

# Yonkers Rising

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## Yonkers Redevelopment Continues Power Station Plan Discussed



*A rendering of proposed redevelopment of power station*

By Camryn Sanchez

Developers and community groups exchanged their ideas and concerns over the Yonkers Power Plant on a recent zoom call. “Our Mission [is] to address the most pressing environmental challenges of our time by powering a more humane, and just future through development, innovation, art, community and jobs,” reads the website of The Plant, from developers The Goren Group.

“Our purpose is to come together and discuss how to survive this attempted gentrification,” reads the Instagram page of Yonkers Assembled. These two statements point to the differing views on the proposed redevelopment of the Power Plant, adjacent to Trevor Park, in Northwest Yonkers.

On Dec. 29, city officials, and members of the community met to discuss the project in a Zoom meeting with over 100 attendees. The Goren Group purchased the Power Plant in 2012 in addition to Alder Manor (the Manor) on 1097 N Broadway. While Alder Manor will be converted into an event space, the Power Plant will include: offices, meetings, an exhibition area, event space, and more.

While these developments will have many potential advantages for the community, concerns and suspicions were prevalent in the meeting. One hour prior to the Zoom hosted by Councilmember Shanae Williams, a smaller group called Yonkers Assembled hosted their own community Zoom meeting to discuss the development plans of the Goren Group.

Yonkers Assembled organizer Mariah Cameron stated in the meeting, “Now that the community has been invited to talk to our developers we want to make sure that we have a unified front.”

Some community concerns include: That jobs generated by the project will not go to Yonkers residents, displacement of low income Yonkers residents, lack of affordable housing being created, the height of buildings disrupting resident’s view of the river, and a history of development projects negatively affecting the Yonkers community.

A spokesperson from Groundwork Hudson Valley pointed out in the chat section of the meeting, “Our community has great skepticism (well founded skepticism) for new development because not enough new development has benefitted the existing communities in Yonkers.”

Councilmember Williams, Mayor Mike Spano, and the developers at the Goren Group addressed many of these questions over the course of nearly two hours. One issue of contention was the site for the Power Plant’s parking lot. In an earlier stage of planning, Trevor Park was suggested as a site, but community backlash changed the plan. Parking next to JFK Marina is now being considered.

*continued on pg 3-*

## 2020 Was A Big Development Year in Yonkers IDA Reports \$1.1 Billion in Private Investment



*A rendering of Lionsgate proposed movie studio in Yonkers*

Building on the momentum of a banner year in 2019, the Yonkers Industrial Development Agency (IDA) provided financial incentives in 2020 to residential and commercial projects representing a total private investment of approximately \$210 million. The developments are projected to create 450 new residential units, 129,000 square feet of commercial and industrial space and nearly 1,500 construction, permanent and part-time jobs.

Over the past two years, the Yonkers IDA has provided financial incentives to development projects representing a total private investment of approximately

\$1.1 billion. The developments are projected to create approximately 2,700 new residential units, 234,400 square feet of commercial and industrial space and approximately 3,450 in construction, permanent and part-time jobs. Ten percent of all new residential units are set aside for affordable housing.

“Despite the effects of a global pandemic, Yonkers pledged to move forward, and the results speak for themselves. We are not only ‘back to business’ but growing stronger and better than before,” said Mayor Mike Spano who serves as Chairman of the IDA Board.

Adding the \$1.1 billion in new private investments to the more than \$3.8 billion in existing private investments shows how much the City’s economy has grown during Mayor Spano’s administration.

*continued on pg 7*

## An Early Start to ‘Election 2021’ in Yonkers Khader, Rubbo, Merante, Pineda-Issac All Running for Re-election



*Council President Mike Khader, top left, Council Majority Leader Corazon Pineda-Issac, top right, Councilman Antohny Merante, bottom left, and Councilman John Rubbo, bottom right, are running for re-election*



By Dan Murphy

With our country wrapping up a Presidential election of 2020, Yonkers residents, taxpayers and voters face an important election on Nov. 2 2021, with three council seats up in the 2nd, 4th and 6th Districts, and the City Council Presidency also to be determined by the voters citywide. The political calendar has been pushed up for all elections in Yonkers and New York State which now require earlier nominating conventions by both parties and the collection of signatures, all before the spring.

The primaries are now on June 23 and not in September. So any challengers to incumbents must make their decisions within the next few weeks. Yonkers Democratic Chair Tom Meier said that the City Democratic Convention will be held on Jan. 27.

The first political question is who will anyone step forward to challenge Council President Mike Khader, who will be seeking a second term.

Khader has been effectively able to balance working with all councilmembers and Mayor Mike Spano, with occasionally showing his independence and standing opposed to issues of concern to him, most notably his work on controlling water rates in the City.

As of Jan 8, there is no rumored candidate, democrat or republican, who wants to challenge Khader. “One or two elected officials have considered it, but in the end they determined that the Council President will be difficult to beat, so they passed,” said a Yonkers democratic leader.

A few elected officials in Yonkers who “aren’t crazy” about Khader’s leadership on the council want someone to run against him but can’t find anyone. “If Mike Khader runs without opposition, it will be the first time

*continued on pg 4-*

## Author Avram Davidson: A Hidden Yonkers Treasure

By Dan Murphy



Would you be surprised if I told you that one of the greatest authors of the 20th century grew up in Yonkers? Many Yonkers historians did not know, nor had heard of Avram Davidson, but his story needs to be told.

Avram Davidson (1923-1993) was author of nineteen published novels and more than two hundred short stories and essays collected in more than a dozen books. He won the Hugo Award in science fiction, the Queen’s Award and Edgar Award in the mystery genre, and the World Fantasy Award (three times).

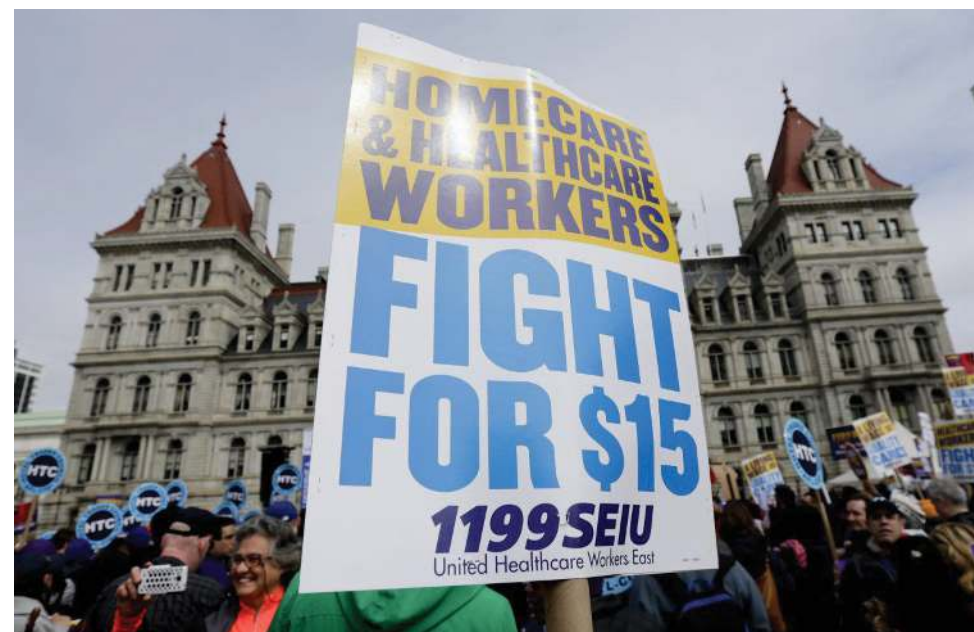
His writings have been described as “defying genre stereotypes and are filled with wit,

*Avram Davidson*

*continued on pg 3-*



## Minimum Wage Rises to \$14 Per Hour in Westchester



By Dan Murphy

The minimum wage in New York State has increased, but the increase depends on what industry you work in and what region of the state you live in. As New York State gets closer to a minimum, minimum wage of \$15 per hour across the board, in Westchester and Long Island, the minimum wage is now \$14 per hour, effective Jan. 1, 2021.

An analysis, required under NY state law that the Division of Budget review the economic impacts of minimum wage increases before any additional increase did not result in a temporary hold on any increases due to COVID. In Westchester, the unemployment rate reached a peak of 15.4% in April, but has decreased to 7.1% in October, according to data from the US Labor Department.

Some in the business community and local chambers of commerce had called on the increase to be delayed to help small businesses already suffering from the pandemic. Other studies have shown that the minimum wage increase has not had any detrimental affect on the local economy.

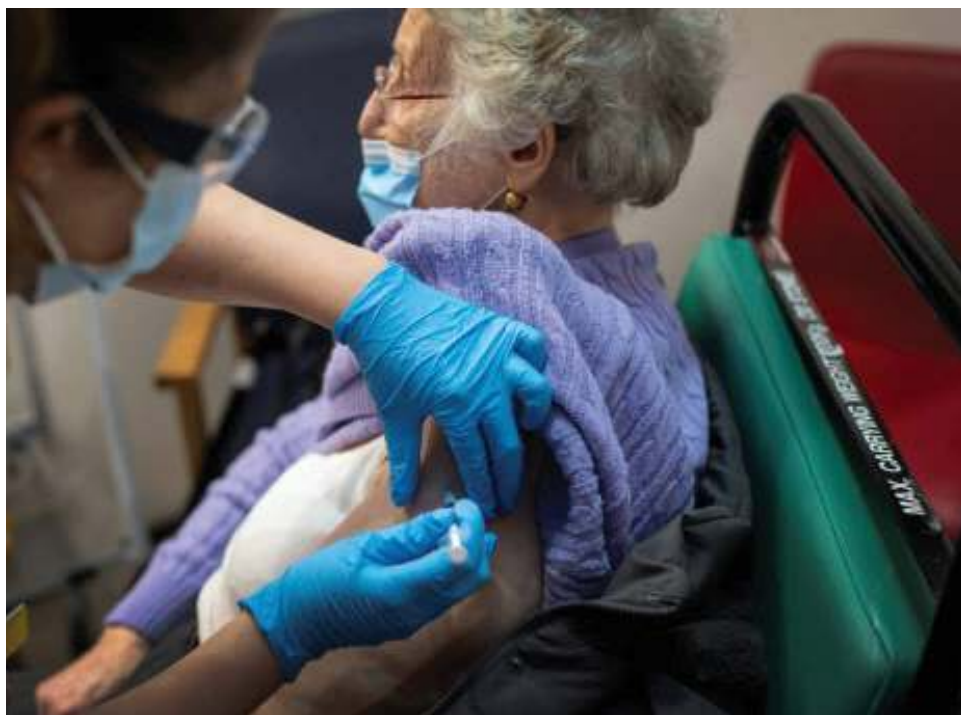
Minimum-wage workers, such as those employed in the retail, leisure and hospitality industries, have been severely affected by the pandemic, with thousands losing their jobs.

The minimum wage in New York City was increased to \$15 per hour in 2019, and was increased to \$12.50 in upstate NY. For those workers in the restaurant or hospitality industry who receive tips, their minimum wage was increased to \$11.65 per hour in Westchester.

Workers in other industries that pay a minimum wage, like nail salons and car washes, must pay the regular minimum wage in their region.

Fast food workers in Westchester will now earn \$14.50 per hour and will increase to \$15 on July 1, 2021.

## Cuomo-We Want Those Vaccines in People's Arms! Use it or Lose it!



### Westchester hospitals with highest number of vaccines given out-

NY Presbyterian Healthcare System-  
Lawrence Hospital-99%

Northwell Health-  
Northern Westchester Hospital-62%

### Westchester Hospitals with lowest number of given out-

Montefiore Healthcare System -  
Mount Vernon Hospital--30%.

Westchester Medical Center-32%

By Dan Murphy

Governor Andrew Cuomo called out hospitals in New York State who were not administering their COVID vaccines in a timely manner, and threatened to fine medical centers up to \$100,000 if they didn't get the doses out into the arms of front line healthcare workers and seniors in nursing homes.

According to data released by Cuomo during one of his COVID updates, about 46% of doses provided to NY hospitals have been given out after three weeks. The Governor called this slow release of the vaccines to the public unacceptable. "I understand that everyone has a job to do. We need them to administer the vaccines faster. We need to get those vaccines into people's arms," said Cuomo, who released a list of the top 10 hospitals doing a good job in getting their COVID vaccines out, and a top 10 of hospitals doing a sub-par job.

"New York Presbyterian hospital healthcare system administered 99% of their allocation. Great," said Cuomo, pointing to the medical provider that operates Lawrence Hospital in Westchester. Northwell Health, which operates Northern Westchester Hospital, had a rate of 62%, which was in the top 10 of NY hospitals doing a good job delivering the vaccine.

Westchester hospitals with the lowest percentage of vaccines given was Montifiore Health Care system (Mt. Vernon Hospital) at 30%, and Westchester Medical Center at 32%.

Cuomo said that Westchester Medical Center is a "public hospital," and that "I need those public officials to step in and manage those systems. You have the allocation, we want it in people's arms as soon as possible. New York State Department of Health sent out a letter yesterday to all hospitals that said if you don't use the allocation by the end of this week, the allocation you've received, by the end of this week, you can be fined and you won't receive further allocations, we'll use other hospitals who can administer it better. It also says from the day you receive the allocation you have seven days to use that allocation. This is a very serious public health issue and Department of Health Commissioner Zucker is very firm about making sure the hospitals step up and deliver here. So, any provider who does not use the vaccine could be fined up to \$100,000," said Cuomo.

Westchester County Executive George Latimer responded, saying "Up to this point, the county executives have had no control over the hospitals. If at this point forward, we're going to be given authority to act with power and force, we will act with power and force. I take my responsibilities as County Executive very seriously and I welcome any additional responsibility if it helps us effectively distribute the vaccines to our residents.

"The County Government does not have 'authority' over the Westchester Medical Center (WMC); it is ably run by Michael Israel and the Board of Directors of WMC. It is a private hospital (WMC was once part of County government over 20 years ago), with its own leadership team and structure.

"However, if the State is giving us the task now, as of today, to work with the Medical Center to help get the best possible results, then I am confident our partnership will help. We have spoken with leadership at WMC and are prepared to move forward vigorously and make sure the supply of vaccines are administered," said Latimer, who added that COVID cases in Westchester have increased by more than 1,400 in the last week or December into early January, and the deathrate in Westchester has slowed from 41 in late December to 31 in early January.

As of Jan 4, almost 900,000 doses were received in New York State, with less than 300,000 New Yorkers getting their first dose. Many other states are having the same problem of either not getting enough doses or having troubles getting them out to the public.

Currently, CVS and Walgreens pharmacies are working to get nursing home staff and patients vaccinated.

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Notice of formation of Poy Energy Solutions, LLC. Arts. of Org. filed with the SSNY on 12/30/2020. 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, 15 Roanoke St. 1st Floor, Yonkers, NY 10710. Purpose: Any lawful purpose.



## Greenburgh Law Requiring Supermarkets to Give Away Unsold Food Becomes State Law

France became the first country to make it mandatory for all its supermarkets to give away the unsold food to the needy.

*From the desk of Greenburgh Supervisor Paul Feiner*

One in seven New Yorkers do not have enough food. Yet supermarkets throw out good edible food daily . . . and send it to landfills for disposal. Based on a law developed in Greenburgh, Governor Cuomo has signed a law providing that large supermarkets statewide are required to make excess edible food available to religious or other non-profit organizations which provide food for free to the needy.

The law was developed by the Greenburgh Conservation Advisory Council and Greenburgh Councilman Ken Jones. The law is modeled after the French law adopted in 2016, which was passed unanimously by the French Parliament. Mike Sigal, Vice-Chair of our CAC, and his wife learned of the law while in France, and Mike then arranged to meet with the French legislator who authored the law. The CAC and Councilman Jones then adapted the French law to American legal terminology and practices.

The Town Board immediately passed a resolution urging adoption of the law. The Westchester County Board of Legislators, the Town of Bedford, the Town of Mamaroneck and the Village of Pleasantville also passed resolutions urging adoption.

Councilman Jones and Mike Sigal met several times with our State Assemblyman Tom Abinanti and our State Senator Andrea Stewart-Cousins. Assemblyman Abinanti introduced the bill and guided it through the legislative process. The Act was passed overwhelmingly on a bi-partisan basis by the Assembly 136 - 2 and the Senate 48 - 12.

Large supermarkets, on a daily basis, cull their shelves of food that don't meet their cosmetic standards or are reaching their "best by" date. This food is still edible and nutritious. The State estimates that 2.8 million children, seniors and other New Yorkers face hunger and food insecurity. At the same time, fossil fuels are being burnt to transport the food to solid waste landfills, where the waste decomposes and creates environmentally harmful gases. As Westchester County Legislator MaryJane Shinsky, who also contributed to developing the law, observes: This is a humanitarian disgrace, with adverse environmental impacts.

The law is simple. Excess edible foods are made available by a supermarket to religious and other not-for-profit organizations who have requested in writing to collect the food from the supermarket. This fits into their existing system of food collection. The law thus increases the availability of food supply for the purpose of feeding the needy. Collaterally, supermarkets may even save some money by not having to pay to have food carted away by commercial disposal companies.

The law becomes effective in June 2021. I plan to contact all the supermarkets within the town next week and will encourage each of them to implement the law sooner.

## power plant development, continued from pg 1-

Spano cited this as an example of the Goren Group's interest in working alongside the community rather than against their wishes. "They went back to the drawing board. Let's approach this with an open mind and the community truly has a seat at the table," he said.

While the Power Plant is a local landmark, it currently has no official use. According to Desirée Dismore, Director of Community for the Goren Group, the new Power Plant project will create around 800 construction jobs, and an additional 530 jobs later on when the building can open. Dismore added, "We also estimate that we will be generating about 300 million dollars of business revenue which will help economic improvements within the city of Yonkers."

To give Yonkers residents the opportunity to apply for these jobs, the Goren Group will host multiple job fairs in the city, and advertise open positions on their website. Although Groen Group CEO Lela Goren did not commit to hiring a specific number of workers from the Yonkers community, she said she hopes to have as many as possible and even intends to engage high school students.

Goren estimates that the Manor will be ready for operation in two years, and the Power Plant in two and a half to three years. In the meantime developers and community members must continue to discuss plans openly to achieve results that benefit residents from all walks of life.

## Avram Davidson, continued from pg 1-

wonder and the bizarre."

His major works are the novels and stories of Vergil Magus, set in an alternate ancient Rome, including The Scarlet Fig; the adventures of the learned Dr. Eszterhazy in a mythic southeastern European empire; and the Jack Limekiller stories set in British Hidalgo.

Davidson has been compared to short story writers such as Saki or John Collier or Isaac B. Singer (and many others), but he was truly a unique writer. The Avram Davidson Treasury and The Other Nineteenth Century, published by Tor Books, collect many of his best stories and will reward new readers and long-time fans alike.

The Encyclopedia of Science Fiction calls him, "perhaps SF's most explicitly literary author". Famous American Author Ray Bradbury wrote about Davidson's writings, "this is what story writing once was, and can be again, if we leave it in such capable hands." Actor Paul Giamatti and Stephen Colbert spoke about their love for Davidson's books.

After his death, a collection of his mystery stories were printed as The Investigations of Avram Davidson. Another collection of his true crime stories came with the publication of Crimes and Chaos, which share a historical setting and are intricately plotted.

During prohibition, Avram was a young, seven-year-old boy in Yonkers when DPW workers and police found a mile-long hose filled with beer running under the streets of the City. One of the stories in his book Crimes and Chaos is a story titled, Beer Like Water, which tells the story of this same incident, which Yonkers Rising has been writing about for years.

A member of Davidson's family reached out to us and shared the short story, which includes new information about the coverup and the people involved. I loved Beer Like Water, and have been given permission to share it with our readers in a future Yonkers Rising, and online at YonkersTimes.com

As for Avram Davidson, we encourage all book lovers in Yonkers to look into him and buy his books on Amazon or Ebay. Like the beer that flowed under Yonkers when he was a boy, Avram Davidson is a hidden Yonkers treasure. Avram might just be the next Van Gogh tragically, not knowing the acclaim he would receive until after his death. His books are a must read!

We will contact the Yonkers City Council, and the Mayor's office to ask that they recognize Avram Davidson and his family for his contribution to American storytelling and to ask that a resolution and proclamation be made to appreciate his Yonkers connection. Perhaps we can find where he lived in Yonkers and rename that street after him.

And our search for the truth about what happened in Yonkers during prohibition and the beer hoses under the streets continues. Keep reading us to learn more, or email with your information to [dmurphy@risingmediagroup.com](mailto:dmurphy@risingmediagroup.com).

## Vaccinegate. Trumpgate. Georgiagate. JournalNewsgate.



*By Eric W. Schoen*

A new year has begun and yes, the bad boys and girls all the way to the top are misbehaving even before the last piece of confetti has hit the ground. We will examine them this week.

Speaking of confetti, New Years Eve in Times Square, a place I have been to so many times before was a tiny fraction of the celebration it normally is. So what in the world were they pouring confetti at in the crossroads of the world with no 1000's of people there to have it joyously tossed on?

I appreciate that they allowed some of our hard working first responders to take part in this hallowed tradition. I would much rather have seen the money spent for the confetti drop and clean-up of confetti used for computers for our school children learning at home and additional supplies for all of those out there on the front lines dealing with COVID-19.

With most of us stuck in our homes, I truly did not appreciate watching New York Mayor Bill deBlasio dancing with his wife on television. How all of us wished we could have been out dancing on New Years Eve. Someone please get the Mayor and his wife dancing lessons at the Arthur Murray studios! I still miss Guy Lombardo and his Royal Canadians serenading in the New Year!

## Coronavirus Vaccine

What did I hear Governor Andrew Cuomo say. Westchester Medical Center in Valhalla has only used a third of the coronavirus vaccines allocated to it and the rest sit in the hospital refrigerator in Valhalla. This as the number of recent deaths in Westchester from COVID-19 equals the number of deaths from the previous 5 month period.

Who the hell is running the ship at Westchester Medical Center. We read of highly paid administrators in charge. A Board of Directors appointed by our elected officials. If they can't do the job then get rid of them all. People are losing their lives because of the inactivity of those running the medical center.

Everyone knows of the great doctors who perform miracles at Westchester Medical Center. And the hard working staff from nurses to custodial staff. But let's face it, the hospital though it has gone private is still run like a government hospital. High priced administrators, low, stretched out thin staff.

The Governor has put Westchester County Executive George Latimer in charge to see what is going on. Good move. My sleeve is rolled up to receive my vaccination. So are many other people I know.

It's your choice whether or not you want the vaccine. But if you are tired of masks, not seeing your loved ones, staying 6 feet away from the world and hibernating in your house, you better roll up your sleeve and get vaccinated. Lots of people want the vaccines. Look at the lines of people waiting outdoors overnight to get the vaccine in Florida.

Get the dam vaccine out of the freezer and into people's arms now! You knew it was coming, had months to prepare, now do the job before more lives are lost.

By the way, those of you who traveled during the holidays against government advice, please don't greet me when I am at the supermarket. In fact, for the safety of all order your groceries online and have the company drop them at your door and leave before you open the door!

*continued on pg 7-*

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# \$600 Pandemic Relief Not Enough for Those Who Need It in Westchester

*'Empty Pockets Don't Ever Make the Grade'*

By Frank Spotorno

The great Billie Holiday, in her song God Bless The Child, sang "Empty Pockets Don't Ever Make the Grade." Millions of Americans now have empty pockets because of COVID.

They have lost their jobs at no fault of their own. They need a helping hand to get through the winter. The last relief many received was back in April.

\$600 is not enough for any family struggling to put food on the table. Before our politicians in Washington start handing out our tax dollars to corporations and foreign governments, they need to help Americans first, and Americans who have lost their jobs first, like the waitresses, and hotel workers and airline workers.

Let's give them more. Luckily, I'm still working and my business is barely afloat. But I have had to lay off some of my workers. Why can't Washington get this right, and give \$2,000 to those with no income.

More important, why didn't they want to give more than \$600? Are they that out of touch? President Donald Trump said give \$2,000.

What if our Senators and Congressmembers lost their paychecks because of their own incompetence? If they can't fix our problems, they don't deserve to continue getting getting paid-period!

For those of you working from home, learning from home, and staying at home during this pandemic, consider yourself lucky. I'm still out working, taking the subway and trying to keep my business alive.

The reality is that businesses are closing. Americans are losing their jobs, their homes, their livelihoods, their well-being, families are breaking up, people are committing suicide, more and more Americans are going homeless and Congress' answer is take your \$600 and shut up! Shame on you!

Some member of Congress understand and agree with President Trump. Former South Carolina Governor Nikki Haley said it best, "The Covid relief bill is an example of how distracted and tone deaf Congress is. It was not targeted to the people and small businesses who actually need it. Pork spending and random foreign aid has to stop. Americans deserve better and we are not getting it. #TermLimits"

And remember, Empty Pockets Don't Make The Grade!  
**Frank Spotorno is the co-founder of YonkersTimes.com**

## Yonkers election 2021 continued from pg 1-

in decades that there hasn't been a contested election for council president in Yonkers. If he (Khader) gets 90% of the vote in November, that puts him in great shape to run for Mayor in 2023," said another City Hall democrat.

One Yonkers republican told Yonkers Rising that she would be 'extremely disappointed' if republicans don't run a candidate for Council President. "I'm hoping that our new GOP Chairman (John Larkin) can find someone and start to turn things around." Khader shocked the City of Yonkers when he defeated incumbent republican council president Liam McLaughlin in 2017 by a 54%-46% margin.

One of the two remaining republicans on the City Council is up for re-election in the fall and will face a stiff challenge. Councilman Anthony Merante will face off against former Yonkers Police Department Deputy Chief Tim Hodges, a democrat, in the 6th District. Hodges has not been endorsed by the Yonkers Democratic committee, so other democrats may enter the race.

Merante, who has served as a fiscal watchdog of sorts on the council, made his re-election announcement last month, saying, "I take the title of public servant very seriously. You pay your taxes; you are the customer and are entitled to excellent service. I'm always here to listen and help with any issues my constituents may have." Merante has also fought against the UPS expansion on Tuckahoe Road. "Merante needs to win, even if it is a tough race. It's 5-2 on the council right now, we need to hold onto what we have left," said a Yonkers republican.

In the 4th Council District, incumbent John Rubbo will be running for re-election for the first time, and for the first time as a democrat, since changing parties.

While republicans are "Not happy that Rubbo switched parties," as one Yonkers republican told us, nobody has stepped forward to run. And while it was widely expected that a progressive democrat would challenge Rubbo in a democratic primary, the clock is ticking and democrats we spoke to couldn't give us a name.

"Some people are thinking about it but most can't do it this year. One rumor has an educator that is going to challenge him. I'm praying that somebody steps up because he deserves it. I haven't given up hope," said one Yonkers democrat in the 4th district.

Mario De Giorgio, who ran for Mayor in 2019, is one possible opponent to Rubbo.

Councilman Rubbo told Yonkers Rising that he will run on his record of supporting the investment in the Yonkers Public Schools, both in annual recurring revenues and increase in capital funding for improving schools.

Rubbo said that he is also happy to have stretched paving dollars for projects in his district and across the city with new technology, and doing more with less tax dollars. Improvements to Coyne Park and a streetscape project for McLean Avenue are also quality of life projects that Rubbo has completed in his first term. Rubbo is also rumored to be interested in running for Mayor in 2023 if he can clear his re-election hurdle this year.

City Council Majority Leader Corazon Pineda-Isaac is cruising towards re-election without any opposition. Pineda-Isaac has become one of the democratic leaders both in the city and on the council, while also representing and helping the people in her district. Her political future is bright and perhaps that is why nobody is stepping forward to challenge her.

Another City Councilmember has made news, and a big splash throughout Westchester County when Councilwoman Shanae Williams announced that she was challenging incumbent democrat County Clerk Tim Itoni. The two are set to face off in a democratic primary in June.

Four seats on the Westchester County Board are also up for re-election this fall. All four seats representing Yonkers are democrats; Legislators Christopher Johnson and Jose Alvarado are the more traditional Yonkers democrats; Legislator David Tubiolo switched parties last year to become a democrat, and Legislator Ruth Walter narrowly defeated republican Gordon Burrows in 2019.

Several republicans are making the rounds and testing the waters for a possible challenge to Walter in the 15th District (East Yonkers and Bronxville) but nobody has yet to come forward. Democrats currently hold a 16-1 Super, Super Majority on the County Board, and this race in the 15th where republicans are hoping to reclaim some dignity.

Keep warm and let the political season begin.

# From the Desk of Ruth Walter: Noise Pollution



County Legislator Ruth Walter, District 15

Have you been disturbed by loud motorcycles, illegal fireworks, or loud gas-powered leaf blowers this past summer? On October 20th, 2020, as the new Chair of the Westchester County Committee of Environment and Health, I brought together representatives of several law enforcement agencies, including NY State Police Lieutenant Chris Mulkins, Westchester Police Captain James Greer, and Yonkers Police Commissioner John Mueller to discuss their experience handling this issue, with a special focus on road noise. We also heard from Doctor Arline Bronzaft, an expert on the negative impacts of noise. You can watch a recording of this meeting at westchesterlegislators.com.

My office receives many complaints about noise pollution. According to Commissioner Mueller, noise was the number one complaint in a survey of the 200,000 residents of Yonkers. Captain Greer noted that many loud noises derive from modified mufflers and people turning "roads into NASCAR race tracks." In response, New York State, Yonkers and Westchester police increased coordination to enforce anti-speeding and anti-modified muffler laws, leading to over 1500 recent court summonses.

Dr. Bronzaft spoke about the serious impacts of noise pollution. She discussed how loud noises can disrupt sleep, negatively affect performance in school, and exacerbate cardiovascular disorders. Growing scientific evidence suggests that constant noise pollution diminishes people's standards of living. Furthermore, Dr. Bronzaft noted a lag between this body of scientific literature and concrete actions on the part of local, state, and especially the federal government.

We then moved to discuss potential solutions. Captain Greer pointed to an ordinance passed in Suffolk county, similar to one in Yonkers, where cars found involved in illegal races can be impounded by law enforcement officials. He suggested raising the cost of fines. Commissioner Mueller noted his office looks for modified mufflers not people driving older or outdated models of cars.

One technological solution we discussed is noise cameras, which was implemented in the United Kingdom. Noise cameras measure any sounds above a certain Decibel limit and work as an effective deterrent when combined with plate readers and traffic cameras. Did you know that the difference between 175 decibels and 185 decibels is double the noise level? Commissioner Mueller said that a combination of enforcement, education and outreach would be the most effective method to reduce noise pollution. Dr. Bronzaft also pointed out that legislation on this issue has been introduced by New York State Senator Andrew Gounardes of the 22nd district.

Residents should know there are complaint hotlines for both the City of Yonkers [(914)377-7900] and County of Westchester [(914)864-7700]. Followup steps include creating a particular day for cars to come into precincts to verify their mufflers have been fixed after they have been ticketed, and funding a pilot for noise cameras to collect data. Taking concrete steps to reduce noise pollution is important to improve Westchester residents' quality of life.

## You Can Still Volunteer for MLK Day of Service During COVID

Join us in breaking bread and breaking barriers during our upcoming 2021 #MLKDAY by signing up today at [volunteernewyork.org/MLK](http://volunteernewyork.org/MLK)

Saturday, January 16 - Webinar, Volunteering with Equity in Min

Sunday, January 17 - Community Event, Virtual Sunday Supper

#EVERYONECAN SERVE

Visit [Volunteernewyork.org/MLK](http://Volunteernewyork.org/MLK)

Notice of Formation of Rella Electric, LLC. Arts. of Org. filed with SSNY on 12/1/2020. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Christian Farella at 186 Stone Ave., Yonkers, NY, 10701 Purpose: any lawful act or activity.

Notice of formation of Simple Wishes LLC. Filed with the SSNY on 01/05/2021. Office Westchester County. SSNY designed as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC: 300 Gramatan Avenue Apt G81 Mount Vernon, N.Y 10552. Purpose: any lawful purpose.

## Yonkers Rising

Serving the City of Yonkers as the official weekly newspaper. Member New York Press Association. USPS Permit #7164. Published weekly by Rising Media Group, LLC. PO Box 705, Yonkers NY 10702. (914)-815-1388. Daniel J. Murphy, Publisher/Editor [djmurphy@risingmediagroup.com](mailto:djmurphy@risingmediagroup.com). Legal notices to [risinglegalnotice@gmail.com](mailto:risinglegalnotice@gmail.com)

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## On This Day in Yonkers History...



*Sarah Lawrence College, Yonkers*

*By Mary Hoar, President Emerita, Yonkers Historical Society, recipient of the 2004 Key to History, Member of the Yonkers Landmarks Preservation Board*

Monday, January 11th

January 11, 1944: Habirshaw employees took their show on the road when they presented "Habirshaw Bowery Musical" at the Halloran Hospital on Staten Island for convalescing service men. The hit of the show was none other than Yonkers Police Chief William Kruppenbacher. As soon as the curtain was raised, our chief strolled onstage wearing a large white apron, carrying a glass of beer!

January 11, 1948: The Herald Statesman reported Clark Street resident Walter Obermayer was listed as a Nazi leader in documents sent to the US Senate by Americans troops who found them in Occupied Germany. Obermayer, an electrician for Otis Elevator Company, was born in Bavaria and had been head of Friends of New Germany.

Tuesday, January 12th

January 12, 1916: Hubert Wilke of Shonnard Place opened in the new play "Cinderella Man" at New York City's Fulton Theater. Internationally known and born in Bavaria, Wilke performed in theaters in Europe and all over America. After retiring from the theater, he taught vocal music at daughter Hubertine's music school at their new Warburton Avenue home. Wilke, the hero of the

January 12, 1923: Because rent was increased to \$700, the Acker, Merrall & Condit Company announced its store in Manor House Square would close after 50 years in business here. The company, founded in 1820 as a package store, remains the oldest wine retailer in the US.

January 12, 1950: Yonkers held its second water holiday, dubbed "Thirstday Thursday," to try to cut down usage and conserve our dwindling water supply. Our city was very successful and matched the success reached "Dry Friday," the first water holiday held shortly before Christmas.

Wednesday, January 13th

January 13, 1923: After drifting for three hours in a rowboat jammed in an ice floe on the Hudson, Leonard Bauer of Nepperhan Terrace and Arthur Hinges of Nepperhan Avenue managed to free their boat from the ice and drifted to shore at the College of Mount St. Vincent. Both Yonkers Police and the New York City Marine Police searched the Hudson unsuccessfully for the pair of men.

January 13, 1928: After announcing a Board of Estimate Budget Committee meeting, Mayor Larkin announced he would "prune" any proposed raises if they exceeded an undisclosed amount.

January 13, 1928: Bowing to the superstitions of several police officers, the Yonkers Police Honors Board postponed awarding honors and citations from Friday the 13th to Saturday the 14th.

Thursday, January 14th:

January 14, 1921: Willie Gordon of Yonkers, former one-mile metropolitan champion runner, sailed for South America to design and build golf courses. Friends and colleagues gave him a bon voyage party at the boat. Before being involved in golf courses, he was a gardener with his brother Freeland at Greystone. It was said Freeland, another track star, and Willie took such pride in their work for Samuel Untermyer, they never raced in the same meet so one of them would always be at the estate.

January 14, 1936: Acting Mayor Frank Cotter took the reins of the city while Mayor Joseph Loehr went on vacation to Miami. What was Cotter's first act as the man in charge? He tried out the Mayor's swivel chair!

Friday, January 15th

January 15, 1924: Public Safety Commissioner Alfred Iles announced he would pay no attention to any anonymous accusations of alleged gambling or violations of the Volstead Act; he only would follow up signed allegations, and would follow them up quickly.

January 15, 1937: Yonkers detectives arrested thirty-one men after raiding an alleged "horse room" in McLean Heights. City Judge Boote arraigned the men in the special Night Court set up in the Second Precinct Station House.

January 15, 1942: Health Commissioner Eugene McGillian announced he was searching for old Yonkers wells to create an auxiliary water supply in case Yonkers was attacked. As he said, any air raid directed against our city would no doubt destroy both the water and sewer lines running side-by-side under our streets. Some of our older residents told about wells on some of the private North Broadway estates, in Nodine Hill, and in the heart of Getty Square!

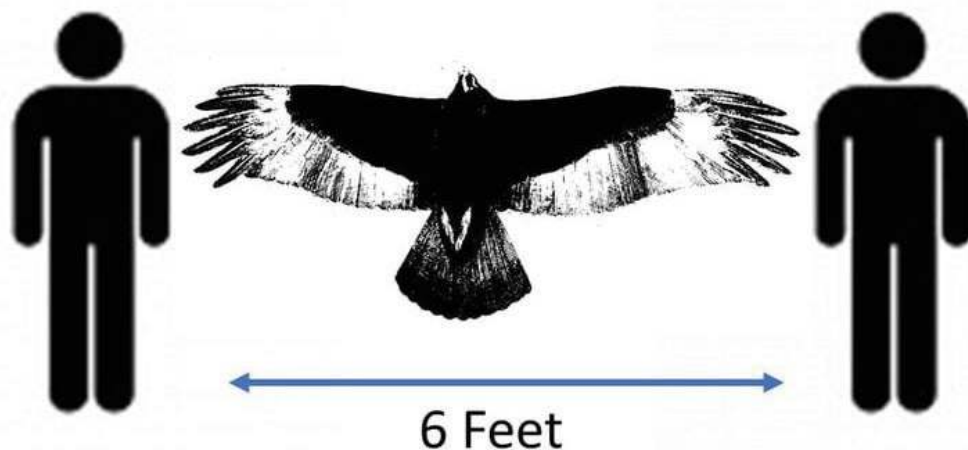
Saturday, January 16th

January 16, 1921: Rear Admiral Purnell Harrington, USN retired, Chairman of the Mayor's Memorial Committee, announced plans for the Yonkers memorial honor-

*Continued on pg 7-*

## Hudson River Audubon Society Upcoming Events

Keep one Turkey Vulture of space between you and others



Maps tell the story. Hudson River Audubon Society presents John Butler, Ecological Project Manager of the Van Cortlandt Park Alliance, discussing spatial analyses of populations of species such as thrushes, whales, and fish, and how they can guide policies to protect and restore habitat. Wednesday, January 27, 7:30-8:30 p.m. By zoom: email [hbrasbirder@gmail.com](mailto:hbrasbirder@gmail.com) for invitation. <https://www.hras.org>

### LEGAL NOTICE

The ordinance, a summary of which is published herewith, has been adopted on December 8, 2020, and approved by the Mayor on December 16, 2020, and the validity of the obligations authorized by such ordinance may be hereafter contested only if such obligations were authorized for an object or purpose for which the CITY OF YONKERS, in the County of Westchester, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the constitution.

Vincent E. Spano  
City Clerk  
City of Yonkers, New York

### SPECIAL ORDINANCE 41-2020

BOND ORDINANCE OF THE CITY OF YONKERS, NEW YORK AUTHORIZING FUNDING FOR THE WATER SYSTEM IMPROVEMENTS AND NEW WATER BUREAU MONITORING STATIONS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,000,000; APPROPRIATING SAID AMOUNT THEREFOR AND AUTHORIZING THE ISSUANCE OF BONDS OF SAID CITY IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$3,000,000 TO FINANCE SAID APPROPRIATION.

The bonds are authorized to finance the cost of the water system improvements and new water bureau monitoring stations.

The maximum amount of obligations to be issued is \$3,000,000.

The period of probable usefulness associated with the project is forty (40) years. Pursuant to the provisions of Section 17 of the Special Local Finance and Budget Act of the City of Yonkers, constituting Chapters 488 and 489 of the Laws of 1976 of the State of New York (herein called the "Act"), the City is authorized and directed to include the pledge and agreement of the State of New York (herein called the "State") contained in said Section 17 of the Act, in the ordinance, and the Act provides that upon payment for the bonds or notes by the original and all subsequent holders thereof the inclusion of such pledge and agreement shall be deemed conclusive evidence of valuable consideration received by the State and City for such pledge and agreement and of reliance upon such pledge and agreement by any holder and that any action by the State contrary to or inconsistent with the provisions of such pledge and agreement shall be void.

A complete copy of the Bond Ordinance summarized above shall be available for public inspection during normal business hours at the office of the City Clerk, 40 South Broadway, Yonkers, New York 10701.

DATED: January 5, 2021 Yonkers, New York

### LEGAL NOTICE

The ordinance, a summary of which is published herewith, has been adopted on December 8, 2020, and approved by the Mayor on December 16, 2020, and the validity of the obligations authorized by such ordinance may be hereafter contested only if such obligations were authorized for an object or purpose for which the CITY OF YONKERS, in the County of Westchester, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the constitution.

Vincent E. Spano  
City Clerk  
City of Yonkers, New York

### SPECIAL ORDINANCE 40-2020

BOND ORDINANCE OF THE CITY OF YONKERS, NEW YORK AUTHORIZING FUNDING FOR THE NEPPERHAN AVENUE WATERMAIN REDUNDANCY PROJECT; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; APPROPRIATING SAID AMOUNT THEREFOR AND AUTHORIZING THE ISSUANCE OF BONDS OF SAID CITY IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$5,000,000 TO FINANCE SAID APPROPRIATION.

The bonds are authorized to finance the cost of the Nepperhan Avenue Watermain Redundancy Project.

The maximum amount of obligations to be issued is \$5,000,000.

The period of probable usefulness associated with the project is forty (40) years. Pursuant to the provisions of Section 17 of the Special Local Finance and Budget Act of the City of Yonkers, constituting Chapters 488 and 489 of the Laws of 1976 of the State of New York (herein called the "Act"), the City is authorized and directed to include the pledge and agreement of the State of New York (herein called the "State") contained in said Section 17 of the Act, in the ordinance, and the Act provides that upon payment for the bonds or notes by the original and all subsequent holders thereof the inclusion of such pledge and agreement shall be deemed conclusive evidence of valuable consideration received by the State and City for such pledge and agreement and of reliance upon such pledge and agreement by any holder and that any action by the State contrary to or inconsistent with the provisions of such pledge and agreement shall be void.

A complete copy of the Bond Ordinance summarized above shall be available for public inspection during normal business hours at the office of the City Clerk, 40 South Broadway, Yonkers, New York 10701. DATED: January 5, 2021

NOTICE OF FORMATION of LE TRIBOULET, LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 08/24/2020. Location: Westchester. SSNY designated as agent for service of process on LLC. SSNY shall mail a copy of process to: 76 Morningside, Apt 2S, Yonkers, NY 10703. Purpose: Any lawful purpose.

Notice of formation of One Step At A Time Organizing, LLC. Arts. of Org. filed with the SSNY on 10/19/2020. 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, 1116 Warburton Ave., Apt. 2Q, Yonkers, NY 10701 Purpose: Any lawful purpose.



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## Classifieds

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### LEGAL NOTICE

The ordinance, a summary of which is published herewith, has been adopted on May 29, 2020, and approved by the Mayor on May 29, 2020, and the validity of the obligations authorized by such ordinance may be hereafter contested only if such obligations were authorized for an object or purpose for which the CITY OF YONKERS, in the County of Westchester, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the constitution.

Vincent E. Spano  
City Clerk  
City of Yonkers, New York

SPECIAL ORDINANCE NO. 21 - 2020  
BOND ORDINANCE OF THE CITY OF YONKERS, NEW YORK, AUTHORIZING THE PAYMENT OF VARIOUS TAX CERTIORARI JUDGMENTS, COMPROMISED CLAIMS AND SETTLED CLAIMS APPROVED BY THE CITY COUNCIL DURING FISCAL YEAR 2020-2021, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$15,000,000, APPROPRIATING SAID AMOUNT THEREFOR, AND AUTHORIZING THE ISSUANCE OF BONDS OF SAID CITY IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$15,000,000 TO FINANCE SAID APPROPRIATION.

The bonds are authorized to finance various tax certiorari judgments, compromised claims and settled claims against the City. The period of probable usefulness is a minimum five (5) years and maximum twenty (20) years, dependent on the total amount of tax certiorari claims paid in a single fiscal year.

The amount of obligations to be issued is \$15,000,000. A complete copy of the Bond Ordinance summarized above shall be available for public inspection during normal business hours at the office of the Clerk of the City at City Hall, in Yonkers, New York.

Dated: May 29, 2020  
Yonkers, New York

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 for the following projects until 2:00 PM, on the dates below.

However, due to the COVID-19 Pandemic and in line with the directives issued by the Mayor of Yonkers regarding public safety, there is limited access to One Larkin Center. 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 wear face coverings and see the Public Safety Officer in the library atrium, who will clock in the bid and then contact Purchasing to pick up the bid. Sealed Bids will continue to be opened and read on the dates below, however, there will not be a public opening of bids. Those interested in listening to the bid 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.empirestatebidssystem.com/>. The City welcomes and encourages participation by local and minority and women owned business enterprises.

- Bid 6577 - opening date 1/22/2021: Thirty-six month contract to provide water pump and motor maintenance and repair services as needed at various locations within the City (AS).
- Bid 6569A – opening date 1/22/2021: School 9 (53 Fairview Street, Yonkers, NY 10703) HVAC renovations, YPS # 10901 (SR).
- Bid 6576 – opening date 1/29/2021: Twenty-four month contract, with option to renew for 12-months, to provide maintenance and repair services as needed for the Water Bureau's remote monitoring equipment (AS).
- Bid 6579 - opening date 1/29/2021: Twelve-month contract, with option to renew for 12-months, to provide televising and cleaning of sewer and drain appurtenances on an as needed emergency basis (SR).
- Bid 6575 - opening date 1/29/2021: Twelve-month contract, with option to renew for 12-months, to provide aerial boom inspections and repairs as needed (FB).
- Bid 6570 – opening date 2/4/2021: HVAC upgrades at Saunders Trades & Technical High School (183 Palmer Road, Yonkers, NY 10701) YPS #10881 (KS).

Notice of formation of Panza NY LLC filed with the SSNY on 10/13/2020. 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, 640 Van Cortlandt Pk Ave Yonkers, NY 10705. Purpose: Any lawful purpose.

### NOTICE OF DISPOSITION OF COLLATERAL BY PUBLIC SALE

PLEASE TAKE NOTICE THAT Capital Stack Fund 2 LLC (“Lender”) will conduct, through its agent, Ofeck & Heinze, LLP (the “Agent”), a disposition of the below described collateral by public sale in accordance with the provisions of N.Y. UCC Section 9-601, et seq., as follows:

Date, Hour and Place of Sale:  
January 21, 2021 at 12:00 p.m. ET at:  
WESTCHESTER COUNTY COURTHOUSE  
At the base of the MLK statue by the front entrance  
111 Dr. Martin Luther King Jr. Blvd. White Plains, NY 10601

Debtor: Aron Schwartz, as pledgor and guarantor (“Debtor”) Agreements Pursuant to Which the Sale is Held: Promissory Note dated February 11, 2020, made by 78 Oak Street Yonkers LLC and 667 Nepperhan Ave LLC to Capital Stack Fund 2, LLC, as Lender, in the original principal amount of \$1,450,000.00 (the “Note”).

Guaranty (payment) of the Note dated February 11, 2020, made by Aron Schwartz, as pledgor and guarantor. Pledge Agreement dated February 11, 2020, made by Aron Schwartz, as pledgor and guarantor, pledging the Membership Interests as described below to the Lender.

#### UCC-1 Financing Statement.

Description of Property to be Sold: 100% of the membership interests (“Membership Interests”) in 78 Oak Street Yonkers LLC, a New York limited liability company (the “LLC”). The LLC is the owner of the real property known as 78 Oak Street, Yonkers, NY New York 10701 (Block 455 Lot 52 Section 1). The 78 Oak Street Property is encumbered by a first mortgage lien recorded in favor of the Lender in the original principal amount of \$1.45 million, interest and other amounts due. Such mortgage loan is in default due to the LLC’s non-payment of interest and other amounts due, as of November 1, 2020. The property may be encumbered by such liens and other interests as may be shown in the public records, and by the rights and interest of any tenants occupying such property.

#### Summary of Terms of Sale:

The Membership Interests will be sold as one (1) lot, for cash, at a public auction to the highest bidder. Bidders may participate in person, telephonically, or by sealed bid submitted in advance to Ofeck & Heinze, LLP. Lender shall be permitted to bid at the sale and may credit its bid against all or a portion of its secured claim and become the purchaser of the Membership Interests.

Lender reserves the right to any or reject all bids, or terminate the sale, or adjourn the sale to such other time or times as it may deem proper only by announcement on the date of sale or any subsequent adjournment thereof without further publication and impose any other commercially reasonable conditions upon the sale as it may deem proper.

Payment of the winning shall be made by wire transfer or bank check. The winning bidder shall provide a non-refundable deposit by bank check in the amount of at least 10% of their winning bid, immediately following the sale. The balance shall be due by wire transfer or bank check, delivered to Lender’s attorneys by 5:00 p.m. on the second (2nd) business day after the date of the Sale.

The winning bidder is responsible for all sales, transfer and other taxes. The sale of the Membership Interests shall be effectuated by delivery of a Bill of Sale and a certificate representing the Membership Interests. The Debtor is entitled to an accounting of the amount due, and shall have the right to redeem the Membership Interests at any time before the completion of the Sale as provided by this Notice.

The Membership Interests will be sold “AS IS, WHERE IS,” “WITH ALL FAULTS,” and “WITHOUT ANY WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, A WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR OR OTHER PURPOSE.”

For a complete copy of the Terms of Sale, please contact Ofeck & Heinze, LLP via telephone or email, as indicated below. Other and further terms of sale may be announced at the time of the Sale.

December 30, 2020  
OFECK & HEINZE, L.L.P., Attn: Ron Z. Ofeck, Esq.  
85 Main Street, Suite 204, Hackensack, New Jersey 07601  
Tel No. (201) 488-9900 Fax No. (201) 488-4475  
rzoatty@yahoo.com

AGENDA FOR ZONING BOARD OF APPEALS December 31, 2020

PLEASE TAKE NOTICE:  
THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, JANUARY 19, 2021 AT 5:00 P.M. WILL BE CONDUCTED IN A MANNER PURSUANT TO GOVERNOR CUOMO’S EXECUTIVE ORDER 202.1; IN-PERSON ATTENDANCE AT THIS MEETING WILL NOT BE PERMITTED. PLEASE CHECK THE WEBSITE WWW.YONKERSNY.GOV, THE DAY OF THE MEETING FOR LOG-IN AND ADDITIONAL INFORMATION.

#### CONTINUED HEARINGS

# 5715 – Area Variance – Tom F. Abillama, R.A., on behalf of 1969 Central Park Avenue LLC, owner, on premises known as 1969 Central Park Avenue, Block: 4385, Lot: 206, Zone: BR (B19994)

#5716 – Improvement and Intensification of a Non-Conforming Use – Gibbons Engineering, PC, on behalf of 687 Nepperhan Corp, owner, on premises known as 687 Nepperhan Avenue, Block: 2420, Lot: 12, Zone: I (B22644)

# 5725 – Non-Conforming Use & Area Variance – Andrew Romano, Esq., on behalf of St. Casimir Realty LLC, owner, on premises known as 10 St. Casimir Avenue, Block: 2040, Lot: 16, Zone: I (B23471)

# 5727 – Area Variance – Andrew Maniglia of Ginsburg Development, on behalf of Pier LLC 70, owner, on premises known as 70 Pier Street, Block: 146, Lot: 1.4, Zone: M (B24085)

#### NEW HEARINGS

# 5726 – Area Variance – Thomas Lee, on behalf of KCT Inc., owner, on premises known as 1050 Nepperhan Avenue, Block: 3092, Lot: 11, Zone: I (B23963)

# 5728 – Area Variance – Andrew Romano, Esq., on behalf of Anthony Flower, owner, on premises known as 722 Yonkers Avenue, Block: 6102, Lot: 6, Zone: B (B21839)

# 5729 – Use Variance – Frank Vicari, owner, on behalf of himself, on premises known as 2 Ascot Road, Block: 4315, Lot: 25, Zone: S-50 (B21269)

# 5730 – Area Variance – James J. Veneruso, Esq., on behalf of 2700 Central Park Avenue Partners LLC, owner, on premises known as 2592 Central Park Avenue, Block: 4877, Lot: 60, Zone: BR (B24536)

# 5731 – Change of Non-Conforming Use – William S. Null, Esq., on behalf of North Broadway LLC 501, owner, on premises known as 501-503 North Broadway, Block: 2141, Lot: 17, Zone: S-50 (B23822)

JOSEPH CIANCIULLI, CHAIRMAN, ZBA  
FOR FULL AGENDA, PLEASE VISIT OUR WEBSITE:  
<https://www.yonkersny.gov/government/meetings-agendas/-selcat-97/-toggle-all>



## Topping Off Milestone for Westhab's New Affordable Rental Building in Yonkers



Westhab marked an important milestone in the construction of Dayspring Commons, a state-of-the-art, 63-unit affordable and supportive residential building in the Nodine Hill neighborhood of Yonkers.

Unfortunately, due to a rise in COVID-19 cases, a small gathering was held with Yonkers Mayor Mike Spano and Westhab President and CEO Rich Nightingale to mark the completion of the Dayspring Commons superstructure and pictured above.

Set to open in the spring of 2021, Dayspring Commons is part of a larger vision that will simultaneously transform the former Good Shepherd Presbyterian Church building next door into the state-of-the-art Dayspring Community Center.

"I'm thrilled to see the progress being made on the Dayspring Commons project, which is a win-win for both its prospective residents and the Nodine Hill neighborhood alike," said Yonkers Mayor Mike Spano.

"We are facing a housing crisis, only made worse by the COVID-19 pandemic," said State Senate Majority Leader Andrea Stewart-Cousins. "Dayspring Commons will help our economic recovery in Yonkers by offering residents more affordable and supportive housing units. The State helped support the project, recognizing the immediate needs of the community."--this item from Nov. 2020-

### Yonkers IDA, continued from pg 1-



### Point & Ravine Apartments on the waterfront

The Yonkers IDA kicked off 2020 with approval of incentives for the year's most exciting new development project – the 109,000-square-foot motion picture studio to be built for Lionsgate Studios at the iPark complex on the Yonkers waterfront. The \$60 million complex will include 70,000 square feet of studio space and 36,600 square feet of ancillary spaces. The entertainment complex, which is expected to create up to 420 full-time jobs and 400 construction jobs, will put Yonkers on the map as the New York area's premier filming destination.

Other projects receiving Yonkers IDA incentives in 2020 included:

*Point & Ravine Apartments* -Developer: Conifer Realty LLC-Location: Point Street & Ravine Avenue-Total Private Investment: \$72 million

Intergenerational senior and family housing--Number of apartments: 120 affordable units and 26 affordable townhome units-Jobs: 250 construction jobs

*Jackson Terrace Apartments* Developer: Hudson Valley Property Group

Location: 100 Herriot Street-Total Private Investment: \$37.6 million Acquisition and rehabilitation of rental housing -Number of apartments: 181 affordable low-income units.

*56 Prospect Street.* Developer: Total Private Investment: \$32.6 million

Rental housing, apartments, 126 units. Jobs: 250 construction jobs and 6 permanent jobs

*Westchester Metal Works.*Developer: Waverly Properties Inc. Location: 1110

Saw Mill River Road.Total Private Investment: \$8 million Expansion and relocation to 20,000SF facility.Jobs: 100 construction jobs and 52 permanent jobs.

In addition to these new projects, the City celebrated the groundbreaking and grand opening of two residential projects that received IDA incentives in prior years. A groundbreaking ceremony was held October 20 for the start of construction of 9-11 Riverdale Avenue, a \$9.4 million mixed-use development featuring 29 rental apartments and 2,150 square feet of ground-level commercial space. The project, which is being developed by Erin Construction of Long Island, is located on a vacant lot along a prime corridor of Getty Square.

On October 29, City officials joined with executives of the Stagg Group to celebrate the grand opening of The Marquee, a \$30.5 million luxury apartment building featuring 160 units of which 10 percent are designated as affordable under the City's affordable housing program. Located at 697 Bronx River Road, the project received IDA incentives in 2017.

### Yonkers History, continued from pg 5-

ing those who paid the supreme sacrifice in the World War. The memorial would be erected on the west side of City Hall, be designed by Yonkers noted sculptor Isidore Konti, and cost \$9000.

January 16, 1942: As a precaution against potential sabotage, the State Armory on North Broadway began to look like an arsenal. Workers added steel bars around each window and all-steel doors in their attempts to make the large drill shed impenetrable and sabotage proof.

January 16, 1945: The Yonkers Kiwanis Club Quartet, entertaining at a fight-night program for wounded veterans held in the Downtown Athletic Club in Manhattan, were surprised and pleased when a soldier came over to thank them. The soldier happened to be Peter Stefanowich of Buena Vista Avenue, wounded the previous May in Italy.

Sunday, January 17th

January 17, 1921: City Judge Charles Boote gave a suspended sentence as a wedding present to F. Sullivan Hyde! Hyde received a speeding summons a few days earlier as he drove through Yonkers; he told the court he was on his way to get married and did not want to keep his bride waiting at the church. The judge said it was a good reason and sent him back to his bride.

January 17, 1934: Welfare Commissioner Nicholas Ebbitt announced plans to employ needy Yonkers artists to paint portraits and murals for city buildings.

January 17, 1945: Councilmember Edith Welty shocked the audience at the Yonkers Night event at Sarah Lawrence College, held to help the college learn about its "neighbor," when she told them the college actually was in Yonkers!

For more information on the Yonkers Historical Society, Sherwood House and our upcoming events, please visit our website [www.yonkershistoricalsociety.org](http://www.yonkershistoricalsociety.org), call 914-961-8940 or email [yhsociety@aol.com](mailto:yhsociety@aol.com).

## Yonkers Bravest Fight Four-Alarm New Years Fire



Photo (c) Kempter's Fire Wire

On January 1, 2021, New Year's Morning, at 5:15 AM, at 64 Bruce Avenue, a 10 family apartment building, Yonkers Firefighters, Yonkers police and Empress EMS personnel responded to a four alarm fire, that started on one of the top floors, either on the 4th or 5th floor of the five story building.

YFD & YPD statement-Yonkers Fire Department and Yonkers Police Department responded to a 4-Alarm fire of a five-story residential structure. The fire has been brought under control. Sadly, a middle-aged male victim died as an apparent result of the fire. The incident is under investigation by both Departments.YPD Arson Team also responded and they will conduct their own investigation.

### Cuomo, Vaccines, continued from pg 1-

at this point forward, we're going to be given authority to act with power and force, we will act with power and force. I take my responsibilities as County Executive very seriously and I welcome any additional responsibility if it helps us effectively distribute the vaccines to our residents.

"The County Government does not have 'authority' over the Westchester Medical Center (WMC); it is ably run by Michael Israel and the Board of Directors of WMC. It is a private hospital (WMC was once part of County government over 20 years ago), with its own leadership team and structure.

"However, if the State is giving us the task now, as of today, to work with the Medical Center to help get the best possible results, then I am confident our partnership will help. We have spoken with leadership at WMC and are prepared to move forward vigorously and make sure the supply of vaccines are administered," said Latimer, who added that COVID cases in Westchester have increased by more than 1,400 in the last week or December into early January, and the deathrate in Westchester has slowed from 41 in late December to 31 in early January.

As of Jan 4, almost 900,000 doses were received in New York State, with less than 300,000 New Yorkers getting their first dose. Many other states are having the same problem of either not getting enough doses or having troubles getting them out to the public.

Currently, CVS and Walgreens pharmacies are working to get nursing home staff and patients vaccinated.

### Schoen, continued from pg 3-

Trumpgate

Donald Trump needs to leave the building! White House that is. Look at the disturbing list of people he has pardoned in the weeks before he leaves office. A crooked Congressman who sold stock based on a tip he received while at a reception on the White House lawn.

His son in laws father. Money crimes again. I have always wondered how the little guy who has a felony on his record for something he did as a stupid kid years ago can get a pardon from the President. If you think Donald Trump has a team of experts advising him on who to pardon, I have a bridge in Brooklyn to sell you.

Now Trump is not the first person to pardon his friends. He has just pardoned people like the crooked upstate Congressman who have not received the punishment they deserved for the crimes they did. In the case of the crooked upstate Congressman Trump pardoned him because he was among the first Congressman to endorse his Presidency.

Take it from me friends, the best is yet to come!

I can't believe when I hear that former individuals who served at high levels of government including people who served in the Trump Cabinet before resigning or leaving penned a letter to the President warning him not to use the military to stay in office.

What Country does Donald J. think this is. Even officials like 'Mad Dog Mattis' who Trump told us before he was elected would protect the American people signed the letter. Any President of these great United States who would use the military to stay in office needs to be committed to a psychiatric ward!

Georgiagate

Folks, this is an easy one. Any President who calls a Secretary of State like Donald J. did in Georgia and asked him to 'find' over 30,000 votes, this after the people have had their say and the Electoral College has met and cast their votes should be thrown in jail and never be allowed to run for President or any other office again.

Thank goodness we have an honorable Secretary of State in Georgia (I wouldn't know him if he passed me on the street) who together with his lawyer (now you see the need for lawyers!) recorded the conversation and released it publicly so we could all hear the desperation Donald J. has come to to stay in office.

JournalNewsGate

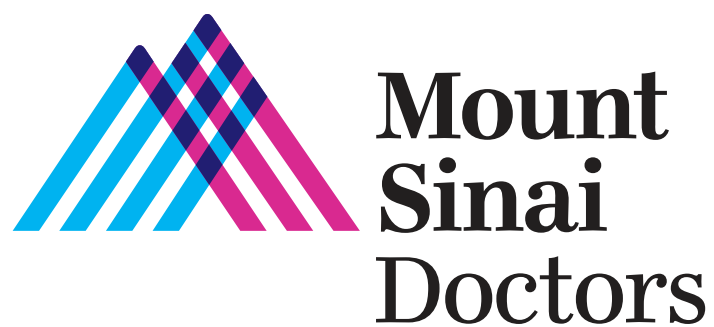
A fire in Yonkers. Apartment building across the street from the one I grew up in. 4 Alarms. 1 person died. Not a mention of if in the local, official hard copy paper of the city of Yonkers the Journal News.

I wrote to the Editor of the Journal News, your 'local newspaper' to ask her why. I was shocked with her response on behalf of the paper. With her permission I will share that response with you next week. Stay tuned.

On a Positive Note: I went Sunday Night to the Grand Illumination of Untermyer Park on its' final day. What a wonderful way to end the holiday season that almost wasn't. The lights were spectacular. Make sure you put it on your calendar to see next year. In fact, send an email to [sbyrns@untermyergardens.org](mailto:sbyrns@untermyergardens.org) to request your name be put on their email list so you will be the first to know when reservations open. Congratulations Steve Byrns and the Untermyer Conservancy for giving Yonkers and people from around the area this special treat! Happy New Year to all!

Reach Eric Schoen at [thistoosyonkers@aol.com](mailto:thistoosyonkers@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](http://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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