animation, music videos, web series, and student work.

Most of the film programs will be followed by a live Q&A where the audience has the opportunity to ask the filmmakers questions about their movies. "The filmmaker talkbacks are one of the best parts of the film festival," said Patty Schumann, the festival's co-founder and programmer, "and this year looks like we'll be having many of the filmmakers at the festival."

Highlights of this year's festival include the Opening Night Party, which is a celebration of creativity and includes a "Taste of Yonkers" Red Carpet Reception featuring local food and drink as well as a curated selection of short films and an after party. There are workshops both weekends, afterparties, and, of course, lots and lots of movies!

New this year is the "YoFi 50 Hour Film Challenge." On October 25th, YoFi is throwing a party where people will form teams, and then those teams have exactly 50 hours to write, shoot, edit, and upload a short film, using a randomly assigned genre, character, prop, and line of dialogue announced that evening. The films will be screened during the festival and the winner will be announced at the closing night party. This is a fun opportunity for individuals or groups to spend a weekend making a film. No film experience is necessary, but participants must be at least 18 years old. Space is limited and free reservations are required.

This year's festival is a celebration of creativity in all forms and aims to bring together all types of creatives to meet and network. "We'll be starting off each weekend morning by hosting networking events where you bring your ideas and business cards and we'll provide the coffee," says Dave Steck, the festival's co-founder and Executive Director, "We want people to know we are a gathering place for the creative community, so we can't wait to see what these introductions lead to."

The festival provides an amazing opportunity for audiences to watch films that they might not see anywhere else. FilmFreeway named YoFiFest one of the "Top 100 Best Reviewed Festivals" nine times. It's also been named "Best of Westchester" twice by Westchester Magazine, and it was named as one of the top ten reasons Yonkers was voted the "Hippest Town in the Lower Hudson Valley" by The Journal News and LoHud.

All the screenings and workshops are being held in downtown Yonkers within a few blocks of each other at either the Yonkers Riverfront Library theater, directly across the street from the Yonkers Metro North Train Station, or YoFi's own DMAC (Digital Media Art Center), which offers year-round programs, screenings and events. Visit YoFiFest.com for more information.

About the Aging Eye: Next Upcoming LIVE Talk With Dr. Nicholas Donas -Nov. 18 -Aisling Irish Center

St. John's Riverside Hospital's next Let's Talk Live event will feature Ophthalmologist Dr. Nichola Donas and the topic About the Aging Eye.

The event will take place at the Aisling Irish Community Center, 990 McLean Avenue, Yonkers NY, at 2pm.

Reserve Your Seat: <https://sjrh.jotform.com/253066985733165>

Watch LIVE: <https://youtube.com/live/yU89oJiA5TA>

“Were it left to me to decide if we should have a government without newspapers, or newspapers without a government, I should not hesitate a moment to prefer the latter

-Thomas Jefferson

Billie Eilish Donate's \$11.5 Million to Charity -Calls Out the Rich to do the Same

NYPIRG at SUNY Purchase Registers Over 600 Students to Vote



NEWS

BILLIE EILISH IS GIVING AWAY \$11.5 MILLION TO CHARITY AND CALLS ON THE RICH TO FOLLOW HER

Billie Eilish made headlines last week (October 29, 2025) when she accepted the Wall Street Journal Magazine's Music Innovator of the Year award in New York. Host Stephen Colbert surprised the room by announcing: "Billie Eilish will be donating \$11.5 million in proceeds from her Hit Me Hard and Soft world tour to organizations fighting food inequity, climate justice, and carbon pollution." That's roughly 22-25 % of her estimated \$50-53 million net worth. "We're in a time right now where the world is really, really bad and really dark and people need empathy and help in our country," said Eilish. "I'd say if you have money, it would be great to use it for good things and give it to some people that need it. Love you all, but there's a few people in here that have a lot more money than me. If you are a billionaire, why are you a billionaire? No hate, but give your money away, shorties."

The money will go to The Changemaker Program, a partnership with the nonprofit REVERB and other non-profits.

Eilish's generosity is a good message as we head into the holidays. Our paper and website will be looking to highlight organizations who are making a difference in the lives of people who need some good cheer this holiday season.

If you have the resources to do so, follow Eilish's lead.



As the voter registration deadline passes and Election Day approaches, the SUNY Purchase chapter of the New York Public Interest Research Group (NYPIRG) has concluded its campus-wide voter registration drive, registering over 600 students to vote this semester.

The initiative was part of NYPIRG's statewide campaign to empower young voters and close the participation gap among college students. "Eighteen to twenty-four year olds remain the lowest percentage of registered voters in the country," said Matthew Paolucci, NYPIRG Project Coordinator at SUNY Purchase. "We set out to put our mark on that percentage, and the response from students here has been fantastic."

Throughout the semester, NYPIRG interns and volunteers hosted voter registration tables across campus, made classroom announcements, and partnered with student organizations to inform students about their voting rights and deadlines. Students were also trained to assist peers on Election Day.

"To be honest - I didn't even know we had elections in Westchester this year," said Zak Barrera, a sophomore at SUNY Purchase. "It's great to know that my voice matters, especially when issues like education and transportation directly affect students like me."

NYPIRG's Democracy Student Leader, Nikko Gambino, added, "Young people are often told they don't show up. We're proving that wrong by organizing, registering, and showing that students care about their local community and its future."

NYPIRG's non-partisan voter registration drive took place on campuses across New York State, adding thousands of new voters to the rolls ahead of the 2025 Election. SUNY Purchase stood out as one of the leading campuses in total registrations per capita.

"Registering 600 students is a major milestone," Paolucci said. "But registration is just the first step. Now we're focused on turnout. Young people have the power to shape what comes next, and it starts with showing up to vote."

Students registered to vote at SUNY Purchase can cast their ballots at the SUNY Purchase College polling site located in the Student Services Building, Red Room. Election Day is Tuesday, November 4, with polls open from 6AM-9PM. Students should check their registration status and polling hours by visiting vote.ny.gov



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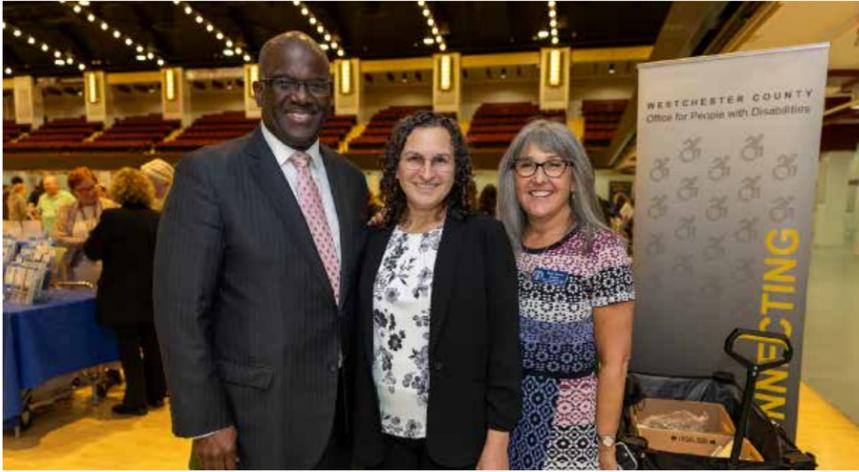


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More Than 350 Job Seekers Attend Westchester County's Diverse Abilities Job Fair

Jimmy Collins, continued from pg 1-



L-R- Westchester County Executive Ken Jenkins; Director of the Westchester County Office for People with Disabilities Carin Horowitz; Westchester County Director of Policy and Programs, Small Business Shari Rosen Ascher

As part of the 80th anniversary of National Disability Employment Awareness Month, Westchester County's Diverse Abilities Job Fair returned to the Westchester County Center in White Plains on October 21. More than 350 talented and enthusiastic job seekers of varying abilities attended the event, learning about opportunities to with upwards of 65 Westchester County employers and resource providers.

Westchester County Executive Ken Jenkins said: "Westchester County is committed to cultivating a diverse and inclusive workforce, including supporting residents who are differently abled. We are grateful for the employers who share our dedication to inclusivity, and look forward to hosting more events in the future."

Westchester County Office of Economic Development Director Bridget Gibbons said, "Disability employment is good for our community and our economy. We are grateful to the employers and resource providers who once again participated in this important event, and to the job seekers of all abilities who attended."

Westchester County Office for People with Disabilities Carin Horowitz, said, "The Diverse Abilities Job Fair provides job seekers the opportunity to showcase their skills and meet with employers who understand the positive impact of an inclusive workforce. Job seekers were also able to connect with a significant number of resource providers for support. We were thrilled once again to provide this opportunity for employers and potential employees alike."

Westchester County Director of Policy and Programs, Small Business and Chambers of Commerce, Shari

Rosen Ascher said: "The Diverse Abilities Job Fair continues to be one of our most popular events each year, and we continually receive positive feedback from both job seekers and employers. Westchester residents of all abilities help create a strong and more inclusive workforce, and we look forward to bringing back this job fair in 2026."

Several new and returning employers and resource providers were among the 65 exhibitors who participated in the event, including: Bridges from School to Work, J Crew Factory Store, Liberty Lines, MTA Metro North Railroad, New York Life, New York State Police, NYPA, Office of the Attorney General for New York State, VNS Health, Volunteer New York!, Westchester County Parks, Westchester Jewish Community Services, and many more.

For an up-to-date list of Westchester County's job fairs, and other skills training opportunities, visit <https://westchestercatalyst.com/events/>.

THE CITY OF YONKERS/YONKERS PUBLIC SCHOOLS, BUREAU OF PURCHASING, One Larkin Center, 3RD Floor, Yonkers, New York 10701 (Located in the Yonkers Riverfront Library Building across from the Metro-North train station) will receive sealed Bids and Proposals for the following projects until 2:00 PM, on the dates below.

Sealed Bids will be publicly opened and read at the address above in the 3rd Floor Finance Conference Room.

The building is open from 8:30 AM to 4:00 PM for receiving packages via courier services and in person. If delivering bids in person, individuals must see the Public Safety Officer in the library atrium, who will contact Purchasing to meet the individual at the 3rd floor elevator.

Those interested in listening to the Sealed Bids opening and the reading of bids can dial Conference Call number 1-701-802-5221 and enter Access Code 1354203 when prompted.

Solicitation documents are available for downloading from the Empire State Purchasing Group website at <http://www.empirestatebidsystem.com/>. The City welcomes and encourages participation by local and minority and women owned business enterprises.

1) Bid No. RFB-7549 - Opening date: 11/21/2025: American LaFrance fire apparatus repair parts and repair services as needed (FB).

2) Bid No. RFB-7550 - Opening date: 11/21/2025: Purchase of Diesel exhaust and automotive fluids as needed (FB).

3) Bid No. RFB-7531A - Opening Date: 11/21/2025: Furnish and Install Playground Tiles and ADA ramp kits at Fay Park. Account: Capital Expense- General Park Improvements (VB).

4) Bid No. RFB-7551 - Opening Date: 12/5/2025: Parts to Repair Sewer Furnace. Account 045.0910.C0407 - Maint. & Repair Equipment (TN).

5) Bid No. RFB-7540A - Opening Date: 11/21/2025: 24-Month Contract with additional 12-Month Option to Renew for repairs to Harley Davidson Motorcycles (FB).

6) Bid No. RFB-7554 - Opening Date: 12/5/2025: Purchase and installation of 2 Lanair 300,000 BTU Heaters (or Yonkers Approved Equal) (FB).

7) Bid No. RFB-7468A - Opening date: 11/21/2025: 36-month contract for Schneider Switchgear & Motor Control PM (AC).

at the public library in Chappaqua, New York.

According to the criminal complaint, on or about November 7, 2023, Collins attempted to persuade an individual acting in an undercover capacity and posing as a 15-year-old boy to meet in Westchester County, New York, for the purpose of engaging in sexual activity.

The complaint also alleged that Collins, who used the Snapchat username "jimc20237221," persuaded a 17-year-old minor in Illinois to engage in sexually explicit activity and send Collins videos and photos of such activity. Collins pled guilty to both charges.

In November 2018, after learning that Collins was working with children at a K-12 school in Westchester County, New York, several men now represented by Manly, Stewart & Finaldi and Krantz and Berman, came forward to report alleged past sex crimes committed by Collins, a former summer camp coordinator, Little League baseball coach, and school employee, to multiple law enforcement agencies.

These men alleged that Collins began preying on children, including themselves, for nearly five decades. To support their allegations, they recorded multiple conversations of Collins in which he discussed his past sexual conduct with minors. In one 2019 recording, Collins stated that his attraction to children was something, "You just can't, like, walk away from it. You can't just stop that."

Manly, Stewart & Finaldi and Krantz and Berman subsequently settled civil cases behalf of 16 men who alleged sexual abuse by Collins when they were boys. The Village of Mt. Kisco, the Boys & Girls Club of Northern Westchester, and the Chappaqua Central School District were named as defendants in these cases.

"I am grateful to the United States attorney and the judge for finally holding Jimmy Collins accountable for his horrible crimes. Collins started abusing me when I was 13 years old and has been alleged to have sexually abused children for nearly five decades. He would never have met many of these children if the Village of Mt. Kisco and the Boys and Girls Club had not employed him, given him access to kids and ignored many red flags. This must never be allowed to happen again," said Collins' victim Greg Ardanowski.

"This verdict is justice long delayed but finally delivered—and a reminder that survivors' voices can create lasting change," said victims' attorney Sarah Klein of Manly, Stewart & Finaldi.

"This court's sentence makes clear the despicable conduct of Jimmy Collins will not go unpunished," said victims' attorney Jenny Louro of Manly, Stewart & Finaldi. "Not only has Collins been held accountable in criminal court, but his enablers, the Village of Mount Kisco and the Boys and Girls Club of Northern Westchester, have been held accountable through the civil justice system."

Yonkerstimes.com and Rising Media Group Y have been reporting on the search for justice for the victims of Jimmy Collins since his arrest in 2023. The 16 lawsuits were filed under the New York Child Victims Act which opened a window in the statute of limitations allowing victims of past child sexual abuse to bring claims.

The lawsuits alleged that adult employees of the Village of Mt. Kisco, the Chappaqua Central School District and the Boys and Girls Club of Northern Westchester County witnessed Collins' inappropriate and abusive behavior with young boys including the victims and took no action to stop him or report him to law enforcement.

His 2023 arrest is a result of Collins paying for sex with an underage boy in the bathroom of the Chappaqua Library. Collins later admitted to New Castle Police to the illegal act with the 15-year old.

After being released on bail, Collins attempted to meet up with the boy again, communicating on Snapchat. He remained in jail until his recent sentence, which will keep him behind bars until he is 88.

Collins was the owner of "Jimmy's" Bar in Katonah. The bar was recently sold and demolished.

The question that many with knowledge of Collins acts has is how was he able to stay out of the hands of law enforcement for decades? And how did he stay out of jail once the sex abuse lawsuits were filed, starting in 2020?

One of the lawsuits included the following: "More specifically, upon information and belief, Plaintiff alleges that Collins had been arrested and/or charged for sexual misconduct; however, certain individuals within the Bedford Hills Police Department ("BHPD") assisted Collins in avoiding public scrutiny for these charges."

This part of the Civil suit has never been answered. Who was it in the Bedford Police Department that aided Collins from facing justice for decades?

One of Collins's co-workers, Ms. Carey, testified that she observed Collins and his behavior dating back to when she was 15-16 years old working as a camp counselor. Carey also testified she observed Collins place his hands on multiple children when she was both a camp counselor and a lifeguard. Carey also witnessed Collins holding the bodies of various children close to him. On one specific occasion in 1980, she observed Collins put his hands inside and down the bathing suit of one boy in the pool.

Carey further testified that she told a supervisor about what she saw in detail and was told to mind her own business.

Read our prior stories on this case at <https://yonkerstimes.com/after-50-years-of-sexually-abusing-young-boys-james-collins-of-westchester-finally-behind-bars/> and <https://yonkerstimes.com/16-victims-of-jimmy-collins-settle-sex-abuse-cases/>

Anyone with additional information on this case can contact us at news@yonkerstimes.com. There is more to this story that we believe should be brought to light.

One family member of a victim told us, "Jimmy Collins was the worst sexual abuser in the history of Westchester. He had protection, he had a bar, he had an inside track to jobs in the Katonah, Mt. Kisco and Chappaqua area that gave him direct access to kids. While I'm happy that he is going away for the rest of his life, I also want someone to uncover how all of this happened. I wish you well in your search Mr. Murphy."

Fourth Precinct Community Council

The Fourth Precinct's Community Council will hold its monthly meeting at 7:00 PM on November 20, 2025, in the meeting room at the Fourth Precinct, at 53 Shonnard Terrace. Anyone who lives or works in the area served by the Fourth precinct is welcome to attend. All elected officials are also welcome. Captain Jeremiah Foley- Commanding Officer, and Executive Officer -Lieutenant Robert Varley will be available to discuss your issues and matters of interest.

We thank everyone for attending these meetings and look forward to seeing you in future meetings. If you have any concerns, please don't hesitate to contact us at (914-377-7900). For any emergency-related issues, please call 911.

The key to the future
of the world, is finding
the optimistic stories
and letting them be
known.

Pete Seeger

Notice of Publication

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER
Index No. 60279/2025
FORECLOSURE SUPPLEMENTAL SUMMONS

LLACG COMMUNITY INVESTMENT FUND,
Plaintiff,
-against

CATHLEEN ROMANYCH, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; WILLIAM GORDINEER, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; KENNETH GORDINEER AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; THOMAS ARNONE, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; MICHELLE ARNONE ENGELMANN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA ON BEHALF OF THE INTERNAL REVENUE SERVICE; "JOHN DOE #1- #50" and "MARY ROE #1- #50", the last two names being fictitious, it being intended to name all other parties who may have some interest in or lien upon the premises described in the Complaint,

Defendants.

TO THE ABOVE-NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED and required to serve upon plaintiff's attorney an answer to the complaint in this action within twenty days after service, or within thirty days after service is complete if the summons is not personally delivered to you within the State of New York. The United States of America, if designated as a defendant in this action, may answer or appear within sixty days of service hereof. If you fail to answer, judgment will be taken against you for the relief demanded in the complaint.

Trial is desired in the County of Westchester. The basis of venue designated above is that the real property that is the subject matter of this action is located in the County of Westchester.

NOTICE

YOU ARE IN DANGER OF LOSING YOUR HOME.

If you do not respond to this Summons and Complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the Summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

Dated: October 14, 2025

MCMICHAEL TAYLOR GRAY, LLC

By: s/ Patricia Pirri, Esq. Attorneys for Plaintiff

3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092
(404)474-7149

Westchester Elections, continued from pg 1-

works. Proof that when the government listens — when it cares — when it puts people first — progress follows. Proof that what people really want isn't drama and it isn't chaos — it's results."

Under Jenkins' leadership, Westchester has seen a sharp drop in crime, significant investments in housing, an improved bond rating, and effective actions to lower costs among contracted services.

"In a time of division, we brought unity. In a time of chaos, we brought stability. In a time of too much empty rhetoric, we brought results. We've made Westchester safer, we've made it stronger, more sustainable, and more united than ever before," Jenkins continued. "So tonight, let's keep moving forward — with integrity, with purpose, and with pride in this place we all call home."

Jenkins 66% is the highest percentage for a County Executive in recent memory. Jenkins 66% eclipses former County Executive and Congressman George Latimer's —62.% to Sculti-37.5%,

Five County Board races that we highlighted pre-election turned out bad for republicans.

District 1-Colin Smith-61%-Kevin Byrnes-39%

District-2-Erika Pierce-64%-Brailled Diaz-36%

District 4-Vedat Gashi-57%-Kevin O'Keefe-43%

District 7-open seat- Anant Nambiar-65%- Kurt Van Kuller-35%

District 5-open seat-Jennifer Puja-72%-Frank Schanne-28%

District 9- Emiljana Ulaj-69%-Laurie Ryan-31%

District 14-note: We were criticized for not highlighting this race as one to watch, but the results -David Tubiolo -73% -Michael Pineda-27% prove our point.

The four candidates for Westchester County Judge won their races for State Supreme Court in the 9th Judicial District.

Veris Shako -13.82%

Diane Clerkin -14.31% -most votes

John Collins-13.93%

Desmond Lyones-12.84%

Five Westchester Towns continued to reelect republicans.

In Yorktown, Supervisor Ed Lachterman defeated Jann Merchandani by a 55%-45% margin, and Councilmembers Sergio Esposito and Luciana Haughwout were reelected with a combined 54%.

It's time for self examination for the Yorktown Democrats. If Ken Jenkins is winning his election on top of the ballot by 32, why can't local democrats in Yorktown do better?

In North Castle, republican councilwoman Barbara DiGiacinto received the most votes and was reelected. Democrat Joe Rende was reelected without opposition.

In the Town of Mt. Pleasant, Republican Supervisor Carl Fulgenzi Jr. was reelected without opposition. Democrat Councilman Joseph Bonnano got the most votes, while republican Tom Sialiano was reelected.

In the Town of Harrison, Republican Tom Scappaticci was elected Supervisor with 52% of the vote, and Republican Arthur Troilo Jr. and Democrat Gina Evangelista were elected to the Town Board.

In the Town of Eastchester Supervisor Tony Colavita was reelected without opposition, as was Councilmembers Theresa Nicholson and Luigi Marcoccia.

White Plains Mayor Tom Roach was elected Westchester County Clerk, defeating republican Sheila Marcotte by a 66%-34% margin.

In Yonkers, republican councilman Anthony Merante lost his reelection bid to democrat Tim Hodges, 60%-40%.

After the disappointing results for republicans on election night, several of our readers emailed us with the question, what happened to the Trump voters?

In 2024, Trump got 37% of the vote in Westchester, losing to Kamala Harris with 62%. So Trump did better than Sculti and most other republicans in Westchester, but only by a few points.

Another election night email, what about all of the "Woke" issues like Trans people in women's sports, or ICE and is Westchester a sanctuary county, and Charlie Kirk? I guess none of it makes a difference. Or another way to look at it—as long as Donald Trump is President, republicans have no chance in Westchester.

1st Precinct Community Council Meeting

Wednesday, Nov. 12, 2025 at 7 PM

Location: 1st Precinct - 730 East Grassy Sprain Road

Yonkers, NY 10710

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Hope to hear from you! Thanks!

Yorktown Budget, continued from pg 1-

our residents,” said Supervisor Lachterman.

The Town Tax Rate component of residents’ Property Tax Bill consists of three funds that support the Town’s operating budgets: General, Library, and Highway.

Supervisor Lachterman acknowledged the economic pressures outside of Yorktown’s direct control. These factors include rising electricity rates, tariffs on essential materials, increases in materials and supply costs, and higher health insurance premium rates.

In the weeks ahead, the Town Board will meet with department heads to review the 2026 Tentative Budget and identify any additional efficiencies or savings opportunities.

Residents may review the 2026 Tentative Budget on the Town’s website, and they are encouraged to participate in the upcoming public budget hearing process. Public input and engagement are vital to maintaining Yorktown’s fiscal health and strong community spirit.

Town taxes fund the general operating budget, and they represent 12% of residents’ total property tax bill.

Assault Arrest on Putnam County Bike Path, continued from pg 1-

The victim called 9-1-1 and an army of police officers converged on the area. With the use of drones, ATV’s and a Kent Polce canine, Regan was found hiding in a large culvert pipe a distance away and was taken into custody.

Following his arraignment, Regan was issued an appearance ticket and released. The victim said, “Always walk or run with a partner.”

Putnam County Executive Kevin Byrne said, “Incidents like the October 19 physical assault on the Putnam Trailway in #Carmel underscore exactly why we’ve been so vocal about the need to fix Albany’s broken and dangerous no-bail laws. Today we hosted a joint press event with federal, state, and local delegation members calling on Governor Hochul and Albany’s leadership to immediately repeal cashless bail and keep our #PutnamCounty residents safe, period.”

“I’d like to thank Acting Sheriff Brian Hess and Undersheriff James Menton for their continued commitment to public safety and the well-being of our residents. Following my Executive Order this week reaffirming and strengthening existing #PutnamCounty policy concerning illegal encampments, nonpermanent shelters, and the enforcement of county property rules across the county’s entire trail system, we engaged in a foot and UTV patrol along a stretch of the Trailway in #Carmel. Once again, we are taking decisive action to ensure that residents and families can feel safe using our county’s abundant outdoor amenities,” said Byrne.

Congressman Mike Lawler said, “The issue of bail reform has been address and discusses ad nauseum, and the state legislature has failed to fix it. They tried to tweak it but those changes have not made our communities safer. People continue to fall victim to violent assaults all across NY. New Yorkers are tired of living in a state where violent offenders are released before their victims have even left the hospital. They’re tired of feeling unsafe on their own streets, in their own parks, and on their own trails. We owe it to every victim to make sure violent criminals stay behind bars where they belong. Individuals commit assaults, they are arrested, released, and then they commit another assault. NY has failed to hold criminals accountable and protect victims of crime. When you have repeat offenders continually inflicting harm on innocent people, something has to change. Law enforcement needs to be supported.”

Michael E. Stern, Esq.
Joanna M. Grillo, Esq.
GALLO VITUCCI KLAR LLP
Attorneys for Petitioner
90 Broad Street, 12th Floor
New York, NY 10004
Tel: 212-683-7100

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

IN THE MATTER OF THE COMPLAINT

- of -

SAIL CHARTER NYC, LLC, as Owner of a 1922
62’ Herreshoff vessel named “VENTURA” for
Exoneration from or Limitation of Liability,

Petitioner.
Case No.: 25-cv-7812
NOTICE

PLEASE TAKE NOTICE that SAIL CHARTER NYC, LLC, as Owner of a 1922 62’ Herreshoff vessel named “VENTURA” for Exoneration from or Limitation of Liability, pursuant to 46 U.S.C. §§ 30501 et seq., brings this action involving admiralty and maritime claims within the meaning of Rule 9(h) of the Federal Rules of Civil Procedure and Rule F of the Supplemental Rules for Admiralty or Maritime Claims and Asset Forfeiture Actions of the Federal Rules of Civil Procedure, concerning any claims for loss, damage, and/or injury, arising or resulting from an alleged personal injury incident claimed to have occurred on October 5, 2024, while Petitioner’s vessel was upon the navigable waters of the United States, as more fully described in the Complaint; and

PLEASE TAKE FURTHER NOTICE that all persons, firms, entities or corporations, having any claim or suit against the Petitioner or vessel arising or resulting from the alleged incident must file a claim as provided in Rule F of the Supplemental Rules for Admiralty or Maritime Claims and Asset Forfeiture Actions of the Federal Rules of Civil Procedure, with the Clerk of the Court, at the United States District Court, Southern District of New York, 500 Pearl Street, New York, New York 10007, and must deliver or mail to the attorneys for the Petitioner, James E. Mercante, Esq., Richard Gonzalez, Esq., GALLO VITUCCI KLAR LLP, 90 Broad Street, 12th Floor, New York, NY 10004, a copy on or before the 21 day of November, 2025 or be defaulted. Personal attendance is not required. Further, any claimant desiring to contest Petitioner’s right either to exoneration from or limitation of liability shall file an Answer to the Complaint on or before the aforesaid date as required by Supplemental Rule F of the Supplemental Rules for Admiralty or Maritime Claims and Asset Forfeiture Actions of the Federal Rules of Civil Procedure and deliver or mail a copy to the attorneys for the Petitioner or be defaulted.

Dated: October 17, 2025

Tammi M. Hellwig
Clerk

nov 21

Investigation Leads to Arrest in Somers Child Sexual Abuse Case

On October 29, 2025, the New York State Police, Bureau of Criminal Investigation at Somers (BCI), together with uniform members, arrested Gary Angel Correa Reyes, 45, of Bronx, NY, for Course of Sexual Conduct Against a Child in the First Degree, a Class B felony.

On September 22, 2025, Investigators received information regarding a past sexual assault involving a child. Subsequent investigation determined that Correa Reyes engaged in sexual conduct with a victim under the age of thirteen over the course of several years while at a private residence in the town of Somers.

Correa Reyes was arraigned in the Town of Bedford Court and remanded to the Westchester County Jail in lieu of \$100,000 cash bail, \$200,000 bond, or \$400,000 partially secured bond. He is scheduled to appear before the Somers Town Court on November 3, 2025, at 5:30 p.m.

The New York State Police Bureau of Criminal Investigation at Brentwood and the Child Advocacy Center assisted with this investigation.

New Rochelle Cares Ceasing Operations at the End of the Year

New Rochelle Cares is deeply saddened to announce that we will no longer operate after the end of 2025. We are a not-for-profit, volunteer run aging-in-place organization that has provided transportation services and socialization opportunities for New Rochelle residents sixty and over for the past ten years. These services have enabled our members to remain in their own homes and have the support they need to get to necessary appointments and avoid isolation.

Since our establishment in 2015, we have served ninety individuals who have joined us. We have provided 3,934 rides, covering 25,497 miles driven over 2550 hours. These rides were primarily to medically related appointments, but were also trips for grocery shopping, to the beauty parlor or barber shop, and to various programs, including monthly luncheons in area restaurants.

Recently, people wishing to join have been turned away because there are not enough drivers to be able to provide the benefits of membership they are seeking. Additionally, after ten years, the current leadership plans to step down, and there is no one willing to replace them. As a result of the insufficient number of volunteer drivers, as well as the absence of anyone willing and able to replace those administering the group, the Board of Directors regrets that our organization cannot continue to operate and has voted to cease doing so after December 31.

We are incredibly grateful to all those who have donated to us over the years. Thank you for supporting our efforts. We are proud of all we have accomplished, and all of us, members, and volunteers, have been enriched by the enduring friendships we have made and found our participation in this group extremely rewarding.

Classifieds

Attorney

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Weekend Events in Westchester County Parks

SATURDAY, NOV. 8

Marshlands Conservancy, Rye: (914) 835-4466. Mushroom Ecology Walk, 10 a.m. - 11 a.m. Mushrooms play an important role in the ecosystem! Join us as we learn about mushroom ecology and hike around the park to see what mushrooms we can observe. (Foraging is not allowed.)

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

Medicinal Plant and Tree Tour, 10 a.m. - 11 a.m. Urban naturalist Bruce Rosenberg will lead a tour to examine over 20 plants and trees at Lasdon that have medicinal qualities and are used to treat physical and mental conditions. All of these plants can be grown in your own backyard and are available at local nurseries.

Get details and register: <https://www.lasdonpublicgardens.org/event/medicinal-plant-and-tree-tour-4/2025-11-08/>

Edith G. Read Wildlife Sanctuary, Rye: (914) 967-8720. Volunteer Work Project: A Late Look at Invasives and Their Removal, 10 a.m. - 11:30 a.m. and 1 p.m. - 2:30 p.m. Now is a good time to control vegetation because many plant species are in a dormant period. Please bring work gloves. Hand tools and demonstrations are provided. Great for service credit hours. Also: Nov. 22. Get details: <https://friendsofreadwildlifesanctuary.org/event/volunteer-work-project-a-late-look-at-the-invasives-and-their-removal/2025-11-08/1/>

Alfred B. DelBello Muscote Farm, Katonah: (914) 864-7282. Horse Grooming, 11 a.m. - 12 p.m. People ages 12 and older can visit the farm and experience the joy of grooming our friendly horse, Haley! This hands-on program gives kids the opportunity to help care for Haley through brushing and grooming, which supports coat maintenance and encourages positive socialization. \$20. Also: Dec. 6. Register: <https://www.eventbrite.com/e/horse-grooming-tickets-1665206199569?aff=ebsdoporgprofile>

Hilltop Hanover Farm & Environmental Center, Yorktown Heights: (914) 862-5050. Hit the Road, Jack(-o-Lantern), 1 p.m. - 2 p.m. Learn how to dispose of your Halloween and fall pumpkins sustainably. Get some ideas on how to cook leftover pumpkin, repurpose jack-o'-lanterns and compost gourds effectively. Free.

Reserve your ticket: <https://www.eventbrite.com/e/hit-the-road-jack-o-lantern-tickets-1796995424689?aff=oddtcreator>

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

A-tten-Hut: Veterans Day with a Civil War Twist for Kids, 1 p.m. - 2:30 p.m.

Ages 6 and older can celebrate Veterans Day with a Civil War experience. Children will bake Civil War cookies and interact with Civil War-era toys and games. In the Westchester County Veterans Museum, children will take a hands-on tour of the "Civil War Firsts" exhibit and learn about veterans. \$10 per child.

Register: <https://www.lasdonpublicgardens.org/event/a-tten-hut-veterans-day-with-a-civil-war-twist-for-kids/>

Lenoir Preserve, Yonkers: (914) 968-5851. Canoe Burn, 1 p.m. - 3 p.m. During this stop-in outdoor demonstration for all ages, learn about and witness the burning of the tulip tree canoe - a traditional Lenape practice of creating canoes using fire.

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

Fall Open Art Studio, 1 p.m. - 3 p.m. In this workshop, children ages four and older will follow their own creative path, working with a variety of materials with an art educator guiding them along the way. \$5. Register: <https://www.lasdonpublicgardens.org/event/fall-open-art-studio/2025-11-08/>

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

Lasdon Green Squad, 1 p.m. - 3 p.m. Every Saturday from April to November join the Lasdon Green Squad to keep Lasdon Public Gardens looking beautiful. Volunteers will work with Lasdon staff on tasks such as invasive species removal, planting, watering, weeding, trail maintenance, mulching, trash clean up, and other tasks. For those age 14 and older. Get details and register: <https://www.lasdonpublicgardens.org/event/lasdon-green-squad-2-2/2025-11-08/>

SUNDAY, NOV. 9

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

Yoga in the Gardens, 9:30 a.m. - 11 a.m. - \$25. Pre-registration required: <https://www.lasdonpublicgardens.org/event/yoga-in-the-gardens/2025-11-09/>

Croton Point Park Nature Center, Croton-on-Hudson: (914) 862-5290

Project Feeder Watch, 9:30 a.m. - 12 p.m. Beginners to experts can join us for a wonderful day of viewing local birds at the Nature Center's feeders. Free. Also: Nov. 16, 23, 30; Dec. 7, 14, 21, 28.

Alfred B. DelBello Muscote Farm, Katonah: (914) 864-7282. Muscote Farmers Market, 9:30 a.m. - 2:30 p.m. The market supports farmers and sustainable efforts in our area, featuring over 30 local vendors every Sunday until Nov. 16. Get details: <https://www.muscotefarm.org/markets/>

Cranberry Lake Preserve, North White Plains: (914) 428-1005. Observation Hunt, 11 a.m. - 12:30 p.m. Let's go on an observation hunt - about a one-mile hike - through the preserve! Hiking shoes are recommended.

Miller House, White Plains: (914) 428-1005. Miller House Open House, 11 a.m. - 1 p.m. Drop in to visit the former home of the Ann and Elijah Miller family, an average colonial Westchester family whose lives were changed forever when Washington and his army fought for American independence. Located at 140 Virginia Road in White Plains. Also: Dec. 14.

Trailside Nature Museum at Ward Pound Ridge Reservation, Cross River: (914) 864-7322. Lenape Heritage, 1 p.m. - 2 p.m. As the weather continues to cool, come to Trailside to drink some foraged tea and learn about some of the recipes the Lenape would make.

Croton Point Park Nature Center, Croton-on-Hudson: (914) 862-5290. Archaeological Presentation, 1 p.m. - 3 p.m. Ages 10 and up can join the New York State Archaeological Association's Lower Hudson Chapter for a free presentation about our fascinating past.

Edith G. Read Wildlife Sanctuary, Rye: (914) 967-8720. Otters: Playful Predators of Waterways, 2 p.m. - 3:30 p.m. Found in rivers, lakes and coastal areas around the world, otters play a key role as top predators by helping maintain healthy fish and invertebrate populations. Learn how these mammals use tools, display strong social bonds and serve as important indicators of ecosystem health.

Get details: <https://friendsofreadwildlifesanctuary.org/event/otters-playful-predators-of-waterways/>

Bidding Wars, continued from pg 1-

According to the team's exclusive analysis, year-to-date single-family home sales rose 4.7 percent, with total sales volume climbing 10.4% to nearly \$5 billion (\$4.347B to \$4.799B). The county-wide median sale price for single-family homes jumped 6.3 percent to \$999,000, while the average price increased 5.4 percent to \$1.34 million. Condos and co-ops also saw strong appreciation, with median condo prices up 6 percent and co-op prices rising 9.8 percent year-over-year. Overall, the market continues to tighten — and the new intensity chart confirms where buyer competition is most aggressive.

"It's an incredibly tight market," said Zach Harrison, co-leader of The Zach & Heather Harrison Team. "The level of demand has led to a surge in bidding wars across nearly every price point. Buyers are coming prepared, and listings priced right are often receiving multiple offers within days."

Heather Harrison added, "We're seeing a noticeable uptick in buyers coming from New York City, especially with the uncertainty around the upcoming mayoral election. There's been a sharp increase in families looking to leave the city and settle in the suburbs before year-end. Westchester's schools, space and stability are drawing strong interest."

While sales volume and prices have risen, condo sales declined slightly by 3.3 percent, and rental activity dipped by 1.0 percent, suggesting that buyers are aggressively shifting toward ownership amid changing market conditions.

County-Wide Highlights:

- Single-Family Homes:
 - Sales: +4.7%
 - Median Price: \$999,000 (+6.3%)
 - Average Price: \$1,336,031 (+5.4%)
- Condos:
 - Sales: -3.3%
 - Median Price: \$530,000 (+6.0%)
 - Average Price: \$667,817 (+7.0%)
- Co-ops:
 - Sales: +8.5%
 - Median Price: \$225,000 (+9.8%)
 - Average Price: \$263,899 (+7.7%)
- Rentals:
 - Rentals: -1.0%
 - Median Price: \$3,500 (+4.9%)

Town-Level Highlights:

Several towns across Westchester stood out for dramatic shifts in pricing and activity:

- Ardsley:
 - Median single-family home price soared 27.2% to \$1.1M
 - Sales volume jumped 49.2%
 - Condos saw a 31.6% increase in median price
- Katonah-Lewisboro:
 - Single-family home sales surged 30.3%
 - Average price rose 26.1%, with a 21% jump in median price
- Pelham:
 - Sales climbed 30.2%
 - Median price rose 8.0% to \$1.64M
 - Average price grew 12.6%
- Bronxville (decline):
 - Single-family home sales dropped 26.5%
 - Total sales volume fell 24.1%, though prices continued to edge up slightly
- Greenburgh (steep decline):
 - Single-family home sales plummeted 82.1%
 - Condo sales fell 93%, and co-op activity dropped 80%
 - Average days on market in all categories surged

Top Towns with Highest Bidding War Pressure:

- Bronxville: down 29.1%
- Chappaqua: down 22.9%
- Byram Hills: down 17.1%
- Harrison: down 26.2%

The Bidding War Intensity Chart visualizes the towns where buyer demand is strongest—those with the steepest drop in DOM are most likely experiencing multiple-offer scenarios and aggressive competition.

Active listings across Westchester County have dropped dramatically since before the pandemic, underscoring just how tight inventory has become.

According to MLS data, the number of single-family homes on the market in September 2025 totaled roughly 1,700 countywide—down from more than 5,100 in September 2019, representing a stunning 67 percent decline in active listings countywide. Every community has felt the squeeze: on average, towns recorded a 72 percent drop in active listings over that six-year period, illustrating the severe supply constraints driving today's competitive market conditions.

As the year closes out, The Zach & Heather Harrison Team anticipates continued upward pressure on prices, fueled by limited inventory and a growing exodus of city dwellers looking north.

"As we head into the end of the year, we expect prices to keep climbing," said Zach Harrison. "There's simply not enough inventory to meet the demand, and the flow of buyers moving up from the city has only intensified. Every well-priced home is getting multiple offers—it's an incredibly competitive environment."

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR WEDNESDAY, NOVEMBER 19, 2025, AT 6:00 PM, WILL BE HELD IN YONKERS CITY HALL, 40 SOUTH BROADWAY, 4TH FLOOR (building is handicapped accessible).

PLEASE BE SURE TO CHECK OUR WEBSITE FOR INFORMATION AND UPDATES WWW.YONKERSNY.GOV .

OPEN/CONTINUED HEARINGS

5855 – Area Variance – Andrew M. Romano, Esq. on behalf of 160 Stanley Avenue LLC, owner, on premises known as 160 Stanley Ave, Block: 184, Lots: 68, Zone: A (B00033778) https://drive.google.com/drive/folders/1sBCFaH0Iubtvx_DMeIZGYwbaUBYOPlzH?usp=sharing

#5852a. - Area Variance - Andrew M. Romano, Esq. on behalf of 94 St. Andrews Place, Block: 133, Lot: 3, Zone: A, (B0033786), Pleasure Home Improvement LLC, owner, on premises known as 94 St. Andrews Place. <https://drive.google.com/drive/folders/1-WAnk-6N6D-BLNUSRFplEp6VBcZd6V80?usp=sharing>

#5900 – Area Variance – Andrew Romano Esq., on behalf of WAG America LLC, on premises known as 38 Hunt Ave, Block:3137, Lot:16 (B0035424) Zone: S-50. https://drive.google.com/drive/folders/1N-HiBBAFqe09tTtPWOCeh4OCl_expReA?usp=sharing

#5790 – Area Variance - James Veneruso, Esq., on behalf of Mehranco Limited Liability Co., owner, on premises known as 1999 Central Park Avenue, Block: 4385, Lot: 42.43, (B30132) Zone: BR. https://drive.google.com/drive/folders/11uztIIO9IzkFbUNhKvFBj6CNy_bLXR5?usp=sharing

#5903 – Area and Use Variance - Andrew Romano Esq. on behalf of 329 WSY LLC, owner, on premises known as 329 Walnut Street, Block: 453, Lot: 3 (B0032469) Zone: M https://drive.google.com/drive/folders/1Gxn8_x0Zg5W-K_VEg1ofG8uEl9mwZe2b?usp=sharing

#5764- Area Variance - Andrew M. Romano, Esq. on behalf of Woodycrest Yonkers LLC, owner, Block: 2207, Lot: 21 (B0024208), on premises known as 37 Woodycrest Avenue, Zone: T https://drive.google.com/drive/folders/1TS9_F9jAFdMVLmrRI-47Z7vWeraW1hlp?usp=sharing

#5763 – Area Variance - Andrew M. Romano, Esq. on behalf of Woodycrest Yonkers LLC, owner, Block: 2207, Lot: 23 (B0024199), on premises know as 33 Woodycrest Avenue, Zone: T <https://drive.google.com/drive/folders/13ZXZ25vr0exLhnUzHnm7ewIVyOkQEhVP?usp=sharing>

#5905- Appeal from an Interpretation/Decision/Order of the Commissioner of Buildings- Jonathan D. Kraut on behalf of Scott Sall of 106 Bronxville Road LLC, on premises know as 106 Bronxville Road, Block:5322, Lot:13.14 (Complaint2025-0471) Zone: S-50 https://drive.google.com/drive/folders/10s6_nqQBTCy-ZqKHvVvX_EcT7Nc6fetx?usp=sharing

#5906 – Appeal from an Interpretation/Decision/Order of the Commissioner of Buildings- Jonathan D. Kraut on behalf of Scott Sall of 1 Bronxville Lane LLC, on premises know as 1 Bronxville Lane, Block:5320, Lot:23 (Complaint2025-0471) Zone: S-50 https://drive.google.com/drive/folders/1ME2b_OZFZjtnVTKNkeodSWFI3RrqM72?usp=sharing

#5907 – Area Variances – James G. Dibbini & Associates, P.C., on behalf of Pashke Ukaj, on premises known as 44 Stevens Ave, Block: 6293, Lot: 18 (B0037211) Zone: T. <https://drive.google.com/drive/folders/12i0zaCd5DPyfhG-dQfOWWBFmtBOE94b?usp=sharing>

#5908 - Area Variance & Appeal from an Interpretation/Decision/Order of the Commissioner of Buildings – Angel M. Sanchez on behalf of 185 Murray Avenue, on premises know as 185 Murray Ave, Block:5088 Lots:55&56 (B0033628) Zone: T <https://drive.google.com/drive/folders/12nKpQVuTD4ON9b5DOfoD-kfnTS223civ?usp=sharing>

#5910 – Area Variances – Mark Blanchard, on behalf of Hudson Pointe, LLC., on premises known as 1205 Warburton Ave., Block: 3570, Lot: 1 (B0037131) Zone: MG. https://drive.google.com/drive/folders/1IpdzRuXEqveyqXwEFvD0_sZTxaGZPPSx?usp=sharing

#5911 – Area Variance – Gabriel E. Senior, P.C., on behalf of Ramon H. Espinal, on premises known as 140 Sweetfield Circle, Block: 6050, Lot: 96 (B0032517) Zone: S-50. <https://drive.google.com/drive/folders/1scjvr0r5TCJLm-MLPdNHtuKrqrGdWDu?usp=sharing>

#5912 – Area Variances – Andrew Romano, on behalf of Centro Cristiano Jehova es Mi Bandera, Inc. on premises known as 27 Glenwood Ave., Block: 2121, Lot: 30 (B0035776) Zone: M. https://drive.google.com/drive/folders/1eMQdFJtmqR4YVvkLU3LNxL_jJ6Ez4BbTo?usp=sharing

#5913 – Area Variance – Janet Giris, on behalf of Morris Westchester Upper Site Associates, LLC., on premises known as 79 Austin Ave., Block: 3285, Lot: 210 (B0034334) Zone: CM. <https://drive.google.com/drive/folders/1X9-XU8voN3LaCu4nsfuEMCr8tvWjew6?usp=sharing>

#5914 – Area Variances – Stephen A. Veneruso, on behalf of AVL Homes, LLC., on premises known as 69 Spruce St., Block: 430, Lot: 58 (B0036935) Zone: A. * Adjourned https://drive.google.com/drive/folders/1o_5iOmj08xCEPt6r-4_d-P1D4mE0WEk3?usp=sharing

#5494 & 5667 – Area Variance – Andrew Romano Esq. on behalf of 581 Development Corp, owner, on premises know as 581 Saw Mill River Road, Block:3100, Lot: 200, (B0011017) Zone: I https://drive.google.com/drive/folders/1RBWzAOsVzaQil_PUqgLtBDPWCngLyarV?usp=sharing

NEW HEARINGS

#5915 – Area Variance – Shahin Badaly, P.E on behalf of Ian Kim Ramos owner of 66 Pembroke Drive, Block:4468, Lot: 10 (B202406280) Zone: S-60 <https://drive.google.com/drive/folders/1c35LzwhRQMiGxE8n204v6PQ9iuc-AFDd?usp=sharing>

#5909 – Use and Area Variances – Mark Blanchard, on behalf of Vark Street Realty, LLC., on premises known as 125 Vark Street, Block: 508, Lot: 12 (B0037237) Zone: UR-MD. <https://drive.google.com/drive/folders/1584b82TmYrnyTYv44pXb35OmFPEccYWh?usp=sharing>

SNAP, continued from pg 1-

with half their usual benefit for the time being. \$4.65 billion was released for November, which is half the normal \$8B monthly cost to provide SNAP benefits to 45 million Americans — another shocking number. The average benefit for a family of 4 drops from \$975 maximum to \$488.

SNAP benefits provide funds to purchase eligible groceries (e.g., fruits, vegetables, meats, dairy, breads, cereals; not alcohol, tobacco, vitamins, hot/prepared foods, or non-food items).

Benefits are loaded monthly onto an EBT (Electronic Benefits Transfer) card, which works like a debit card at authorized retailers (grocery stores, some farmers' markets, online via Amazon/Walmart in most states).

Eligibility is based on household income and family size. The maximum benefit for a family of four is \$975 per month.

New York cannot, and did not, allocate the \$650 million/month in SNAP benefits that 2.9 million New Yorkers receive.

Instead, Governor Kathy Hochul took the most aggressive state-level action in the nation by declaring a Statewide Disaster Emergency on October 30 and poured \$106 million into the Emergency Food Network, which went into food banks and pantries—\$40 million, \$25 million to purchase additional surplus milk, apples, cheese from farms to pantries, and \$41.4 million to provide 6 million extra meals.

“We can't print EBT dollars, but we'll make sure no child's stomach is empty while Washington plays games,” said Governor Hochul.

Last week, Senate Majority Leader Andrea Stewart-Cousins, Sen. Shelley Mayer, County Exec. Ken Jenkins and local leaders demand that the US Department of Agriculture use contingency funds for SNAP after November 1.

This is the first time in United States history that SNAP assistance would be stopped during a shutdown.

Majority Leader Andrea Stewart-Cousins said, “On November 1, millions of hardworking families and the most vulnerable New Yorkers who rely on SNAP benefits will go without food. Despite the government shutdown, the USDA could release funding but refuses to do so, which is cruel and unconscionable. I stand with my colleagues in demanding an immediate end to the shutdown and urging Secretary Rollins to release the funding families need to survive.”

State Senator Shelley B. Mayer said, “I am joined by colleagues at many levels of government to demand the United States Department of Agriculture do the right thing and release the funds necessary to feed Americans across the country, including the over 73,000 residents in Westchester alone. The USDA has made an immoral, unprecedented decision. Never before has a government shutdown disrupted the distribution of SNAP benefits. This is a political decision that will be devastating to so many — primarily children, seniors, and individuals who are disabled. I am grateful that Governor Hochul has allocated funds to help those in need and that Attorney General James is suing the USDA over this decision— but we should be clear that this is a manufactured crisis. Under every faith tradition, it is a tenet that we must feed the hungry and help those in need. There is only one clear, moral thing to do. We call on the USDA to release the funds so Americans do not go hungry.”

Westchester County Executive Ken Jenkins said, “Families should never be caught in the crossfire of government dysfunction. The USDA has the ability — and the obligation — to act. Right now, more than 60,000 Westchester residents are facing the very real possibility of going hungry because of bureaucratic inaction. SNAP isn't a luxury — it's a lifeline. We're calling on the federal government to do what's right, use the contingency funds that exist for this very reason, and protect the people who need this support most.”

Senator Pete Harckham said, “Protecting SNAP is not about policy; it is a moral issue about fighting hunger. If Trump won't invest in our safety net, children and seniors will pay the price. Food banks, hospitals, and community programs will be stretched to breaking point as families are left with nowhere else to turn. In the wealthiest nation on Earth, no one should go hungry, and no elected leader should ever call that acceptable.”

Assembly Member Dana Levenberg said, “Here in New York, I am proud that our state government is acting quickly to support New Yorkers who will be impacted by Washington's completely unnecessary decision to starve needy American citizens. I applaud Governor Hochul's decision to fast-track millions of dollars in emergency food aid. However, it is incumbent on our federal leaders to get their priorities straight immediately and use the tax dollars we send them in ways that benefit all of society, not just President Trump and his friends.

Assemblywoman Amy Paulin said, “The USDA's failure to maintain SNAP funding is unconscionable and will have devastating consequences for thousands of families in our community who depend on this vital program to put food on their tables. We cannot stand by while 42 million Americans, including many here in Westchester, face the prospect of going hungry.”

Assemblyman Nader Sayegh said, “SNAP means food on the table for millions of American families, including many in our Westchester community. The USDA's failure to act — to use contingency funds and keep this vital program going — is a moral failure. No family should face an empty table during the holidays because of the federal government's neglect.”

County Legislator Shanae Williams said, “Access to food assistance should never be delayed, especially during a government shutdown.”

Empress Ambulance Offers New Paramedics Signing Bonus



Empress Emergency Medical Services, covering eight counties in the Hudson Valley, as well as the Bronx, New York City and Connecticut, has announced a special offer for paramedics who join Empress's staff by the end of this year.

Paramedics who are hired by Empress during this window will receive a \$10,000 sign-on bonus. Those who live more than 60 miles away from the coverage area will also receive \$2,500 to help cover relocation costs.

“We are bringing New York City-level salaries to the Hudson Valley,” said Empress President Michael Minerva, Sr. “Since 1985, we've been a key part of emergency medical services in this region. We genuinely care, not only about the patients we serve, but also about the people we employ. By working together, we will expand capabilities, improve systems, and continue delivering the high-quality care residents and healthcare partners deserve. We want qualified professionals to know they have fulfilling career paths ahead of them when they become part of our team. We offer an exceptional benefits package, and we look forward to seeing who will take us up on this opportunity.

To apply for this position, visit empressems.com/careers or fill out this online questionnaire, and someone will be in touch.

Fundraiser for Disabled Vets, continued from pg 16-

to spend the day and help support our Veterans. Come on by and by part of the celebration of Veterans Day Weekend. And God Bless America!

Tabano doesn't want our story, or this event to be about him and his legendary history with Aerosmith, but we like to highlight it as a way to get our readers to the fundraiser.

Aerosmith may be forever known as “The Bad Boys from Boston,” but the band's origin story starts right here in Yonkers—a gritty, working-class city that gave rock two of its biggest legends and the spark that lit the fuse.

The Yonkers Boys Who Started It All: Steven Tyler (born Steven Tallarico, March 26, 1948) grew up at 100 Pembroke Drive in northeast Yonkers. Attended Roosevelt High School. His dad Vic ran a classical-music school; Steven was banging on drums by age 8.

Ray Tabano (born December 23, 1946, Bronx; raised Yonkers). Tyler's tree-climbing, foul-mouthed childhood best friend. Nicknamed “Crazy Raymond.” Founding rhythm guitarist of Aerosmith (1970–71). Drummer Joey Kramer was also Yonkers-born and raised.

Girl Scouts, Veterans, continued from pg 16-

Avenue.

The honored veterans, many of whom are deceased, include 11 who served in World War II, 1 during the Korean War; 5 during the Vietnam War and 2 during the Cold War.

Highlights of the Walk will be comments by Elizabeth Dreaper, the only female veteran in the group who will share her experience in the U.S. Marine Corps from 1979-1983; Ardsley Mayor Nancy Kaboolian who will speak about her father Paul Kaboolian's service as a quartermaster in the U.S. Navy during World War II Navy and Sharon Colabello, lead organizer of the Ardsley's trail-blazing Military Tribute Banners initiative, now in its fourth year, who will discuss how her father Martin Engleman's World War II service with the U.S. Army inspired her. Ardsley now boasts 142 Military Tribute Banners which will be displayed throughout November as part of the village's month-long observance of Veterans Day which includes the annual Girl Scouts Walk of Honor.

The following is the list of the veteran honorees:

Morton David, Rubin Cohen, Rudolph J. Dualsky, Ward E. Thorpe, Nicholas D. Macri, Jack Macri, Ralph F. Perillo, Raymon Gutierrez, Stephen Wittenberg, Harold Wittenberg, Elizabeth Dreaper, Philip J. Mosca, Harold J. Franken, Robert Baulieu, Anthony S. DeFillipo, Martin Engleman, Paul Kaboolian, Leon Tandich, Efrain Hernandez

In addition to elected officials including Town of Greenburgh Supervisor Paul Feiner, guests will include Alison Bergman, longtime leader of the Ardsley Girl Scouts; Efrain Hernandez, Commander of Ardsley Post 458; Ardsley veterans and Ardsley residents, among others. In the event of inclement weather, the ceremony will be held at the Ardsley Fire Department.

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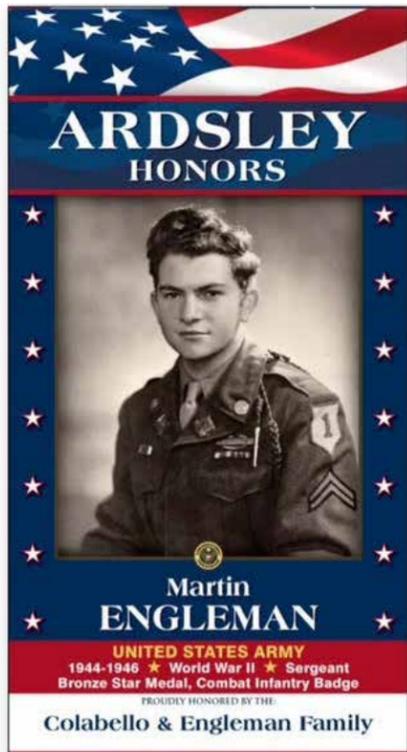
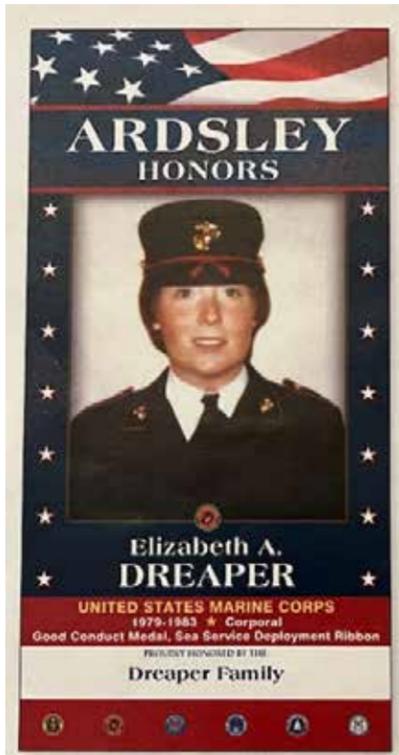
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Ardsley Girl Scouts Learn About Veterans Who Served Our Country



Last year, a new Veterans Day tradition in the Village of Ardsley began when local Girl Scouts learned about the military service of a group of 12 Ardsley veterans during their inaugural Veterans Walk of Honor.

Positive community feedback led to the program's expansion planned for the 2nd Annual Ardsley Veterans Walk of Honor, from 2 to 3:30 PM, Sunday, November 9. The Walk will begin at the Ardsley Fire Department at 505 Ashford Avenue.

This year, the Girl Scouts will visit the Military Tribute Banners of 19 Ardsley veterans and will, like last year's group of Girl Scouts, hear first-hand about the honorees from the spouses, children, grandchildren and friends who will pay tribute to their loved ones. The banners of the 19 honorees, displayed on the village light poles, are within walking distance of each other along Ashford

continued on pg 15-

Aerosmith Founding Member Hosts Annual Concert for Disabled Vets Sunday November 9-Pete's Saloon



On Sunday afternoon Nov 9th from 1 to 4 pm. Aerosmith founding member Ray Tabano will host his annual fundraiser for Disabled Veterans at Pete's Saloon in Elmsford. Tabano will lead an All Star Band along with "Elvis" impersonator extraordinaire Pat Perone performing his greatest hits. Once again the Rolling Thunder representative Ed O'Neill will have the MIA Display as a reminder of the service our Vets have done for our beloved Country Great food, raffles and of course our wonderful DAV Veterans will be there, it's a great way

continued on pg 15-

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