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Friday October 9, 2020

Westchester COVID Real Estate Market Stronger Than Ever



NYC buyers are increasing sales prices like this Yorktown home

Across Westchester, Putnam and Dutchess counties, the coronavirus has escalated buyer demand to an unparalleled degree, causing a substantial increase in the number of pending sales in the third quarter, a year-over-year rise in median sale prices for the quarter and an across-the-board dip in the number of listings.

The three counties north of New York City are inherently different on a multitude of levels, including price, convenience, amenities and culture, and it is uncommon for the real estate markets to look the same, yet all three are thriving, according to the Houlihan Lawrence Westchester Putnam & Dutchess Q3 Market Report released last week.

Year over Year, pending sales are up substantially, listings are down across-the-board, and the median sale price has risen. The common thread is the impact of the coronavirus on these communities, which has escalated buyer demand to an unparalleled degree, causing a further restriction on inventory north of NYC.

NYC buyers leaving the city have re-written the rules of what today's buyers want and need. As entire families work from the same home, additional space is a necessity, and the safety of lower density communities during the pandemic has driven demand to historic levels in Westchester, Putnam, and Dutchess counties.

Homes on large parcels that will accommodate extended family with space for one or more home offices represent the new ideal home. The fulfillment of these basic needs is more important than the specific community. Commute time to NYC is not necessarily as important as it once was.

Numerous buyers have indicated that they will continue to work from home on a full or part-time basis, even after the danger of the virus has passed. Thus, a longer commute time is less of a trigger and has fueled sales in some of the more remote locations in the counties. Inventory that was struggling to sell previously has seen a resurgence of interest because these homes now fit the desired new criteria.

While the demand is striking throughout our markets, buyers remain attuned to value. For example, in Northern Westchester, where commute times to NYC are longer, larger homes with acreage offer an appealing value proposition when compared to comparable homes in Southern Westchester. With buyers focus on the attributes of the home, and less on location, it is not surprising that Northern Westchester had the highest Q3 sales spike in the county and posted 45% more homes sold year-over-year.

"New York City buyers leaving the city have rewritten the rules of what today's buyers want and need. As entire families work from the same home, additional space is a necessity, and the safety of lower density communities during the pandemic has driven demand to historic levels in Westchester, Putnam and Dutchess counties," said Elizabeth Nunan, President and CEO,

continued on pg 7-

Why Can't We Gamble on Football in NY? Our Betting \$\$\$ Go to NJ for Another Year



For another year, Westchester residents will have to travel for hours to make a legal bet on football

By Dan Murphy

Two years ago, the U.S. Supreme Court legalized sports betting to any state that chose to do so. The State of New Jersey took the lead and now has become the number-one state for sports betting, climbing ahead of Las Vegas and the State of Nevada, with more than \$5 billion in sports bets placed in New Jersey in two years.

One reason for the billions in sports bets is that New Yorkers are crossing the border and placing their bets at the Meadowlands and Monmouth Race tracks, or in Atlantic City. And with the first week of the National Football League approaching this weekend, the number of bets, and dollars waged, will certainly increase.

Another way New Yorkers can place a sports bet in New Jersey is on their phones. The caveat is that they must be physically in the State of New Jersey to make a bet on their favorite team.

In New York, the current law says that you can bet on sports, but only at four casinos in upstate, including in Monticello, which is the nearest for Westchester residents. New Yorkers cannot bet on any one of the many mobile sports betting apps now available and heavily advertised.

continued on pg 3-

Senator Mayer Has an Opponent Dr. Liviu Saimovic in 37th District



State Senator Shelley Mayer



Dr. Liviu Saimovic

By Dan Murphy

While most of the elections for State Senate and Assembly in Westchester on November 3 are uncontested, with democratic candidates running unopposed, in the 37th Senate District, which includes almost half of the county, there are two candidates on the ballot. State Senator Shelley Mayer is seeking re-election, and her republican challenger is Dr. Liviu Saimovici.

Senator Mayer has represented the 37th District for the past three years, and is currently the Chair of the powerful State Senate Education Committee. After representing Yonkers in the Assembly for 6 years, Mayer was elected to the State Senate seat formerly held by the County Executive George Latimer and has quickly become one of the most respected elected officials in the county.

"During COVID, I have been very much on the ground working on constituent affairs. I have helped over 700 people receive their unemployment benefits. I have made it my business to help individuals who need assistance," said Sen. Mayer. "During the height of the pandemic here in Westchester, I was working to get PPE for our hospital staff and fire fighters. We have been working at food distributions and handing out 10,000 masks and sanitizer. There has been a need in Port Chester, and New Rochelle and all over the district."

Mayer said that as the Chair of the State Senate Education Committee, "I have been very involved with education issues locally with each school district, concerning COVID and re-opening. We have made sure that the Governor's office, and the State Education Department, have heard all voices in this discussion."

Senator Mayer called Chairing the Education Committee "an incredible responsibility but a great opportunity to serve. I feel fortunate to be able to speak with so many parents, teachers and students, who don't always have the strongest voice. I appreciate Senator Stewart-Cousins for appointing me to this position and I always try to respect and help my republican colleagues across the state to try to help there schools and students.

Mayer said that she has made a concerted effort to get to know the entire 37th District, and respond to their concerns. "I put my life on the line to get (Interstate) 684 paved, and worked with my colleagues and really went to

continued on pg 7-

American Hero's Run for Congress Ignored During COVID and Trump



Maureen McArdle-Schulman, as a member of the NYFD, left, and today

By Dan Murphy

How do candidates for office this year find a way through the Coronavirus, and the hyper-partisan nature of supporters or opponents of President Donald Trump, to get noticed by the voters and the media? Throw into the mix that there are four candidates running for the same office and that is what republican congressional candidate Maureen McArdle Schulman is facing in the 17th Congressional District, which includes northern Westchester and Rockland County.

This congressional seat is currently held by Rep. Nita Lowey, who is retiring, and who served Westchester for 32 years. In the Democratic Primary, Mondaire Jones defeated seven other democrats, and is now the front runner to replace Lowey on November 3. Some believe that Jones' views and political beliefs are too progressive for the district, including McArdle-Schulman.

"I think he (Jones) is a very well educated person. He wants to tear down the country that he has done well by. He went to Stamford and Harvard Law School. I also never see him while I travel the district and campaign. He is nowhere to be found. I guess he's on his computer testing and going digital,

continued on pg 4-

Hey Westchester, Get Your Flu Shot!



New Rochelle Mayor Noam Bramson, received his flu shot from Stop & Shop Pharmacists at the New Rochelle Stop & Shop and called on residents of his city, which was the epicenter of the COVID-19 pandemic in March, to get their flu shots as early as possible this fall. Although New Rochelle's local infection rate has declined significantly since the spring, more than 3,200 people in New Rochelle have contracted COVID-19 since the pandemic began.

"It's important to get a flu shot every year, but even more so this year due to the convergence of both flu and coronavirus this fall," said Stop & Shop Manager of Pharmacy Operations, Lina Boiano. "Reducing flu is going to be extremely important this year and Stop & Shop has worked to ensure that we have enough vaccinations available in all pharmacies to keep our communities safe this fall."

"Getting a flu vaccine is the best way to keep yourself healthy, while also ensuring that our health care system has the capacity to treat those most in need," said Mayor Bramson. "Having taken aggressive measures to confront COVID, New Rochelle understands the high stakes better than almost any community in America, so let's once again act responsibly by getting ourselves vaccinated."

The CDC suggests everyone 6 months and older receives a vaccination in advance of the flu season. While prices associated with vaccinations are dependent upon customers' insurance plans, most end up being low or no-cost.

Stop & Shop will be able to administer the nasal spray flu vaccine FluMist to those 2 years and up, and traditional intramuscular flu shot for those 3 years and up. No prescription is needed for either vaccine type.

Stop & Shop pharmacies also have an ample supply of shingles and pneumonia vaccines available.

VA Hudson Valley Launches Drive-Up Flu Clinics

No-Cost Flu Shots for Veterans at Montrose & Castle Point Campuses

The Department of Veterans Affairs Hudson Valley Health Care System (VA HVHCS) now offers drive-up flu shots at our Montrose and Castle Point campuses. Veterans enrolled with VA HVHCS can receive a no-cost flu shot at both locations Monday through Friday, between 8:30 and 11:30 AM and 1:00 and 4:00 PM. No appointment is needed.

Veterans enrolled with VA can also choose from more than 60,000 community locations to get their no-cost flu shot. For more information and to find a nearby in-network location visit <https://www.va.gov/communitycare/flushot.asp>.

E-Scooters Take Off in Yonkers!



Bird Scooters are enjoyed in Yonkers

By Camryn Sanchez

Bird electric scooters have exploded in popularity over the past few weeks, and they could become a permanent Yonkers fixture.

According to Sam Cooper the Senior Manager of Government Partnerships at Bird, "Yonkers residents have taken more than 10,000 rides since the launch of the program in August."

Through an app, riders can reserve a Bird scooter for one dollar, and ride for an additional 39 cents per minute. Buses and Ubers are currently operating in Yonkers, but for those being mindful of social distancing, these options are potential unappealing.

Bird scooters notably offer minimal risk of Covid-19. Only one person rides on each scooter, so risk of infection is extremely low for riders who wear masks and sanitize their handles. Covid-19 rates are currently rising in New York City, and the second wave is expected to be hard-hitting. Unlike taking a train or bus, Bird riders do not make contact with anyone to rent a scooter, and scooters can be reserved through the Bird app at any time without having to be returned to their original location. Cooper says, "Yonkers' embrace of shared e-scooters is also another strong indication that urban transportation is rapidly evolving in response to a coronavirus pandemic that has underscored the importance of sustainable, socially distant mobility options."

Yonkers resident Hector Santiago is the admin of Facebook page Bird Scooters Yonkers, and says the scooters are "awesome!" He has noticed their popularity among teens in particular. "Some kids don't have financial means to get to one side of the city, or to the YCMA or something, so they use these scooters. It's also a good way for the parents to keep a measure on them, because the parent will rent it out on their phone and reserve it for that particular kid. So the parent kind of measures where the kid goes."

However, Santiago hopes that safety precautions such as helmets are added. Currently, riders are expected to wear their own helmets, but this rule is not enforced. Fear of scooter related injuries is the reason that Bird scooters are currently banned in Manhattan. In Yonkers where the streets are less congested, scooters are so far quite safe. They have a speed cap of 15 miles per hour.

Bird is launching scooters only in west Yonkers as part of a one year long pilot program. If the scooters continue to be a success, the scooters will likely become a permanent Yonkers fixture. The expansion of Bird seems very likely. "We're looking to expand to other areas of the city as well as other locations in Westchester," Cooper states. "Bird is invested in giving all Yonkers residents access to affordable, carbon-free transportation alternatives. We'd love to work with the city to extend the program."

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VOTE EARLY

At the Riverfront Library or at the Grinton Will Library from Oct. 24-Nov. 1.

.....

VOTE ON ELECTION DAY

Check your pollsite at voterlookup.elections.ny.gov

AND MOST IMPORTANTLY, REMEMBER TO VOTE FOR DAN ROMANO FOR YONKERS CITY COURT JUDGE!

This election cycle has been a difficult one, but the pandemic that has spread across the nation, and the societal challenges it has highlighted have helped me find further conviction in my lifelong belief in the importance of an **honest and independent judiciary**.

I truly believe that I can bring this to the bench in Yonkers. As the next City Court Judge, I promise to bring **compassion, integrity, and most importantly, fairness** to the courtroom, and to ensure a **just day in court for everyone in Yonkers** — not just the wealthy and well connected.

I hope that I can count on your **vote this Election Day, November 3rd**, and I hope that together we can make Yonkers a better place for everyone!



Dan Romano

Dan Romano
Candidate
Yonkers City Court Judge

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COVID App Now Available in NY

New York State announced the launch of COVID-19 exposure notification mobile apps in their respective states that will serve as crucial tools to supplement the effort to trace and contact individuals subject to a COVID exposure. The apps, COVID Alert NY and COVID Alert NJ, notify users of potential COVID-19 exposure while maintaining user privacy and security.

The free mobile apps-available to anyone 18 or older who lives, works, or attends college in New York or New Jersey-are available for download from the Google Play Store or Apple App Store.

“We have a very exciting announcement that has taken a lot of work and it’s really creative and smart and I think it can make a big difference. This is a technology-based contact tracing app. Testing is only as good as your contact tracing,” Governor Cuomo said. “Testing is to identify a person, so you can isolate and quarantine that person and then find the connections from that person, and that’s contact tracing. We have about 15,000 people statewide who do contact tracing, they call them disease detectives. But we’ve been looking for a technology-based solution. And today, we are announcing an app that you can download for free from the app store called COVID Alert NY.”

The apps use Exposure Notification System technology developed by Google and Apple to strengthen New York and New Jersey’s contact tracing programs statewide. The COVID Alert apps will notify users if they have been in close contact - within six feet for at least 10 minutes - with someone who has tested positive for COVID-19. Knowing about a potential exposure can help individuals quickly make a plan to stay safe, including contacting their physician or the State Health Department hotlines to get more information about quarantining and testing to prevent community spread.

COVID Alert NY and COVID Alert NJ are completely anonymous and do not track or collect any location data or personal data from your phone. The COVID Alert apps do not use GPS location data. The Exposure Notification System uses Bluetooth Low Energy technology to detect when another phone with the same app is within six feet. Proximity is measured, but not geographic location. COVID Alert app users must explicitly choose to turn on exposure notifications - and can turn it off at any time.

Visit ny.gov/covidalerts for more information.

Sports Gambling in NY, continued from pg 1-

“Jersey is doing fantastically right now,” said Westchester Assemblyman Gary Pretlow. “I know people that work out of Wall Street (who) are jumping on a PATH train and placing their bets... across the platform to Hoboken and going back to Wall Street.”

Pretlow and other Westchester state legislators want sports gambling legalized and permitted in all New York casinos, including Empire MGM Casino in Yonkers. The argument for legalizing all types of sports gambling in New York is similar to the argument for legalizing marijuana – that neighboring states like Massachusetts have legalized pot, and are collecting the revenues from New Yorkers who then turn around and come home.

New Yorkers are doing the same with sports gambling, by heading just over the George Washington Bridge, placing a bet and coming home. Or by heading up to the Catskills to place their bets. At least if the bet is made in the Catskills, the revenues stay in New York.

I have not been to the Monticello Sports Book, but hope to go one day. But my question remains, if its legal to be up in Monticello, why can’t the same sports bets be made at Yonkers Raceway?

Even better, can I legally make a sports bet from my phone in New York State? Currently, the answer is no. A final question to the Governor and the State legislators. Don’t we need the revenue?

What Were They Expecting?



By Eric Schoen

Friends, need I tell you that to stop the spread of COVID-19 you need to wear a face mask? That you need to socially distance yourself at least 6 feet? That you should wash your hands for 20 seconds with soap and hot water? That you should avoid large groups of people, particularly when the people are not wearing masks and not keeping socially distanced at least 6 feet?

Now tell me, were you truly shocked or surprised when it was announced that the President and many of those close to him had contracted the Coronavirus? Do you watch the same television I watch. Read the same newspapers I read? View the same internet that I do?

So were you surprised or shocked when you got the ‘tweet’ that the President, First Lady and many of their advisors had come down with the coronavirus? Let’s start out by wishing POTUS, FLOTUS and all Americans and those from around the world who have this virus a quick recovery and good health.

But just like baseball or our many other sports, you have to follow the rules or you will be called out. Coronavirus is complex. What you have to do to attempt to keep the virus away from your family, well not so complex.

For the purposes of this column, I’m not commenting on the merits of Judge Amy Coney Barrett or whether or not she should be appointed to the Supreme Court. But did you see the ceremony where her appointment was announced? Rows of people not wearing masks and sitting on top of one another. Then going into the White House and hugging and kissing and participating in a big reception to honor the judge.

And Margaret Brennan, host of Meet the Press asks one of her guests if he knows who the President got the virus from. Have you ever heard a dumber question asked by a reporter who reports and anchors for a living?

After the President heard one of his top aides had the virus, he had no business flying to Bedminster, New Jersey to hold a big money fundraiser. And taking photos with everyone there. Do our electeds feel they don’t have to practice what they preach. After several delays the White House turned over the names of the attendees to the fundraiser to the New Jersey Health Department. Why did it take so long?

Now we hear that the White House has not called on the Centers for Disease Control to help them contact trace those who attended the Judicial Ceremony. They are allowing the White House to do its own tracing. You have some of the finest health professionals in the country at CDC. What



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NYSERDA

White Plains Financial Adviser Arrested For Embezzlement

Audrey Strauss, the Acting United States Attorney for the Southern District of New York, and William F. Sweeney Jr., the Assistant Director-in-Charge of the New York Field Office of the Federal Bureau of Investigation ("FBI"), announced that GREGG BRIE, a White Plains financial adviser, was arrested this morning and charged with securities fraud and wire fraud arising out of his embezzlement of more than \$640,000 from two victims who had entrusted money to him for investment. BRIE will be presented before United States Magistrate Judge Paul E. Davison in White Plains federal court later today.

Acting U.S. Attorney Audrey Strauss said: "As alleged, Gregg Brie stole money so he could live a lavish lifestyle. This Office is committed to rooting out fraudulent investments in order to preserve the integrity of our capital markets."

FBI Assistant Director William F. Sweeney Jr. said: "The charges today allege that Gregg Brie is an embezzler. If you trusted Mr. Brie to invest your money, and believe you might be an additional victim of his actions, we urge you to call us at 1-800-CALL-FBI."

According to the allegations contained in the Complaint BRIE embezzled funds from two victims, both of whom lived in his White Plains apartment complex. He advised his first victim, a disabled man on a fixed income and confined to a wheelchair, to buy shares in Alaska Air Group, Inc. Bank records show that this victim gave BRIE more than \$480,000. BRIE told his victim that he had opened accounts for him at a brokerage firm and that his stock had increased in value to approximately \$8 million. When the victim asked for his money, BRIE told him that his accounts were frozen because the stockbrokers had done something "sketchy" in order to buy the shares at a lower price. When the victim attempted to contact the brokerage firm, BRIE told him that he would "murder [him]" if the victim attempted to contact the firm again. BRIE repeated this threat at least two more times, noting that he meant his threats to be taken "literally, not metaphorically."

According to written loan agreements drafted by BRIE, the second victim made three loans to BRIE in a total amount of approximately \$157,000 "for the purpose of producing and distributing a proprietary, composite unimold commode for use within indigent venues of the African nation of Uganda."

The FBI's analysis of bank accounts controlled by BRIE showed that BRIE spent the money he obtained from his two victims primarily on credit cards and a Mercedes Benz lease. The evidence showed that there was no brokerage account. BRIE, 53, of White Plains, New York, faces a maximum sentence of 25 years in prison on the securities fraud count and 20 years in prison on the wire fraud count.

Simplifying the Voting Process



By Verris Shako, Esq. Democrat for Yonkers City Court Judge

Do not assume your usual Election Day polling site will be open on November 3rd, - Election Day! With so many polling sites closed or changed due to the pandemic, knowing how, where and when to vote in the upcoming General Election is crucial.

If you voted in the Democratic Primary in June, Great! Now you will have to vote again in the General Election in November! The June primary determined the Democratic candidates on the ballot for the General election and the General election will determine who will be elected! If you did not vote in June, then start planning your vote now to ensure your vote is counted!

Citizens who will be eighteen years of age on Election Day November 3rd should immediately register to vote ONLINE at <https://voterreg.dmv.ny.gov/MotorVoter/> or complete a voter registration form at any public library.

Due to the pandemic there are three ways to vote in the General Election:

1. Early Voting from October 24 to November 1st at the Grinton I. Will Library at 1500 Central Park Avenue or the Riverfront Library at 1 Larkin Center, the hours to vote are: Saturday and Sundays 12 noon to 5pm, Monday-Wednesday-Friday 8am to 4pm and Tuesday & Thursday 12pm to 8pm for this nine day period. You will be able to cast your vote for all your chosen candidates from President to our local races. You will be able to cast your vote for your next Yonkers City Court Judge.

2. Vote on Election Day, November 3rd at your designated polling station.

You can find and review your polling site at <https://voterlookup.elections.ny.gov/> or call the

Board of Elections (BOE) at (914) 995-5700 to inquire.

3. Vote by Absentee Ballot if you absolutely cannot vote in person. Request your absentee ballot ONLINE immediately at <https://absenteeballot.elections.ny.gov/>. This online request tool only requires your county of residence, name, date of birth and zip code to request your absentee ballot to vote by mail.

THERE IS NO ONLINE VOTING. You can request your ballot electronically, but you cannot submit your vote electronically. If you are unable to request your ballot online, then you can pick up a copy of the paper absentee ballot application at your local public library or request a copy by calling the BOE at (914) 995-5700.

Once you complete the application, mail it to the Westchester Board of Elections (25 Quarropas Street, White Plains, NY 10601) immediately as your application must be postmarked by October 27. The actual ballot (that you vote on) must be postmarked by November 3 for your vote to be counted. Voting in person is always ideal as you will not have to worry about your ballot getting lost in the mail or arriving at the BOE by the deadline date.

This year presents a unique opportunity to vote on candidates that bring the daily perspective of Yonkers residents to the bench. Attorney Verris Shako is a Democratic Nominee for Yonkers City Court Judge who has practiced in this Court for fifteen years and has over a decade of experience in family court. SHAKO understands that people want to be treated quality and fairly on their legal matters.

Visit Shako2020.com or call (914) 979-1372 to learn more about Verris and why you should cast your vote for SHAKO in the upcoming election. Health care professionals wear a mask non-stop during their shift. We have no excuse not to wear a mask for the limited time we are out. Wear a mask and reduce exposure.

Mount Vernon Police Department make arrest in Domestic Violence Arson case

On Monday night, September 28, 2020 Mount Vernon resident Deneilia Hilton (11-27-68), was arrested and charged with Arson in the 2nd Degree. At approximately 2200 hours on the evening of Monday, September 28, 2020, Mount Vernon Police Officers responded to a reported arson at 151 Union Avenue.

As first responders arrived on scene to a house completely engulfed in flames, Officers were alerted by a witness that Deneilia Hilton was allegedly responsible for setting the fire.

The witness also stated that the arson may have stemmed from a domestic dispute between Ms. Hilton and her spouse, and that she fled scene on foot. A physical description of Ms. Hilton was relayed to police officers via radio communications and shortly afterward she was apprehended and arrested in the vicinity of the Mount Vernon East Train Station.

A firefighter suffered minor injury as a result of this incident no other injuries were reported. Officers conducted a primary and secondary search of the residence and have confirmed no casualties. At this time, it is unknown if Ms. Hilton has been diagnosed with any mental health concerns.

The residence has been vacant since 2013 and efforts have been made by the Building Department to address this concern.

Ms. Hilton was arraigned in Mount Vernon City Court on September 29, 2020 for Arson in the 2nd Degree.

Letter to the Editor:

As a caregiver, I am all too aware that those with dementia are particularly susceptible to COVID-19 due to their typical age and their increased likelihood of coexisting chronic conditions. Those who are most vulnerable face additional challenges inside care facilities.

Alzheimer's has devastated my family. My father was just 56 when he was diagnosed with Early Onset Alzheimer's. Ten years later, he's in the advanced stages of the disease and has been residing in a nursing facility for the past six years. I have not been able to see him since March. His facility is home to over 700 residents, and 1200 staff. Because of the capacity on his campus and current 14-day COVID-free threshold for visitation, I do not believe that I will see my father anytime soon.

In New York, we were hit hard at the beginning of the pandemic and worked tirelessly to get the numbers down. Nursing homes were mandated to admit recovering COVID patients. The original COVID-free threshold for in-person visitation was 28 days. Throughout all this time, I was unable to be with my father to decrease his feelings of isolation. Even with the revised visitation policy, my hope has withered. The Alzheimer's Association is advocating for rapid testing, adequate PPE and other systems to be put into place in long term care facilities so that safe visitation can be resumed. I urge the government and care facilities to work together so that caregivers like me can be reunited with their loved ones.

Thank you, Eva Roszkowski, Westchester

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Gov. Cuomo Announces Moratorium on COVID-Related Evictions Extended Until Jan. 2021

Governor Andrew Cuomo announced the State's Tenant Safe Harbor Act will be expanded until January 1, 2021 to protect additional residential tenants from eviction if they are suffering financial hardship during the COVID-19 public health emergency. The Executive Order extends the protections of the Tenant Safe Harbor Act to eviction warrants that existed prior to the start of the pandemic.

"As New York continues to fight the pandemic, we want to make sure New Yorkers who are still struggling financially will not be forced from their homes as a result of COVID," Governor Cuomo said. "We are extending the protections of the Safe Harbor Act through January 1 because we want tenants to have fundamental stability in their lives as we recover from this crisis."

Governor Cuomo first announced a State moratorium on residential and commercial evictions on March 20 to ensure no tenant was evicted during the height of the public health emergency. The Governor signed the Tenant Safe Harbor Act on June 30 which became effective immediately as well as additional legislation providing financial assistance to residential renters and landlords. Additionally, previous Executive Orders have prohibited charges or fees for late rent payments, and tenants facing financial hardship can still use their security deposit as payment and repay their security deposit over time.

Earlier this month, the State's moratorium on COVID-related commercial evictions and foreclosures was extended by Governor Cuomo by Executive Order, until October 20th. This measure extends protections already in place for commercial tenants and mortgagors in recognition of the financial toll the pandemic has taken on business owners, including retail establishments and restaurants. The extension of this protection gives commercial tenants and mortgagors additional time to get back on their feet and catch up on rent or their mortgage, or to renegotiate their lease terms to avoid foreclosure moving forward.

In a related story, Legal Services of the Hudson Valley (LSHV) announced the launch of their new Westchester County Eviction Prevention Hotline – 914-468-2175. The hotline connects eligible tenants in Westchester County with free, comprehensive civil legal services. Tenants facing eviction, concerned about paying their rent, or needing help obtaining financial assistance should call the hotline for help.

The purpose of the hotline is to ensure that tenants have access to the legal help that they need to prevent eviction. There are a host of different protections for tenants to access in NY State and LSHV is here to advise you on what you are eligible for and how best to apply. Our staff is eagerly waiting to assist.

"LSHV helped me for a long time – if it wasn't for them I would be homeless," said Andrew Williams*, client and board member at LSHV, "They most recently helped me to apply for benefits that I was eligible for during COVID-19. I was at a loss since I work in the school system and was out of work since March. We are just getting back to work now but I still need to catch up for the income lost over the past several months. Thanks to LSHV, I have hope!"

"Under Governor Cuomo's most recent Executive Order, tenants who have experienced financial hardship during the COVID-19 state disaster emergency are protected from eviction until January 1, 2021," said Lara Kasper-Buckareff, Program Director at LSHV. "However, tenants should not wait. Tenants should contact LSHV now so that we can ensure that their rights are protected and help them access the financial assistance programs available to pay rental arrears."

For more information about Legal Services of the Hudson Valley, to volunteer, or contribute, please visit www.lshv.org, or contact Maureen Fox at 914-949-1305 x160 or mfox@lshv.org.

Westchester Sisters Admit to Stealing \$22k of Dead Mother's Pension Funds

State Comptroller Thomas P. DiNapoli and Westchester County District Attorney Anthony A. Scarpino, Jr. announced the convictions of Annette Bigelow, 60, and Mary Nash, 59, who hid their mother's death to collect nearly \$22,000 in her state pension payments from 2013 to 2015. The two Westchester County residents each pleaded guilty to one count of felony grand larceny in the fourth degree.

"This was a deliberate act to abuse the system," DiNapoli said. "Bigelow and Nash covered up their mother's death for two years to steal from the New York State and Local Employees Retirement System. They now have judgments against them to repay the stolen funds. Those who try to scam the retirement system will be held accountable. I thank Westchester County D.A. Scarpino, Jr. for prosecuting these thefts."

"This is another instance where people trying to scam the system have gotten caught taking money from the people of New York," said Scarpino, Jr. "We continue to work with State Comptroller DiNapoli to stop this kind of fraud. We hope this sends a message to others who might think they could get away with it."

Bigelow and Nash appeared before Westchester County Court Judge David Zuckerman. Bigelow and Nash are due back in court Jan. 6 for sentencing.

Peterson Foundation Poll Finds Americans Need Another Stimulus

Mixed views on Re-opening schools and absentee voting

The nonpartisan Peterson Foundation recently conducted a national poll with the Financial Times asking Americans about another stimulus package from Washington, how they will vote on Nov. 3 and their views on the re-opening of schools.

89% of voters say America needs another coronavirus economic aid package, including 97% of Democrats, 82% of Republicans and 80% of independents.

A plurality of voters (39%) blame both parties equally for the failure to pass another package; slightly more blame Republicans (26%) more than Democrats (23%).

A majority of voters (56%) do not expect to vote in person on Election Day, with 39% saying they will vote by mail and 17% saying they will vote in person early.

By region, here's the percentage of voters who expect to vote without going to the polls on Election Day: West 74%; South 55%; Midwest 49%; Northeast 47%.

60% of voters agree that voting by mail is secure and reliable. That includes 82% of Democrats, 64% of independents, 35% of Republicans; 71% of Hispanic voters, 68% of Black voters, and 57% of White voters.

Two-thirds of voters (66%) trust that the results of the election will be counted and reported accurately and fairly.

47% of voters support reopening K through 12 schools in their state. Voters who know someone who has COVID-19 or who had it themselves are largely opposed (41% support/59% oppose). There are also substantial partisan gaps: 25% of Democrats support reopening schools, 49% of independents support reopening, and 72% of Republicans support reopening.

Nearly 7 in 10 voters say virus is impacting their personal or business decisions – a consistent result over the past several months.

Two-thirds (66%) of Americans think it will take a year or more for the U.S. economy to fully recover, and 58% believe restrictions on non-essential businesses and social distancing requirements should remain for at least three more months.

More details on the poll can be found at <https://www.pgpf.org/infographic/new-poll-9-in-10-voters-say-america-needs-additional-coronavirus-relief-aid>.

The Pete Peterson Foundation's mission is to increase public awareness of the nature and urgency of the key fiscal challenges threatening America's future and to accelerate action on them. To address these challenges successfully, we work to bring Americans together to find and implement sensible, long-term solutions that transcend age, party lines, and ideological divides in order to achieve real results.

Visit <https://www.pgpf.org> for more information.

Maureen McArdle Schulman, continued from pg 1-

but if you can't find him now, imagine if he gets elected," said McArdle-Schulman, who says she is running "because the country is a mess I can't sit back any longer and watch the country that I love destroyed from the inside out. The surge of socialism –the more the gov't gives you the more freedoms you lose.

In 1982 Maureen was in the first firefighting class for women of the Fire Department of the City of New York. She worked for more than 20 years at Engine 35 in East Harlem, New York. She was a first responder to the September 11, 2001 terrorist attack on America.

McArdle-Schulman is pro-life, "I find it horrible that a woman can get an abortion on her due date," and opposed to the Federal government dictating a local communities housing and zoning ordinances.

"I don't support the Affirmative Fair Housing Act. You could have a six story apartment building built next to your house. That's not why we moved to the suburbs. With COVID we need our outdoor spaces."

McArdle-Schulman also supports President Trump. "I agree with President Trump and his policies. He has done a wonderful job for our country."

She also supports the police and the Back the Blue movement. My husband is a retired Police Lieutenant, so I have always backed the blue. A few bad cops out of thousands shouldn't ruin the reputation of all."

McArdle-Schulman is running based out of a belief that, "Hopefully common sense will prevail in fixing these issues. I used to put out burning buildings for a living, I know how to work hard. I commuted to Manhattan for work as I was taking care of my two kids and a house. I certainly would have been at work in DC, during the Coronavirus, not homebound because Nancy Pelosi said I couldn't go to work.

"I love my family, community and country. Our country was founded on individual rights of each person to chose their lifestyle and religion, to be governed by consent not mandate. The right to keep your hard earned income, free speech and the pursuit of happiness free from excessive government interference. Our individual rights and freedoms are currently under attack. We are being forced into conformity of opinion and speech by those claiming to be politically correct. We will always have differences in ideologies, but we are still Americans and are part of the solution.

In addition to McArdle-Schulman and Mondair Jones, other candidates running to replace Lowey include Josh Eisen, an independent candidate who has poured—almost 1 million into the race, and SAM Party candidate Michael Parietti.

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Notice of formation of Joyce Tutors Math, LLC. Arts. of Org. filed with SSNY on 6/29/20. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 20 7th Street, Pelham, NY 10803. Purpose: Any lawful purpose. 10/09

Notice of formation of The Koch Lab LLC. Arts. of Org. filed with the SSNY on 08/17/2020. Office: Westchester County. SSNY designated as agent of the LLC upon whom process may be served. SSNY shall mail copy of process to the LLC at 74 Croton Dam Rd. Ossining, NY 10562. Purpose: Any lawful purpose.

Notice of Formation of SHLP 165 LLC. Arts. of Org. filed with NY Dept. of State on 7/22/20. Office location: Westchester County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to the LLC, c/o Westrock Development LLC, 440 Mamaroneck Ave, Ste N-503, Harrison, NY 10528, the principal business location. Purpose: any lawful activity. 10/09

Notice of Formation of R&Co. Advisors LLC. Art. of Org. filed with Secy. of State of NY (SSNY) on 9/14/2020. Office: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 14 Kirby Ln N, Rye, NY 10508. Purpose: any lawful act or activity. 10/23

Notice of Formation of Sendi HC Management Solutions, LLC Arts. of Org. filed with SSNY on 8/10/2020 Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: Sendi HC Management Solutions, LLC, 65 Fleetwood Avenue, P.O. Box 356, Mount Vernon, NY, 10552. Purpose: any lawful act or activity. 10/23

Notice of formation of Fontoira Art Conservation, LLC. Arts. of Org. filed with the SSNY on 9/17/2020. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 520 Pelhamdale Avenue, Pelham, NY 10803. Purpose: Any lawful purpose.

Notice of Formation of Thystlebee Coffee LLC. arts of Org. filed with SSNY on 08/28/2020. Office: Westchester County. SSNY designated as agent of the LLC upon whine process against it may be served. SSNY shall mail copy of process to the LLC, 760 White Plains Rd. STE 1202 Scarsdale, NY 10708. Purpose: Any lawful purpose.

Notice of formation of Willow Bend Counseling LLC filed with the SSNY on September 29, 2020. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to Willow Bend Counseling LLC, 351 Manville Rd., Suite 104 Pleasantville, NY 10570. Purpose: Any lawful purpose.

Notice of Formation of Walking Dunes Consulting, LLC. Art. of Org. filed with Secy. of State of NY (SSNY) on 9/29/2020. Office: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: 3 Hidden Spring Lane, Rye, NY 10508. Purpose: any lawful act or activity.

Notice of formation of JZSY SOLUTION LLC. Arts of Org. filed with the Secretary of State of New York SSNY on 10/5/2020. Office location: WESTCHESTER. SSNY design. agent of LLC upon whom process may be served and shall mail copy to 1109 WASHINGTON AVENUE, PELHAM, NY, 10803. Purpose: any lawful activity.

Eric Schoen, continued from pg 3--

Now we hear that the White House has not called on the Centers for Disease Control to help them contact trace those who attended the Judicial Ceremony. They are allowing the White House to do its own tracing. You have some of the finest health professionals in the country at CDC. What training do the folks at the White House have in this field. One is assuming you are a friend of the Trumps if you attend a White House ceremony. Isn't that what friends are for, to let others in their social group know someone at the affair tested positive for Coronavirus!

Contract tracing. It's been around a long time. But I have my doubts as to whether or not it really works. The numbers coming back from the local agencies have not been promising. In some cases for every infected person they call that person is coming up with an average 1.5 contacts. It's the only system we have but unless you get substantial cooperation it's not going to work.

Did the President really need to leave the hospital for a 'ride around the block' over the weekend, exposing his Secret Service detail to the virus. Could the President have just gone to the window of this room and waved? Have a pool helicopter to take photos of him to share with the world.

But the worst message the President sent out was upon returning to the White House, climbing the stairs and abruptly removing his mask. People see that and wonder why they are wearing their masks when they don't even have Coronavirus. Children wonder why they have to mask up when they go to school or leave the house. Is the President so vain that he doesn't want to be seen wearing a mask?

President Trump is the leader of our country. Don't we have the right to know what's going on with his health. Why is there inconsistency with what the President's doctors are saying and his Chief of Staff is telling the press minutes later. All this does is confuse and upset the public and government leaders from around the world!

I heard on the Sunday morning talk shows that Congress did not have a system in place to test themselves for COVID-19 when they return to the Capitol from all points around the country. Congress was afraid that it would not look good to the American people if they had better testing than the public had. Can you believe this? People, mostly traveling on planes gathering together, many in their late 60's, 70's and 80's with no special testing protocols in place.

And Congress afraid something would not look good to the public? Who are we kidding here!

Should the Presidential and Vice President debates be called off or delayed. Do we really need these silly debates. Let's save that for another day.

Closer to home in parts of Rockland County and Queens and Brooklyn we see Coronavirus clusters timed exactly with the Jewish holidays and in mainly Orthodox Jewish neighborhoods. Were they not expecting outbreaks given people are not following the rules for social distancing and not wearing masks. All the governmental leaders are meeting with these communities now? And a very few in the Orthodox community feel the government is picking on them. The Governor and Mayor would not be meeting with these communities if they didn't have evidence that people are not following the guidelines.

And Halloween is on as scheduled in New Jersey. Just don't put the candy out in a basket where people grab in and touch multiple pieces. Line the candy up on a table where people can come buy and take a piece without touching other pieces. And over or under your Halloween mask you need to have the regular medical mask.

Candy on a table. Only in America! Please don't suffocate your child with 2 masks. Maybe skip the door to door thing this year!

Yes, what were they expecting? What is yet to come?

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

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Dawn French to Lead Go Red Campaign in Westchester for 2021



The American Heart Association (AHA) announced today that Dawn French, Senior Vice President for Marketing, Communication and Community Relations at White Plains Hospital will serve as chair of the 2021 Westchester Go Red for Women movement. For more information visit goredforwomen.org.

JB Smooth Says Fill Out the Census



Actor and Comedian JB Smooth a Mount Vernon native, urged the residents of his hometown to fill out their Census as the October 31st deadline fast approaches. The City of Mount Vernon currently stands at 57.0% self-reporting which is 1% higher than the 2010 Census numbers of 56.0%. The "Curb Your Enthusiasm" actor highlighted the importance of the Census and what it means for the community. According to the 2010 Census Mount Vernon has a population count of 68,000 residents, but is believed to be undercounted by 30%. Each individual that completes their census can equate to about \$2,300 in Federal Aid annually. A 30% undercount could result in about \$73 Million in federal aid that Mount Vernon will miss out on. JB, is pictured above center, with Mayor Shawyn Patterson-Howard, left and Fil Straughan.

Westchester Real Estate, continued from pg 1-

Houlihan Lawrence. "Homes on large parcels that will accommodate extended family with space for one or more home offices represent the new ideal home."

Overall in Westchester County, total homes sold are up bny 11.7%, and the median sales price is up 16.2%.

In the NYC Gateway are of Mount Vernon, New Rochelle, Pelham and Yonkers, home sales are up 2%, and the median sales price is up by 22%.

In the lower Westchester communities of Bronxville, Eastchester, Edgemont, Scarsdale and Tuckahoe, home sales are up by 14%, and the median sales price is up by 7%.

In the Rivertowns of Ardsley, Dobbs Ferry, Hastings, Mount Pleasant, Pleasantville, Tarrytown, Briarcliff Manor, Elmsford, Irvington Ossining and Pocantico Hills, homes sales are up by 19%, and the median sales price is up by 7%.

Other areas and their real estate sales statistics:

Greater White Plains-(Greenburgh, Valhalla and White Plains)--Homes Sold: Down 19%--Median Sale Price: Up 6%

Sound Shore--(Blind Brook, Harrison, Mamaroneck, Port Chester, Rye City and Rye Neck)- Homes Sold: Up 10%- Median Sale Price: Up 10%

Northern Westchester-(Bedford, Byram Hills, Chappaqua, Katonah-Lewisboro, North Salem and Somers)- Homes Sold: Up 50%- Median Sale Price: Up 21%.

Northwest Westchester-(Croton-on-Hudson, Hendrick Hudson, Lakeland, Peekskill and Yorktown)-Homes Sold: Down 10%- Median Sale Price +2%

Sen. Mayer, Dr. Liv, contiued from pg 1-

battle for that. I have also included capital funding for projects across the district, have held Census outreach, got the Governor to include three days of COVID testing at a church in Port Chester when their positive rates were high. I have made it my business to spend time and serve my constituents way beyond Yonkers. The people outside of Yonkers didn't know me and I wanted to be responsive. "

One issue that Sen. Mayer wanted to clarify during our interview were "misrepresentations" in the public and the media, and modifications made to New York's Bail Reform law. The issue has become a hot button topic for supporters of law enforcement and the discussion over who should be incarcerated and for how long.

"When we did the bail reform bill, it was before the death of George Floyd. I had heard from police chiefs about concerns over repeat offenders committing misdemeanor offenses that were no longer eligible for bail. And people were upset.

"I pushed to get significant modifications to the law and now those who commit the same crime of damage to property or a person, the 2nd offense is now bail eligible. We also made changes to include domestic violence offenses. We acknowledged that there needed to be changes and now it is a better law. I appeared before many village boards in the middle of COVID, to have a conversation about this and we heard their concerns and made improvements," said Mayer.

Mayer said she is taking her re-election "very seriously." I never take any election for granted and I work for the people's vote every day as their Senator. Constituent services is an important part of my offices reputation and I personally handle many of those requests myself.

"I know that I have a responsibility to the people in the district to stand up and fight for them. This is a time for leadership and I know that I have more to achieve for my district, and I would be honored to have your vote. I'm not sitting back on my laurels, and I'm very comfortable having a conversation with those who disagree. This ia a trying time for everyone.

Dr. Liviu Saimovici is an Ophthalmologist and a member of the Mt Sinai Hospital Medical Staff. He is a Deputy Chief Police Surgeon for the New York State Troopers and has served as a Director of the New York Law Enforcement Foundation.

Two issues that "Dr. Liv" highlighted during a recent interview on WVOX was that he believes that students should return to school during COVID, and his strong support for law enforcement.

"COVID-19 has become purely political at this point. COVID-related deaths are back to pre-pandemic levels, yet the Democrats insist on keeping everything closed because of the upcoming election. We must put our children back in schools (safely and gradually), let small businesses reopen at a greater capacity and stop letting politics get in the way of prosperity and our children's future," said Dr. Liv.

On his support for law enforcement, Dr. Liv said, "Last year, radical politicians in Albany put our public safety at risk with their misguided bail and discovery "reforms." My top priority is to repeal the disastrous bail and discovery reforms that make our community less safe.

"Will Senator Mayer stand with our local law enforcement agencies and for public safety, or will she cave to radical elements within her party? Voters in the 37th Senate District have a right to know," concluded Dr. Saimovici.

"Our police departments across New York's 37th Senate District provide a critical service to our local communities," said Dr. Liv. "The push by far-left Democrats across New York state to 'defund' and dismantle police departments puts public safety at risk, and voters have a right to know if Shelley Mayer stands with the radical elements of her party."

Dr. Saimovici, who lives in Rye with his wife and daughter, came to America from Romania in 1972 in search of a better life.

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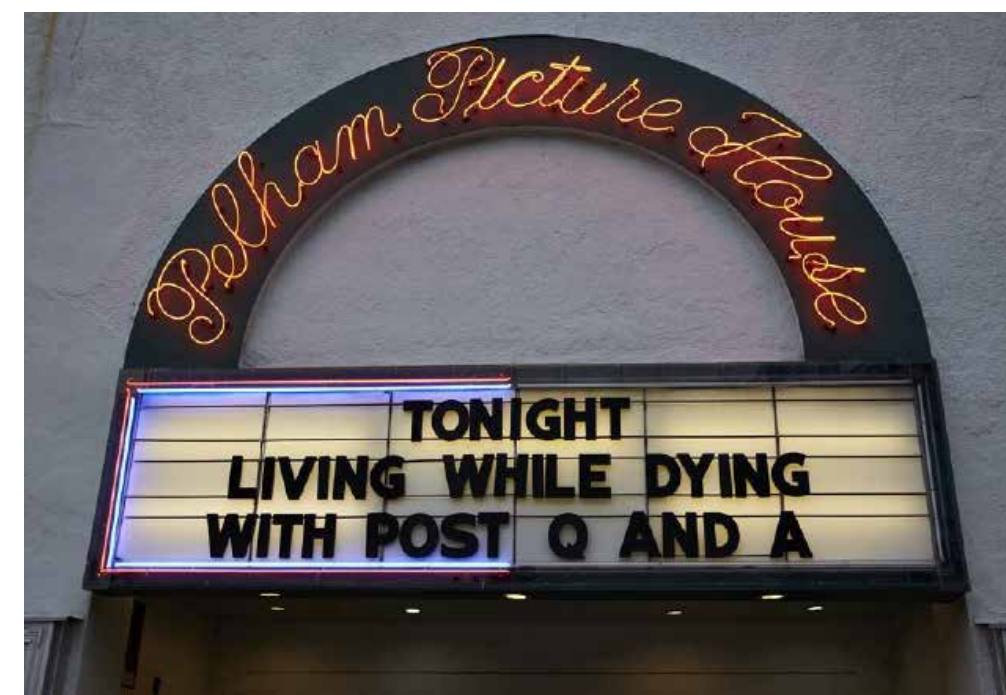
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Pelham Picture House Film Club Open to All



The Picture House Regional Film Center (TPH) has announced that it has opened its highly-popular Film Club with Marshall Fine to the general public for the first time since 2015 for its fall season. The fall season will take place entirely online; previous seasons, held in the Main Hall of The Picture House, have been sold out. It is the only virtual, interactive film club of its kind in the country.

“While the closure of the theater has posed many challenges over the past six months, it has also given us the flexibility to open Film Club to a wider audience,” said Laura deBuys, president and executive director of The Picture House Regional Film Center. “We’ve had a waiting list for Film Club for years – now we get to welcome some new subscribers!” deBuys continued, “We are so grateful to Meridian Risk Management and PURE Insurance for their steadfast support of Film Club and are looking forward to meeting some new film lovers as we expand access this season.”

Traditionally, a season of film club includes films on six consecutive Wednesdays, generally with an industry guest after the film – and subscribers don’t know what the film will be until they enter the theater. The online format is slightly different. On some weeks, subscribers will watch new films (virtually) together and stay afterwards for a discussion and Q&A. In other weeks, subscribers will watch the films independently and then meet online with the guests.

Fall 2020 Film Club dates are October 14, October 21, October 28, November 4, November 11, and November 18. A series subscription is \$140 for six evenings.

The Picture House Regional Film Center relies on ticket sales to cover approximately 50% of its annual budget. With the theater being closed since March 17th and no clear government guidelines being set forth as to how or when to reopen, the organization has had to ask for more philanthropic support than in the past. To learn more about Fall Film Club or how to support The Picture House please visit <https://thepicturehouse.org/tph-film-club/>

The Picture House is located at 175 Wolfs Lane, Pelham, New York, 10803. Contact us at www.thepicturehouse.org, info@thepicturehouse.org, or (914) 738-3161.

Westchester Student Fighting Cancer Needs Your Vote for Giants Hero Award



Meet Vincent Schaub, a student at Saunders High School in Yonkers, and a member of the Yonkers Brave high school football team. Last year, Vincent was diagnosed with brain cancer, and has been fighting ever since.

Every year, USA Football and the NY Giants hold a Heart of a Giant contest where the public votes on 19 nominees. Vincent is one of this year’s 2020 Heart of a Giant Award Nominees, and his friends and supporters in Yonkers are asking you to go and vote for him at - <https://usafootball.com/hoagvote/>.

Vincent answered a few questions about his life for the award nomination. “Dedication defines having the “Heart of a Giant” because I believe that dedication falls in the criteria of all five. I am dedicated to football because I constantly think of how I could better myself to be better in game. I put the same effort into practices as I do into games which is of course, one hundred and ten percent.

“I faced adversity my freshman year. I was confident but did not know how I would fit in with my new teammates. It took a couple of weeks of not knowing a single person and being an “outsider” but then my teammates and I started to bond very well and they turned into my family. They especially feel like family now since they are always there for me as well as I am for them like playing a huge part in my battle with brain cancer.

“I enjoy EVERYTHING about football. I am very competitive so playing football at the top of my game is something I enjoy. When I get out on the field I feel that no one could stop me. I feel like I am able to be myself when playing football and love to defy the odds.

“I enjoy hanging out with my friends and spending time with my family. I like to play video games like NBA 2k and Madden football. I also like to play a various amount of sports off the field like basketball and baseball.”

Vincent’s family have also set up a gofundme page to help with the medical bills. The link is <https://www.gofundme.com/f/hope-for-vincent>.

Keep fighting Vincent, and we hope to watch you someday playing football for the Yonkers Brave. God Bless!



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