

NYS PSC Approves Reasonable Con Ed Rate Hikes of 3.5% in '26, 3.2% in '27, and 3.1% in '28

**Westchester Electeds Split on Decision
Westchester Municipal Consortium Agrees
Mayer, Jenkins, Stewart-Cousins
and others still oppose**

By Dan Murphy

On Jan. 22, the New York State Public Service Commission approved a three-year electric and gas rate plans for Con Edison. The Commission's action significantly reduces the company's original request by 87 percent in the first year.

Con Edison's original proposed electric rate increase of 13.4% has been reduced to 2.8% on the total customer bill under the settlement. On the gas side, the original propose 19% increase has been reduced to 2% on the total customer bill. The agreement spans January 1, 2026, through December 31, 2028, with similar annual increases of approximately 2.8% (electric) and 2.0% (gas) in the second and third years.

"The adopted joint proposal meets the legal requirement that the company continue to provide safe and adequate service at just and reasonable rates," said Commission Chair Rory M. Christian. "The three-year rate plan is in the public interest. It is a forward-looking plan that benefits customers and includes provisions that further important state and Commission objectives, while keeping customer affordability first and foremost in mind."

The joint proposal was submitted by 12 parties, including the Westchester Municipal Consortium, a group of 40 local municipalities, who agreed to the rate increase last year.

"There is no doubt that Westchester's municipalities banding together had a substantial impact on the results," said Hastings-on-Hudson Mayor Nicola Armacost who is also President of the Westchester Municipal Officials Association. "This collaboration ensured our communities were heard at the state level and will continue to give us a voice in how utility investments are made in Westchester."

Greenburgh Supervisor Paul Feiner said, "I am pleased that Greenburgh participated in the consortium. Working together with other local governments in Westchester – our coalition was successful in getting results for our residents. Local governments in Westchester should continue to look for additional ways

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Westchester County High School Students Start Forward Voices Project



**ARE YOU A CHANGEMAKER?
JOIN THE FORWARD VOICES!**

WHO WE ARE:
The goal of the Forward Voices Project is to increase civic education in high schoolers. We will organize workshops in local high schools and public libraries to teach youth about different areas of policy and help them discover opportunities for involvement. Future projects may include civic engagement projects or voter registration drives.

WHO SHOULD JOIN?
• 13-18 year olds in Westchester interested in public service or activism

WHY JOIN?

- Gain volunteer hours
- Strengthen skills of leadership, public speaking, and research
- Make a positive impact on your community
- Learn directly from professionals
- Boost your resume for college/job applications!

forwardvoicesofwestchester@gmail.com
https://forms.gle/obqFVv9Na4PM1cmj9

Briarcliff High School junior Zahra Choudhri and Sleepy Hollow sophomore Marley DeFillipis are launching the Forward Voices Project, an initiative to expand access to civic education in Westchester.

Both members of NYS Senate Majority Leader Andrea Stewart Cousins' Youth Advisory Council (YAC), they understand the value of giving youth opportunities to speak up. Serving on the YAC has taught them an impor

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School Board Member Who Also Serves as ICE Agent Highlights Issue in Our Area

Minnesota ICE Shootings Bring Both Sides Out in Force

Righ-ERO Officer & Mahopac School Board Trustee Christopher Harrigan.



Lt. Governor Delgado

Joins Trump Protest pg 6

By Dan Murphy

The shootings in Minnesota by ICE of Renee Good and Alex Pretti have sparked protests in Westchester and Putnam Counties. Highlighting the issue in our area is the case of Christopher Harrigan. Harrigan is a trustee on the Mahopac Board of Education in Mahopac, a position he has held since his election in 2024. Harrigan's professional background centers on nearly 20 years in law enforcement. He currently serves as a deportation officer with U.S. Immigration and Customs Enforcement (ICE), specifically in enforcement and removal operations. This role has drawn significant public attention and controversy in recent months, particularly amid national debates over im-

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Off Duty NYPD Sgt. Driving Wrong Way on Taconic: Peekskill Man Driving Other Car Dies



Manuel Boitel



NYPD Sgt. Tiffany Howell

By Dan Murphy

A Peekskill man who was driving home from his Job as a doorman was struck and killed by an off-duty NYPD Sergeant who was driving the wrong way on the Taconic Parkway in Mt. Pleasant.

According to NYS Police, "On January 22, 2026, at approximately 11:39 p.m., members of the New York State Police at Hawthorne responded to a wrong-way collision northbound on the Taconic State Parkway near mile marker 3.7, in the Town of Mount Pleasant.

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Westchester Housing Market Ends 2025 With Strong Price Gains Amid Tight Inventory



Westchester County's residential real estate market closed out 2025 with strong price appreciation across every major property type, even as inventory remained severely constrained. According to the newly released 2025 Westchester County Market Report from The Zach & Heather Harrison Team at Compass — the #1 residential sales team in Westchester — total closed sales volume for single-family homes, condos and co-ops surpassed \$7.5 billion, up sharply from 2024.

"2025 proved that buyer demand in Westchester is incredibly

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NewYork-Presbyterian Receives \$20 Million Gift from Emilia Fazzalari to Launch Women’s Health Center in Westchester



*Above:
Ribbon
Cutting*

*Left:
Emilia
Fazzalari*

NewYork-Presbyterian announced Wednesday a \$20 million gift from entrepreneur and philanthropist Emilia Fazzalari to establish a new women’s health program aimed at delivering coordinated, lifelong care, with a particular focus on perimenopause and menopause—areas long underrepresented in clinical care and research.

Entrepreneur and philanthropist Emilia Fazzalari

The gift creates the Emilia Fazzalari Women’s Health Center of Excellence and the Emilia Fazzalari Women’s Health Program, together known as Fazzalari Women’s Health. The initiative will expand access to integrated, multidisciplinary care for women across Manhattan and Westchester.

“We have rethought and reorganized women’s care in a meaningful way,” said Fazzalari. “This model brings a new standard to women’s health.”

Fazzalari Women’s Health organizes care around a woman’s OB/GYN, supported by a coordinated team of specialists from NewYork-Presbyterian and Columbia who remain engaged throughout a patient’s health journey. The approach replaces fragmented visits with a single, continuous care experience, empowering women to be proactive and informed about their health.

Led by nationally recognized obstetrician-gynecologist Dr. Mary Rosser, director of Fazzalari Women’s Health, the program focuses on addressing women’s evolving health needs across the lifespan, with dedicated expertise in perimenopause and menopause.

Care will be delivered by world-class doctors from Columbia at two locations: NewYork-Presbyterian The One in Westchester, a new advanced multispecialty center, and a Manhattan location on West 51st Street. Services include gynecologic, cardiovascular, mental health, neurocognitive, gastrointestinal and sexual health care; nutrition and exercise; and genetic screening. The program is among the region’s few to offer comprehensive menopause management, providing personalized plans for both short-term symptoms and long-term health outcomes.

“We are grateful to Emilia for this meaningful gift, which allows us to better support women as active partners in their health, seeking to improve quality of life and extend longevity,” said Dr. Rosser. “This model enables true coordination across specialties.”

“Emilia Fazzalari has a bold vision for the future of women’s health care, and we are proud to bring it to life together,” said Dr. Mary D’Alton, obstetrician and gynecologist-in-chief at NewYork-Presbyterian/Columbia University Irving Medical Center and chair of the Department of Obstetrics and Gynecology at Columbia University Vagelos College of Physicians and Surgeons. “Her generosity enables us to scale compassionate, personalized care and make it accessible to more women.”

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

Mamaroneck Police Charge Man with Using Counterfeit \$100 Bills



The Village of Mamaroneck Police Department announced the arrest of Osman Daramy, a 25-year-old male from Staten Island. The arrest follows an investigation into the use of several counterfeit \$100 bills at local businesses throughout the Village of Mamaroneck on January 18, 2026.

On January 22, 2026, Detectives apprehended Mr. Daramy in Staten Island, New York, without incident. He was charged with Criminal Possession of a Forged Instrument in the First Degree (a class C Felony) and Petit Larceny (a class A Misdemeanor).

Further investigation linked Mr. Daramy to similar crimes in Harrison, NY. The Harrison Police Department collaborated on the case and filed additional criminal charges.

Mr. Daramy was arraigned in Village Court and remanded to Westchester County Jail. His next court appearance is scheduled for January 29, 2026.

All defendants are presumed innocent until proven guilty in a court of law.

Letter to the Editor:

Unarmed American citizen Renee Good, 37, was shot and killed by ICE of DHS Agent Jonathan Ross almost three weeks ago on January 7. Reports show that she was shot at least three times, twice in her head, and our government agents refused to allow medical care after they shot her. She still had a "thready pulse" for almost 8 minutes after being shot. The government agent's refusal to allow medical care contributed to and caused her death.

This past week a Veterans Administration ICU nurse, Alex Pretti, 37, was filming peaceful protests using his cell phone when a woman near him was shoved down to the ground. He extended his hand to help her regain her feet. A different DHS or ICE Agent from behind pushed Pretti face down to the street, and then sprayed chemical irritant into his face at close range.

A Border Patrol officer then saw a (legal to carry) gun in Pretti's back pocket or waistband and removed it, and walked away with it. It was never displayed nor fired by Pretti. Other DHS or ICE Agents then fired 10 shots from their guns into Pretti's back as he laid facedown on Minnesota's street, murdering him, and denying him medical care.

Pretti was a licensed gun owner, and Minnesota is a state where an open or concealed weapon can be legally carried.

At no time did Pretti display or even hold his weapon. Pretti was murdered twice: once by those who shot him ten times in the back, and another time by Trump, JD Vance, Dept. of Homeland Security Noem, Bovino and others, all of whom lied about Alex Pretti and what had happened.

We all are liable to be murdered by the poorly trained, lawless and undisciplined ICE, DHS and Border Patrol officers, who are paid a bounty with an increased bonus for each arrest made.

The Fourth Amendment guarantees American's right to be secure and not violate the sanctity of their homes - but Trump and his Republicans, JD Vance, Noem, Bovino and others wrote a secret memo allowing them to violate our safe and secure homes, life and liberty.

A whistle-blower group on Wednesday said that U.S. Immigration and Customs Enforcement officials drafted guidance saying that deportation officers are allowed to enter homes to arrest people without a judicial warrant.

Robert Kalfus, Yonkers

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Senator Mayer and Assemblywoman Paulin Introduce Bill to Protect Childhood Vax Standards

Bill is in response to the recent change by federal officials decreasing recommended vaccines for children

On Jan. 27, Assemblywoman Amy Paulin and State Senator Shelley Mayer announced new legislation A.9648/S.8853 they are jointly sponsoring to ensure that New York State’s childhood vaccination requirements remain grounded in established medical science and expert consensus, amid recent changes to federal immunization recommendations.

The bill amends New York’s Public Health Law and Social Services Law to clarify that childhood vaccine requirements and immunization schedules in New York are governed by regulations issued by the State Commissioner of Health. In developing those regulations, the Commissioner would be required to rely on generally accepted medical standards and consider recommendations from nationally and internationally recognized medical and scientific organizations, including the American Academy of Pediatrics, the American Academy of Family Physicians, the American College of Obstetricians and Gynecologists, the American College of Physicians, and the Advisory Committee on Immunization Practices.

“This legislation is about protecting children and giving families and providers clarity and confidence,” said Assemblywoman Amy Paulin. “Vaccines are one of the most effective public health tools we have. At a time when federal guidance has shifted in ways that have at best caused confusion and at worst will threaten the health of children, New York must reaffirm its commitment to evidence-based medicine. Our immunization policies must continue to reflect the best available science.”

On January 5, 2025, federal health officials announced revisions to routine childhood immunization recommendations, reducing the number of universally recommended vaccines from 17 to 11. This included removing longstanding and extremely effective vaccines such as hepatitis B from the standard schedule for children. These changes have raised concerns among parents, health care providers, and public health experts, particularly given New York’s school and child care immunization requirements.

State Senator Shelley Mayer said, “I am proud to partner with Assemblywoman Amy Paulin to ensure that New York maintains a vaccine schedule grounded in accepted medical standards and the expertise of internationally recognized health organizations. We owe it to every family in New York to ensure our immunization policies are based on science, evidence, and trusted public health guidance. Over the past several years we have seen a shift away from vaccinations and as a result, increased outbreaks of preventable diseases that cause illness and put communities at risk. New York will do better by ensuring immunization policies continue to be based on science and reflect the best medical guidance.”

Research consistently demonstrates the effectiveness of childhood immunizations. According to the Centers for Disease Control and Prevention, routine vaccinations for children born between 1994 and 2023 have prevented hundreds of millions of illnesses, hospitalizations, and deaths nationwide.

In addition to clarifying vaccine standards, the bill requires social services districts to provide families receiving public assistance with children under age five with information about age-appropriate vaccines, ensuring families have access to accurate and reliable public health information.

The legislation would take effect immediately upon enactment.

Anthony Nicodemo Announces Candidacy for Westchester County Legislature



Anthony Nicodemo, a longtime educator, union leader, and community advocate, announced his candidacy for the Westchester County Legislature representing the 15th District, which includes Bronxville, Eastchester, and Yonkers.

Nicodemo is running on a platform focused on affordability, infrastructure investment, flood mitigation, and public safety. If elected, he will fight to:

- keep property taxes low for working families and seniors;
- push for targeted investments to repair aging roads, bridges, and drainage systems;
- aggressively pursue County, State, and Federal funding to address chronic flooding; and
- ensure the County fully funds law enforcement to keep Westchester residents safe.

“As a County Legislator, I will focus on results,” said Nicodemo. “That means responsible budgets that prioritize affordability, modernizing our infrastructure, securing outside funding so local taxpayers aren’t left holding the bag, and making sure our first responders have the resources they need.”

Specifically, Nicodemo has committed to:

Advancing fiscally responsible County budgets that control spending, oppose unnecessary tax increases, and prioritize essential services.

Flood mitigation along the Bronx River corridor, where recurring flooding threatens homes, roadways, and parkland in Yonkers, Bronxville, and Eastchester.

Upgrades to stormwater systems and drainage infrastructure in flood-prone residential neighborhoods to reduce property damage and protect local businesses.

Repairs to aging County roads and bridges, including heavily traveled commuter routes that connect neighborhoods to schools and downtowns.

Fully funding public safety, including police, while supporting training, and community-based strategies that keep neighborhoods safe.

Working collaboratively with local governments to ensure Bronxville, Eastchester, and Yonkers receive their fair share of County resources.

“Everything I’ve done—whether in the classroom, the union hall, or the community—has been about improving people’s lives,” Nicodemo said. “That’s the same approach I’ll bring to the County Legislature.”

Nicodemo has already received endorsements from the local Democratic Parties.

Anthony Nicodemo is a proud 20-year resident of Yonkers with a lifelong commitment to public service, education, and labor advocacy. He has spent his career teaching special education and social studies, ensuring every student has the opportunity to succeed. For more than two decades, Nicodemo has also served as a basketball coach and athletic leader, including 10 years at Saunders High School. His leadership earned him Yonkers Coach of the Year and Lower Hudson Basketball Coaches Association Coach of the Year honors, as well as the John Martino Service Award and the Willie Worsley Social Justice Award.

Nicodemo currently serves as President of the Hudson Valley Stonewall Democrats, Vice Chair and District Leader of the Yonkers Democratic Committee, and Vice Chair of the Westchester County Democratic Committee. He is a founding board member of the Sports Equality Foundation and Chair of Mayor Mike Spano’s LGBTQ Advisory Board. A strong advocate for working families, Nicodemo serves as President of Greenburgh–North Castle United and Executive Director for ED 16 on the NYSUT Board of Directors, where he fights for educators, students, and public services statewide.

Nicodemo is challenging County Legislator James Nolan, the sole republican on the County Board of Legislators, in the 15th District, which includes East Yonkers and Eastchester.

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The “I’m Fine” Excuse: What’s Actually Happening to Westchester Teens



By *Maya Kollarmalil*

If you simply ask any teen in Yonkers how they’re doing, you get an almost reflexive response of “I’m fine.” But this “I’m fine” has a hidden meaning underneath. It’s truly a facade that hides the reality of the stress our brain endures daily.

And I know what adults are thinking: You don’t have the worries of working a full-time job, having to pay bills, or the efforts of putting food on the table. What stress do you have to endure that’s even measurably close? But for us teens, our “full-time job” starts at 7:45 am when that bell rings and doesn’t finish until all the homework is completed at midnight. Those “bills” are the crushing pressures of keeping up the GPA that determines our future. But don’t get me wrong, I’m not saying our struggles are the same—I’m saying they are just as real.

The “Brain Rot” Reality

There is often miscommunication when coming to terms with the idea of “procrastination”, when adults see us staring at our phones. But it’s actually often a state of “functional paralysis” where we don’t wait to start our work for so long because we’re irresponsible but because we are waiting for the panic of the deadline to finally become louder than the fear of not being perfect.

As a junior in high school, being in this year let me interpret that everything I do could determine my future; it’s important to understand that we aren’t “choosing” to waste time but experiencing a system overload. We trade our sleep for a few hours of digital numbness because our nervous systems are desperately seeking a moment of safety away from the constant cortisol spikes of Junior year. To an adult, it looks like a teenager endlessly scrolling; to the student, it is a neurological retreat. It is a desperate attempt to hit the reset button before the cycle of expectations starts all over again at 7:00 AM. According to the American Psychological Association (APA), this is a biological “freeze” response where the brain’s emotional center physically overrides the logical prefrontal cortex during periods of high stress.

Actual Resources You Should Know About

If you’re a student in Yonkers feeling this weight, or a parent trying to understand what this “brain rot,” here are resources that can help here in Yonkers:

988 Suicide & Crisis Lifeline: Call or Text 988 It is 100% anonymous and available 24/7. Whether you need to hear a voice or just type it out, this is the fastest way to break a panic loop.

Yonkers Youth Bureau – “Mind Matters” (914-377-6443): A dedicated local space to talk about academic burnout and pressure.

The Jed Foundation (JED): Visit their online Mental Health Resource Center. It’s a science-backed “manual” for navigating the pressures of high school and understanding your brain.

We aren’t just names on a transcript or numbers on a GPA scale; we are human beings who deserve to exist without being constantly exhausted. By recognizing that “I’m fine” is a code for help, we can finally stop measuring our worth by how much stress we can take before we snap.

Maya Kollarmalil is a student at Yonkers Middle High School and a contributor to Yonkers Rising and YonkersTimes.com. She covers local food establishments and other Yonkers-centric topics. Passionate about journalism and storytelling, she enjoys uncovering hidden gems, sharing local voices, and keeping residents informed. Have a story idea? Reach her at MayaK@Yonkerstimes.com.

If you are a Yonkers or Westchester based student who is interested in submitting a story for us to post and print, email us at info@yonkerstimes.com.

NOTICE OF PUBLIC HEARING

TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of

Eastchester will hold a public hearing on: Tuesday February 10th, 2026 at 7:00 PM at the Town of Eastchester Town Hall, 40 Mill Road, Eastchester, New York, in the Court Room/Auditorium on the application of: New Residence at 201 Old Wilmot Road

for: Area Variances tied to Maximum building coverage, Maximum building height, Maximum height from grade to first floor, and Maximum gross floor area related to the demolition of an existing 1-1/2 story residence and construction of a new 2-story residence affecting the premises identified as the following Section(s), Block(s) and Lot(s) on the Tax Map of the Town of Eastchester: 64.D-4-17 and located at the following address: 201 Old Wilmot Road.

Some Words from Eric Schoen:



Wow, lots of white snowy stuff out there! I guess winter is finally here. Yonkersites know parking is a challenge. Taking the snow off the car before you drive is the law. You can’t block the routes of the snowplow. You have to be careful not to hurt your back when you are shoveling.

Try to keep warm and drink warm cocoa. It’s worth it to pay someone to shovel for you if you can. Make sure you have good quality boots or shoes. Take care of your animals if they go outside, and wipe the salt from their feet.

If you are young and healthy, check on your neighbors. Everyone, be careful and if you don’t feel good, go right to the hospital.

Especially, be careful when you go sleighriding, you have to go in a safe place.

Unfortunately, I will not be riding my sled this year. Those who are, enjoy yourself, be careful. I’m getting better every day. and love you and miss you. And I pray that you don’t have to dig out and can enjoy the beautiful white snow. Thank you, public servants, for all your hard work. Eric

Letter to the Editor:

Two innocent U.S. citizens have been shot to death by ICE with total immunity and no accountability. ICE agents are motivated to cause fear and pain rather than to professionally apprehend undocumented immigrants who committed serious crimes. ICE is acting like masked thugs on a nationwide basis with zero oversight. This is not my America. DHS Secretary Noam must be impeached and ICE completely overhauled. We have twice been asked to believe their lies rather than our own eyes looking at multiple videos. I spoke personally with Congressman Lawler who told me that he wanted a full and fair investigation of Renee Good’s shooting. Not only did DHS not investigate but they inhibited investigation by local law enforcement. Where is our Congressman’s oversight and outrage? I call on Congressman Lawler to publically call for Noem’s impeachment and his vote to do so.

Jeff Feldman, Granite Springs

Notice of Formation of Lifestyle Rehabilitation, LLC filed with SSNY on 10/27/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 56 Martha Place, Chappaqua, NY, 10514. Purpose: Physical Therapy.

Notice of Formation of S.I.T. Staying In Touch LLC. Arts. of Org. filed with the New York Secretary of State on December 25, 2025. Office location: Westchester County. New York Secretary of State designated as agent of the LLC upon whom process may be served. New York Secretary of State shall mail process to: Donald George McIntosh III, 137 Morningside Pl, Yonkers, NY 10703. Purpose: any lawful act or activity.

Notice of formation of Hardcore In The 914 LLC Arts. Of Org. filed with SSNY on 1/5/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Hardcore In The 914 8 Arden Drive, Hartsdale New York 10530. Purpose: any lawful act or activity.

Notice of Formation of Schmoose Pack Projects LLC. Arts. of Org. filed with the SSNY on 09/20/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to Bruce Wong 10 Station Square Forest Hills, NY 11375. Purpose: Any lawful act or activity.

Notice of Formation of Sets n Sweats LLC, filed with SSNY on August 24, 2025. Office: Westchester County. SSNY designated agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to LLC: 515 Boston Post Rd, #1034 Portchester, NY, 10573, USA Purpose: any lawful act or activity.

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

Notice of formation of MPMX, LLC. Arts. of Org. filed with the SSNY on 02/06/2025 Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 8 Lane Street Fl. 1 Yonkers, NY 10601 Purpose: Any lawful activity.

Notice of Formation of Infinity Strategies Group LLC. Arts of Org. Filed with SSNY on September 1, 2025. Office location: Westchester County, New York. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 255 Huguenot Street, Apt 913, New Rochelle, NY 10801. Purpose: Any lawful purpose.

Assemblyman Steve Otis Discussed Local and State Priorities at Local Summit

By Rina Beder

NYS Assemblyman Steve Otis addressed The Local Summit's program on January 13 ahead of Governor Kathy Hochul's State of the State address, offering attendees a preview of issues likely to be addressed by the Governor and a deeper discussion of three primary policy areas: technology, the environment, and immigration.

As chair of the Assembly Science and Technology Committee for the past five years, Otis has taken a leading role in grappling with the rapid emergence of artificial intelligence and its implications. He spoke about the Governor's intention to build on the Empire AI initiative, which brings together colleges and universities across New York to advance what he described as "AI for the public good." Examples include applications in medical research and special education.

Otis emphasized that innovation must be paired with safeguards. In December, he passed legislation to strengthen labor protections for public-sector employees as AI becomes more prevalent in the workplace. He also underscored the importance of transparency, noting that the public should know what AI tools are being used and for what purposes. Additional proposals, he said, would push for broader disclosures and protections as the technology continues to evolve.

Another legislative achievement Otis highlighted was the EMS reform bill he sponsored with Senator Shelley Mayer, which the Governor signed into law in December. The bill allows for greater local control of emergency medical services to address challenges related to diminished services and difficulties recruiting and retaining EMS workers. "We do not believe in a one size fits all approach" said Otis, explaining that flexibility is essential given the wide variation in community needs. While the new law establishes a framework for reform, he acknowledged that funding streams remain unresolved.

Environmental concerns, particularly flooding and water infrastructure, was one of the themes of the discussion. Otis noted that the Governor is expected to announce an additional phase of the clean water grant program, with the hope that some funding will be devoted to stormwater management. He reminded attendees that in 2015 he helped create a funding program for municipalities to improve drinking water and sanitary sewer systems, easing the financial burden of infrastructure upgrades.

Speaking directly to the local area, Otis stressed the urgency of addressing flooding in the Village of Mamaroneck. "We are in Mamaroneck, no place more impacted by flooding and extreme storms," he said. He explained that stormwater systems across New York State were not designed to handle the current volume and frequency of intense rainfall, requiring municipalities to increase system capacity. Otis pointed to funding secured through the State bond act and additional appropriations he and Senator Mayer advocated for, noting that Mamaroneck has been identified as a priority due to repeated flood impacts.

Immigration was another focus and a topic raised during the audience questions, with discussion focusing specifically on ICE activity and its impact on local communities. Otis spoke forcefully about recent federal enforcement actions, drawing a sharp distinction between immigration policy and what he described as militarized tactics. "What we are seeing is a military takeover of a city that is affecting everyone," he said, referring to actions taken by ICE over the objections of local officials. He criticized what he called "thug type behavior" and argued that stronger checks and balances are needed where none currently exist.

Otis noted that he co-sponsored legislation aimed at preventing local participation in federal immigration enforcement. In Mamaroneck, he pointed out, the police department has made clear it does not cooperate with ICE, prioritizing public safety so victims and witnesses are not afraid to report crimes. Additional legislative proposals would make it illegal for ICE agents to wear masks, an issue Otis said has taken on new urgency.

Audience questions also touched on affordability and housing, particularly for firefighters and EMS volunteers struggling to remain in the community. Otis acknowledged that over time, housing stock has become less diversified and emphasized the need for more affordable housing, noting that some preference policies for these volunteers and employees are constrained by federal discrimination laws.

Transportation and safety along the Boston Post Road corridor were also discussed. Otis described ongoing coordination with Senator Mayer and the Department of Transportation to repave the road and improve traffic and pedestrian safety while managing rising costs and jurisdictional complexities.

Reflecting on his approach to public service, Otis said, "I may be in the State legislature, but I think like a Mayor." He also praised The Local Summit for its role in community engagement, noting, "I wish every community I represented had a Summit. This is a great way to get information around in the community and for people to get together" said Otis. "I love what I do and I am on a mission to get things done" Otis said in closing, "I pass over half of the bills I introduce each year and am big on quality control."

The Larchmont-Mamaroneck Local Summit is an informal community council that seeks to make a better life for the community by keeping it informed of major issues of concern. Our next meeting, on February 10 at 8 am at the Nautilus Diner in Mamaroneck, will discuss "AI: Uses, Abuses and Protections" For more information: <https://www.localsummitlm.org/> . To view recorded programs on LMC Media: <https://lmcmedia.org/> .



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Is Hochul Really Going to Shut Down the Essential Plan?

By Bill Hammond, EmpireCenter.org

Governor Hochul is hingeing a big chunk of her budget – and the state's health-care system – on a politically fraught gambit: asking the Trump administration to help cover immigrants.

Hochul is seeking federal permission to temporarily continue Essential Plan coverage for 525,000 legally present non-citizens, even though they lost eligibility as part of last summer's One Big Beautiful Bill, also known as H.R. 1.

If the feds say no, the budget Hochul proposed on Tuesday calls for shutting the Essential Plan down completely in July, which would leave most of its 1.8 million enrollees scrambling for alternate coverage.

State officials have not explicitly raised the shut-down possibility before, and enrollment in the Essential Plan has continued. Yet the governor's newly released financial plan assumes the EP will end after June 30, and lowers its numbers accordingly.

This is why her budget shows federal funding to the state plunging by \$10.4 billion, or 11 percent, in fiscal 2027. It also means the overall state spending total of \$260 billion – which includes federal aid – would increase by just 0.7 percent, even as the state-funded portion of the budget would surge by 5.7 percent.

Whether Hochul is fully prepared to follow-through on her shut-down ultimatum – and whether it makes fiscal sense – is unclear.

Her budget briefing book says the state "cannot afford" to operate the Essential Plan under its current design, but provides no revenue or spending estimates to support that argument.

Nor does it show the math behind the overhaul it requested last September, which would scale back the ceiling on income eligibility – to from 250 percent to 200 percent of the poverty level – displacing some 450,000 current enrollees.

Instead, the state's financial plan shows funding for the EP dropping to a quarter of its current level, or \$3.2 billion, which would cover April through June, and zeroing it out for future years.

Confusingly, the governor's formal budget legislation allocates \$6.4 billion for the program – which appears to be roughly what it would cost to run if federal officials approve the state's requested changes.

Ironically, it's citizens, not immigrants, who have the most to lose.

Under a 2001 ruling by the state's highest court, in *Aliessa v. Novello*, New York is constitutionally obliged to cover most of the EP's immigrant enrollees, who have incomes below 138 percent of the poverty level, regardless of whether federal aid is available or not. If the EP shuts down, this Aliessa cohort would shift to Medicaid at full state expense, which officials have estimated would cost \$3 billion per year.

Under the state's request to the Centers for Medicare & Medicaid Services, the state would be allowed to pay this expense by drawing upon a \$9 billion-plus surplus EP's trust fund, which would be enough to last two to three years.

For the EP's citizen enrollees, who have incomes above 138 percent of poverty, the alternative is private coverage, either through an employer or the Affordable Care Act. Those buying ACA plans would have to contribute at least a portion of the premium on a sliding scale – up to about \$272 per month – a jarring change compared to the EP, which is premium-free.

The complexities of this policy change grow out of the topsy-turvy finances of the Essential Plan, which was launched in 2015 under a little-used provision of the ACA. States were given the option of creating a "basic health program" for people up to 200 percent of the poverty level – and receiving federal aid equal to 95 percent of the value of premium tax credits the enrollees otherwise would have received.

This option was especially valuable to New York, because it allowed the state to move Aliessa immigrants from state-funded coverage in Medicaid to federal funded coverage through the Essential Plan.

The funding formula proved to be unexpectedly generous to New York's plan, covering all of the the program's costs and then some, causing billions in surpluses to build up in a trust fund. This continued even as enrollment surged to almost 1.8 million – and after the state increased reimbursement rates to providers and, in 2024, expanded eligibility to 250 percent of the poverty level.

One factor behind the surpluses was the Aliessa population, who, because of their low incomes, qualified for the maximum possible subsidies. It appears, in fact, that the plan's immigrant enrollees were cross-subsidizing its citizen enrollees.

continued on pg 8



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Lt. Gov. Delgado Joins Protestors in White Plains to Stand Against Trump and Tyranny



Lt. Governor Antonio Delgado delivers a fiery speech to a crowd of over 150 protestors, highlighting the cruelty of the Trump Administration, and the ways to fight back. Photo by Dylan Wheeler



Yesterday, local faith leaders, immigrant leaders, and elected officials gathered for a FREE AMERICA rally at the Hon. Charles L. Briant Jr. Federal Building and Courthouse in White Plains. As one of 600 rallies planned nationwide as part of the Women's March, organizers worked to bring attention to one year under the Trump Administration and how New Yorkers are fighting back.

In one year under the Trump Administration we have witnessed an attack on the rule of law and democracy itself, while our most vulnerable neighbors have disappeared. Since Donald Trump's inauguration we have seen:

New Yorkers disappeared: New Yorkers have been illegally rounded up in mass since the beginning of 2025. In one instance an upstate mother and her three children were wrongfully abducted and sent to a detention center in Texas.

Civil liberties trampled: The Trump Administration has clamped down on peaceful protest and dissent using militarized police to silence opposition.

Slashing of our services: Since taking office the Trump Administration has cut over 1 trillion dollars in Medicare and Medicaid through his "One Big Beautiful Bill" to give tax breaks to the top 1%.

Economic chaos : The undemocratic Trump Tariffs have led to a rise in inflation with Americans now paying for his trade wars and increased unemployment.

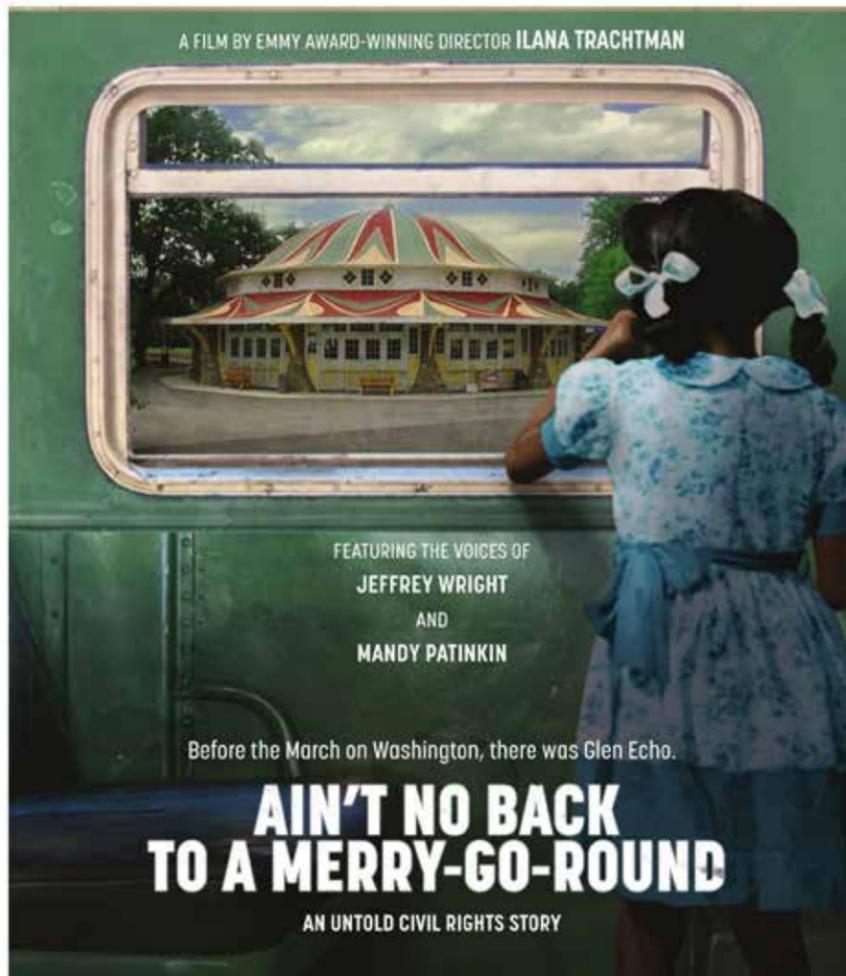
Firing employees and replacing them with loyalists: Plans to replace civil service workers with individuals loyal to the next conservative president, ensuring alignment with the administration's policies.

"What we're seeing from this administration is an attempt to govern through fear; raids that terrorize families, silence dissent, and tell people to stay in line or stay quiet. Said Lt. Governor Antonio Delgado. "New Yorkers are saying no. Today's walkout is about refusing to accept cruelty as normal and about building what comes next. That means actually protecting our immigrant communities by passing the New York For All Act to ban police collaboration with ICE. It also means taxing the ultra-wealthy who have captured our politics, and getting corporate interests out of government so democracy truly belongs to the people again."

"Since day one, the Trump regime has been relentless in its quest to undermine democracy, strip reproductive care, terrorize immigrants, criminalize protest, and target trans people — but New Yorkers aren't standing for it," said Ignacio Acevedo, Senior Organizer for the NYCLU in the Hudson Valley. "From Buffalo to Long Island, New Yorkers are marching, organizing, and demanding that our state leaders act swiftly and boldly to combat Trump's dangerous, deeply-unpopular agenda. Now is the time for Albany to protect New Yorkers and defend our rights."

"This walkout is a result of the people of this state and this country being sold out to millionaires and billionaires," said Ravo Root, Lead Organizer with Citizen Action New York. "Politicians who are bought and paid for gave us Donald Trump by not representing everyday people. Instead of standing with families and communities, corporate elites are being empowered, and a bloated, corrupt, and out of control operation like ICE is being given the ability to be weaponized against our own people. We should be passing real solutions like New York for All, not doubling down on cruelty. This is not a time for half measures or more of the same. We need bold leadership right now, and the people in power must step up instead of playing politics with people's lives."

The Picture House Presents a Special Black History Month Screening Series Ain't No Back to a Merry-Go-Round



Powerful Documentary to Screen Monday nights at 7:00 PM
February 2, 9, 16 & 23
at The Picture House Bronxville

The Picture House Regional Film Center is proud to present a special Black History Month screening series of *Ain't No Back to a Merry-Go-Round*, an award-winning documentary that uncovers a powerful and largely forgotten chapter of the early Civil Rights Movement. The feature will screen on Monday nights in February at 7:00 PM in Bronxville, on February 2, 9, 16, and 23.

Directed by Emmy Award-winning filmmaker Ilana Trachtman, the film tells the story of five Howard University students whose peaceful protest on a segregated carousel at Glen Echo Amusement Park in 1960 sparked one of the first organized interracial civil rights demonstrations in U.S. history. When white suburban allies joined Black students on the picket line, a groundbreaking partnership was born — one that drew national attention, provoked extremists, inspired lawmakers, and helped incubate future civil rights leaders, including Freedom Riders.

"This film is a remarkable reminder that meaningful change often begins with young people who are willing to act — and with communities that choose to stand together," said Clayton Bushong, Executive Director of The Picture House. "Presenting *Ain't No Back to a Merry-Go-Round* during Black History Month aligns deeply with our mission to create shared community experiences through film while shining a light on stories that continue to resonate today."

Featuring never-before-seen archival footage and immersive storytelling, the documentary includes voiceover performances by Jeffrey Wright, Mandy Patinkin, Bob Balaban, Peter Gallagher, Dominique Thorne, Alysia Reiner, Tracie Thoms, Lee Grant, and others. Four surviving protesters reflect on the risks they took, the alliances they forged, and the enduring power of collective action.

The film's title is inspired by Langston Hughes' poem "Merry-Go-Round," a poignant meditation on segregation and childhood innocence that echoes throughout the documentary.

FILM DETAILS

2024 | U.S. | English | 89 minutes

AWARDS & HONORS INCLUDE:

- DC Black Film Festival – Best Documentary Feature
- Boston Jewish Film Festival – Audience Award
- St. Louis International Film Festival – Women in Film Award
- Atlanta Jewish Film Festival – Building Bridges Award
- Richmond International Film Festival – Outstanding Merit for Community & Civic Action

San Antonio Black Film Festival – Best Documentary Feature

Tickets and additional details are available at thepicturehouse.org

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Geeks OnSite

Con Ed continued from pg 1-

we can work together.”

Many, prominent Westchester elected officials had rallied to oppose the reduced rate increase last year, and continue to object after the PSC made the announcement.

Statement by State Senators Shelley Mayer, Assembly Members Chris Burdick, Dana Levenberg, and MaryJane Shimsky

Public Service Commission’s Approval of Con Edison Rate Increase

“In approving this rate hike, the Public Service Commission failed to uphold its duty to protect ratepayers and act in the public interest. The consequences of this decision are devastatingly real – not just ‘emotional’ or ‘political,’ as a commissioner suggested during their commentary. People will be forced to choose between heat and healthcare. Seniors will skip medications. Families will cut back on necessities just to pay the bills.

“For more than a year – not weeks, as some Commissioners suggested during their questioning – we have been speaking out against current unconscionable utility bills, proposed rate hikes, and the rate-making process. For more than a year, we have been amplifying the voices of thousands of ratepayers, organizing our communities, and pushing legislation to protect New Yorkers from unfair, unjust, and unaffordable rate hikes. For more than a year, we have called for the ratepayers to be put first and shareholders second.

“We know this advocacy has been heard. That’s why it’s so disingenuous that the Public Service Commission dismissed the voices of tens of thousands of New Yorkers as merely ‘multiple individuals.’ That characterization is insulting to the thousands who took the time to speak out, to share their struggles, and to demand fairness. The rate-setting process is dense, opaque, and inscrutable, and its complexity and intricacy leave the public in the dark – it is a process that is heavily skewed in favor of the utility and its shareholders.

“We are deeply disappointed by this decision. It reflects a profound failure of responsibility. We will continue to fight alongside our colleagues in the Legislature, and the Governor, using every legislative tool available to protect New Yorkers and to hold both utilities and regulators accountable. The public deserves better, and we will not stop demanding it.”

County Executive Ken Jenkins said, “I am deeply disappointed by the Public Service Commission’s decision to accept Con Edison’s rate increases. Families, seniors, and small businesses across Westchester County are already stretched to their breaking point as utility bills have skyrocketed. This decision ignores the very real affordability crisis facing our communities and forces residents to make impossible choices between paying rent, buying groceries, or keeping the lights on. In some cases, even when they choose to keep the lights off, they are still hit with tremendous bills. How is this fair? Affordability should come first, and I will continue to stand with local and state leaders to push for solutions that protect ratepayers, not guaranteed profits for shareholders.”

State Senate Majority Leader Andrea Stewart-Cousins said, “The Public Service Commission’s decision to approve another round of Con Edison rate increases is deeply disappointing and reflects a failure to put ratepayers first. At a time when New Yorkers are struggling with rising costs, this decision will force too many families, seniors, and small businesses to make impossible choices just to keep their lights on and their heat running.

“I have heard directly from my constituents in Yonkers, Greenburgh, and Mount Pleasant who are already facing shockingly high energy bills. As I said in a letter from March to the Public Service Commission urging against these rate hikes, many residents are still paying delivery charges that far exceed the actual cost of the energy they use. This is not sustainable.”

Residents we spoke to said that rate increases approved by the PSC are reasonable. “Everything goes up, including our property taxes every year. What started out as a massive rate increase has come down to 3% a year for three years. That is manageable for me to budget,” said Jeff Watkins.

“I don’t understand why some of my elected officials didn’t agree to the final rate agreement, while other elected officials did agree. It’s kind of like the boy crying wolf. If you keep complaining about something that is not outrageous, how long will we listen?” said Celia Agnovia.

Maria Regina High School to Host Lower Hudson Valley Science Olympiad Feb. 7



While athletes from around the world will be competing in the 2026 Winter Olympics, Maria Regina-- the renowned all-girls Catholic high school-- will host its first-ever Lower Hudson Valley South Division SCIENCE OLYMPIAD. Notably, it marks the first time in more than 30 years that a high school within the Archdiocese of New York has served as host for this prestigious regional competition. The Science Olympiad is the preeminent STEM (Science, Technology, Engineering, Math) competition in the U.S., known for its highly rigorous academic challenges.

Maria Regina will be among 13 high schools in the region located south of I-287 in Westchester) that will vie for top honors in the 2026 tournament, recognizing the students’ outstanding performance in STEM events.

A total of 23 teams, including 2 from Maria Regina, will compete in collaborative events that showcase students’ critical thinking and creativity across a wide range of real-world applications in biology, chemistry, physics, earth science, and mechanical engineering, among other disciplines.

The other high schools represented are: Ardsley High School, Eastchester High School, Edgemont High School, Irvington High School, Pelham Memorial High School, Rye Country Day School, Rye Neck High School, Scarsdale High School, Stepinac High School, Tappan Zee High School, The Ursuline School, Yonkers High School.

As many as 300 young scientists from 13 high schools will present their innovations, some of which will take the form of devices they built. In prior high school Science Olympiads, students created Wi-Fi Lab antennas, Hovercrafts, and Electric Vehicles—prototypes involving design, construction with wood and other materials, programming, and rigorous testing—demonstrating deep STEM proficiencies that will again be on display at this year’s session.

To learn more about Maria Regina High School, visit www.MariaRegina.org.

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Hochul, Essential Plan, continued from pg 5-

That arrangement came to an end last summer, when President Trump signed his tax- and budget-cutting package into law. Among other cost-cutting moves, H.R. 1 barred legally present immigrants, including the Aliessa group, from eligibility for the ACA and other federal health programs.

State officials have estimated that this change, which took effect Jan. 1, will cost the Essential Plan \$7.6 billion annually, or more than half of its revenue.

To continue the existing program under the new federal law, the state would likely have to cut expenses, contribute its own money or both. Officials have not said exactly how much of either would be necessary, but the gap could easily mount into the billions.

The chances of a workaround from Washington seem low. In a statement to the New York Post on Thursday, a CMS official said the agency would “ensure federal taxpayer dollars are only used only for individuals who are lawfully eligible for coverage under the ACA,” language that would appear to rule out wiggle room for the state on immigrant coverage.

Rhetorically, the governor can try to blame Washington for any bad outcomes. But she boasted in her budget presentation that the state’s tax revenues and cash reserves have surged to all-time highs under her watch. If the state is not willing to fill budget holes in the Essential Plan, it’s not clear why the federal government, which is running trillion-dollar deficits, should do so instead.

There’s a case to be made for scaling back or eliminating the Essential Plan. It has diverted hundreds of thousands of potential customers from the state’s commercial insurance market, weakening the risk pool and driving up premiums for those who don’t qualify for subsidies.

Still, its hundreds of thousands enrollees signed up in good faith. If Hochul truly intends to take away that coverage barely five months from now, she owes them fair warning – and a much clearer explanation of why her decision is necessary.

Community Baptist Church located in Yonkers, NY is seeking a Worship Director & Musician to lead weekly services and grow our vibrant music ministry. Candidates should be skilled in piano/keyboard, passionate about worship, collaborative with pastors and choir, and gifted in leadership. Responsibilities include directing rehearsals, mentoring musicians, and supporting special events. We offer a welcoming, Christ-centered community and compensation based on experience.

Please send resume and video links to Rev. Dr. Nigel O. Cole at revnigelocole156@gmail.com.

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Read it all Online at Yonkerstimes.com

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

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

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

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

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

1) Bid No. IFB-7574 – Opening Date: February 20, 2026: Phase 3 of 3 - Windows, Masonry, Interior Improvements and Site Work at Family School 32 (KS).

2) Bid No. RFB-7575 – Opening Date: February 20, 2026: Pick-up, removal and lawful disposal of construction and demolition debris from the City of Yonkers lots and yards as needed (VB).

3) Bid No. RFB-7577 – Opening Date: February 13, 2026: 12-Month contract with a 12-Month Option to extend for the purchase of Bulk Quantities of 36% Food Grade Phosphoric Acid, as needed (KAS).

4) Bid No. RFB-7576 – Opening Date: February 13, 2026: Furnishing of Herbicide and Weed Control Services (NG).

5) INFORMATIONAL - RFP-539: Transportation Services for the 2026-2027 School Year – Due to the weather, the proposal deadline has been extended to Friday, February 6, 2026 at 2PM prevailing time.



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**TAX SALE NOTICE CITY OF YONKERS**

Department of Finance and Management Services, Office of the Commissioner, City Hall, Yonkers, New York.

Pursuant to the provisions of Chapter 452, Laws of 1908, known as the Supplemental Charter of the City of Yonkers, as amended by Chapter 725, of the Laws of 1917, adding thereto a new article numbered Article V-a, as further amended by Chapter 487, Laws of 1922, and as further amended by Chapter 667, Laws of 1933, as amended by Article IX Section 1 of Local Law No. 20-1961, as amended by Section 57 of Local Law 11 of 1995, and any subsequent amendments thereto, known as the Charter of the City of Yonkers, I, the undersigned Commissioner of Finance and Management Services of the City of Yonkers, do hereby give public notice:

That the respective owners of the lands and tenements in the City of Yonkers on which any taxes or assessments have been imposed and became a lien and have remained unpaid for one year since the same were due and payable are required to pay the amount of said taxes and assessments, together with all unpaid taxes and assessments affecting such lands and tenements, which became a lien and were due and payable prior to December 26, 2025 with all penalties thereon remaining unpaid, together with the interest thereon at the rate provided by law from the time the same became due and payable to the time of payment, and the charges of this notice and all other costs and charges accrued thereon to the time of payment, to the Commissioner of Finance and Management Services of the City of Yonkers, at his office in the City Hall, Yonkers, New York.

And Notice is hereby given that if default be made in such payment, the lien of the City of Yonkers, upon said lands and tenements for any tax or assessment, which became a lien so as to be due and payable before December 26, 2025; will be sold at public auction in the Ceremonial Court Room, 4th Floor, City Hall, 40 South Broadway, in the City of Yonkers, on Wednesday, May 13, 2026, at 10:00 A.M. of that date, for the lowest rate of interest, not exceeding 12 per centum per annum, at which time any person or persons shall offer to take the same in consideration of advancing the said taxes and assessments and penalties, as the case may be, the interest thereon as aforesaid to the time of sale, the charges of notice and all other costs and charges accrued thereon; and that such sale will be continued from time to time until all said liens of taxes and assessments shall be sold.

The transfer of tax liens to be executed and delivered to the purchaser thereof pursuant to the terms of said sale shall be subject to the lien for and the right of the City of Yonkers to collect and receive all taxes and assessments and penalties and interest thereon which became due and payable, of which became a lien upon said lands and tenements on and after the date mentioned in the advertisement for sale as stated herein, namely, the 26th day of December.

Each of the tax liens referred to in this advertisement will be sold subject to the provisions of the Federal Servicemembers Civil Relief Act and amendments thereto and Section 314 of the New York State Military Law.

Notice is hereby further given that a particular and detailed statement of the property affected by this sale, together with the total amount of the tax lien thereon, which is to be sold will hereafter be published in the official newspaper(s) of the City of Yonkers.

FURTHER OR ADDITIONAL TAX SALE NOTICE

In addition to the foregoing Tax Sale Notice and Statutes therein described, the further or additional notice is given setting forth the lots and parcels of land, including the street address thereof, on which the tax lien is to be sold together with the aggregate amount of tax lien thereon, and the assessed valuation of every said lot and parcel as described in the 2024 Tax Rolls as approved by the Department of Assessment and Taxation and confirmed by the City Council.

The name set forth is that of the person, corporation or legal entity appearing on the tax rolls as the owner or occupant of the lot or parcel of land upon which the tax lien is to be sold.

The first item is the Comptroller’s Tax Lien Number; the second is that of the person appearing on the tax rolls as the owner or occupant of the property; the third is the location of the property as described on the tax rolls which includes the Section, Block and Lot Numbers as shown on the Official City Map; the fourth is the assessed valuation unimproved as shown on the tax rolls; the fifth is the total assessed valuation as shown on the tax rolls; the last group of figures is the total amount of the lien which is to be sold.

John Liszewski, Commissioner of Finance and Management Services

Free Square Dancing Fun Nights

ICE Debate, continued from pg 1-



The Friendly Squares Dance Club. is having 2 Free Square Dancing Fun Nights on Monday, February 2nd and Monday, February 9th from 7:00-8:30pm at Katonah Methodist Church Parish Hall, 44 Edgemont Rd, Katonah, NY.

Modern Western Square dancing is a lot of fun, great exercise for both the body and mind and an opportunity to meet new people and make new friends. The attire is casual and no experience is necessary. This event is open to singles, couples and families.

Our website is www.friendlysquares.org.

NOTICE OF SALE

SUPREME COURT - COUNTY OF WESTCHESTER

The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as Trustee for Multi-class Mortgage Pass-Through Certificates, ChaseFlex Trust Series 2001-2,

Plaintiff,

Against

Ismael Vargas; Morel Carmen; Sonya Quintana

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 06/13/2024, I, the undersigned Referee, will sell at public auction, in the lobby of the Westchester County Supreme Courthouse 111 Dr. Martin Luther King, Jr., Blvd., White Plains, NY 10601 on 2/10/2026 at 9:30AM, premises known as 27 Radford Street, Yonkers, New York 10705 a/k/a 25 Radford Street, Yonkers, New York 10705, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Yonkers, County of Westchester and State of New York.

Section 1 Block 117 Lot 23, 24, and 25.

The approximate amount of the current Judgment lien is \$939,640.48 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 51062/2019

Stuart Ball, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 12/19/2025 File Number: 35091 MB 1/30

Westchester Rising

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migration policy.

Videos circulating online purportedly showing him participating in arrests related to his ICE duties prompted calls for his resignation from groups like the Hudson Valley Patriots for Immigration Reform and some local residents. Critics argued that his employment creates a conflict of interest, potentially undermining trust in the school board's commitment to a safe and welcoming environment for all students, including those from immigrant families. At a contentious board meeting in January, opponents voiced concerns about how an ICE agent's presence could affect community perceptions of safety in schools.

Despite the vocal opposition, Harrigan has firmly stated he has no intention of resigning. The Mahopac Board of Education, led by President Michael Mongon, has stood united in his support, declaring that his federal employment does not legally disqualify him from serving as an elected trustee under New York State law. Supporters, including fellow board members, local officials, and community residents, have defended him, emphasizing that his work is lawful, separate from his volunteer board duties, and essential for supporting his family. They highlighted his dedication to the district, portraying the calls for removal as politically motivated attempts to weaponize his career against him. Many attendees at the January meeting outnumbered critics, cheering his service and arguing that law enforcement professionals deserve respect rather than intimidation.

Harrigan's term extends through 2027, and the controversy has highlighted broader tensions between national policy enforcement and local community roles. His situation underscores how federal employment can intersect with local governance in unexpected ways, sparking division but also demonstrations of community support.

The Peoples Immigrant Coalition wrote, "Mahopac School Board member Christopher Harrigan has been captured on video multiple times since August 2025, and most recently last week, acting as an agent of ICE-ERO (Immigration and Customs Enforcement - Enforcement and Removal Operations), arresting individuals in the neighboring towns of Brewster and Carmel. This violation of human and constitutional rights is in direct conflict with the School Board's mission to ensure the safety and education of all students. A School Board member should not have access to student records. ICE-ERO has disregarded the law, kidnapping people without warrants, violently attacking without cause, and imprisoning without due process. Having a school board member participate in these violations jeopardizes the confidentiality and trust policy of any school system, thereby destroying a student's faith in the safety and protection that an educational system provides. THE ASK IS: ATTEND the School Board meeting and demand Christopher Harrigan's resignation."

Almost all of Westchester's elected officials came out calling for the resignation of DHS Secretary Christi Noem or the block of any federal funding for ICE.

Assemblymember Dana Levenberg said "Yesterday, federal agents killed another American citizen, 37-year-old nurse Alex Jeffrey Pretti, in their campaign of violence against Minnesota. Mr. Pretti was tackled while holding a smartphone and subdued by multiple agents before being pistol whipped - while restrained - and shot multiple times at close range. It is obvious from multiple videos that this was a completely unjustified use of force; Mr. Pretti posed no imminent threat to those officers, and the Department of Homeland Security is once again lying about what we can see with our own eyes. This would be reason enough for New York State to do everything in its power to limit cooperation with ICE, a debased organization that has strayed far from its original purpose.

But now we can see, through a letter sent by the Department of Justice to Minnesota Governor Tim Walz, that this operation truly does not have a legitimate law enforcement purpose. Attorney General Pam Bondi has now indicated that the Trump-Vance regime would trade the surrender of Minnesotans' data, including voter registration data, for the end of this violent campaign. This request makes clear what many have begun suspecting - that these armed, masked agents are not being sent around the country to conduct immigration enforcement, but to serve as a paramilitary force establishing MAGA authoritarianism in states where citizens disagree politically with the president. First, they came for the immigrants; then, they came for citizens defending democracy and the rule of law. When will the majority in Congress speak out?

State Senator Shelley Mayer said, "For the second time in a matter of weeks, an American was killed in our streets at the hands of federal ICE agents. I am deeply disturbed by the videos I saw, and I know others are as well. For the love and for the future of the United States, this armed invasion of an American state and city cannot continue. I call on the New York Republican members of Congress to urge Trump to withdraw ICE; and I demand an immediate, full, and transparent investigation by Minnesota law enforcement, including the full release of all video and evidence related to the incident. This cannot stand. ICE must leave Minnesota."

Assemblywoman Amy Paulin said, "I am outraged and heartbroken by the killing of Alex Pretti in Minnesota, a tragedy that follows the horrific and unjust death of Renee Good. These incidents of ICE violence are devastating, and cannot be without consequence. No enforcement mandate can justify the taking of human life or the abuse of power by government agents.

"Enough is enough. There must be a full, fair, and independent investigation into these killings and into the broader pattern of unlawful ICE actions. We all have a responsibility to speak out, to protest peacefully, and to demand accountability. This cannot continue, and we must resist any system that treats human lives as expendable."

Westchester Congressman Mike Lawler, in an OPED to the New York Times titled, Minneapolis deaths show America needs a new immigration plan, wrote, The deaths of Renee Good and Alex Pretti in Minneapolis this month were tragic and preventable. No matter where you stand on immigration enforcement, the shootings show that what the country has been doing is not working. Thankfully, the Trump administration has effectively stopped illegal border crossings and deported, by its own count, over 675,000 illegal immigrants. Any balanced immigration policy would preserve and expand on this progress — but humanely. Agents from Immigration and Customs Enforcement and Customs and Border Protection are conducting forceful operations in American communities. They should reassess their current tactics. I am the husband of a naturalized citizen. My wife came to the United States in pursuit of a better life. I will always fight to provide opportunity to others who have the potential and desire to contribute to America's success."

If you oppose the service of Christopher Harrigan on the school board, then where would you draw that line? Would you ask Police officers not to serve? How about prosecutors or investigators? Second, the response by the public in Putnam County is much different than here in Westchester, and many of us in Northern Westchester, work shop and enjoy Putnam county.

The overwhelming support for Trustee Harrigan shows that Putnam County is still supportive of Trump and ICE. ICE sightings in Westchester remain low, with photos and videos of ICE in Mt. Vernon, Ossining and Yonkers.

Strange Tides... in the new Real Estate Market

By Anthony Sarro NYS & Federally Certified Appraiser -30+ yrs of experience
www.AnthonySarroAdvisory.com

If you think the U.S. housing market is one giant wave lifting every home, think again. Today, it looks more like a crowded marina: some boats are racing ahead, some are stuck at the dock, and a few are quietly taking on water. For decades, Americans believed in a simple rule — when the economy grew, home prices rose everywhere. Appreciation rates varied, but nearly all markets moved in the same direction. That logic no longer holds. National housing data still shows modest gains of roughly 2–3 percent year over year. But those averages conceal sharp regional differences that matter deeply to homeowners, buyers, and policymakers. Markets with limited supply, stable employment, and relative affordability continue to rise. Markets that surged during the pandemic, fueled by cheap money and migration, are now correcting as higher interest rates collide with stretched affordability and rising inventory.

Recent price trends illustrate the split clearly:

- New York City Metro: +8%
- Trenton, NJ: +9–10%
- Lansing, MI: +9–10%
- Miami, FL: –3–4% from peak
- Austin, TX: –5–6%
- Tampa, FL: –5–6%
- San Francisco, CA: Below 2022 peak
- Phoenix, AZ: Below 2022 peak
- Dallas, TX: Below 2022 peak
- National Average: +2–3%

In the Northeast and parts of the Midwest, constrained inventory continues to support prices. In contrast, markets that experienced explosive pandemic-era growth are adjusting as demand cools and supply normalizes. The takeaway is simple: housing is local again. Migration patterns, inventory levels, financing costs, and job concentration now matter more than national economic growth. A strong economy no longer guarantees rising prices everywhere.

The old saying that “a rising tide raises all boats” no longer applies. Some boats are rising, others are steady, and a few are sinking. The era of synchronized appreciation is over. The U.S. housing market is no longer one tide — it’s a marina full of boats navigating very different currents.

Forward Voices, continued from pg 1-

tant lesson that lies at the core of the Forward Voice Project: Everyone deserves the opportunity to find and use their voice.

Together, the two are founding the Forward Voices Project. Their mission is to give students a chance to learn about different areas of policy, discover opportunities for involvement, and hear directly from professionals. Free civic education workshops will be held in local high schools and public libraries. Each workshop will highlight a certain area of policy, such as environmental sustainability or food insecurity.

We asked both, why did you start this project? “Growing up, I have been grateful to have opportunities to learn how to effectively use my voice. I recognize that this is not the case for many high schoolers in Westchester. It is so incredibly important that we teach high schoolers what it means to be a civic leader and how to advocate for the issues they hold close to their heart,” said Zhara.

Marley added, “YAC (Senator Andrea Stewart Cousins’ Youth Advisory Council) showed me how powerful it is when young people are given structured opportunities to speak directly with decision-makers. That experience helped shape Forward Voices, as we wanted to create a similar space, so students could build these skills before stepping into leadership roles.”

Want to become a Forward Voice and use your voice to positively impact your community? The Forward Voices Project is currently seeking motivated high school volunteers that will help to organize the civic education workshops. Leadership positions are also open for applications.

If interested in joining, please fill out this form: <https://forms.gle/obqFV9Na4PM-1cmj9>. Additional questions can be directed to forwardvoicesofwestchester@gmail.com.

Wrong way death, continued from pg 1-

“A preliminary investigation determined that a 2021 Infiniti operated by Tiffany P. Howell, 47 of Warwick, NY was traveling southbound in the northbound lanes when it struck a 2024 Toyota operated by Manuel Boitel, 61 of Peekskill, NY head-on.

“Boitel was transported to Westchester Medical Center where he was pronounced deceased. Howell was transported to Westchester Medical Center with what appears to be non-life-threatening injuries.

“Howell is a member of the NYPD and was off duty at the time of the collision. As required under NYS Executive Law Section 70-b, the New York State Attorney General’s Office has been notified of the incident.

“The investigation remains ongoing, and anyone who may have witnessed this incident is asked to contact the New York State Police Hawthorne Bureau of Criminal Investigation at 914-742-6057.”

Sgt. Tiffany Howell is an 18-year NYPD veteran.

Boitel’s family has set up a GoFundMe page to help with expenses. The page has almost \$50,000 in donations. The page reads, “My aunt has just experienced an unimaginable loss. Her husband, a truly caring and selfless man, was killed in a tragic accident caused by an off duty NYPD officer who entered the highway in the wrong direction. He was always the first to help others, often putting the needs of those around him before his own. The irony is that he regularly donated to funds supporting police officers, as he always dreamed of becoming one himself.

“My aunt and her husband have been sharing 42 years of marriage filled with love and partnership. His sudden passing has left a huge void in our family, not only emotionally but also financially. He was the main provider and head of the household, and now my aunt, together with her sons, is facing the overwhelming challenge of covering funeral expenses and keeping up with household bills on their own.

“We are reaching out to our community for support during this incredibly difficult time. Any contribution, no matter the amount, will help my aunt and her sons manage the immediate costs and give them some breathing room as they navigate the months ahead. Thank you so much for your kindness and generosity. Your support means the world to our family as we try to find our way forward.” Posted Ismenia Mejia Cabrera.

Several media reports, including the Journal News and New York Times, write that on the night of the accident, Howell was scheduled to host a part for the Holy Name Society, at a cost of \$150 per person at a Scarsdale cigar lounge. It is unclear whether Howell was traveling home after attending that event.

Media reports write that Cabrera posted on Instagram that “drunk NYPD” cop killed her uncle and that some of the money raised would be used for “legal counsel in making sure that justice is not overlooked for my uncle because she was NYPD.”

No charges have yet been filed, as investigators are awaiting a toxicology report, law enforcement sources said.

NY AG Letitia James’s office wrote, “The New York Attorney General’s Office of Special Investigation (OSI) has opened an investigation into the death of Manuel Boitel, who died on January 23, 2026 following a motor vehicle incident involving an off-duty member of the New York City Police Department (NYPD) on January 22, 2026 on the Taconic State Parkway in Westchester County.

“At approximately 11:39 p.m. on January 22, an off-duty NYPD officer was driving on the Taconic State Parkway near mile marker 3.7 when they struck another vehicle driven by Mr. Boitel. Mr. Boitel was transported to a local hospital, where he was pronounced dead shortly after midnight on January 23.

“Pursuant to New York State Executive Law Section 70-b, OSI assesses every incident reported to it where a police officer or a peace officer, including a corrections officer, may have caused the death of a person by an act or omission. Under the law, the officer may be on-duty or off-duty, and the decedent may be armed or unarmed. Also, the decedent may or may not be in custody or incarcerated. If OSI’s assessment indicates an officer may have caused the death, OSI proceeds to conduct a full investigation of the incident.”

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Real Estate , continued from pg 1-

resilient,” said Zach Harrison, co-leader of The Zach & Heather Harrison Team. “Single-family sales rose again, prices moved higher across the board and well-priced listings continued to draw multiple offers. Even with rates and headlines shifting throughout the year, buyers showed up in force whenever the right home hit the market.”

Year-to-date through the end of 2025, single-family home sales increased 4.3 percent county-wide, with sold volume climbing 10.6 percent from approximately \$5.7 billion in 2024 to more than \$6.3 billion in 2025. The county-wide median single-family price rose 6.5 percent to \$985,000, while the average price climbed 6.0 percent to \$1,314,056. Condos and co-ops also posted solid gains: county-wide median condo prices rose 5.9 percent and co-op median prices jumped 8.4 percent versus 2024.

“We continue to see strong demand from New York City buyers who want more space, great schools and a different pace of life,” said Heather Harrison. “That city-to-suburbs pipeline, combined with extremely low inventory, is what keeps this market competitive. In many of Westchester’s core towns, bidding wars actually picked up in the second half of the year, and buyers had to be ready with their best terms from day one.”

Q4 2025 COUNTY-WIDE MARKET HIGHLIGHTS (YTD 2025 VS. YTD 2024)**Single-Family Homes**

Sales: 4,595 → 4,793 (+4.3%)

Sold Volume: \$5,694,337,060 → \$6,298,269,767 (+10.6%) Median Price: \$925,000 → \$985,000 (+6.5%) Average Price: \$1,239,246 → \$1,314,056 (+6.0%) Average Days on Market (DOM): 39 → 40 (+2.6%)

Condos

Sales: 1,201 → 1,200 (-0.1%)

Sold Volume: \$749,588,144 → \$782,445,567 (+4.4%) Median Price: \$500,000 → \$529,500 (+5.9%) Average Price: \$624,137 → \$652,038 (+4.5%) Average DOM: 42 → 46 (+9.5%)

Co-ops

Sales: 1,507 → 1,589 (+5.4%)

Sold Volume: \$373,970,395 → \$420,090,568 (+12.3%) Median Price: \$207,500 → \$225,000 (+8.4%) Average Price: \$248,156 → \$264,374 (+6.5%) Average DOM: 58 → 61 (+5.2%)

Residential Rentals

Rentals: 3,596 → 3,628 (+0.9%)

Total Rental Volume: \$15,714,923 → \$16,191,210 (+3.0%) Median Rent: \$3,300 → \$3,400 (+3.0%) Average Rent: \$4,370 → \$4,463 (+2.1%) Average DOM: 41 → 43 (+4.9%)

INVENTORY REMAINS FAR BELOW PRE-PANDEMIC NORMS

Active listings across Westchester County have dropped dramatically since before the pandemic, underscoring just how tight supply remains. According to MLS data, the number of single-family homes on the market in September 2025 totaled roughly 1,700 countywide—down from more than 5,100 in September 2019, representing a 67 percent decline in active listings. Every community has felt the squeeze: on average, towns recorded a roughly 70 percent drop in active listings over that six-year period, illustrating the severe supply constraints driving today’s competitive market conditions and continued price growth.

TOWN-LEVEL HIGHLIGHTS

Several communities stood out for notable shifts in pricing and activity in 2025:

Byram Hills Single-family sales were essentially steady (-1.7%), but sold volume rose 11.0 percent to more than \$230.5 million. The median single-family price climbed 12.5 percent to \$1,670,000 and the average price increased 12.8 percent to \$1,953,756, while average days on market fell 11.6 percent—signaling a very strong high-end market.

Chappaqua Single-family sales jumped 22.5 percent (160 to 196 closings), and sold volume increased 18.5 percent to more than \$307.7 million. Prices remained elevated, with only slight easing at the margin, while average DOM dropped 24.4 percent, indicating faster-moving inventory and continued buyer competition.

Mamaroneck Single-family sales in Mamaroneck rose 1.9 percent, but pricing moved sharply higher. The median single-family price climbed 15.0 percent to \$1,845,000 and the average price rose 13.2 percent to \$2,080,447. Sold volume increased 15.3 percent and average DOM fell 18.7 percent, highlighting Mamaroneck as one of the county’s most in-demand coastal markets.

Scarsdale In Scarsdale, single-family sales dipped 7.2 percent year-over-year, but pricing moved decisively higher. Sold volume climbed 7.5 percent to more than \$540 million, the median single-family price rose 8.8 percent to \$2,459,950 and the average price jumped 15.8 percent to \$2,784,365. Even with average days on market increasing from 38 to 51 days, Scarsdale remains one of Westchester’s premier luxury markets, with buyers willing to pay a premium for renovated and well-located homes.

Rye Across Rye City and the surrounding Rye P.O. area, the luxury single-family market remained extremely active. In Rye P.O., single-family sales grew 35.3 percent and sold volume surged 55.5 percent, while the average price climbed nearly 15 percent.

Yonkers In Yonkers, single-family sales surged 18.1 percent and sold volume grew 20.3 percent year-over-year. Median and average single-family prices both ticked higher, while condo and co-op segments remained active with modest price gains despite mixed sales counts. Yonkers continues to serve as a key entry point to the Westchester market for buyers trading up from the city and nearby boroughs.

BIDDING WAR INTENSITY ANALYSIS

Using data from the year-end report, The Zach & Heather Harrison Team has updated its proprietary Bidding War Intensity analysis for all major Westchester towns, highlighting where days on market have fallen the most—a key signal of multiple-offer activity and heightened buyer competition. The latest analysis shows especially strong bidding pressure in traditionally supply-constrained markets such as Chappaqua, Byram Hills, Mamaroneck. “As we look ahead to the 2026 spring market, we do not expect a flood of new inventory to suddenly appear,” Zach Harrison added. “Serious buyers are still out there, and when the right home comes on, they are prepared to move quickly and bid aggressively. Heather Harrison concluded, “For buyers, the key is preparation. You need a clear strategy, realistic expectations and an advisor who understands how each town behaves at different price points.” Visit zachandheatherharrison.com for more information.

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF WESTCHESTER

SUPPLEMENTAL SUMMONS

INDEX NO: 66684/2025

D/O/F: 07/10/2025

Property Address: 10 Tall Tulip Lane, Yonkers, NY 10710

Plaintiff designates Westchester County as the place of trial. Venue is based upon the County in which the property is situate.

AVAIL 3 LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RESTORATION III TRUST,
Plaintiff,

-against-

Unknown heirs at law of HERMAN AUERBACH, his next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming, under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise, any right title or interest in and to the premises described in the complaint herein, all of whom and whose names and places of residence are unknown to the plaintiff and cannot after diligent inquiry be ascertained; LYNN AUERBACH AS HEIR OF THE ESTATE OF HERMAN AUERBACH, GARY AUERBACH AS HEIR OF THE ESTATE OF HERMAN AUERBACH, BOARD OF MANAGERS OF THE WINCHESTER HOMEOWNERS ASSOCIATION, INC., UNITED STATES OF AMERICA, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE;

“JOHN DOES” and “JANE DOES”, said names being fictitious, parties intended being possible tenants or occupants of premises, and corporations, other entities or persons who claim, or may claim, a lien against the premises,
Defendant(s).

-----X

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED to answer the Complaint in this action, and to serve a copy of your Answer, or, if the Complaint is not served with this Summons, to serve a Notice of Appearance on the Plaintiff’s Attorneys within twenty (20) days after service of this Summons, exclusive of the day of service, where service is made by delivery upon you personally within the State, or within thirty (30) days after completion of service where service is made in any other manner, and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

TO THE ABOVE-NAMED DEFENDANTS: The foregoing Summons is served upon you by publication pursuant to an Order of the Hon. William J. Giacomo, a Justice of the Supreme Court, Westchester County, entered December 15, 2025 and filed with the complaint and other papers in the Westchester County Clerk’s Office.

THE OBJECT OF THE ACTION is to foreclose a mortgage dated February 21, 2025 and recorded in Control No. 650643550 on March 72025 in the Westchester County Clerk’s Office covering premises k/a 10 Tall Tulip Lane, Yonkers, NY 10710 a/k/a Section 4, Block 4402, Lot 306.

NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

The following notice is intended only for the defendants who are owners of the premises sought to be foreclosed or who are liable upon the debt for which the mortgage stands as security.

YOU ARE HEREBY PUT ON NOTICE THAT WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PLEASE BE AWARE:

(1) that debt collectors, in accordance with the Fair Debt Collection Practices Act, 15 U.S.C. § 1692 et seq., are prohibited from engaging in abusive, deceptive, an unfair debt collection effort, including, but not limited to:

- i. the use or threat of violence;
- ii. the use of obscene or profane language; and
- iii. repeated phone calls made with the intent to annoy, abuse, or harass.

(2) If a creditor or debt collector receives a money judgment against you in court, state and federal laws may prevent the following types of income from being taken to pay the debt:

1. Supplemental security income, (SSI);
2. Social security;
3. Public assistance (welfare);
4. Spousal support, maintenance (alimony) or child support;
5. Unemployment benefits;
6. Disability benefits;
7. Workers’ compensation benefits;
8. Public or private pensions;
9. Veterans’ benefits;
10. Federal student loans, federal student grants, and federal work study funds; and
11. Ninety percent of your wages or salary earned in the last sixty days.

TO THE DEFENDANTS: The Plaintiff makes no personal claim against you in this action.

TO THE DEFENDANTS: If you have obtained an order of discharge from the Bankruptcy court, which includes this debt, and you have not reaffirmed your liability for this debt, this law firm is not alleging that you have any personal liability for this debt and does not seek a money judgment against you. Even if a discharge has been obtained, this lawsuit to foreclose the mortgage will continue and we will seek a judgment authorizing the sale of the mortgaged premises. Dated: December 18, 2025 Sandy J. Stolar, Esq., MARGOLIN, WEINREB & NIERER, LLP, Attorneys for Plaintiff, 575 Underhill Boulevard, Suite 224, Syosset, New York 11791 516-921-3838- #102696

Fly Over to Eaglefest Feb. 7 at Croton Point Park

Groundhog Day Celebration at Muscoot Feb. 2



The 22nd Annual Teatown Hudson River EagleFest® will be on Saturday, February 7, 2026. Join us for an all-day celebration at Croton Point Park!

The program includes thrilling live bird shows spotlighting birds of prey, bird walks where you can view eagles through spotting scopes, heated tents filled with educational displays and exhibits, crafts and games for children, food trucks, and more!

Visit <https://www.teatown.org/events/eaglefest/> for more information.



Are you loving the snow or are you hoping for an early spring? Well, put all your eggs in one basket and see what Muscoot Farm's girl who runs the weather predictions, Cluxatawney Henrietta, has to say next week at its annual Groundhog Day celebration! Visit on Monday, Feb. 2; activities begin at 10 a.m.; prediction at 10:30 a.m.!

If she lays an egg we will see an early spring, if she doesn't then we will have six more weeks of winter.

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

-Thomas Jefferson



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