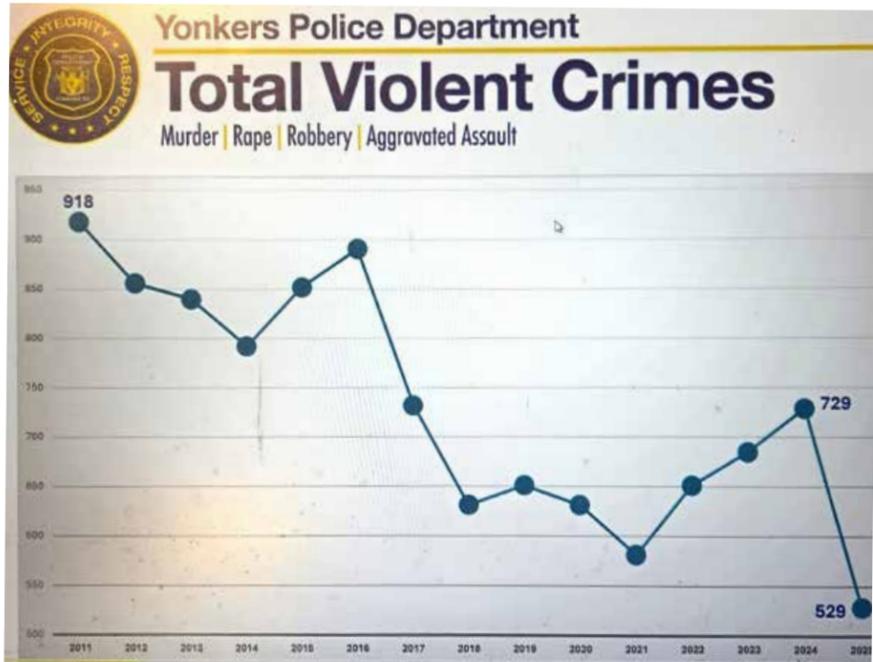


Crime Down in Yonkers by 16% Year Over Year

Violent Crimes Among the Lowest in Yonkers History



The chart above shows violent crimes down 27% since last year, and down 42% since 2011

Mayor Mike Spano today joined Yonkers Police Commissioner Christopher Sapienza to announce the City's 2025 Crime Statistics, which rank among the lowest in Yonkers' history and reflect major gains in public safety.

Yonkers recorded one of its lowest crime totals ever in 2025, with overall crime down 16% year-over-year and down 42% since the start of Mayor Spano's administration. Violent crime has also dropped 42% since 2011, with rape, robbery, and aggravated assault, all at all-time lows.

"Today's numbers show what sustained investment in public safety, strong community partnerships, and the dedication of our police officers can accomplish," said Mayor Spano. "Yonkers remains one of the safest big cities of its size in the nation, and we will continue working every day to keep our neighborhoods secure and our residents protected."

Additional highlights include a 27% year-over-year drop in violent crime and a 100% homicide clearance rate. Yonkers also recorded the lowest number of bullet-to-body shootings among the Big 5 cities in New York State.

continued on pg 10-

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

continued on pg 7-

A Foot of Snow Hits Yonkers



By Dan Murphy

A Yonkers resident took this photo on her street, three days after a snow storm on Jan. 25 hit Yonkers with 11.5 inches. Many residents are upset whenever a large snowstorm hits Yonkers, and the posts on social media are in the hundreds. But

continued on pg 9-

Democrats Nominate Terrero for County Board



L-R-County Executive Ken Jenkins, Wilson Terrero, Mayor Mike Spano

See Story on Page 2

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.

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**

Wilson Terrero Endorsed by the Yonkers Democratic Party for Westchester County Legislator, 17th District

Following the Yonkers Democratic Party convention held last night, Wilson Terrero today announced that he has officially received the party’s endorsement in his campaign for Westchester County Legislator representing the 17th District.

“I am deeply honored and grateful to receive the endorsement of the Yonkers Democratic Party,” Terrero said. “I want to sincerely thank the district leaders for their confidence, support, and trust. Their backing means a great deal to me, and I am proud to stand with them as we work together to deliver results for Yonkers residents.”

Terrero also expressed appreciation to party and government leaders who supported his candidacy, including Tom Meier, Ken Jenkins, and Mike Spano.

“I thank Chairman Tom Meier for his leadership and support, County Executive Ken Jenkins for his encouragement, and Mayor Mike Spano for his continued commitment to the people of Yonkers,” Terrero said. “I am grateful for their confidence as I take this next step in public service.”

Terrero previously served as Majority Leader of the Yonkers City Council, where he built a strong record of leadership, fiscal responsibility, and advocacy for working families. With more than 25 years of community involvement, he has championed free programs for children and seniors, provided scholarships for high school students, and served as a board member of the Park Hill Residents Association, advocating for improved quality of life for our neighborhoods.

As County Legislator, Terrero said his priorities will include addressing the affordability crisis facing Yonkers families and tackling quality of life issues that affect everyday life, including public safety, infrastructure, and neighborhood stability.

“I am ready to serve on day one,” Terrero said. “This endorsement strengthens my commitment to fight for affordability, protect our neighborhoods, and ensure Yonkers has a strong voice at the county level.”

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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Clarity Matters in Yonkers' Budget Debate



By Joseph Berger, left, and John P. O'Leary Northwest Yonkers Republican Club

Local government works best when elected officials clearly explain not just how they vote, but why. In Yonkers, recent budget discussions involving former City Councilmember Anthony Merante highlight how important that clarity is — especially at a time when residents are feeling the impact of higher taxes and rising living costs.

Former Councilmember Merante has consistently voiced concerns about the city's operating budget, casting a "no" vote based on his belief that the plan places too much burden on homeowners, seniors, and working families. Those concerns are shared by many residents across the political spectrum. Yonkers is an expensive city to live in, and taxpayers deserve careful scrutiny of every dollar spent.

At the same time, Merante has expressed support for fair compensation for city employees, including sanitation workers represented by the Teamsters, whose contract includes approximately a 10% wage increase over several years. Sanitation workers perform difficult, essential work, and few would argue against treating them with respect and fairness.

Where some residents become confused is how these two positions fit together.

Public-sector wages are a significant part of the city's operating budget. Supporting employee pay increases while opposing the overall budget that funds them can appear inconsistent unless the distinction is clearly explained. The issue is not whether workers deserve raises — many do — but how those costs are balanced against the city's broader fiscal responsibilities.

It is possible to hold both views at the same time: to support fair labor agreements while also opposing a budget that relies too heavily on tax increases or lacks long-term financial planning. However, for that position to resonate with the public, it requires clear and consistent communication about what parts of the budget are acceptable and which are not — and why.

Budget votes are not just symbolic gestures; they are statements of priorities. Residents benefit most when those priorities are spelled out in a way that fosters understanding rather than confusion.

Yonkers faces real challenges in balancing the needs of taxpayers, city employees, and essential services. That balance will only be achieved through open dialogue, thoughtful compromise, and clear explanations from all sides.

In that spirit, the ongoing budget debate should be less about political lines and more about transparency, accountability, and finding solutions that work for the entire Yonkers community.

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

Some Words from Eric Schoen:



Zach and Heather Harrison

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

continued on pg 11--



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

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

Minnesota ICE Shootings Bring Both Sides Out in Force

Right-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

continued on pg 9--

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.

continued on pg 10--

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.

On This Day in Yonkers History...



Alexander Smith Cochran

By Mary Hoar, City of Yonkers Historian, President Emeritus Yonkers Historical Society, recipient of the 2004 Key to History and the Key to the City of Yonkers, Yonkers Landmarks Preservation Board Member, Founder of Revolutionary Yonkers 250 and President Untermyer Performing Arts Council

Monday, February 2nd

February 2, 1926: Two prominent Yonkers families merged when General Joseph Stilwell's brother, Colonel John Stilwell, married Mabel Halliwell Duell, former wife of Colonel Holland Duell.

Stilwell's first wife died shortly after giving birth in 1924.

Mabel Stilwell's first husband, who served as both a NYS Assemblyman and State Senator, had eloped with Mabel's cousin Emilie Brown. Mabel immediately filed for divorce.

An intimate ceremony was held in New York City, attended only by immediate family: Stilwell's parents, his late wife's mother, his 18-month old daughter, and Mabel's five children from her first marriage.

Her estate Ardenwold was on North Broadway, just north of William Boyce Thompson's estate.

February 2, 1931: For the second time, Carlos Henriquez of Yonkers won the wrestling championship of all Spanish Speaking countries! Henriquez defeated Jack Russell in Mexico City after 32 minutes of grappling, by employing a flying tackle. He tackled Russell three times before throwing him flat. The audience of 8000 people included President of Mexico Ortiz Rubio, Governor Alfred Gomez of Toluca and the American Ambassador J. Reuben Clark; this was one of the largest wrestling tournaments ever staged in Mexico City.

Tuesday, February 3rd

February 3, 1939: Mayor Loehr's World's Fair Committee appealed to all homeowners to register their vacant rooms for rental! The committee wanted to house as many visitors to the New York World's Fair as possible to bring business to our merchants and businesses. Chair H. Armour Smith said unoccupied rooms could be "money-makers" for homeowners. Accommodations needed included bedrooms, parking spaces, information booths, information booklet and available transportation to the fair by railroad, river and other transportation.

February 3, 1944: After Alexander Smith and Sons Carpet Company increased company efforts to "Speed the Surrender," with Smith design department employees Richard Hargreaves and James Engel designing posters and signboards stimulating sales, it passed its quota of \$510,300 in bond subscriptions well ahead of schedule.

The Company's total bond subscriptions for all drives totaled \$2,110,000!

Wednesday, February 4th

February 4, 1942: New Deputy Public Safety Commissioner Frank Wartur was well known for his crusade for safety... and his hate for ticket-fixing. Once he assumed office, he began getting requests to fix tickets, many from friends teasing him. While speaking to the Kiwanis Club, he announced he was having a personal card printed, stating: "The bearer is a friend of the Commissioner; any courtesy you can extend to him will be appreciated. If the bearer shows this card... fine him double!"

February 4, 1944: Samuel Hayward, President of the Yonkers Chamber of Commerce, sent letters to Senator James Mead and Congressman James Fitzpatrick urging them to introduce a Congressional bill creating an award for Yonkers and other communities with "no strike" records.

Hayward wanted recognition for Yonkers because seventeen of our factories were manufacturing parts for planes, tanks, warships and general ordnance... and there were no job actions!

Chief of the Awards Branch of the Individual Services Division Major Robert

continued on pg 9-

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City Council Business

Stated City Council Meeting -January 27, 2026

1. A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING

ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES (ADOPTED 7-0)

2. AN ORDINANCE ESTABLISHING AN OFFICIAL MAP OR PLAN OF THE CITY OF YONKERS PURSUANT TO THE PROVISIONS OF ARTICLE 3 OF GENERAL CITY LAW OF THE STATE OF NEW YORK, AND AMENDMENTS THERETO, WHICH MAP OR PLAN INDICATES THE STREETS, HIGHWAYS AND PARKS IN THE CITY OF YONKERS HERETOFORE LAID OUT, ADOPTED AND/OR ESTABLISHED BY LAW. (ADOPTED 7-0)

3. RESOLUTION TO ISSUE A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") RELATING TO THE REZONING OF PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT AND FOR CORRESPONDING AMENDMENTS TO THE ZONING ORDINANCE. (ADOPTED 7-0)

4. RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.1187 AND ASSEMBLY BILL A.1793 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO USE SURVEILLANCE TO ADDRESS ILLEGAL DUMPING

5. RESOLUTION ISSUING A HOME RULE MESSAGE FOR SENATE BILL ----- S.8859 AND ASSEMBLY BILL A.9520 IN RELATION TO BONDS AND NOTES. (ADOPTED 7-0)

6. RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.7217 AND ASSEMBLY BILL A.7675 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO PERMIT SELF-CERTIFICATION BY LICENSED PROFESSIONALS TO STREAMLINE BUILDING PERMIT PROCESS. (ADOPTED 7-0)

7. A RESOLUTION REQUESTING NEW YORK STATE AMEND THE VEHICLE AND TRAFFIC LAW TO EXTEND SCHOOL ZONE SPEED CAMERA ENFORCEMENT TO SCHOOL ZONES WITHIN THE CITY OF YONKERS (ADOPTED 7-0)

8. A RESOLUTION REQUESTING NEW YORK STATE AMEND THE NEW YORK PUBLIC OFFICERS LAW AND OPEN MEETINGS LAW TO PROTECT PERSONAL INFORMATION. (ADOPTED 7-0)

continued on pg 8-

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Hudson River Museum's Planetarium Features Children's Shows Every Weekend



Planetarium shows are offered every Saturday and Sunday at 11:30am, 12:30pm, 2pm, and 3:30pm, with each time slot geared towards a different age group. 11:30am, 12:30pm, and 3:30pm shows are recommended for young children.

Little skywatchers is a gentle, musical, and interactive journey through the wonders of the night sky, perfect for young explorers just before naptime!

Little ones will discover the Sun, Moon, stars, planets, and constellations while singing along to classic favorites and learning a few fun, astronomical tunes. Don't forget your spacesuit and most importantly—your imagination! Visit <https://www.hrm.org/calendar/> to learn more.

Westchester County High School Students Start Forward Voices Project Yonkers Students Welcome

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/obqFV9Na4PM1cmj9>

FIRST SATURDAYS
HISTORICAL GAMES SERIES

Learn to Play Mancala

Saturday, February 7, 2026
1:00 PM | Free for all ages!

Philipse Manor Hall State Historic Site | 29 Warburton Ave. Yonkers, NY

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 important 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/obqFV9Na4PM1cmj9>. Additional questions can be directed to forwardvoicesofwestchester@gmail.com.

Yonkers Rising

SEND US letters, announcements, opinions, photo and story ... etc TO dmurphy@risingmediagroup.com

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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 Shinsky. “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.

Yonkers Library Presents Black History Month Movie Series

BLACK HISTORY MONTH

MOVIE SCREENING

"a cinematic stick of dynamite"

WINNER

AMERICAN FICTION

Tuesday
February 3
2:30 - 4:40 pm

Will Library
Auditorium

SCIENCE OLYMPIAD
Exploring the World of Science

MARIA REGINA HIGH SCHOOL HOSTS ITS FIRST-EVER LOWER HUDSON VALLEY SOUTH DIVISION C SCIENCE OLYMPIAD ON FEBRUARY 7, 2026

SCIENCE OLYMPIAD TEAM

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Even homeowners who could pay cash are encouraged to check eligibility.

ENROLLMENT IS LIMITED
Programs, appointments, and installations are available on a first-come, first-served basis in your area.
Programs change frequently and may close without notice.

CALL NOW TO CHECK ELIGIBILITY
888-849-9991
or visit MyProgramFunding.com

City Council Business, continued from pg 5-

9. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YONKERS AUTHORIZING APPLICATION OF THE STATUTORY EXEMPTION PURSUANT TO REAL PROPERTY TAX LAW SECTION 422. (ADOPTED 7-0)

10. RESOLUTION APPROVING AN INTER-MUNICIPAL AGREEMENT BETWEEN THE CITY OF YONKERS AND THE COUNTY OF WESTCHESTER FOR THE PRISONER TRANSPORTATION AGREEMENT FOR THE TERM 2026-2027. (ADOPTED 7-0)

11. RESOLUTION OF THE CITY COUNCIL TO HONOR THE FAMILY AND COMMUNITY'S REQUEST TO HONORARILY RENAME PROSPECT STREET AS JAMES EDWARD DEGREE WAY. (ADOPTED 7-0)

12. RESOLUTION RECOGNIZING JANUARY AS MATERNAL HEALTH AWARENESS MONTH. (ADOPTED 7-0)

13. RESOLUTION OF THE COUNCIL OF THE CITY OF YONKERS TO RECOGNIZE AND HONOR THE LATE REVEREND DR. MARTIN LUTHER KING JR. AND RECOGNIZE JANUARY 19, 2026, AS A DAY OF SERVICE IN THE CITY OF YONKERS. (ADOPTED 7-0)

13A RESOLUTION OF THE CITY COUNCIL URGING THE NYS PUBLIC SERVICE COMMISSION TO REJECT THE APPLICATIONS BY CONSOLIDATED EDISON TO INCREASE GAS AND ELECTRIC UTILITY RATES AND URGING THE GOVERNOR OF THE STATE OF NY, THE NYS SENATE AND THE NYS ASSEMBLY TO OPPOSE THE UTILITY'S RATE INCREASE REQUESTS. (ADOPTED 7-0)

13B. ORDINANCE OF THE CITY OF YONKERS, NEW YORK, ADOPTED JANUARY 27, 2026 DETERMINING THE TERMS, FORM AND DETAILS OF ISSUANCE OF \$57,030,000 GENERAL OBLIGATION REFUNDING SERIAL BONDS-2026D OF THE CITY, DIRECTING THEIR PRIVATE SALE, AND PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SAID BONDS AND OTHER OBLIGATIONS OF THE CITY.(ADOPTED 7-0)

13C. ORDINANCE OF THE CITY OF YONKERS, NEW YORK, ADOPTED JANUARY 27, 2026 DETERMINING THE TERMS, FORM AND DETAILS OF ISSUANCE OF \$87,355,000 GENERAL OBLIGATION SERIAL BONDS-2026A, \$25,270,000 SCHOOL SERIAL BONDS-2026B AND \$7,045,000 GENERAL OBLIGATION SERIAL BONDS-2026C (FEDERALLY TAXABLE) OF THE CITY, DIRECTING THEIR PRIVATE SALE, AND PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SAID BONDS AND OTHER OBLIGATIONS OF THE CITY. (ADOPTED 7-0)

You can tune in to City Council meetings and Public Hearings via the City Council

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.

Driver Needed:

We are seeking a hardworking, enthusiastic, self-motivated and energetic professional to join our group of drivers. Driver must be customer service-oriented, punctual and friendly. Willing to work flexible hours, including days, nights, weekends and holidays. Must maintain a clean and well-organized vehicle, ensuring it is in excellent working condition through regular maintenance. Contact (Terrysaunders145@gmail.com) for more info.

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.

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

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 rate, 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

*Yonkers History, continued from pg 5-**ICE Debate, continued from pg 1-*

Clark told Hayward only the companies could receive the “E” awards for outstanding production.

Thursday, February 5th

February 5, 1910: The Sherman Memorial Dispensary of St. John’s Riverside Hospital was opened formally by Charles E. Gorton, Committee Chairman. The building was erected by Alexander Smith Cochran as a memorial to his friend, the late Dr. William T. Sherman.

Friday, February 6th

February 6, 1944: John Estvanik, in England, was thrilled to get a piece of home! A Red Cross “clubmobile” made regular visits to his base, bringing coffee and doughnuts. One day, instead of coffee, they passed out wool sweaters; he was surprised to read his sweater’s label.

He wrote to our Red Cross Branch, “on the label I saw the name of my own city, good old Yonkers! I was so happy!” He thanked them on behalf of all the sailors who received the “neat looking woolen sweaters,” and asked them to “keep up the good work.”

Saturday, February 7th

February 7, 1925: Hundreds of gypsies, representing 48 tribes throughout the United States, wound through the walkways of Oakland Cemetery in Yonkers to attend the funeral of Nicholas John, the King of the Gypsies.

The procession included women dressed in colorful garments, beads and earrings, wailing their sorrow; men chanting prayers; a spokesman reading the gypsy ritual for the dead; and a band playing the funeral airs of the gypsy. He was buried in the same plot as his father and his predecessor 25 years earlier; his father’s body was shipped back to Russia, as per Gypsy protocol.

John was 65 years old, born in Russia; he came to the US with his dad, whom he succeeded as ruler of the tribes. It was rumored his brother Ristra Jurka of 72 Riverdale Avenue would succeed him as ruler of the gypsies; instead, the Gypsy fathers elected Frank Mitchell of New York City to be the new ruler of a million and a half Gypsies in this country.

Sunday, February 8th

February 8, 1965: Rumors were buzzing around Yonkers about the Proctor Building, 53 South Broadway, one of the Getty Square Landmarks. Why? Tenants, all with month-to-month leases, were told to vacate within 30 days. Fifty year tenant Dentist Barnett Hordes, New York Archdiocese Catholic Charities, New York State Training School for Boys, and the Moving Picture Machine Operators Union were among those told to move.

All wondered why the building was being vacated; a local reporter contacted its property owners, Manhattan’s Glen Alden Company, and asked; the answer was “So?”

Questions or comments on this column? Email YonkersHistory1646@gmail.com. For information on the Yonkers Historical Society, Sherwood House and upcoming events, please visit our website www.yonkershistoricalsociety.org, call 914-961-8940 or email info@yonkershistoricalsociety.org.

Snow, continued from pg 2-

having covered Yonkers during 25 years of storms, and driven the roads, I can say that Yonkers is by far the most difficult locale to plow. Be it the hills or the square miles, or the many Yonkers residents that have to park their cars on the streets, there are many challenges for the DPW. One resident wrote, “I say we need to stop just blaming the City sanitation who does this work or whatever department and start helping out with this snow situation because we are all in it. Do you realize how massive Yonkers is? It is impossible for them to get everywhere especially hilly places. If we did our part and help them you know how many streets and roadways will be cleaned out in the city of Yonkers? We’ve grown lazy over the years and feel that it is not our obligation or responsibility to help out. Because in reality we are all stuck in the snow unless we come together and do our part. And I don’t want to hear it’s not my job. So just wait till they get to you Snow removal should be a community effort not just the city departments responsibility.”

over immigration 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.

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By **Anthony Sarro** NYS & Federally Certified Appraiser -30+ yrs of experience
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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.

Crime down, continued from pg 1-

Shoplifting incidents are down 23% from their COVID-era peak in 2023, with 676 incidents reported in 2025 and arrests made in 72% of cases; more than half of those arrested (54%) were non-residents.

Grand larcenies of autos are down 34% from the 2023 peak, with 257 vehicles stolen in 2025, with over 50 cases tied to vehicles left running or with keys inside.

“These historic reductions in crime are the result of hard work by the men and women of the Yonkers Police Department who put themselves in harm’s way every day to protect our residents,” said Police Commissioner Christopher Sapienza. “Alongside our community-oriented programs, our commitment to data-driven policing allows us to deploy resources strategically to prevent crime before it occurs and quickly apprehend perpetrators when an offense does take place. Thank you to Mayor Spano and the City Council, whose continued investment in public safety provides our Department with the tools needed to achieve these results.”

Yonkers has advanced its data-driven policing model using real-time information, analytics, and technology to prevent crime before it happens. By identifying patterns, trends, and emerging hotspots, the Department can deploy resources more strategically and respond faster to incidents. This proactive approach allows officers to focus where they are needed most, improving outcomes while strengthening community safety.

The Yonkers Police Department reports crime data through the FBI’s Uniform Crime Reporting (UCR) Program, the national standard for tracking and comparing crime trends across jurisdictions. The City of Yonkers consistently has been ranked among the safest cities of its size in the nation.

Wrong way death, continued from pg 1-

igation 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.”

Yonkers Rising

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Real Estate , continued from pg 1-

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 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

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

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