

Riverside High School Valedictorian & Salutatorian to Study Art & Nursing

Riverside HS Valedictorian Christine Flores and Salutatorian Ean Anderson

By Dan Murphy

Congratulations to the Riverside High School 2026 Valedictorian Christine Flores and Salutatorian Ean Anderson.

Valedictorian Christine Flores graduated with a 98.8% GPA.

One of Christine's favorite teachers is Mrs. Kaufman, Honors English, 10th grade. "English has always been my favorite subject and she took the time to get to know me as a student and support my work in the future."

Among Flores many extra-curricular activities, her work with Groundworks Hudson Valley was most rewarding. "We got to go to parks and help around. It got me more interested in the environment, which is always

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Frank Jereis Crushes Jeannette Garcia in Primary for Yonkers Assembly District 90



Frank Jereis

Vote totals:

Frank Jereis -57%-2,800 votes

Jeannette Garcia-43%-2,105 votes

Frank Jereis, 25, won a major double-digit victory in the Democratic primary for Yonkers' State Assembly district, defeating Jeannette Garcia, 38. The race marked Jereis' first run for elected office, and his campaign emphasized a strong local organizing effort rooted in labor support, community members, and the Yonkers Democratic Party. Frank Jereis' platform zeroed in on affordability, school funding, and supporting working families and organized labor.

Jereis, who serves as Executive Director of the Yonkers Democratic Committee and Chief of Staff to Assemblymember Nader Sayegh, entered the race with deep community ties and long history with the Yonkers Democratic Party. His campaign built a broad coalition that included all major labor unions in the region, Mayor Mike Spano, and a wide range of Yonkers-based elected officials and political organizations. The broad coalition coupled

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Stewart-Cousins and State Delegation Bring Back \$189 Million to City of Yonkers and YPS



L-R: Assemblymember MaryJane Shimsky; Superintendent of Yonkers Public Schools Anibal Soler, Jr.; Assemblymember Nader Sayegh; Yonkers Council Majority Whip Deana Norman; Yonkers City Council President Lakisha Collins Bellamy; Assemblymember J. Gary Pretlow; Yonkers Mayor Mike Spano; Yonkers City Councilmember Tasha Diaz; Yonkers City Council Majority Leader John Rubbo; State Senate Majority Leader Andrea Stewart-Cousins; State Senator Shelley B. Mayer; Yonkers Public Schools Board of Education Trustee Sheila Greenwald; Yonkers Public Schools Board of Education President Dr. Rosalba Del Vecchio

See Story on Page 9

Skipper Beats Nicodemo in Democratic Primary County Board D-15; Leslye Oquendo-Thomas Leads Terrero by Three Votes in Dem. Primary County Board District -17



L-R-Chuck Lesnick, Councilwoman Corazon Pineda-Isaac, Leslye Oquendo-Thomas, Kisha Skipper, Christopher Johnson

By Dan Murphy

Election results from Primary day in Yonkers 2026 give us a mixed bag, with democratic party endorsed candidate Frank Jereis winning, see other story, but with Kisha Skipper beating the party's endorsed candidate Anthony Nicodemo

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Yonkers' Waterfront Renaissance: A Success Story Still Searching for Balance



new waterfront development along the Hudson River in downtown Yonkers
By Griffin Scarborough

Few places in Westchester County have changed as dramatically over the past two decades as the Yonkers waterfront.

Massive investment has turned an area of abandoned industrial sites, ware

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Yonkers Celebrates America 250 -Events all Week



See All Events on Page 6

Yonkers Resident, Group Home Employees Charged

with Stealing Over \$47,000 from Residents with Disabilities

Westchester County District Attorney Susan Cacace and New York State Comptroller Thomas P. DiNapoli announced that two group home employees have been charged in connection with an alleged scheme to make personal purchases using the banking information of group home residents with disabilities.

Nadajah Jackson, 28, of Yonkers, was charged with one count each of Grand Larceny in the Third Degree, a class D felony, Grand Larceny in the Fourth Degree, a class E felony, Scheme to Defraud in the First Degree, a class E felony, and two counts of Petit Larceny, a class A misdemeanor.

She was arraigned on the charges Tuesday afternoon in Tarrytown Justice Court. She was released on her own recognizance, as none of the charges are bail eligible. She is due back in court on July 1.

Destiny Galan, 25, of Staten Island, was charged with Grand Larceny in the Fourth Degree, a class E felony, Scheme to Defraud in the First Degree, a class E felony, and Petit Larceny, a class A misdemeanor. She is set to be arraigned in Tarrytown Justice Court on July 1.

DA Cacace said: "I am outraged that two individuals entrusted with caring for our most vulnerable residents instead allegedly bilked them of tens of thousands of dollars. My office will not sit idle as our neighbors with disabilities have their pockets picked. I am thankful that our strong collaboration with Comptroller DiNapoli and the Tarrytown police has brought these two defendants to justice, and we will seek to ensure that all the victims from this alleged scheme are made whole."

Comptroller DiNapoli said: "The defendants' alleged actions are simply outrageous and heartless. Nadajah Jackson and Destiny Galan allegedly exploited vulnerable individuals entrusted to their care to line their own pockets. Now, thanks to my partnership with Westchester D.A. Cacace, we will ensure that justice is served and they are held accountable for their cruel actions."

As alleged in a felony complaint filed with the court, Jackson, an employee of the Association For Mentally Ill Children of Westchester (AMIC), made numerous purchases from Amazon and other merchants between November 2022 and January 2025 totaling \$45,448.47 by debiting the bank accounts of four AMIC residents.

As alleged in another felony complaint filed with the court, Galan, an AMIC employee, made personal Amazon purchases between May 2024 and August 2024 totaling \$2,038.03, which included expenditures on women's clothing and food, by debiting the bank accounts of two AMIC residents.

The victims of this scheme are adults with varying degrees of intellectual and physical disability.

This case was investigated by the Office of the New York State Comptroller, the Tarrytown Police Department and the Investigators Squad within the Westchester County District Attorney's Office, with assistance from the Economic Crimes Bureau.

The case is being prosecuted by Complex and Pattern Crimes Deputy Bureau Chief Courtney Johnson.

Westchester Rent Guidelines Board OK's 3.5% Rent Increase

4.5% for two-year leases

BRI: Progress on RGB Vote, but Cost Pressures Persist

On June 22, the Westchester County Rent Guidelines Board approved rent adjustments of 3.5% for one-year leases and 4.5% for two-year leases for rent-stabilized apartments, effective October 1, 2026.

The Building & Realty Institute of the Hudson Valley (BRI) said the approved increases represent a departure from the lower adjustments adopted in recent years, while noting that housing providers continue to face significant financial pressures from rising operating costs and regulatory requirements.

"The Board's decision is a more realistic recognition of the challenges facing housing providers," said Alana Ciuffetelli, Chair of the BRI's Apartment Owners Advisory Council (AOAC). "However, owners continue to face pressures that affect their ability to maintain, improve, and preserve their properties over the long term."

Operating costs continue to rise across nearly every category, including insurance (10.3%), utilities (5.2%), oil and gas (7.5%), and higher interest rates (5%). Property owners are also anticipating higher regulatory costs in the next year, including from the NYS Department of Health Lead Rental Registry program, which takes effect this year.

The BRI noted that while the approved adjustments provide some relief, many housing providers continue to grapple with years of accumulated cost increases that have outpaced allowable rental income. The approved increases also remain below the current rate of inflation, further illustrating the ongoing gap between rising costs and available revenue. In addition to rising day-to-day operating expenses, owners of older rent-stabilized buildings face growing demands related to building systems, capital improvements, and compliance with new state and local regulations.

"We know affordability remains a concern for many residents, and property owners understand those challenges," Ciuffetelli said. "At the same time, preserving safe, quality housing requires ongoing investment. The long-term health of Westchester's rent-stabilized housing stock depends on ensuring that owners have the ability to keep pace with rising costs and continue investing in their buildings."

The BRI emphasized that maintaining and preserving existing housing must remain a priority as Westchester continues to confront a regional housing shortage. The organization will continue advocating for policies that support housing preservation, encourage investment in aging buildings, and ensure that rent-stabilized housing remains sustainable for both residents and housing providers.

CONNECTED EXPERIENCES LLC Arts. of Org. filed with SSNY on 01/30/2026. Office: Westchester Co. SSNY designated agent for process and shall mail copy to LLC at 212 Colabaugh Pond Rd, Croton On Hudson, NY, 10520. Purpose: any lawful act.

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One of the Largest Transmission Projects in New York State in the Last 50 Years

Governor Kathy Hochul announced that the 339-mile Champlain Hudson Power Express (CHPE), one of New York's largest transmission infrastructure projects in 50 years, can now deliver reliable, clean energy from Canada directly to New York City. CHPE is expected to deliver 10.4 terawatt-hours of clean energy per year to the New York Metro area – meeting up to 20% of the city's needs – and reduce carbon emissions by 37 million metric tons through 2040. This will provide significant public health benefits by reducing harmful emissions and local air contaminants in New York City, and, in particular, historically underserved communities.

"The Champlain Hudson Power Express transmission line is one of the first projects I championed as Governor, and is a game changer when it comes to keeping the lights on, helping build a cleaner future and holding costs down," Governor Hochul said. "With its completion, we are powering 1 million New York City homes with needed clean energy that will serve communities for generations to come. This project is further proof that despite the unprecedented federal headwinds we are facing, New York will remain a national climate and clean energy leader into the future."

The CHPE transmission line, part of the Governor's all-of-the-above approach to energy designed to keep the lights on and costs down for New Yorkers, will help replace the power lost with the closure of the Indian Point nuclear plant. Since Indian Point's closure, New York City has had to rely more on gas-fired plants that have caused emissions downstate to grow.

The CHPE project, contracted by the New York State Energy Research and Development Authority (NYSERDA) and developed by Transmission Developers Inc, in partnership with Hydro-Québec, is expected to provide more than \$3.4 billion in economic investment over the life of the 25-year contract and has already supported more than 1,400 family-sustaining construction and operations jobs statewide. Additionally, CHPE's Green Economy Fund, a \$40 million fund, has already awarded \$2 million to organizations focused on disadvantaged communities, workforce development and job retraining, intended to facilitate entry into the clean energy economy.

New York State Energy Research and Development Authority President and CEO Doreen M. Harris said, "Today we turn a page in New York's energy history by bringing a transformative volume of clean energy to the nation's largest city. Not only does this project demonstrate the benefits of Governor Hochul's commitment to diverse energy resources, but it brings increased reliability to our grid by delivering enough electricity to power over one million homes, reducing pollution and improving air quality in our most vulnerable communities."

Selected in September 2021 as part of the Tier 4 solicitation administered by NYSERDA, CHPE construction began in 2022. The 1,250-megawatt High Voltage Direct Current (HVDC) transmission line runs from Montreal, Quebec to the Astoria Energy Complex in Queens and connects to the grid at the newly expanded New York Power Authority Astoria Annex substation. NYPA also supported TDI in their building of a new nearly four-mile underground transmission line, called the Astoria Rainey Cable (ARC), that connects the Astoria Annex to Con Edison's Rainey substation.

The CHPE project, which is hosted by many local municipalities and counties, executed multiple project labor agreements totaling more than three million union labor hours. It is the longest fully buried transmission line in North America and was strategically buried underground and underwater to increase long-term reliability and minimize environmental and community impact.

CHPE is a critical component of New York's diverse mix of resources and supply infrastructure which supports its State Energy Plan by delivering clean, firm hydropower and renewable energy into a high-demand region, helping relieve congestion, improve system flexibility, and reduce reliance on more expensive gas-powered generation. The State Energy Plan highlights transmission as essential infrastructure for integrating new clean generation at scale and managing future load growth efficiently.

On This Day in Yonkers History



A Revolutionary War fact: Philipse Manor Hall in Yonkers, one of the oldest buildings in Westchester, is that the Philipse family were loyalists and left for England after the war

By Mary Hoar, City of Yonkers Municipal Historian, 1977 recipient of the Key to the City of Yonkers, President Emeritus Yonkers Historical Society, recipient of the 2004 Key to History, Yonkers Landmarks Preservation Board Member, Founder of Revolutionary Yonkers 250 and President Untermyer Performing Arts Council

Monday, June 29th

June 29, 1936: Earl Browder, 30 Post Street, was nominated as the Communist Party candidate for President at its Madison Square Garden Rally! While giving his acceptance speech, the 25,000 attendees gave Browder a rousing 30-minute ovation.

James Ford, from Harlem, accepted the nomination of Vice President.

July 29, 1943: Three thousand, eight hundred thirty-two Yonkers OCP (Office of Civilian Protection) volunteers jumped out of bed at 2:23 am in response to a surprise blackout drill. According to Chief Air Raid Warden John J. Flynn, the drill went extremely well, with few violations noted. The blackout lasted 36 minutes,

Tuesday, June 30th

June 30, 1927: Speaking to a crowded meeting of Yonkers Rotary, Assistant Secretary of War F. Trubee Davison spoke about the progress in developing the Army Air Service, and the planned expansion of that part of our armed forces. He outlined the plan to expand to a force of 15,000 officers and over 2,000 planes of all types. He told the Rotarians Yonkers should be part of this development, as we were uniquely suited for an airport... an airfield would be invaluable to the development of Yonkers and aviation.

He had wanted to fly to Yonkers from Washington but couldn't. It would have meant landing at Mitchell Field, then traveling by car to Yonkers. It would have taken longer than traveling by train!

June 30, 1929: Nine honorary Deputy Public Safety Commissioners pooled their funds to purchase new regulation summer shirts for Yonkers 42 traffic police officers. Donors were Paul Appenzellar, Max Cantor, George Engle, Stanley Mitchell, Dr. James Morrissey, James Reed, John Reilly, Felix Sarubbi, and William Ward.

Wednesday, July 1st

July 1, 1893: A group of 31 businessmen organized the Yonkers Board of Trade.

July 1, 1944: Staff Sergeant Peter Bodnar of Vineyard Avenue arrived home for a 3-week furlough. An engineer-gunner, he spoke about shooting down enemy planes. His plane had no escort for one mission over Udine, Italy. "Enemy interference" by 50 enemy planes started 30 minutes before they reached their target. His plane was under a tail attack, so Bodnar shot down the plane with a direct hit; he was awarded the Air Medal for his action.

After his leave, he reported to Atlantic City for reassignment.

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Notice of formation of 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.

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LGBTQ Bd Honors Yonkers Firefighter Chisholm



By: Dennis Richmond, Jr.

On Friday, June 12, 2026, the City of Yonkers held its annual LGBTQIA+ Flag Raising Ceremony at the Unity Fountain outside Yonkers City Hall. The event brought together community members, Yonkers Pride, elected officials and advocates to celebrate Pride Month, visibility, inclusion, and the continued progress of the LGBTQ+ community.

Among those in attendance were Yonkers Mayor Mike Spano, Councilmembers Tasha Diaz and John Rubbo, and residents from across the city. Speakers included Michael Sabatino, Mayor Mike Spano, and Anthony Nicodemo, Chair of the City of Yonkers LGBTQ Advisory Board and President of the Hudson Valley Stonewall Democrats.

A highlight of the ceremony was the presentation of the Michael Sabatino Legacy Award, which recognizes individuals who have made a lasting and meaningful impact on the local LGBTQ+ community. This year's recipient was Yonkers Firefighter Devon Chisholm.

Chisholm, who was married by Mayor Mike Spano, has dedicated his career to serving and protecting the residents of Yonkers. His commitment to public service and his contributions to the LGBTQ+ community have made him a respected figure throughout the city.

As the Pride Flag was raised over Yonkers City Hall, the ceremony served as a reminder of the importance of visibility, acceptance, and community. It was also an opportunity to celebrate leaders like Devon Chisholm, whose service continues to make a difference in the lives of others.

Congratulations to Firefighter Devon Chisholm on this well-deserved honor. *Dennis Richmond, Jr. (@NewYorkStakz) is a journalist, historian, and educator from Yonkers, NY. He writes to uplift unheard voices, honor history, and inspire change.*

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Notice of formation of Pure Body Lab, LLC. Arts. of Org. filed with the SSNY on 05/06/2026. With an existence date of 03/27/2026. 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, 2040 White Plains Rd #1082, Bronx NY 10462 USA. Purpose: Any lawful activity

Riverside HS, Valedictorian, continued from pg 1-

something I wanted to explore.”

Among the many colleges and universities that Flores applied to and was accepted at, she decided to attend SUNY Purchase in the fall.

“I want to major in visual arts and maybe minor in film. I really enjoyed how beautiful the campus was and I when I visited I thought I could fit in here. I’m also looking forward to exploring the arts with artistic students.”

Christine thanked her teachers and her family for helping her to get to this point of academic greatness. “And also my little siblings. I wanted to be a good role model, and show them that they can make it far no matter what they want to do.”

Any advice for a future Valedictorian? “Live your life to the fullest and don’t lose sight about what type of person you want to be.”

Riverside HS Salutatorian Ean Anderson graduated with a 95.8% GPA. Physics teacher Emmanuel Michalakos was his favorite. “He is passionate about the subjects he teaches and encourages us to do better. And he explains something as many times until you understand.”

Ean served as a Math tutor for 9th and 10th grade students. “I am decent at math but I never thought I would be helping others with their work. It helped me to become better at explaining subjects to people.”

Anderson will be attending SUNY Binghamton in the fall and pursue a career in nursing. “I was told it was a good school and I got a good scholarship. It will be a new experience for me of being independent, but I wanted to go away.”

Ean said his parents, “Always encouraged me to work hard. My mom would say take it one step at a time, while my dad would say do what you need to do. He works hard and I wanted to work as hard as he does.”

Advice for a future Val or Sal? “Start working hard your freshman year because it sets up your GPA for 4 years and also participate in extra-curricular activities. It makes your college application stand out.”

Congratulations!

Westlake HS Teacher Arrested in Connecticut for Attempted Sexual Assault of a Child



Raymond Szczerba, left, a Westlake High School science teacher in the Mt. Pleasant School District, was arrested on June 7 in Stamford, CT, and according to media reports, was charged with attempted sexual assault and enticement of a minor.

Szczerba was quickly placed on administrative leave by the school district pending the outcome of his case. He was also removed from the school district’s social media posts.

Szczerba was a co-advisor of the Westlake High School’s Science Olympiad Team, which was highlighted by the school district for their recent success. Now, parents and other students are concerned about what else Szczerba might have done at Westlake HS.

Szczerba, 45, was listed as an Earth Science, Environmental Science and Oceanography teacher.

News 12 reported that “Court records show Raymond Szczerba was arrested Sunday, June 7, but because the arrest was made in Connecticut, we have been having trouble obtaining the police report or court complaint to provide more details.

According to the law firm of Ruane, “Enticing a minor is considered a sex crime in the state of Connecticut. This crime is governed by Connecticut General Statute § 53a-90, which defines enticing a minor as a situation where a person uses some sort of computer service to knowingly persuade, entice, or coerce any person under the age of 18 years old to engage in prostitution or another sexual activity that the person knows is a crime. It is important to note that in order to commit the crime of enticing a minor, a person must know that the other party is under the age of 18, and knowingly coerce them into a sexual act anyway. If, for example, you asked a person over an online chat how old they were, and they told you 21, you could use this as a defense to the crime. You were under the impression that the other party was over the age of 18, and therefore did not knowingly commit this crime.”

Regarding Can You be LGBT and Still Love God? LTE

The essential question is which God you love: the God and Father of Jesus Christ, or the "god of this world." God wrote His will in His Word. He defines what love is, and what it is not. When one determines to do otherwise, how is that loving the true God and Creator who made male and female and designed their bodies for each other? Logically, if you love God, you will put His will above your own.

The law of Moses distinguished His believers from the pagan cultures that surrounded them. Jesus Christ fulfilled the law and made his spiritual power available to believers. On Pentecost the spirit of God in Christ became available to those who are born again (Colossians 1:27), adding a dimension that natural men do not have, and brought in the administration of the church of grace. “That the righteousness of the law might be fulfilled in us, who walk not after the flesh, but after the Spirit. For they that are after the flesh do mind the things of the flesh; but they that are after the Spirit the things of the Spirit.” (Romans 8:4-5) Those who have the spirit of God can rise above and overcome the temptations of the flesh. The epistle to the Romans warns that homosexuality, murder, adultery, making idols, and bearing false witness are unrighteousness. The question every individual has to ask himself or herself is: Whom will you serve: the GOD who created the heavens and the universe, or the god of this world by serving the lusts of the flesh?

If Jesus Christ was “tempted in all points like as we are yet without sin,” (Hebrews 2:18; 4:15), then he had to face the temptation of homosexuality. Since being born again means that it is Christ in us the hope of glory, that power from on high enables us to resist that temptation as well as others. “There hath no temptation taken you but such as is common to man: but God is faithful, who will not suffer you to be tempted above that ye are able; but will with the temptation also make a way to escape, that ye may be able to bear it.” (1 Corinthians 10:13) People can resist sexual temptations of all kinds, tell the truth instead of lies, not make idols, not verbally or physically abuse someone with whom they disagree, and many other behaviors which do not honor God and edify others. The first three chapters of Ephesians show what God has made us and how He empowered us through Jesus Christ. Chapters four through six show how to live in that love and power practically--how to love God and others.

How do you show that you love God? To love God, you have to know God by studying His Word daily. “Study to shew thyself approved unto God, a workman that needeth not to be ashamed, rightly dividing the word of truth. (2 Timothy 2:15) Jesus Christ said: “If ye love me, keep my commandments.” (John 14:15) “And Jesus answered and said unto him, If a man love me, he will keep my words: and my Father will love him, and we will come unto him, and make our abode with him.” (John 14:23) “If ye keep my commandments, ye shall abide in my love; even as I have kept my Father's commandments, and abide in his love.” (John 15:10)

Romans is a doctrinal epistle of the church in the age of grace. The key is “And be not conformed to this world: but be ye transformed by the renewing of your mind, that ye may prove what is that good, and acceptable, and perfect, will of God. (Romans 12:2) Transformed in the original is metamorphoo, to have a change of nature, like a caterpillar metamorphing into a butterfly.

The first doctrinal epistle shows what is not loving God: “Because that, when they knew God, they glorified him not as God, neither were thankful; but became vain in their imaginations, and their foolish heart was darkened. Professing themselves to be wise, they became fools, and changed the glory of the uncorruptible God into an image made like to corruptible man, and to birds, and four-footed beasts, and creeping things. Wherefore God also gave them up to uncleanness through the lusts of their own hearts, to dishonour their own bodies between themselves: Who changed the truth of God into a lie, and worshipped and served the creature more than the Creator, who is blessed for ever. Amen. For this cause God gave them up unto vile affections: for even their women did change the natural use into that which is against nature: And likewise also the men, leaving the natural use of the woman, burned in their lust one toward another; men with men working that which is unseemly, and receiving in themselves that recompence of their error which was meet. And even as they did not like to retain God in their knowledge, God gave them over to a reprobate mind, to do those things which are not convenient. Backbiters, haters of God, spiteful, proud, boasters, inventors of evil things, disobedient to parents, Being filled with all unrighteousness, fornication, wickedness, covetousness, maliciousness; full of envy, murder, debate, deceit, malignity; whisperers, Without understanding, covenantbreakers, without natural affection, implacable, unmerciful: (Romans 1:21-31)

Someone can be born again, have the eternal life spirit of God and fall prey to the sins of the flesh. The choice is between serving the lusts of the flesh as in Romans 1 or living and being blessed by endeavoring to live in God’s way in Ephesians.

What is the believer’s responsibility in the grace administration? No one except Jesus Christ lived a perfect life, but the believer’s responsibility for the age of grace is “That we henceforth be no more children, tossed to and fro, and carried about with every wind of doctrine, by the sleight of men, and cunning craftiness, whereby they lie in wait to deceive; but speaking the truth in love, may grow up into him in all things, which is the head, even Christ..That ye put off concerning the former conversation [behavior] the old man, which is corrupt according to the deceitful lusts;

And be renewed in the spirit of your mind; And that ye put on the new man, which after God is created in righteousness and true holiness. (Ephesians 4:14,15, 22-24)

Why should we do this? Because God is the inventor and designer of the human heart, mind, and body. Because He is omniscient and knows the long term consequences of actions we may feel like doing. Because He perfect love and promised: “For the LORD God is a sun and shield: the LORD will give grace and glory: no good thing will he withhold from them that walk uprightly. (Psalm 84:11) and ” Beloved I wish above all things that thou mayest prosper and be in health, even as thy soul prospereth.” (3 John 2).

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Host

AMERICA'S BIRTHDAY 250TH

revolutionary YONKERS 1776 250 2026

Red White and Blue Party

YONKERS

THE SEAFIRE GRILL

JULY 1, 2026 @ 5PM-9PM

★ AT THE YONKERS PIER ★

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Join us on the waterfront as we turn the city red, white, and blue for a high-energy community celebration honoring America's 250th birthday.

LIVE DJ | DANCE VIBES | FOOD | MEMORIES

Featuring **Hot 97** Celebrity DJ **Sparkx**

Music by **Finer Touch Entertainment**

MAJOR MIKE SPANO YONKERS PARKS IDA YEDC

★ REVOLUTIONARY YONKERS 250 COMMITTEE ★

Host

PARADE OF NATIONS & Music Event

revolutionary YONKERS 1776 250 2026

JULY 2, 2026 @ 6PM-9PM

★ PARADE ROUTE: ★
Beginning at Washington Park (40 S. Broadway) to Philipse Manor Hall to the Yonkers Waterfront ending with a music event.

SPECIAL PERFORMANCES BY

Golda Solomon
YONKERS POET LAUREATE

JD Leonard
COUNTRY ROCK SINGER, SONG WRITER, AND GUITARIST

Music by **Finer Touch Entertainment**

Celebrate the global heritage that defines Yonkers today!

MAJOR MIKE SPANO YONKERS PARKS IDA YEDC

revolutionary YONKERS 1776 250 2026

★ REVOLUTIONARY YONKERS 250 COMMITTEE ★ presents: ★

JULY 3RD

A Night of

AMERICANA MUSIC

WITH TWO SPECIAL EVENTS.

6PM

The Belle Tones
PATRIOTIC CONCERT
@ URMER PARK
945 NO. BROADWAY

6:30PM

Jake's
SOUTHERN ROCK BAND
@ YONKERS WATERFRONT AMPITHEATRE
(WATER GRANT STREET)

★ ADMISSION FREE. ★
Bring your own seating.

MAJOR MIKE SPANO YONKERS PARKS IDA YEDC

MAJOR MIKE SPANO, 914 COLLECTIVE & THE CITY OF YONKERS PRESENT

AMERICAN

★ THE DOWNTOWN YONKERS BAR CRAWL ★

revolutionary YONKERS 1776 250 2026

YONKERS

THE SEAFIRE GRILL

★ A CELEBRATION OF AMERICA 250 ★

FRIDAY, JULY 3RD

LIVE MUSIC / DRINKS / FUN

PRE-PARTY 3PM - 92 MAIN ST. | BAR CRAWL STARTS 5PM AT GUARD - TO HARBURTON AVE.

★ FREE TO ATTEND ★

★ RSVP AT: THEMINEONEFOUR.COM ★

MAJOR MIKE SPANO 914 IDA YONKERS

FIREWORKS BY

YONKERS

4TH OF JULY

FIREWORKS ON THE WATERFRONT

7 PM MUSIC ★ 9 PM FIREWORKS

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Yonkers Rising

SEND US letters, announcements, opinions, photo and story ... etc TO

dmurphy@risingmediagroup.com

Untermeyer Gardens Latest Harvest

How Sweet It Is! "Cake" Comes to Blue Door



Check out our latest harvest: 12 boxes of lettuce, chives, swiss chard, kale and broccoli!

At around 8 lbs a box, that's roughly 96 lbs of fresh produce that was delivered to food pantries in Yonkers. Our first group of interns raised the spring's crop, harvested them, and planted some more veggies. The next batch of interns will care for them over the next few weeks, and then get to harvest some plants themselves!

Are you interested in learning more about what's growing in the garden?

Visit UntermeyerGardens.org



*"Rhythm of Celebration" by artist Alison Cox. Photo by Julie Cousins
By: M. Trommer*



As the nation prepares to celebrate its 250th birthday, local artists are marking the occasion in a uniquely creative way - with cake.

"Cake," a new exhibition opening Saturday, June 27, at the Blue Door Art Center, features nearly 30 artists from Yonkers and across Westchester County. Participants were invited to create three-dimensional cake sculptures inspired by their hopes, dreams, as the country approaches this historic milestone.

The exhibition showcases a variety of whimsical, heartfelt, and imaginative works, transforming the familiar birthday cake into a powerful symbol of celebration, reflection, and community. Visitors can expect an array of inventive creations that highlight the talent and creativity of the region's artists. "We bring art to the people, for the people," commented gallery director, Michele Amaro.

The Blue Door Art Center is located at 13 Riverdale Ave. in Yonkers. The exhibition runs from June 27 thru July 25, 2026 and welcomes the public to join in this artistic celebration of America's upcoming 250th birthday. Running beside "Cake," the crowd-pleasing exhibition "Red, White, Blue and You" continues its' run due to popular demand. Visit www.bluedoorartcenter.org to learn more.

Read it all Online at Yonkerstimes.com



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YONKERS
1776-2026

MOVIE & CONCERT SCHEDULE

MOVIES AT DUSK			
DATE	MOVIE	RATING	LOCATION
July 10	Johnny Tremain	PG	Untermeyer Park-North Broadway
July 17	Zootopia 2	PG	Schultze Park-St. Eleanoras Lane
July 24	Lilo and Stitch	PG	Coyne Park-McLean Avenue
July 31	Hoppers	PG	Bregano Park-Rigby Street
August 7	Smurfs	PG	Kinsley Park-Chase Avenue
August 14	Coco	PG	Unity Park-Post Street and Elliot Ave.
August 21	Super Mario Galaxy	PG	Wasisko Park- Agar Street

MUSIC 7:00 - 8:30 PM			
DATE	BAND	MUSIC GENRE	LOCATION
July 9	Harold Melvin's Blue Notes & Musique	Disco	E.J. Murray Memorial Skating Center Tuckahoe Road
July 16	Sammulous	Jazz/R&B/Soul	Trevor Park - Warburton Avenue
July 23	Soul Machine	Soul/R&B/Dance Band	H.Boo Wilson Park - Runyon Avenue at Tuckahoe Road
July 30	Ashley Wineland	Country	Coyne Park-McLean Avenue
August 6	3D Rhythm of Life	Salsa/Latin Jazz	Lincoln Park-So. Broadway-McLean Ave.
August 13	McLean Avenue Band	Music & Dance Show Band	Redmond Park-Cook Avenue
August 20	FDR Drive Band	Motown/R&B/Pop	Cerrato Park-Riverdale Avenue
August 27	BonJourneyNY	Rock Tribute Band	Untermeyer Park-North Broadway
August 28	TKA & Betty Dee of Sweet Sensation	Freestyle	E.J. Murray Memorial Skating Center Tuckahoe Road

Rain Site for all Music is at E.J. Murray Memorial Skating Center at 348 Tuckahoe Road.



For additional information call (914) 377-6450.
Bring your own seating and blankets.
Music & Movies subject to change.



Jake's Rockin' Country Band
July 3rd at 6 PM | Country/Rock
Yonkers Waterfront Amphitheatre

The Belle Tones
July 3rd at 6:30 PM | 20's thru 80's Americana
Untermeyer Park

Yonkers History, continued from pg 3-

Thursday, July 2nd

July 2, 1929: GAR leader Major Abraham Hunter Tompkins of Linden Street passed away. Tompkins was born 1844 in New York City and moved to Yonkers when he was twelve. He worked with his dad in a "cabinet shop" on Ashburton Place making base and snare drums. Their drums were famous, and, according to The Yonkers Herald, were prized! Tompkins entered the War with a musician's commission.

July 2, 1945: Yonkers two largest defense companies closed to give employees a one-week vacation! Alexander Smith and Sons Carpet Company and all the Habirshaw Cable and Wire Company plants closed that Saturday and reopened a week later. Habirshaw's plants were at Glenwood, McLean Avenue, Saw Mill River Road and the foot of Main Street. All Operation Overlord cable was put together at the Main Street plant!

Friday, July 3rd

July 3, 1781: General Benjamin Lincoln and the Duc de Lauzun's French landed their troops near Manor Hall; their aim was to attack the British in the Harlem forts. They managed to get through the outer British lines, but not farther. This convinced the French commanders they should NOT attack New York but instead should head to Yorktown, Virginia.

July 3, 1939: Stephen Seredynsky's quick thinking saved the life of an eight-year old boy! Little John Fasko was exploring a woodshed between Croton Terrace buildings and fell, getting wedged between two structures. His head and neck caught on the wires.

Seredynsky saw the boy's predicament and immediately took action. He grabbed a chair, stood on it, and supported the boy's body to release pressure on John's neck and head. Others heard the commotion and called for rescue assistance. Officers Reichenbach and Hobarth pried boards off the woodshed to free John, then brought him to St. Joseph's Hospital.

Saturday, July 4th

July 4, 1923: American flags were presented to new citizens at the Americanization and Patriotic ceremonies held in front of City Hall. Speakers were Mayor Taussig, Supreme Court Justice George Taylor, and two new citizens, Claus Setterlund and John Goldi.

July 4, 1966: Mary Croughwell, the first woman Morse code operator in the US, died in Yonkers Professional Hospital at 91. Croughwell lived on Radford Street and was the first office manager of MacKay Radio, forerunner of Postal Telegraph that became Western Union. Ms. Croughwell ended her career as a telegrapher with Western Union.

Sunday, July 5th

July 5, 1944: Regional Civilian Protection Director Colonel Ralph Bishop notified Alexander Smith and Sons Carpet Company it received the National Security Award. They were the first company in the area to receive this prestigious award, the highest award that could be bestowed on an industrial plant for **civilian protection and safety measures!**

Smith President Fred Smith commented, "I am pleased and proud we received the honor, not only for the company but for the hundreds of our men who have done such a fine job.

"They volunteer their services in civilian protection work at the plant, cooperating in the fullest way possible. Many of them devoted their own time and have done a grand job."

Smith not only had a complete civilian protection organization, in an emergency, they made themselves available to help other areas of Yonkers.

Any questions on this column, email yonkershistory1646@gmail.com.

For information on the Yonkers Historical Society, the Sherwood House Museum on Tuckahoe Road or upcoming events, please visit www.yonkershistoricalsociety.org, call 914-961-8940 or email info@yonkershistoricalsociety.org.

houses, and aging riverfront property into one of the most exciting development opportunities in the area. Massive luxury apartments overlook the beautiful views and riverside walkways. New public offerings bring foot traffic to the neighborhood. And developers noticing success continue to announce projects expected to result in thousands of additional housing units. The opening of Hudson Piers, a \$585 million development that city officials describe as the final and largest piece of the downtown waterfront revitalization effort, marks the culmination of a redevelopment project decades in the making.

The project represents a greater priority being centered by Yonkers. Since the 2000s, Yonkers has been separating itself from its former identity as an industrial city. Instead, politicians wish to create a city known as a destination for residents, businesses, and curious outsiders. These priorities are perfectly exemplified by the historic restoration of the Saw Mill River. Once the centerpiece of Yonkers and a symbol of its manufacturing might was restored to emphasize natural beauty and public space. The partially underground, industrial tool was converted to allow for new parks and businesses resulting in massive investment into the area and improvements in quality of life. City leaders envisioned a waterfront, and future developments, that would embody the same goals. Residents should be reconnected with the Hudson River while creating an environment attracting private investment. Projects such as River Park Center, new residential developments, public parks, and infrastructure improvements reflected that vision.

There is little doubt that the strategy has produced results.

Recent development has brought billions of dollars in investment to Yonkers: \$2 billion at the lowest estimate not even accounting for the expansion of business around developments. New apartment buildings have brought thousands of new residents to the waterfront and downtown areas. The city also improved quality of life for new and old residents by expanding public access to the river, creating miles of waterfront paths, and developing other amenities that were not possible in the industrial era of the previous generation. The previously highlighted Hudson Piers development alone will add 1,400 apartments, retail space, and the publicly accessible waterfront walkway. Such projects have reshaped Yonkers into one of the fastest-growing cities in the state.

There is also a broader economic benefit to consider. Introduction of new residents increases demand across local restaurants, stores, and various service providers. Property tax revenue has also risen along with existing property values. Housing built around transportation hubs, such as the Metro-North stations have also attracted the type of resident who commutes back into Manhattan for work. A metro ride from the riverfront properties to Midtown can take as few as 30 minutes, creating a new selling point many did not previously understand.

Yet the success of the waterfront raises important questions about what kind of city Yonkers is becoming.

One of the most significant concerns is if job generation is being undervalued in the face of massive housing investment. While residential buildings are incredibly sought after, office space, industrial facilities, and large-scale commercial employers are not interested at the same rates. As such, many of the new developments are designed around easy access to New York City rather than around employment opportunities within Yonkers itself.

Long time Yonkers residents are now left to think, is Yonkers at risk of becoming a commuter city rather than a booming employment center and destination in itself. This new type of resident may contribute to local economy through spending habits, but if the city's new, large investments increasingly find work elsewhere, Yonkers will become solely dependent on residential development.

The concern is not that Yonkers lacks economic development entirely. The most recent budget even has indicated development in areas such as film production and entertainment through growth in the Studio facilities and related industries. The issue is instead that residential construction on the waterfront greatly outpaces industrial or office development. The question for politicians is then whether the city's economic future can remain healthy if housing continues to grow faster than the local employment opportunities.

Another concern involves affordability.

Hudson Piers has included affordable housing units in its plan for construction. City officials state that about 10 percent of the apartments are reserved as affordable housing (140 units). Some residents find this percentage concerning or insufficient to address the region's affordability issues.

Detractor concerns are not simply if affordable units are being built, but instead the purpose of the redevelopment effort. Who is intended to benefit from such massive housing investment? Many of the waterfront buildings bring luxury experiences to tenants: river views, access to high-paying Manhattan jobs, luxury amenities. While housing supply will be benefitted, critics assert that the development serves high income renters likely relocating from outside Yonkers rather than longtime residents.

None of these concerns diminish the transformation along the Hudson River. The redevelopment has miraculously turned formerly run-down, historical, industrial land into a beautiful and useful residential area. The river is now publicly accessible and walkable, breathing new life into an area once depressed by historical neglect.

But as Hudson Piers nears completion and new developments are expected to be introduced resulting from such a great success, residents and policy-making alike must think about how they want developments to shape the city. The next phase of the city's evolution may depend on a balance between apartments and job creation. Or the city may be shaped by percentage or affordable versus luxury housing. As investment flows into Yonkers, the city will change. And Yonkers residents should pay close attention to how.

Griffin Scarborough is a graduate student at New York University's Wagner Graduate School of Public Service, where he is pursuing a Master of Public Policy. His work focuses on local government, public safety, and public policy. He has worked with the Police Reform Organizing Project (PROP), studying policing and judicial systems, and with the U.S. Chamber of Commerce on public policy and economic issues. He is particularly interested in opportunities related to public policy, government, and civic affairs. He can be reached at grifscar@gmail.com.

Notice of formation of W4J9R1 Holdings, LLC. Arts. of Org. filed with the SSNY on 04/23/2026. 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, 2 Gedney Park Drive, White Plains, NY 10605. Purpose: Any lawful activity

Stewart-Cousins and State Delegation Bring Back \$189 Million to City of Yonkers and YPS

Senate Majority Leader Andrea Stewart-Cousins announced that the New York State Legislature secured more than \$189 million for the City of Yonkers in the FY 2027 New York State Budget.

The funding includes \$163.2 million in municipal state aid for the City of Yonkers—an increase of 44 percent over last year. The City of Yonkers, under Mayor Mike Spano, will allocate a portion of this state aid to Yonkers Public Schools. Together with an additional \$26 million secured by the Yonkers Delegation directly for the Yonkers School District, this funding enabled the district to close a significant budget gap and avoid layoffs of teachers and staff that had been under consideration earlier this year.

These investments will help Yonkers strengthen public education, preserve jobs in the school community, maintain essential city services, and support residents and families across the city.

“This funding is part of the State Legislature’s overall commitment to assist municipalities and school districts throughout the state,” said Senate Majority Leader Andrea Stewart-Cousins. “Local governments outside of New York City will receive more than \$1 billion in municipal assistance. School aid funding will reach \$39 billion statewide, including \$27.4 billion in Foundation Aid. I am proud that the Legislature continues to invest in our schools and in our local municipalities to strengthen city services, support students, and help build a stronger future for all who call this city and state home. I thank Governor Hochul and Speaker Heastie for their continued partnership in advancing these priorities.”

“We are grateful to our Yonkers State delegation, led by Senate Majority Leader Andrea Stewart-Cousins, and Governor Hochul for recognizing the needs of Yonkers and delivering critical additional funding for both our city and our schools in this year’s State Budget,” said Yonkers Mayor Mike Spano. “The increased aid strengthens our ability to protect classroom resources, support our students and educators, and preserve essential city services without placing additional burdens on local property taxpayers. Yonkers can continue moving forward, investing in our future, and delivering for the people we serve.”

Joining Stewart-Cousins and Spano at the announcement were State Senator Shelley B. Mayer, Assemblymembers J. Gary Pretlow, Nader Sayegh, and MaryJane Shimsky, Yonkers City Council President Lakisha Collins-Bellamy, City Council Members Tasha Diaz, John Rubbo, and Deana Norman, Yonkers Public Schools Board of Education President Dr. Rosalba Corrado Del Vecchio, Superintendent Anibal Soler, Jr., and other city and school district officials.

“I am proud to join Senate Majority Leader Andrea Stewart-Cousins, Mayor Mike Spano, the Yonkers State Legislative Delegation, and leadership of the City of Yonkers in announcing the funds secured in this year’s New York State Budget to support the City of Yonkers and its public schools,” said State Senator Shelley B. Mayer. “As a proud Yonkers resident and Chair of the Senate Education Committee, I am grateful to Majority Leader Stewart-Cousins, who has led the fight this year and in previous years, to increase the state’s foundation aid payment to Yonkers Public Schools. This year, that increase, along with additional municipal aid to the City of Yonkers will help ensure students have the resources they need to learn, grow, and thrive. I thank my colleagues, Assemblymembers Gary Pretlow, Nader Sayegh, and MaryJane Shimsky and especially the Majority Leader in helping secure this critical funding.”

Assemblymember J. Gary Pretlow said, “Securing critical investments for our communities remains one of our top priorities, and I am proud to have worked alongside my colleagues in the Yonkers State Delegation to deliver meaningful funding for the City of Yonkers in this year’s State Budget. These resources will help strengthen city services, support key initiatives, and improve the quality of life for residents across our community. I thank Mayor Mike Spano, the City of Yonkers, and Majority Leader Stewart-Cousins for their partnership, and I look forward to continuing our work together to build a stronger future for Yonkers.”

“This year, the Legislature approved the 2026-27 State Budget totaling \$268 billion, making significant investments in public education, public safety, infrastructure, local governments, and programs that support working families. A key priority of this budget was ensuring that every student has access to the resources and opportunities needed to succeed in the classroom and beyond,” said Assemblymember Nader Sayegh. “As part of these efforts, our state delegation secured an additional \$71 million in funding for Yonkers Public Schools. This investment will help strengthen educational programs, support teachers and staff, expand student services, and provide critical resources that enhance learning opportunities for students across the district. By investing in our schools, we are investing in the future of our children and helping ensure that every student has the support they need to reach their full potential.”

Assemblymember MaryJane Shimsky said, “I am proud to have helped pass a budget that invests in Yonkers—New York State’s third-largest city—and the people who make their lives here. The FY27 New York State Budget delivers much-needed allocations to support public safety, essential services, infrastructure, and other community investments that residents rely on every day. This is funding that will strengthen the City’s ability to address local needs while promoting economic growth, neighborhood revitalization, and long-term fiscal stability.”

Board of Education President Dr. Rosalba Corrado Del Vecchio said, “State Senate Majority Leader Andrea Stewart-Cousins and our faithful state representatives delivered for Yonkers. When our budget was in the red, they came to the rescue. Thanks to Mayor Mike Spano for steering additional aid to Yonkers Public Schools. I am heartened by this collaboration.”

“On behalf of the Yonkers Public Schools community, I extend my sincere gratitude to Governor Kathy Hochul, Majority Leader Andrea Stewart-Cousins, Senator Shelley Mayer, Assemblymembers J. Gary Pretlow, Nader Sayegh, MaryJane Shimsky, and our entire New York State delegation for their leadership and unwavering commitment to public education,” said Superintendent Anibal Soler, Jr.

“Their investment in Yonkers comes at a critical moment and will help protect educational opportunities, preserve essential services, and ensure our nearly 24,000 students continue to have access to the resources they need to succeed. This funding is more than an investment in our schools—it is an investment in the future of Yonkers and the limitless potential of our children.”



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PUBLIC NOTICE

A GENERAL ORDINANCE AMENDING CHAPTER 68 OF THE CODE OF THE CITY OF YONKERS ENTITLED “SMOKING” TO PREVENT SMOKE IN PUBLIC PARKS WITHIN THE CITY OF YONKERS.

Notice is hereby given that the City Council of the City of Yonkers has adopted the abovementioned legislation to prevent smoking in public parks within the City of Yonkers, to protect the public health, reduce environmental pollution from smoking-related litter, discourage smoking, vaping and related activities by children, and reduce overall exposure to harmful secondhand smoke (including from tobacco, cannabis, and e-cigarettes), while creating a clean, safe, and smoke-free air location for all visitors.

Section 1. Article IV, of Chapter 68, § 68-12. Prohibition. of the Code of the City of Yonkers entitled “Smoking in Playgrounds”, is amended in part” to read as follows:

Smoking is prohibited in any playground, park (as that term is defined in Chapter 45, Article 13-E. § 1399-o-2(2) of the New York State Public Health Law, as the same may be amended from time to time), or within 50 feet of any play equipment, under the jurisdiction of the Department of Parks and Recreation; provided, however, that this section shall not apply to the sidewalks immediately adjoining playgrounds or parks.

Penalties: any violation of Chapter 68, Article IV, shall result in a fine of \$50.

The complete text of the ordinance is on file and may be examined at the Office of the City Clerk, City Hall, 40 S. Broadway, Yonkers, NY 10701.

Dated: June 23, 2026

*Vincent Spano
City Clerk*

Notice of formation of LR Project Solutions LLC. Arts. of Org. filed with the SSNY on 3/10/2026. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of the process to the LLC, 108 Boulevard, Pelham, NY 10803. Purpose: Any lawful activity

Yonkers Rising PO Box 705, Yonkers NY 10702-914-815-1388. Proudly serving the the people of Yonkers with hyperlocal news. Member NY Press Association. Legal notice inquiries to: risinglegalnotice@gmail.com. Daniel Murphy, Publisher & Editor in Chief, dmurphy@risingmediagroup.com. Bayan Baker, Assistant to the Editor in Chief risingmediagroup@gmail.com.

Notice of formation of 660 SAW MILL LCC. Arts. of Org. filed with the SSNY on 03/20/2026. Office: 4 Amawalk Point Road, Amawalk NY 10501 Westchester County. SSNY designated Brian O’Neill as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 4 Amawalk Point Rd, Amawalk NY 10501. Purpose: Real Estate

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR WEDNESDAY, JULY 15, 2026, AT 6:00 PM, WILL BE HELD IN YONKERS CITY HALL, 40 SOUTH BROADWAY, 4TH FLOOR (building is handicapped accessible).

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

OPEN/CONTINUED HEARINGS

#5910 – Area Variances - 1205 Warburton Ave., Block: 3570, Lot: 1 (B0037131) Zone: MG. Apartment houses, low-density – Mark Blanchard, on behalf of Hudson Pointe, LLC., ToAllowFor: Applicant is seeking the construction of a new condominium unit. Variance is needed for combined side yards and rear yard.

https://drive.google.com/drive/folders/11PdZRUxEqvEyqXwEFvD0_sZTxaGZPPSx?usp=sharing

#5913 – Area Variance – Janet Giris, on behalf of Morris Westchester Upper Site Associates, LLC., on premises known as 79 Austin Ave., Block: 3285, Lot: 210 (B0034334) Zone: CM, Commercial, storage and light manufacturing. ToAllowFor: Applicant is seeking the construction of a shell building and site work for new storage facility: 201,760 square foot, 45-foot warehouse and office building with associated 272 parking spaces, 21 loading docks, 41 trailer parking spaces and related infrastructure. Variance is needed for exceeding building height

<https://drive.google.com/drive/folders/1X9-XU8voN3LaCu4nsfuEMCr8tvWjew6?usp=sharing>

#5914 – Area Variances – Stephen A. Veneruso, on behalf of AVL Homes, LLC., on premises known as 69 Spruce St., Block: 430, Lot: 58 (B0036935) Zone: A. Apartment houses, high-density ToAllowFor: Applicant is seeking to build a new 90-Unit apartment building. Variances are needed for floor area ration, exceeding maximum permitted height, insufficient side and rear yard, exceeding maximum permitted building coverage and insufficient parking

https://drive.google.com/drive/folders/1o_5iOmj08xCEPt6r-4_dPID4mE0WEk3?usp=sharing

#5494 & 5667 – Area Variance – Andrew Romano Esq. on behalf of 581 Development Corp, owner, on premises know as 581 Saw Mill River Road, Block:3100, Lot: 200, (B0011017) Zone: I, Industrial. ToAllowFor: Applicant seeking the reconstruction of the warehouse to reflect the proposed use as a warehouse in the existing paint factory . Variances are needed for insufficient rear yard and construction of a dimensionally non-conforming building that is damaged to an exten exceeding 50% of the assessed valuation

https://drive.google.com/drive/folders/1RBWzAosVzaQil_PUqgLtBDPWCngLyarV?usp=sharing

#5908 – Area Variance- 185 Murray Avenue -Block:5088 Lot:55.56, Zone: T, Two-Family. Angel Sanchez, on behalf of himself, owner (B0038016).To Allow For: Applicant seeks to modify and construct garage roof to create an attic, variance is needed for having a second floor in the garage

<https://drive.google.com/drive/folders/12nKpQVuTD4ON9b5DOfoD-kfnTS223civ?usp=sharing>

#5926 – Area Variance – 151 Belknap Avenue, Block:3132, Lot:1; Zone: T, Two-Family. Mr. Germana Fraih, on behalf of himself, owner (B0038174) ToAllowFor: Applicant seeks to construct new 2 family dwellings, 2 story frame over basement with 2 car garage on a vacant lot, variance is needed for having insufficient lot width.

<https://drive.google.com/drive/folders/1dHyncIPx3qvZCot2LkHR64SezVz60So?usp=sharing>

#5927 – Area Variance – 160 Shonnard Terrace – Block:2140, Lot:133, Zone:S-50, S-50, Detached single-family on 50-foot lots, Mr. Ralph Drury on behalf of himself, owner (B0038095).ToAllowFor: Applicant seeks to construct a deck replacement, variance is needed for insufficient rear yard.

<https://drive.google.com/drive/folders/189n9oaWuOSUQUCqvvdGqN6cc3K8GoKKW?usp=sharing>

#5928 – Area Variance – 88 Frederic Street – Block:2435, Lot:47, Zone: M, Apartment houses, medium-density. Amauris Ramirez, P.E. on behalf of Jose Balleste, owner (B0037416).ToAllowFor:

Applicant is seeking to construct two exterior deck balconies at the rear of the building , variance is needed for Insufficient side yard and Nonconforming buildings or structures shall not increase any dimensional nonconformity

<https://drive.google.com/drive/folders/17sOnABCTxy7U-GYbewHfIe1oABGMIToJ?usp=sharing>

NEW HEARINGS

#5929 – Area Variance – 125 Vark Street- Block:508. Lot:12, Zone: UR-MD, Medium-Density Urban Residential District. Mark W. Blanchard, Esq. on behalf of Vark Street Realty LLC (B0037237). ToAllowFor: Applicant seeks to replace existing 1 story structure with new 3 story structure, variances are needed on plans if existing 1 story structure will be or was demolished and proposed work is to construct a new 3 story structure.

<https://drive.google.com/drive/folders/19WxzhbwqMIUW3YZFKzvnv69UsMDhwo0L?usp=sharing>

#5863 – Area Variance Amendment – 43 Moultrie Avenue – Block:3130, Lot: 11, Zone T, Two-Family.Nico Zapata, on behalf of Carmen Tejada owner (B0033416). ToAllowFor:Applicant has filed a new application seeking the previously approved variances, together with five additional variances. Applicant seeks amendment to previously approved variances #5863 for addition & alterations to a 1 family residence to create a 2-family residence

https://drive.google.com/drive/folders/1Xjs3vQ4v_KnrFVa5ciJ3GsJUmkIGH3h9?usp=sharing

#5860 – Area Variance – 58 Purser Place , Block 154, Lots 55 & 67 , Zone: MG, Apartment houses, low-density, John J. Phelan, Esq. on behalf of MP Riverdale Associates, LLC owner (B0034771).ToAllowFor:Applicant seeks variances previously granted under case#5860, which have since expired pursuant to the Zoning Code. Applicants seek to construct a new 6-story, 10 dwelling units, multi-family residential building.

<https://drive.google.com/drive/folders/1bKmrKt-KRjSxSQceOBMOo1WsY9XhCF?usp=sharing>

pled with Jereis' relentless personal campaigning lead to this mandate.

Garcia, meanwhile, ran a well-funded and high-profile challenge. She was backed by former Congressman Jamaal Bowman, Councilwoman Corazon Pineda-Isaac, several Bronx Assemblymembers, and the Working Families Party, among other progressive organizations. Her campaign also received six figures in public matching funds, giving her significant financial resources.

Despite that support, Garcia was unable to translate endorsements and funding into support at the local level with Yonkers Democratic Voters. In addition, despite Garcia's alleged history as a Union organizer, labor unions rallied behind Frank Jereis early in the race including some of Garcia's current or former employers.

We look forward to providing more in-depth commentary on this historic victory in Yonkers. However, the race for this Assembly District now turns to November in what is expected to be a competitive race.

Skipper, continued from pg 1-

in the democratic primary for county legislator in district 15.

And one democratic primary, for county legislator in district 17, is too close to call with Leslye Oquendo-Thomas just three votes ahead of the party endorsed candidate Wilson Terrero. Mail in ballots and paper/affidavit ballots will have to be counted to determine the winner.

"Today, I am proud to share that unofficial election results show me leading the race for Westchester County Legislator in the 17th District. According to unofficial results, we have won this race by 12 votes. While my opponent has not conceded and may challenge the outcome, we are fully prepared to defend every valid vote and protect the will of the people. This victory belongs to our entire community.

"Throughout this campaign, I had the privilege of meeting countless residents who wanted a representative who would stand up, speak out, and fight for the 17th District. Your encouragement, trust, and support carried us to this moment.

"Thank you to every voter who cast a ballot, every volunteer who knocked on doors and made phone calls, every supporter who donated, shared a post, displayed a lawn sign, or offered words of encouragement. This campaign was powered by people who believe our district deserves strong, accessible, and independent leadership," said Oquendo-Thomas. The online tally for this race at the Board of Elections says a 12 vote lead, but we have been told that additional ballots will bring it down to 3 votes.

Skipper got 53% of the vote to 47% of the vote for Nicodemo. Skipper will now face republican county legislator James Nolan in November.

I am deeply honored by your trust and look forward to serving the residents of the 17th Legislative District with integrity, transparency, and an unwavering commitment to our community.

Stay tuned for more information as we receive it.

Notice of formation of Rat Attack Snacks, LLC. Arts. of Org. filed with the SSNY on 3/2/2026. 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, 516 Park Avenue Yonkers NY 10703. Purpose: Any lawful activity

Notice of formation of DVH List Services, LLC. Arts. of Org. filed with the SSNY on 05/05/2026. 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, 69 Johnson Rd, Scarsdale NY 10583. Purpose: Any lawful activity

Notice of formation of Meri Health, LLC. Arts. of Org. filed with the SSNY on 5/27/26. 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, PO Box 134 Maryknoll, NY10545. Purpose: Any lawful activity

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 2007-2,

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 Courthouse, 111 Dr. Martin Luther King Jr. Blvd., White Plains, NY 10601 on 7/6/2026 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: 4/23/2026 File Number: 35091 CA

To commence the 30 days statutory time period for appeals as of right (CPLR 5512 (2)), you are advised to serve a copy of this order, with notice of entry, upon all parties

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

ANABEL CRUZ GARCIA,

Plaintiff,
-against-
ERICK FIGUEROA GONZALEZ,
Defendant.

ORDER

Index No.: 51109/2025

HYER, J.S.C.

This matter was commenced with Plaintiff's filing of a summons and complaint (hereinafter "Complaint"),¹ seeking a judgment of divorce dissolving the parties' marriage pursuant to New York State Domestic Relations Law (hereinafter "DRL") § 170(7), based on an alleged irretrievable breakdown of the parties' relationship for a period in excess of six months,² along with other ancillary relief. Notably, no documents have been filed with respect to personal service of the Complaint by Plaintiff on Defendant.

On March 2, 2026, Plaintiff filed a request for judicial intervention,³ along with the following documents: (1) a notice of motion; (2) proposed Order; and, (3) "Exhibit A" (hereinafter "Motion Sequence No. 1"),⁴ seeking an *ex-parte* Order of this Court granting Plaintiff leave to serve the Complaint by an alternative means of service, that being service by publication.

¹ See, NYSCEF Doc. No. 1.

² See, NYSCEF Doc. No. 1, ¶ "Fifth".

³ See, NYSCEF Doc. No. 4.

⁴ See, NYSCEF Doc. Nos. 2-3 & 5.

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On March 3, 2026, an Order was entered, directing that Plaintiff appear in-person on March 9, 2026 at 9:00 a.m. for oral argument regarding Motion Sequence No. 1.

On March 9, 2026, a conference was held before the undersigned, whereafter an Order⁵ was entered granting the relief sought in Motion Sequence No. 1 on the record, permitting Plaintiff to effectuate service of the Defendant by publication, specifically directing that the Plaintiff serve the Complaint and the Order resolving Motion Sequence No. 1, by publishing same within "Yonkers Rising" for a period of once per week for three consecutive weeks, with such service being effectuated by May 4, 2026, and a preliminary conference thereafter being held on May 8, 2026 at 2:00 p.m.

On May 8, 2026, a conference was held before Hon. Rolf M. Thorsen, J.S.C. in the absence of the undersigned, wherein Plaintiff appeared as a self-represented litigant and Defendant failed to appear or request an adjournment of the conference, with Plaintiff being assisted by a Spanish language Court interpreter, whereafter Plaintiff submitted proof of service by publication (hereinafter "Proof of Publication"),⁶ confirming she had effectuated service on Defendant pursuant to this Court's Order, which was later filed by this Court. Therefore, the conference proceeded in Defendant's absence.

Pursuant to the Part Rules of the Hon. James L. Hyer, J.S.C. § (E)(a):

"Counsel, including per diem covering counsel, and self-represented litigants, must appear on time, be fully familiar with the action(s) on which they appear, be authorized and prepared to discuss all factual and legal issues presented by the litigation and settlement demands or offers, and be authorized to enter into any agreement on behalf of their client. Failure to comply with this Rule may be treated as a default for purposes of 22 NYCRR § 202.27 and/or may be treated as a failure to appear for purposes of 22 NYCRR § 130.2.1. In matrimonial actions, attorneys must appear with their clients for all conferences, unless such appearances are dispensed with by the Court on prior written request, on notice to the adversary, and if

⁵ See, NYSCEF Doc. No. 8.

⁶ See, NYSCEF Doc. No. 9.

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applicable, the children(s)'s attorney(s). If counsel or a party is unable to appear on time due to unforeseen circumstances (i.e., delays due to inclement weather or road closures), counsel should contact opposing counsel(s), and advise the Part Clerk or Court's staff, by telephone, as soon as possible. Tardy arrivals will not be tolerated."

Pursuant to the Part Rules of the Hon. James L. Hyer, J.S.C. § (E)(b):

"A request to adjourn a conference must be made in writing, by NYSCEF ONLY, except as provided in Section C(a), at least two (2) full business days in advance of the scheduled conference, unless there is an emergency."

Pursuant to Uniform Rules of the New York State Trial Courts § 202.27:

"At any scheduled call of a calendar or at any conference, if all parties do not appear and proceed or announce their readiness to proceed immediately or subject to the engagement of counsel, the judge may note the default on the record and enter an order as follows:

(a) If the plaintiff appears but the defendant does not, the judge may grant judgment by default or order an inquest.

(b) If the defendant appears but the plaintiff does not, the judge may dismiss the action and may order a severance of counterclaims or cross-claims.

(c) If no party appears, the judge may make such order as appears just."

ACCORDINGLY, IT IS HEREBY:

ORDERED that the Defendant is in default; and it is hereby

ORDERED that an Inquest shall be held on **July 10, 2026, at 10:00 a.m.**, wherein all parties must appear in-person to address all of the issues pending before this Court pertaining to this action, including but not limited to: (1) grounds for dissolution of the parties' marriage; (2) equitable distribution of marital property; (3) declaration of separate property; (4) claims of dissipation; (5) spousal support and maintenance; (6) child custody, access and support; (7) resumption of pre-marriage surnames; (8) attorneys' fees and litigation expense requests; and (9) any other issues arising out of the requested dissolution of the parties' marriage; and it is further

Page 3 of 4

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

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

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

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

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

1. Bid No. RFB-7661 – Opening date: 07/08/2026: Purchase of various sports uniforms (FB).
2. Bid No. RFB-7662: Opening date: 07/10/2026: Provide Various Paper and Cleaning Products to the Yonkers Public Schools for the 2026-2027 School Year (NG).
3. Bid No. RFB-7663: Opening date: 07/10/2026: Provide Various Small-ware Products to the Yonkers Public Schools for the 2026-2027 School Year (NG).
4. Bid No. IFB-7648 - Opening Date: 07/24/2026: 2026 Traffic Signal Installation and Improvements at Various Locations in the City of Yonkers (TN).
5. Bid No. RFB-7657 – Opening Date: 07/24/2026: 3-Year contract for on-call arborists for YPS. (MM).
6. Bid No. IFB-7658 – Opening Date: 07/24/2026: Repairs of Curran Court (Will Library) Pedestrian Bridge over Central Park Avenue. (MM).
7. Bid No. RFB-7659 – Opening Date: 07/10/2026: Citywide planting of approximately 350 trees. (MM).
8. Bid No. RFB-7655 - Opening Date: 07/24/2026: 12-month contract + 12-months option to renew, to provide emergency elevator maintenance/repairs as needed (AC).
9. Bid No. RFB-7664 - Opening Date: 07/24/2026: 12-month contract + 12-month option to renew, for Inspection and Certification of Gym Partitions in the Yonkers Public Schools (AC).

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.

Notice of formation of M.C.K. VENTURES LLC of Org. filed with the SSNY on 03/31/2026. 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 MCK VENTURES LLC 465 TUCKAHOE ROAD, #1304 YONKERS, NY, 10710. Purpose: Any lawful activity

Notice of formation of 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.

ORDERED that by **July 3, 2026**, both parties shall file with the Court the following: (1)

Witness List for all witnesses to provide testimony at the Inquest with the understanding that if witnesses are not disclosed they will be precluded from testifying at the Inquest; and (2) Exhibit List with copies of all exhibits to be utilized at the Inquest with the understanding that if disclosure is not made pursuant to this directive exhibits will be precluded at Inquest; and it is further

ORDERED that by **June 26, 2026**, Plaintiff shall serve Defendant with a copy of this Order with Notice of Entry, and a Notice, including a brief statement of the nature of the action and the relief sought; the sum of money for which judgment may be taken in case of default; a brief description of any real property of which title, possession, use or enjoyment could be affected by a default, within "Yonkers Rising", (914) 815-1388 – dmurphy@risingmediagroup.com – P.O. Box 705 Yonkers, NY 10702, as a publication identified that would most likely give notice to the Defendant of such Order and Notice, such documents to be published **once per week, for three successive weeks**; and it is further

ORDERED that by **June 26, 2026**, Plaintiff shall file with the Court proof of service of this Order with Notice of Entry via publication as set forth herein-above, by way of an affidavit or affirmation of service.

The foregoing constitutes the Decision and Order of the Court.

Dated: White Plains, New York
May 8, 2026

ENTER:

HON. JAMES L. HYER, J.S.C.

Notice of formation of 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.



YONKERS PARKS DAY Join us in celebrating National Parks & Recreation Month



Saturday, July 11TH
The Power of Parks for the 250th
2:00 PM – 5:00 PM

For a fun filled day of activities, entertainment, arts & crafts and food.



THE POWER OF PARKS AND RECREATION

Pickett Park 230 Hawthorne Avenue
Richter Park 1377 Nepperhan Avenue
Stillwell Park 1018 McLean Avenue

For more information call 914.377.6450

Untermyer Performing Arts Council
 Mayor Mike Spano
 & the Yonkers Department of Parks, Recreation and Conservation
 present
World Fest 2026: Our 51st Season!
 Another free Untermyer Performing Arts Council program!

HAPPY BIRTHDAY, USA!!!
 With Dixieland Express

4:30 pm July 4th
Untermyer Park ★ 945 North Broadway ★ Yonkers

Special USA 250 Raffle!
 Tickets: two for \$5.

In case of rain, please call 914-375-3435 or check www.untermyerperformingarts.org after 2 pm the day of the performance.
 Our rain site this year is Saunders High School, 183 Palmer Road, Yonkers.

Our events are admission free and open to the public.
 Please bring lawn chairs or picnic blankets, as we do not provide seating.
 This program is done in cooperation with Mayor Mike Spano, and the Yonkers Department of Parks, Recreation and Conservation.
 Funding for our programs is received from Arts Westchester with support from Westchester County Government, the City of Yonkers, Senator Andrea Steward Cousins, Assemblymember Nadir Sayigh, Empire City Casino by MGM and our loyal arts patrons.

Have a Safe and Happy
4th of July

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

Your hands may not be free.
 Your family's health coverage could be.



Trusted locally for over 40 years.
 MVP has helped people in our community find free and low-cost health plans that fit their lives.



mvphealthcare.com/lowcostplans | 1-833-462-7544 (TTY:711)