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Yonkers Rising

YonkersTimes.com

FRIDAY, NOVEMBER 13, 2026

Eric Schoen--He too was Yonkers



Eric Schoen with Joan Rivers

ERIC W. SCHOEN February 22, 1960 – November 9, 2026

Eric Wolf Schoen, a lifelong Yonkers resident whose weekly column "This, Too, Is Yonkers" made him one of the city's most familiar and beloved voices, died November 9, 2026, of Parkinson's disease. He was 66.

Eric was born on February 22, 1960, at Lawrence Hospital in Bronxville, the son of Sidney and Rita Schoen. He grew up in Yonkers, and his childhood summers were spent in the Catskills at Brickman's, always the last two weeks of August. His Yonkers education began at the Temple Emanu-El Nursery School and continued at School 13 — his mother volunteered at the schools —

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Yonkers Zyon "Baby Tyson" Duprey Keeps Winning Headed to National Championships Dec. 5



By Dan Murphy

On October 24, Yonkers own Zyon "Baby Tyson" Duprey boxed in the Mike Tyson Invitational at Foxwoods. Duprey won a prior fight in the Tyson invitational in Las Vegas in July, and Mike Tyson invited Zyon to fight again. We watched the fight, so can you at this link https://www.youtube.com/watch?v=0yoFVvj8AcU

Zyon faced off against Robert Clark, perhaps his best opponent to date. Clark was bigger and had a reach advantage, but Zyon, like Mike Tyson, has the ability to get close and do some damage.

The first two rounds were very close, with a lot of activity from both boxers, and both landing good punches. In the 3rd round, Zyon took over with a flurry of punches, hurting Clark and winning the fight.

Now Zyon will be heading to Lafayette, Louisiana, to compete in the 2026 USA BOXING NATIONAL CHAMPIONSHIPS!

Zyon will be moving up to the YOUTH DIVISION, where he will face the #1 SEEDED NORMAN SIMMONS!

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Nolan Won't Concede



Westschester County Legislator James Nolan. left, This Election is Far from Over

I want to provide everyone with an update as the Westchester County Board of Elections continues counting the remaining absentee ballots and over 5,000 affidavit ballots from across Westchester County.

The race for County Legislator in District 15 has NOT been determined, and this election is far from over.

We remain hopeful, determined, and committed to seeing this process through to the very end. Our fight to continue representing the hardworking residents of Yonkers, Bronxville, and Eastchester is not over, and we will continue pursuing every avenue available to ensure that every legally cast vote is properly counted.

I also want to sincerely thank the dedicated employees of the Westchester County Board of Elections who continue working tirelessly to ensure that every vote is counted accurately and fairly. Their hard work and dedication throughout this process deserve recognition and appreciation.

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Yonkers' Frank Jereis, 25, Set to Become New York's Youngest Sitting Assemblyman



Assemblymember-elect Frank Jereis, left

Following a landslide victory in Yonkers' influential State Assembly race, 25-year-old Frank Jereis finds himself in a position few politicians reach at such an early age. When he takes office, Jereis is set to become New York's youngest sitting State Assemblyman, the youngest elected official in Westchester County by nearly a decade, and the only person of Middle Eastern descent serving in the New

continued on pg 6-

$10,000 Reward for Who Shot and Kill Guy Van Lew in 2021



See more on page 11

Clearwater Benefit Concert Celebrates 60 Years



This autumn marks the 60th Anniversary since the first fundraising concert to raise funds to build Clearwater. Join us for a Clearwater Benefit Concert on Saturday, November 21 at 3pm at the Beczak Environmental Education Center in Yonkers in celebration of this milestone, and in support of our continued work to protect the Hudson River and steward the next generation of enviorn-mental leaders thorugh education, advocacy sailing and music.

The concert will feature performences by Tom Chapin, Emma's Revolution, Reggie Harris, and Magpie – Greg Artzner & Terry Leonino, and is not-to-be-missed! Tickets are $35 each, and additional donations are welcome.

County Executive Jenkins Proposed $2.7-Billion 2027 Operating Budget; 3.3% Property Tax Increase



Westchester County Executive Ken Jenkins has submitted his proposed $2.7 billion-dollar 2027 Operating Budget, a fiscally responsible spend-ing plan that maintains essential County services, prioritizes the needs of residents and remains within the New York State property tax cap despite mounting financial pressures from Washington.

Jenkins said: "We have closed a projected $113 million budget gap through disciplined cost-reduction measures across all County operations. Westchester's economy performed better than projected and that coupled with extremely stringent department budgeting and eliminating 160 vacant positions, we achieved these necessary savings to close the gap in part. We achieved this without resorting to employee layoffs or drawing down a single dollar from our vital rainy-day reserves."

Cost Saving Approach:

Headcount: Holding the line on vacant positions (Other than Woodfield, see below). Eliminating 160 vacant positions and defunding over 300 vacancies.

Investment Income : Improved management of County funds, closeout capital projects $10.2 million in unspent bond proceeds and optimizing rebates for pharmacy benefit.

Equipment Reduction :

Equipment reduction in non-urgent equipment purchases.

continued on pg 6-



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Council President Collins-Bellamy Named Woman of the Year for Luther Garrison Foundation's Scholarship Luncheon Nov. 26



Luther V. Garrison Sr. Masonic Foundation Inc. is a 501-©-(3) non-profit charity organization with federal and state tax exempt status. We have committed to providing much needed services and assistance to our community. We provide services such as Scholarships, Christmas Programs, Thanksgiving Programs, Easter Programs, and Feeding the Community all free of charge for the community.

Our annual scholarship luncheon will be held on Saturday, November 28, 2026, at the Blessed Beginnings at, 33 Trinity Street, Yonkers, NY 10701, from 1pm to 3pm. Donations are $40.00, all donations are tax deductible. The Luther V. Garrison Masonic Foundation Inc. is funded by donations only. We will present 2026 scholarship awards at the luncheon to 15 deserving students.

This year, we would be honored to establish a special scholarship presented by Teamsters Local 456 in memory of Ashton Brown, a proud Teamster and City of Yonkers Employee whose life was tragically taken in a motorcycle accident. Ashton was truly one of a kind. He was a loving father, partner, friend, and a person who genuinely cared about other people. He had a big heart and was always willing to lend a helping hand. Ashton never needed recognition for what he did for others. He simply believed in helping whenever and wherever he could. Through this scholarship, we can help make sure that his spirit of giving continues for years to come. Also we will bestow honors on 10 esteemed citizens to include "Woman of the Year 2026" to Council President Lakisha Collins-Bellamy, Past Master Lemuel Davis will receive "The Russell Boston Past Master of the Year 2026 Award", Jr. Warden Terrance Hardy will receive "Outstanding Volunteer Service Award 2026", seven others will receive our "Community Service Volunteer Award 2026" to include Alicia M. Coates, Eliana Reynoso, Worthy Matron Adell Davis, Josephine Muller, Past Master Michael Whitney, Michelle Thompson, and Daryl Mack- Administrator for Yonkers Public School System who will be our Guest Speaker.

Zyon Duprey, continued from pg 1-

Zyon's trainer, John Morrison, wrote, "We are EXTREMELY PROUD of Zyon and the countless hours of hard work, dedication, discipline, and sacrifice he continues to put into his training. He is focused. He is prepared. He is hungry. And he is ready to step into that ring and show the world exactly who he is! To the Yonkers community, we ask that you continue to keep us in your prayers as we travel on this journey. Your love, support, and prayers mean more than words can express. No matter the challenge, no matter the opponent, we represent YONKERS!"

Zyon said, "First, I gotta thank GOD. With man, this is impossible, but with God all things are possible. This is an amazing feeling, and its hard to put into words. Just think about it, as a kid, I used to dream about one day meeting Mike Tyson, and now I'm actually boxing in his tournament! To my team, family and everybody in Yonkers who has been showing me love and support, I feel all of it and it motivates me to keep going.

But let me make one thing clear, I'm not stopping here. I got big dreams and I know what I'm working toward. I want to become World Champion and make my city proud, and I'm going to keep working, keep learning and keep God first."

Mike Tyson gave both fighters a standing ovation and has Zyon on his radar.



On This Day in Yonkers History...



On this day in Yonkers history...

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, November 16th:

November 16, 1942: Yonkers Fire Chief Edward Siller announced he asked Yonkers Police to help controlling leaf burning during gale winds! The wind blew burning leaves and ignited rubbish fires… giving our Fire Department unnecessary difficulty. Two days earlier, Engine 12 firemen pumped water for 15 hours to stop a fire in the Austin Avenue dump, a fire caused by "carelessness," according to the Chief.

Siller primarily was upset his men had to pump water "during war time… when water, gas and fire equipment should be conserved for possible use in a real emergency."

He stated his companies had been sent out to extinguish 37 brush fires the previous weekend, mostly during the high winds on that Saturday. Although many people agreed to stop… too many people routinely burned rubbish after coming home from work.

November 16, 1942: Yonkers set up a collection box for nylon, silk and rayon hosiery at Genung's Department Store; by noon the first day, this box was half filled! This effort was part of the "nationwide drive for these materials, urgently needed for making gunpowder bags." Lisle or cotton stockings were not wanted, but any mixture of lisle with silk, nylon or rayon could be used. Lisle was a finish applied to make yarn smooth.

Our Yonkers committee stressed stockings must be washed before donation.

Tuesday, November 17th:

November 17, 1942: Teaching Sisters of Sacred Heart Grade and High Schools and sisters from St. Casimir's and St. Mary's Parochial Schools, joined together to open a Red Cross First Aid Instruction Instructors Course at Sacred Heart Parish Hall. The course was taught by John Dougherty, Director of Yonkers Red Cross Chapter First Aid. This was the first time religious sisters took a First Aid Instructors' course in Yonkers, held Tuesday nights at 8 pm. A call was put out for stretcher bearers for the casualty station at the church.

Wednesday, November 18th:

November 18, 1944: City Clerk Francis Heafy, chair of the "Yonkers Cigaret Fund" closed its operation with a final order for 2,000 packs of cigarettes. Manufacturers notified Mr. Heafy they only could fill one more order for him, so funds were collected for the final order, a cost of $100.

The fund was established by the Common Council; Yonkers sent 35,000 packs of cigarettes to servicemen and women around the world. Each pack had a label

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Yonkers Student Among Kaplan Educational Foundation's 12 New Scholars



Daelani Quezada

Leadership Program Helps Community College Students Transfer and Earn Four-Year Degrees From Top Colleges and Universities

The Kaplan Educational Foundation (KEF), a nonprofit that helps high-potential, low-income students with academic and financial support, welcomes 12 new scholars into its Kaplan Leadership Program (KLP).

Established in 2006, the Kaplan Leadership Program helps overlooked and underserved community college students complete their associate degree and successfully transfer and go on to earn a four-year bachelor's degree at the nation's most highly-selective schools. The program provides stipends for living expenses, extensive tutoring, academic advisement services, leadership and career training, and other resources and support to help them expand their personal goals, and eventually attain leadership roles in their professions and communities.

The newly accepted Kaplan Leadership Program Scholars for the 2026-2027 Academic Year are: Daelani Quezada – Westchester Community College. Since KEF's inception, Kaplan Leadership Scholars have been accepted to the country's most competitive schools, including Yale, Stanford, Princeton, Brown, Amherst, Smith and many others. 93% percent of Kaplan Leadership Scholars earn a bachelor's degree. In stark contrast, data from the Community College Research Center at Teachers College, Columbia University shows that while 80 percent of community college students dream of transferring to a four-year school, only 16 percent actually earn a bachelor's degree – and only 11% who come from low-income families.

For more information on KEF, the Kaplan Leadership Program and how to apply to be a scholar:

http://www.kaplanedfoundation.org

Third Precinct Police Community Council Meeting

Wed., November 18, 2026 – 7:00 PM. Chema Community Center, 435 Riverdale Avenue. Guest Speaker: Health First Representative. Come Out To This Most Important Community Meeting. Usual Quality Of Life Concerns Will Be Discussed. Residents And Merchants Of Southwest Yonkers Area Strongly Urged To Attend. For Further Information Please Contact Either: Lucy M. Casanova, VP At 914 426-6668 Or Captain Jamie Dumser At 914 377-7247. Have A Happy And Safe Thanksgiving Holiday!

Leslye Oquendo-Thomas Campaign Shatters WFP Vote Record



Statement from Leslye Oquendo-Thomas, left, candidate for Westchester County Board, 17th District

Together, we made history. Our campaign received 2,087 votes on the Working Families Party line, more than 4.5 times the previous District 17 record of 458 votes. We earned 27.8% of the overall vote, compared with the previous high of 9.7%, demonstrating the strength of the movement we built together.

To everyone who voted for me: Every vote sent a powerful message. Our communities deserve a government that listens, responds, and puts working families first. Your voice matters, and I will continue fighting alongside you to make sure it is heard.

After 12 years of serving Yonkers, I entered this race because I knew our neighbors deserved a stronger voice in government, committed to fighting for them. I was warned that standing up for our communities could cost me my job. I was fired, but we did not give up. We lost the Democratic primary by just four votes, but we did not give up. We kept organizing. We kept showing up.

What we built was bigger than a campaign. We brought together working families, seniors, young people, labor unions, faith leaders, immigrant communities, small businesses, and grassroots organizations across race, place, party, and background. The friendships and partnerships we formed, and the strength we found in one another, will last far beyond Election Day.

To our newly elected County Legislator for District 17: You now have a responsibility to every resident: deliver on your promises and serve with transparency, integrity, and accountability. Our communities deserve nothing less.

I did not need an elected title to fight for Yonkers before this campaign, and I do not need one now. I will keep showing up, standing with our neighbors, holding government accountable, and fighting for the future our communities deserve.

To everyone who put your faith in me and this movement: thank you. Every vote, every door knocked, every call made, every text sent, and every contribution helped build something bigger than any one of us. I am incredibly proud of what we built together and grateful to every volunteer, organizer, neighborhood leader, small-business supporter, and community member who made it possible. This campaign was never about me. It was about all of us and the communities we came together to fight for.

We've come too far and built too much together to stop now. This is not the end of our story. Keep looking for Leslye. I'll be right there, standing with you.

Still here. Still fighting. We're just getting started.

Fear says nothing ever changes.

Hope says, "Watch us."

Leslye Oquendo-Thomas

2026 Candidate for Westchester County Legislature, District 17





John Isaac Issues Statement After 90th Assembly Election: "The Work to save NY continues"



From John Isaac, candidate for NY Assembly District 90-

While I was well aware throughout the vote-counting process that the odds were not in my favor, I felt it was important to patiently wait until every vote had been counted before making a formal statement.

Now that the final results are in, I want to extend my sincere congratulations to Frank Jereis on becoming Assemblymember-Elect. Frank ran a very strong campaign, and it is worth recognizing that he is poised to become one of the youngest members of the New York State Assembly in our state's history. I commend him on his achievement and wish him nothing but success as he prepares to serve our community.

First and foremost, I want to express my deepest gratitude to my supporters, friends, family, loved ones, and everyone who contributed their time, energy, and resources to our campaign this year. Your continued faith in me and my candidacy has meant more than words can express.

I remain incredibly proud of what we accomplished in this election. Both times I have sought public office, the political establishment and conventional wisdom underestimated my ability to mount a competitive campaign. Both times, thanks to the extraordinary support of our community, we exceeded expectations.

This year, we significantly outperformed many of our local counterparts running in districts with similar voter demographics. That is something worth recognizing. It means that many voters were willing to look beyond traditional party loyalties, set aside the national political climate, and make an independent judgment about who they believed was best qualified to represent them.

To every voter who placed their confidence in me, particularly those who stepped outside their usual voting habits to do so, I am eternally grateful. Your support reinforces my belief that people are willing to put community, competence, and common sense ahead of partisan politics.

There is undoubtedly a great deal of work to be done, both here in New York and across the country, to refine our message, strengthen our platform, and better communicate our vision for the future.

However, one of the central reasons I entered public service remains as important today as it was when I first decided to run: the growing failure of government to operate efficiently, responsibly, and within its means.

Our experience with this year's election process serves as a particularly troubling example. I want to be clear that I do not place blame on the individual workers and election inspectors who worked diligently under difficult circumstances. However, there must be serious accountability among those responsible for administering and overseeing our local elections.

Consider this: If a business spent an entire year preparing to deliver a particular service, only to fail when the moment finally arrived, that business would face serious consequences. A Christmas tree shop that spent the entire year preparing for the holiday season but failed to sell Christmas trees would not remain in business for very long.

Yet when government fails to deliver a fundamental service, taxpayers are often left paying the bill for the failure itself, along with the cost of correcting it. This year, taxpayers are facing the burden of additional overtime expenses and potentially further studies, equipment changes, and administrative transitions to address the problems we experienced at the polls.

And while these election-related failures were highly visible to the public, I believe they represent only the tip of the iceberg when it comes to the inefficiencies, mismanagement, and lack of accountability that continue to burden New York State government.



Transgender Day of Remembrance: Interviewing Cienna, Devine, and Nekia



Clockwise: Nekia, Cienna, and Devine

By: Dennis Richmond, Jr.

Every November 20th, people across the United States observe Transgender Day of Remembrance (TDoR), a day dedicated to honoring trans folx whose lives have been lost to violence. For many, the observance is a time to reflect on the violence that continues to affect transgender communities. Especially the Black Trans Community. For others, it brings back painful memories of friends and loved ones who are no longer here. I recently spoke with three trans women, Devine Bey, Cienna Rose, and Nekia Zulu, about what this day means to them, the people they remember, and why keeping their memories alive matters.

Transgender Day of Remembrance began in 1999 when transgender advocate Gwendolyn Ann Smith organized a remembrance following the 1998 murder of Rita Hester, a Black transgender woman from Massachusetts. More than 25 years later, the observance continues to draw attention to violence against transgender and gender-nonconforming people. According to the Human Rights Campaign's 2025 report, at least 27 transgender and gender-nonconforming people were killed through violence during its reporting period. Black transgender women continue to account for a disproportionate share of documented victims.

For Devine Bey, this year's observance comes after several heartbreaking losses. "This year has been especially difficult for me. I've experienced the loss of five people, four of whom were transgender or of trans experience," Bey shared. She explained that Transgender Day of Remembrance is about more than grieving. It is also about celebrating the lives people lived, remembering what they meant to others, and speaking up for those who experienced mistreatment. "Megan, Sophie, Amaya, Ethan — we say your names, we remember your names, and we carry your lives forward through our own," she said. For Bey, remembering those who have passed is one way of making sure their lives and experiences are never forgotten.

Cienna Rose spoke about the importance of remembering transgender history and the women whose lives helped pave the way for future generations. "Transgender Day of Remembrance is important to me because it honors the triumphs, resilience, and contributions of the trans women who came before us, allowing their legacies to live on through generations." Her perspective is a reminder that the lives of transgender women should not be remembered only for how they ended. Their accomplishments, contributions, and the impact they had on the people around them deserve recognition as well. Although the observance focuses on those lost to violence, it also creates an opportunity to reflect on the lives they lived and the communities they helped shape.

For Nekia Zulu, Transgender Day of Remembrance has taken on a much deeper meaning following the loss of her sister, Amaya. "Losing my sister Amaya has made the names we speak, the candles we light, and the lives we honor painfully personal," Zulu explained. "Behind every name is a person who was loved, a family forever changed, and a future that deserved to be lived." Her words speak to the grief that families and friends continue to experience long after the headlines disappear and public attention moves elsewhere. For those who have lost someone they love, the pain does not end when a memorial service is over or when another November 20 passes. Speaking with Devine, Cienna, and Nekia reminds me that Transgender Day of Remembrance is about much more than statistics and headlines. It is about real people, their families, their accomplishments, and the memories they leave behind. As November 20 approaches, their experiences remind us of the importance of remembering those who are no longer with us while also showing love, respect, and support to transgender people who are here today. We should not have to lose someone before recognizing the value of their life.



County budget, continued from pg 2-

$2.8 million reduction from initial budget requests.
Contracts Reduction :
Reduction in contracts from the Departments of Planning, Law, Labs and Research and Public Works & Transportation $12.6 millions reduction from initial budget requests.
Reimbursements:
Maximizing federal and state reimbursements that cover childcare and buses.

The proposed budget includes a 3.3% increase in the County property tax levy, which translates to approximately $34 more annually for a homeowner with a property valued at $500,000.

More details on the county budget at https://yonkerstimes.com/westchester-county-executive-jenkins-unveils-proposed-2-7-billion-dollar-2027-operating-budget-with-3-3-property-tax-increase/

CORPORATION NOTICE
CITY OF YONKERS-NEW YORK
PUBLIC HEARING NOTICE

Notice is hereby given, pursuant to law, that the City Council of the City of Yonkers, New York will hold a Public Hearing on Tuesday, November 24th at 7:00 PM in the City Council Chambers, 40 South Broadway, Yonkers, New York on the following resolution, to wit:

PROPOSED RESOLUTION

RESOLUTION AUTHORIZING THE CITY OF YONKERS TO RENEW A FRANCHISE AGREEMENT WITH VERIZON NEW YORK INC. IN THE CITY OF YONKERS

Anyone wishing to speak may sign up on the night of the hearing at the hearing site. Each speaker shall be permitted three minutes and speakers shall be called in the order in which they have signed up. Said hearing may be adjourned from time to time as necessary. Further information may be obtained at the City Clerk's office, City Hall, 40 South Broadway, Yonkers, New York and on the City's Website.

VINCENT SPANO, City Clerk, November 3, 2026

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–7707 – Opening Date: 11/20/2026; Boys and Girls Club (Ridge Ave) Renovations - Phase 2 (MM).
2. Bid No. RFB–7711 – Opening Date: 11/20/2026; Twenty-Four Month Contract with One 12-month option to renew to provide On-Call Land Survey Services, as needed (KS).
3. Bid No. RFB-7717 – Opening Date: 12/2/2026 – Twenty–Four Month Contract with Two 12–month options to renew to provide Maintenance & Repair Services to City's Fuel Dispensing System & Petroleum Bulk Storage Tanks (KS).
4. Bid No. RFB-7718 – Opening Date: 12/2/2026 - Twelve Month Contract with Two 12–month options to renew to provide Maintenance & Repair of Emergency Lights & Exit Lights for Yonkers Public Schools (KS).
5. Bid No. RFB-7719 – Opening Date: 12/4/2026 – Furnish & installation of 1 Mohawk Life (or Yonkers Approved Equal) for the Parks Department (VB).
6. Bid No. RFB-7695A -Opening date: 12/04/2026 - 36-month contract for the purchase of Vaisala XWeather Horizon Pro Road Weather Information Solution (or Yonkers approved equal) (MM).
7. Bid No. IFB-7684A-Opening date: 12/11/2026-Electrical repairs/replacement of Current Transformer Cabinet at 319 Tuckahoe Road (MM).
8. Bid No. IFB–7716 – Opening date: 12/23/2026 – Yonkers Pier Floating Dock Facility (MM).

Nolan won't concede continued from pg 1-

vote is counted accurately and fairly. Their hard work and dedication throughout this process deserve recognition and appreciation.

Most importantly, I want to thank every single person who has reached out, expressed their support, offered encouragement, and continued to stand with me throughout this process. Your messages, phone calls, and unwavering support mean more to me than words can express.

We are not giving up, we are not backing down, and we will continue fighting until every vote is counted and the final outcome is determined.

I will continue to keep everyone informed as updates become available.

Thank you for standing with me and for believing in the work we have done for District 15.

James Nolan, Westchester County Legislator | District 15

Most believe that Kisha Skipper will hold off Nolan once all of the votes have been counted. As we go to press, Skipper maintains a 300+ vote lead.

Frank Jereis, continued from pg 1-

Assembly.

His election marks a significant moment for Yonkers politics, introducing a new generation of leadership to a city with a long and established political history. At just 25, Jereis is preparing to bring his experience, community relationships, and political background to Albany, positioning himself as an emerging voice for Yonkers and the surrounding region.

An attorney, lifelong Yonkers resident, and Executive Director of the Yonkers Democratic Party, Jereis brings a combination of legal, political, and local government experience to the Assembly. Before launching his own campaign, he served as Chief of Staff to retiring Assemblymember Nader Sayegh, giving him firsthand experience working within the State Assembly and navigating the legislative process.

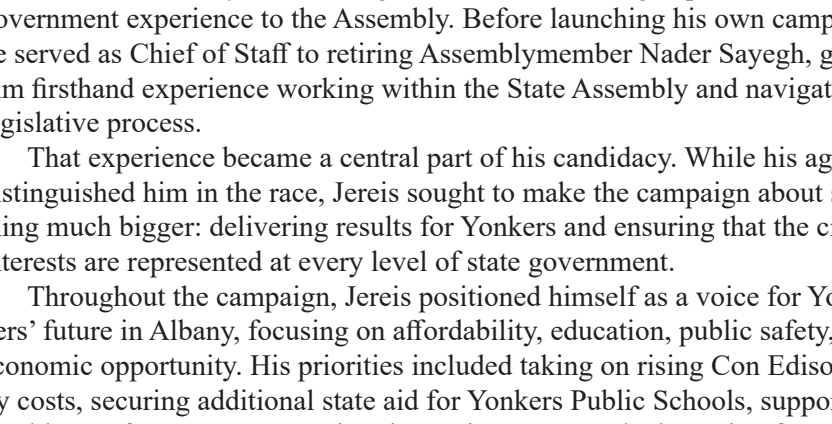
That experience became a central part of his candidacy. While his age distinguished him in the race, Jereis sought to make the campaign about something much bigger: delivering results for Yonkers and ensuring that the city's interests are represented at every level of state government.

Throughout the campaign, Jereis positioned himself as a voice for Yonkers' future in Albany, focusing on affordability, education, public safety, and economic opportunity. His priorities included taking on rising Con Edison utility costs, securing additional state aid for Yonkers Public Schools, supporting local law enforcement, protecting the environment, and advocating for working families.

A defining feature of Jereis' campaign was his hands-on approach to voter outreach. He spent months personally knocking on doors throughout Yonkers, meeting residents, listening to their concerns, and building support one conversation at a time. His extensive ground operation made direct engagement with voters the centerpiece of his campaign.

Organized labor played a significant role in the race, with private sector and public sector unions across multiple industries backing Jereis early in the campaign. Jereis made protecting union jobs, strengthening workers' rights, and advocating for working families central to his message.

Now, at 25, he is stepping into a role that will help define the next generation of political leadership for Yonkers. Representing his hometown in the State Assembly, he has described, will be the honor of a lifetime.



Yonkers Rising

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Yonkers Sanctuary Movement Celebrates Dia de los Muertos Festival



L-R-City Counciwoman Corazon Pineda-Isaac, Council President Lakisha Collins-Bellamy, Azucena Guerrera, spokesperson for Raices de Mexico (Roots of Mexico) Photo by Donna Davis

The Yonkers Sanctuary Movement's Cultural Center of Danze & Art, held a Dia de Los Muertos, Day of the Dead, exhibition at St. John's Episcopal Church on Nov. 8

Yonkers Rising

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

dmurphy@risingmediagroup.com

County Board Celebrates Albanian American Heritag Month, Honors Yonkers Restauranteurs Bruno & Liridona Ukaj



L-R-Legislator Shanae Williams, Honorees Bruno and Liridona Ukaj, BOL Chair Vedat Gashi

The Westchester County Board of Legislators celebrated Albanian American Heritage Month on Monday evening with a ceremony honoring Yonkers restaurant owners Bruno and Liridona Ukaj and North Castle Councilman and Assistant Chief of the Armonk Volunteer Fire Department Sonny Vataj. The Ukajs, who emigrated from Kosovo to Yonkers, have built their restaurant on Main Street—Giovanni's—into a community hub and source of charitable giving. Vataj, also from Kosovo, came to the United States as a young teen. He serves on the North Castle Town Board and as Assistant Chief of the Armonk Volunteer Fire Department. Majority Whip Shanae Williams said, "Bruno and Liridona Ukaj are a beautiful example of the American Dream. They came to Westchester from Kosovo, built a home, invested in Yonkers, and established an incredible small business in the heart of downtown Yonkers. They raised their children here, sending them through Yonkers Public Schools, and have continued to give back to the community in countless ways. Their story is about hard work, perseverance, family, entrepreneurship, and a deep commitment to the community they call home. I am incredibly proud of Bruno and Liridona and grateful for all they contribute to Yonkers. It is an honor to celebrate their story and recognize their contributions during Albanian Heritage Month."



PLEASE TAKE NOTICE: THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR WEDNESDAY DECEMBER 2, 2026, AT 6:00 PM, WILL BE HELD IN IN YONKERS CITY HALL, 40 SOUTH BROADWAY, 4TH FLOOR, YONKERS, NY 10701 (ADA 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. * Adjourned Google LINK: https://drive.google.com/drive/folders/1lPdzRuXEqveyqXwEFvD0_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. * Adjourned Google LINK:https://drive.google.com/drive/folders/1X9-XUh8voN3LaCu4nsfuEMCr8tvWjew6?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 extent exceeding 50% of the assessed valuation Google LINK: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 Google LINK:https://drive.google.com/drive/folders/12nKpQVuTD4ON9b5DOfoD-kfnTS223civ?usp=sharing
Case# 5930 – Area Variance – 287 Kimball Ave, Block 6162, Lots 63.64, Zone: T, Two -Family. Darlyn Alvare P.E., on behalf of Jose Herrera, owner (B0034402). ToAllowFor: Applicant seek variances for conversion of existing single -family dwellings into two-family dwellings with proposed vertical enlargement and 2 story addition at rear, including creation new driveway and open-air parking area at side yard. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/b2025081515/dashboard Google LINK:https://drive.google.com/drive/folders/1LNKoTPDJ9kmA67rbp7gDdmvSEdRDhx7x?usp=sharing
Case#5931 – Area Variance – 48 Shelburne Road – Block: 3208. Lot 56, Zone: S-50, Detached single-family on 50-foot lots. Steve A. Accinelli Esq. on behalf of Haris Radoncic owner (B0038471). ToAllowFor: Applicant seeks variances to build a new, 1 -family, 2-story and basement home. * Adjourned LINK:https://drive.google.com/drive/folders/1RR2Rs-nxR2WtsGZjzs3QPVP6p60TK2pb?usp=sharing
Case#5932 & 5637 – Area Variance – 25 Torre Place – Block:2390 Lot: 150, Zone: I, Industry. Patrick M. Bell of Cronin Engineering on behalf of Damian Quinn of Crannog LLC owner (B0020824). ToAllowFor: Applicant seeks variance to remove existing wood structures and replace them with steel framed membrane structure. Zoning Board of Appeals Area Variance #5637 6-15-2021 Planning Board Resolution 9-11-2019. LINK: https://drive.google.com/drive/folders/1CwOqyECnQCtt_2u8EPpX0o2uQD-p-MHf?usp=sharing
Case#5934 (5648,5231a)– Area Variance - 1221 Yonkers Avenue- Block:6383, Lot:14, Zone: BA, General business and apartment houses, high-density. James Vereruso Esq. on behalf of Yonkers Kimball Development LLC (B0039296). ToAllowFor: Applicant is seeking to build a new Unit apartment building. Variances are needed for floor area ration, exceeding maximum permitted height, insufficient side, front and rear yard, exceeding maximum permitted building coverage and no parking within property lines, evergreen buffer, and max walls in side yard. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/b0039296-1221-yonkers-avenue/dashboard Google LINK: : https://drive.google.com/drive/folders/1jsho4Ouixsd_IyA7hFdOuySpuwXQaE4i?usp=sharing
Case#5938 – Area & Use Variance – 184 Douglas Avenue – Block:3066, Lot:21, Zone: S-50, detached single family dwellings on 50-ft lots. Theodore G. Rieper on behalf of Jane Giambattista owner (B0038701). ToAllowFor: Applicant seeks variance for demolish roof over 1st. floor kitchen. Build 2nd fl. new kitchen for Apt.2.Varainces are needed for a non-conforming use, reconstruction of a structure used by a non-conforming and insufficient side yard.
LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/184-douglas-avenue/dashboard
Google LINK: https://drive.google.com/drive/folders/1NDm-GfWrhVlh0FXRqlbQgGwdwMODGzFV?usp=sharing
Case#5939 & #5847–Area Variance - 121 Sterling Avenue – Block:6266, Lot:29, Zone: T, Two-Family Dwellings on 50-foot lots. Edward Murray, Esq. on behalf of Mark Lumaj owner (B0034896). ToAllowFor: Applicant seeks variance for construct new one-family dwelling,2 story frame over basement with 2 car garage on a vacant lot as per plans filed *ZBA case#5847 Granted 04/17/2024 This is a re-review of the last set of revised plans submitted on this application, which was originally reviewed and denied on 07/18/2025 Area variance granted on this under ZBA case#5847 on 04/17/2024, for insufficient lot width and lot area, has expired. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/b0034896/dashboard
Google LINK: https://drive.google.com/drive/folders/1j5Y8BA4IPNGuZ5Q8CLdl-HrNC4eaZZuC?usp=sharing
Case#5940 -Area Variance – 1566 Nepperhan Avenue – Block: 3333, Lot: 60, Zone:S-50 detached single family dwellings on 50-ft lots. Edward Murray, Esq. on behalf of Amin Marji owner (B0030555). ToAllowFor: Applicant seeks variance for interior alterations to Unit#1 1st floor: interior alterations to unit #1 and repair garage roof 2nd floor; interior alteration to unit #2. Variances are needed for two family in S-50 zone, two structures additions to the principal building, side yard, rear yard setbacks, floor area ratio and maximum building coverage. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/b0030555/dashboard Google LINK: https://drive.google.com/drive/folders/1QsQPnBqcVuN54L-yiVWIEoInJ0hTwUBP?usp=sharing
NEW HEARINGS
Case#5935 – Area Variance – 68 & 72 Buena Vista Avenue -Block:511, Lots:24 & 25, Zone: DM-X District. Peter Gaito Jr. on behalf of 68-72 Buena Vista Realty LLC (B0039022). ToAllowFor: Applicant seeks variance to construct New 56-Unit Building, Variances are needed for insufficient parking, exceeding maximum permitted height, loading zone, different ownership, sidewalk and setbacks LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/b0039022/dashboard Google LINK: https://drive.google.com/drive/folders/1mfMr9N3RelonfhdBy76shWOvwTC0dbRt?usp=sharing
Case#5936 & 5604 – - Area Variance - 98 University Avenue – Block: 5071, Lot:46 Zone: T, Two-Family. Sam Borrelli of North East Site Works on behalf of Elliot Porco owner (B0017734). ToAllowFor: Applicant seeks variance for construction foundation only, for a two-family dwelling, amending foundation to have 2X8 wood frame bearing wall between foundation and modular homes box. Construct a new two-family dwelling having exceeded maximum permitted height, non-conformance side setback plane-does not meet regulations; non-conformance side wall articulation, exceeds maximum permitted exposed wall height. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/boo17733/dashboard Google LINK: https://drive.google.com/drive/folders/177Xblk2sgozX37ksaOomjSdmKGr9I21M?usp=sharing
Case#5937 & 5603 – - Area Variance - 90 University Avenue – Block: 5071, Lot:46 Zone: T, Two-Family. Sam Borrelli of North East Site Works on behalf of Elliot Porco owner (B0017733). ToAllowFor: Applicant seeks variance for construction foundation only, for a two-family dwelling, amending foundation to have 2X8 wood frame bearing wall between foundation and modular homes box. Construct a new two-family dwelling having exceeded maximum permitted height, non-conformance side setback plane-does not meet regulations; non-conformance side wall articulation, exceeds maximum permitted exposed wall height. LINK https://yonkers.municollab.com/zoning-board-of-appeals/projects/b0017733/dashboard Google LINK: https://drive.google.com/drive/folders/194cL2LIwfXO6lIw5aRwfa0N9n09GWqrC?usp=sharing
#5941 (5829)- Area Variance – 173 Linden Street - Block: 477, Lot:38 Zone M- medium density apartment houses. James Dibbini Esq on behalf of Grabom LLC owner (B0021173). ToAllowFor: Applicant seeks variance for proposed new three (3) story, 10 Unit Senior housing apartment building * ZBA case#5829 Area Variance approval granted 03/20/2024 expired according to code 43-88. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/173-linden-street-zba-case5941-5829/dashboard. Google LINK: https://drive.google.com/drive/folders/1lfLo_I-_1oOV-KqQmrv4_OV5gl7FGksK?usp=drive_link
#5942 – Non-Conforming & Area Variance – 11 Maria Lane – Block:4672, Lot:59, Zone CU- College, Universities and Theological Seminaries. James Dibbibi Esq. on behalf of Andrew D'Angelo owner (B0039424). ToAllowFor: Applicant seeks variances for proposed addition, interior alteration, new roof /attic design, pool & patio. Variances are needed for insufficient side yard and parking not permitted within the minimum required front yard setback. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/11-maria-lane-zba-case5942/dashboard Google LINK: https://drive.google.com/drive/folders/1Msvah7E7yPH2FjbkVjpWgK1vD6lJlwpU?usp=drive_link
#5943 – Non-Conforming & Area Variance – 28 Dunbar Street – Block:3114 Lot 14 into lots 14 and 15. Zone: T – Two Family (B0039644). Steven Accinelli Esq. with Verneruso, Curto, Schwartz & Accinelli LLP on behalf of Shazia Bhatti owner. ToAllowFor: Applicant seeks apportion Block 3114 lot 14 into lots 14 and 15. Variances are needed for subdivision that would create two nonconforming lots. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/28-dunbar-st-zbacase5943/project-settings
Google LINK : https://drive.google.com/drive/folders/1dqtYBoWStR9sF1Mog0U_5A8bNhbM5_X2?usp=sharing
#5944 – Area Variance – 372 Riverdale Avenue, Block 129, Lot:30 Zone: BA -general business and high -density apartment houses. Steven Accinelli, Verneruso, Curto, Schwartz & Accinelli LLP on behalf of Shazia Bhatti owner (B0038233). ToAllowFor: Applicant seeks site work for proposed multi dwelling apartment building. Variances are needed for maximum floor ratio and parking. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/372-riverdale-ave-zba-case5944/dashboard Google LINK: https://drive.google.com/drive/folders/1jkiCDAHfx1mSiD98xwlSkGC7rsywubAD?usp=sharing
#5945 – Area Variance – 56-64 Buena Vista Avenue – Block:511, Lots:28,30 &31, Zone: DM-X District. 62 BV Yonkers AMS LLC owners, Janet J. Giris Esq. with DDWWW on behalf of WBP Developments LLC(B0038915). ToAllowFor: Applicant seeks variances to build new multifamily dwellings with 60 units, 8 stories. Variances are needed for maximum height, rear setback, parking and loading space. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/64-buena-vista-zba-case5945/area-variance/application/project-contacts Google LINK: https://drive.google.com/drive/folders/1OV9W1udzb7-nci96Fnk_WalvLOUIfU7l?usp=sharing
#5946 – Area Variance Amendment– 43 Garfield Street, Block:447, Lot: 36, Zone M -apartment houses, medium density. Mark Blanchard, Esq. on behalf of 3943 Garfield LLC (B0023261). ToAllowFor: Applicant seeks to amendment filed on 09/01/2026 for the following changes: enlarged basement for additional parking – add new 2 additional apartments on 1st floor- new 5th floor addition for new 4 apartments amendment was reviewed and denied on 10/09/2026.Varaince is needed for exceeding maximum floor area ratio.
LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/43-garfield-st-zba-case5946/dashboard Google LINK: https://drive.google.com/drive/folders/1A7oNRajQ1alMmDoRJ92828TCLv9LlA5H?usp=sharing

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Eric Schoen, continued from pg 1-

and he graduated from Yonkers High School in 1978, where he served as Student Council President.

For more than a decade, Eric invited the readers of the Yonkers Times and the Rising Media Group newspapers into his thoughts on everything from Presidents to pizza. His column — he wrote more than 500 of them — mixed civic affairs with everyday Yonkers life: the barber shop, the closing of a favorite restaurant, the cost of gas, the fate of the schools. He believed fiercely in the printed local newspaper and in the advertisers who, as he put it, "pay the rent" so the news can reach your doorstep. If you disagreed with him, he printed his email address and asked you to write — "I'm not always right," he said, "and there are other perspectives that should be shared."

With Dan Murphy, he also co-hosted the Westchester Rising Radio Show on WVOX 1460 AM, on the air at 10:00 a.m. every other Thursday. Many of his columns were written at his table at Starbucks, espresso in hand, and nothing pleased him more than being stopped on the street by a reader who wanted to talk about that week's musings.

Before the column, there was a lifetime of public service. Eric earned his BA in Social Sciences from Pace University and his MBA in Finance and Financial Management Services from Pace's Lubin School of Business, and he later earned his paralegal certification as well. His career with the City of Yonkers began in 1978, when he started as a page at the Yonkers Public Library. Over 32 years he served as a clerk trainee with the Police Department, Public Information Officer in the City Manager's office, Director of Federal and State Aid Coordination, Manager of Administration for the Fire Department, Civil Service Administrator, and Manager of Administration for Planning & Development and for Affordable Housing. In 2000 he became Press Secretary for the Yonkers Public Schools, the voice of the district, until his retirement in 2010. He also gave his time to Yonkers Partners in Education, serving on committees that interviewed high school students for scholarships, and he served as President of the Friends of the Yonkers Public Library — a fitting honor for a man whose working life began as a library page. He was also an officer of Temple Emanu-El in Yonkers and was deeply involved in the Yonkers Jewish community.

Colleagues across City Hall, the Fire Department and the Board of Education remember his civility, his professionalism and the humor he brought to tense moments. Friends remember something simpler: Eric was generous to a fault. If there was a birthday, a holiday, or no occasion at all, Eric arrived with presents — for everyone.

Eric lived to shop, and finding a bargain was a joy in itself — a sale tag could make his whole day. Eric loved the theatre, and he loved Atlantic City. He would stroll the casino hotels taking it all in, a cigar in his mouth that he never actually smoked — he just thought it looked cool. At the slots he was a high roller in his own way: all of twenty dollars, and it had to be Wheel of Fortune.

He was predeceased by his parents, Sidney and Rita Schoen, and by his beloved sister, Carrie Schoen, to whom he was devoted and who passed away six months before him. Eric leaves behind friends who were family to him: Gabriel Oscasio-Davila, a good and loyal friend; Michael LaMagna, at whose wedding Eric was honored to serve as best man; and John Pascarella, the long-serving co-executive producer of The Maury Show, who oversaw the show's day-to-day production and always made sure Eric had tickets to the tapings. He is also survived by his cousins Georgette and Stephen, and Sharon, Steven and Daniel, and by Leanna and Dave, the childhood friends he grew up with and stayed close to all his life.

Services will be held on Sunday, November 15, at 11:00 a.m. at Mount Hope Cemetery in Hastings-on-Hudson. Eric promised his readers, "I'll be here as long as you are here." His city will hold him to the spirit of that promise every time someone picks up the paper. This, too, is Yonkers.

Yonkers History, continued from pg 3-

reporting the cigarettes were a gift from the people of Yonkers.
During the Fund's existence, Heafy received hundreds of postcards and letters expressing the gratitude of soldiers, sailors, marines, coast Guardsmen and nurses thanking the people of Yonkers for their kindness.
Thursday, November 19th:

November 19, 1776: British troops embarked from the mouth of the Nepperhan River to successfully attack Fort Constitution (Fort Lee).

November 19, 1947: Health Commissioner Berwyn Mattison announced Yonkers Health Department, in cooperation with the Yonkers Restaurant Liquor Dealers Association, began the first New York State program to x-ray Yonkers food handlers! The food handlers would be X-rayed at the Health Center and in a mobile unit provided by the Tuberculosis and Health Association. This voluntary program was suggested by the Westchester County Medical Society after it was found several Westchester food handlers were hospitalized for tuberculosis at Grasslands Hospital.
Friday, November 20th:

November 20, 1947: Former Warburton Avenue resident Major Edwin Armstrong, inventor of frequency modulation radio, appeared before Washington's Federal Communications Commission to urge the return of FM to a lower radio band. Armstrong contended that testing conclusively showed FM transmitted better in the lower ranges on the radio spectrum, and asked allocation of radio band 44 to 50 megacycles for broadcasting. It had been moved to a higher frequency two years earlier because of faulty data.
Saturday, November 21st:

November 21, 1911: Moe Cooper, Riverdale Avenue "moving picture store" owner, posted flyers for a picture play featuring actors would portray the Italian naval forces bombarded Ottoman-held forts in Tripoli the previous month, the start of the Italo-Turkish War; photographs from the war would be shown.
So many people descended on the theater, Cooper called for police assistance to keep order among those waiting to get into his 300-seat theater. Police organized people into a line that stretched two blocks along Riverdale Avenue.

One man became angry when an officer pushed him into line. Suddenly "missiles were in the air;" a big rock just missed the patrolman and windows were smashed. Samuel Forsel was pushed into the broken glass and had to be treated at St. Joseph's Hospital.

With all that, attendees inside the theater behaved! The crowd went wild when the Italian flag was shown, throwing their hats in the air. Four thousand feet of film and 45 slides, showing sinking of a Turkish warship and bombardment of Tripoli, were shown.
Sunday, November 22nd:

November 22, 1943: The workers and management of Anaconda Wire and Cable Company in Hastings took out a full page ad in The Herald Statesman to congratulate the workers of Alexander Smith and Sons Carpet Company for their record of high achievement meriting the Army-Navy "E" Award for excellence for their production of materials for the war. Smith was entitled to fly a flag symbolizing the "American men and women… fighting the battle of production with the same courage, the same zeal and devotion to duty…" that imbued our fighting men. This will for "high achievement on the production line would shorten the war, save precious lives and give us victory." Otis Elevator and Phelps Dodge also earned this distinction.

Any questions on this column, email yonkershistory1646@gmail.com. For information on the Yonkers Historical Society, the Sherwood House Museum on Tuckahoe Road or their upcoming events, please call 914-961-8940, visit website www.yonkershistoricalsociety.org, or email info@yonkershistoricalsociety.org.

Zoning Board Agenda, continued from pg 8

#5947 – Area Variance – 53 Beechmont Ave, Block: 5593, Lot: 8 Zone: S-75 detached single-family dwellings on 75-foot lots. Richard Pastilha Esq. On behalf of Nino A. Mignone owner (B0037253). ToAllowFor: Applicant seeks variance to construct Greenhouse. Variances are needed for more than one shed/greenhouse/playhouse shall be attached to principal building, height and setbacks. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/53-beechmont-ave-zba-case5947/area-variance/application/project-contacts Google LINK: https://drive.google.com/drive/folders/1R3aY6qrGSeXT_dUqXEfJGOHy4A8DVsGK?usp=sharing
#5949 (5797) – Area Variance – 110 Ravine Ave- Block 2118 Lot:39, Zone: A -Apartment houses, high-density. (B0019521) Shahin Badaly on behalf of 110 Ravine Realty LLC. ZBA case#5797 Area Variance approval granted 03/19/2025 expired according to code 43-88. ToAllowFor: Applicant seeks variances proposed new 6 story apartment building, with 14 dwelling units on vacant lot. As per plans filed, variances have expired. Variances are needed for front yard, side yard and parking. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/110-ravine-ave-zba-case5949-5797/project-settings Google LINK: https://drive.google.com/drive/folders/1H-4V45sMcWs0_3rOyDixjXc_ttIYGnZq?usp=sharing
#5950 – Area Variance - 119 Fowler Ave- Block:2291, Lot:22.27 Zone: S-50 -Detached single-family on 50-foot lots. Robert Everett, AIA on behalf of Mohamed Saidi, Owner (B0039191) ToAllowFor: Applicant seeks a variance to legalize the construction of a 4 to 6" Fence over the property line. Variances are needed for encroaching on the right-of-way, height of fence, retaining walls and setbacks. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/119-fowler-ave-fence/area-variance/review/staff-agency-reports Google LINK: https://drive.google.com/drive/folders/1c7xey55pbBiN1AS6-mtWMzh2VSRuBeLA?usp=sharing
#5951- Improvement to a Non-Conforming Use– 108 St. James Ter- Block:6378, Lot:24 Zone: S-50 -Detached single-family on 50-foot lots. Tara McDevitt, representative for Trinity Solar on behalf of Humberto Pintado, owner (B0038143). ToAllowFor: Applicant seeks to install rooftop-mounted 10.66 KW-DC PV panel system on existing 2 family dwelling and detached garage as per plans filed *existing 2 family dwelling is a nonconforming use in S-50 district*. Variances are needed for nonconforming use of a two-family in S-50 district and improvement of a nonconforming requires a variance. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/108-st-james-ter-pintado-solar-project-zba-case5951/dashboard Google LINK: https://drive.google.com/drive/folders/1GBRFTadKv8Tn0qGd5PMVTstN6XsSC1-f?usp=sharing
#5952 – Area Variance – 40 aka 36 Sterling Ave - Block: 6244 Lot: 42.44 Zone: T - two-family dwelling (B0038998). James Dibbibi on behalf of Dream 40 LLC owner. ToAllowFor: Applicant seeks apportionment of lot 6244-42.44 into 2 separate lot 6244-42 (36 Sterling Ave) and 6244-44 (40 Sterling Ave. Variances are needed for insufficient lot area, insufficient lot area per family, insufficient lot width, side yard, and parking. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/40-aka-36-sterling-ave-b00389983921139212-zba-case5952/dashboard Google LINK: https://drive.google.com/drive/folders/13fQUPwHeowj6qcWT4blKO6tFtTxBo3aN?usp=sharing
#5953 – Area Variance- 55 Knowles Street, 58 Knowles Street aka 151 Ludlow and part of 150 Downing Street- Block:171, Lot:40, Block:168. Lot:1, Block:171: lots:1.14, Zone: L-MX- Ludlow Mixed- Use District (B0039299). – Steven Accinelli, Esq on behalf of Bridgewater South Associates owner. ToAllowFor: Applicant seeks to construct 177 -unit multi-family apartment with retail and ground floor parking garage. Variances are needed for public entrance visibility, street facing ground floor facade transparency and street facing knee wall height. LINK: https://yonkers.municollab.com/zoning-board-of-appeals/projects/58-knowles-street-zba-case5953/consolidated-app/linked-projects Google Link: https://drive.google.com/drive/folders/1XopmdsPKeKk-ZVL3x5sXmHS3jpoG0V20?usp=sharing

Notice of formation of Construction Management Consultants, LLC. Arts. of Org. filed with the SSNY on 08/29/2026. 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, 325 Hornidge Rd, Mamaroneck NY, 10543. Purpose: Any lawful activity

Notice of formation of Denyshas LLC. Arts. of Org. filed with the SSNY on 04/03/2023. 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 Rocket Corporate Services Inc. 2804 Gateway Oaks Dr. #100 Sacramento, CA 95833 Purpose: Any lawful activity

Notice of formation of ISPARDA, LLC. Arts. of Org. filed with the SSNY on 09/07/2026. 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, 113A Woodale Avenue, Peekskill, NY 10566. 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.

Notice of formation of ACH HOLDINGS GROUP LLC. Arts. of Org. filed with the SSNY on October 8, 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 Corporate Creations Network Inc., 600 Mamaroneck Avenue #400, Harrison, NY 10528. Purpose: Any lawful activity

Notice of Formation of ALLIANCE MENTAL HEALTH COUNSELING, PLLC. Arts. of Org. filed with SSNY on 08/03/2026. Office location: Westchester County. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail process to THE ENTITY, 7 RYE RIDGE PLAZA, UNIT #680, RYE BROOK, NEW YORK 10573. Purpose: any lawful act or activity.

Notice of Formatioin of MISHA SCHWARTZ PRODUCTIONS LLC. Filed with SSNY on 05/07/2026. Office: Westchester County. SSNY designated as agent for process & shall mail to: 77 VIRGINIA AVE, DOBBS FERRY, NY 10522. Purpose: Any Lawful activity.

Notice of formation of everyythingpancakes, LLC. Arts. of Org. filed with the SSNY on 10/25/2026. 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, 45 Birch Brook Rd, Cortlandt Manor NY 10567. Purpose: Any lawful activity

Notice of Formation of elinfonet.com, LLC. Articles of Organization filed with NYS Dept. of State (SSNY) on June 30, 2026. Office location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process to: Raymond Nardo, P.C., 55 Jericho Turnpike, Suite 205, Jericho, NY 11753. Purpose: any lawful act or activity.

NOTICE OF FORMATION OF I WASH NEW YORK LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on September 24, 2026. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served.SSNY shall mail copy of process to the LLC, 14 Westview Ave 508 Tuckahoe, NY 10707. Purpose: Any lawful activity.

Notice of formation of Elite Air Solutions LLC. Arts. of Org. filed with the SSNY on 08/07/2026. 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, 193 Kneeland Rd, Yonkers, NY 10705. Purpose: Any lawful activity

Notice of formation of Frontline Restoration Partners LLC. Arts. Of Org. Filed with the SSNY on July 7, 2026. Office Location: Westchester County, New York. SSNY is designated as the agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 333 Mamaroneck Avenue, Suite 359, White Plains, NY 10605. Purpose: Any lawful activity.

Notice of Formation of DYLSOFT LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 09/29/2026. Office location: Westchester County. Principal business location: 12448 Flatlands Ave, Unit A1121, Brooklyn, NY 11239. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to the LLC at 12448 Flatlands Ave, Unit A1121,

Notice of formation of Tidy Hands LLC. Arts. of Org. filed with the SSNY on 11/9/2026. 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, 33 Cliffside Drive, Yonkers, NY 10710. Purpose: Any lawful activity

Notice of Formation of The Spinning Top LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 12/20/2017. Office location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to The Spinning Top LLC, 81 Pondfield Road #287, Bronxville, NY 10708. Purpose: any lawful purpose.

Notice of formation of Affogato House LLC filed with the SSNY on 6/11/26. 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, 173 Huguenot Street, Ste. 200, New Rochelle, NY 10801. Purpose: Any lawful activity

Notice of formation of TradeGrade LLC. Arts. of Org. filed with the SSNY on 10/02/2026. 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, Registered Agents Inc., 418 Broadway, Ste R, Albany, NY 12207. Purpose: Any lawful activity.

Notice of formation of Treacy Quality Consulting, LLC. Arts. of Org. filed with the SSNY on 09/25/2026. 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, 111 Madison Avenue, Valhalla, NY 10595. Purpose: Any lawful activity.

Notice of Formation of Limitless Laughs Productions LLC Articles of Organization filed with NYS Dept. of State (SSNY) on July 18, 2024 Office location: Westchester County SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process to: 42 BROADWAY, FL. 12-200, NEW YORK, NY, UNITED STATES, 10004 Purpose: Any lawful act or activity

Notice of Registration of Radford Scott LLP, a foreign LLP organized in Dekalb Cty, Georgia on 8/7/23, filed with the Secy of State of NY (SSNY) on 9/10/26. Office location: 145 Palisade St, Dobbs Ferry, NY 10522, Westchester Cty. LLP Election on file with clerk, DeKalb Cty Superior Court, 556 N McDonough St, Decatur, GA 30030. SSNY designated as agent upon whom process may be served. SSNY shall mail a copy of any process to the LLP at its principal office, Two Town Ctr, 125 Clairemont Ave, Decatur, GA 30030. Purpose: The practice of law.

Notice of Formation of Sanchez Construction Contractors, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 10/3/2026. Office location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Sanchez Construction Contractors, LLC, 130 Beech Street, #3R, Yonkers, NY, 10701. Purpose: any lawful purpose.

Notice of Registration of Radford Scott LLP, a foreign LLP organized in Dekalb Cty, Georgia on 8/7/23, filed with the Secy of State of NY (SSNY) on 9/10/26. Office location: 145 Palisade St, Dobbs Ferry, NY 10522, Westchester Cty. LLP Election on file with clerk, DeKalb Cty Superior Court, 556 N McDonough St, Decatur, GA 30030. SSNY designated as agent upon whom process may be served. SSNY shall mail a copy of any process to the LLP at its principal office, Two Town Ctr, 125 Clairemont Ave, Decatur, GA 30030. Purpose: The practice of law.

Notice of formation of J-Ro Consultants, LLC. Arts. of Org. filed with the SSNY on 10/26/2026. 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, 3 Bacon Ct, Bronxville, NY 10708. Purpose: Any lawful activity

Notice of Formation of Castlebridge Group LLC. Articles of Organization filed with the SSNY on 8/6/2026. Office: 14 Legendary Circle, Rye Brook, NY 10573. Purpose: Business technology/consulting.

Notice of formation of B Delights Bakery and Cafe, LLC. Arts. of Org. filed with the SSNY on 07/06/2026. Office: Westchester County. SSNY designated Brenda McDonald as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 26 Newkirk Rd, Yonkers, NY 10701. Purpose: Notice of LLC Formation

LUX OCULI NYC LLC, Arts. of Org. filed with the SSNY on 06/29/2020. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 108 South Buckhout Street, Irvington, NY 10533. Purpose: Any lawful purpose.

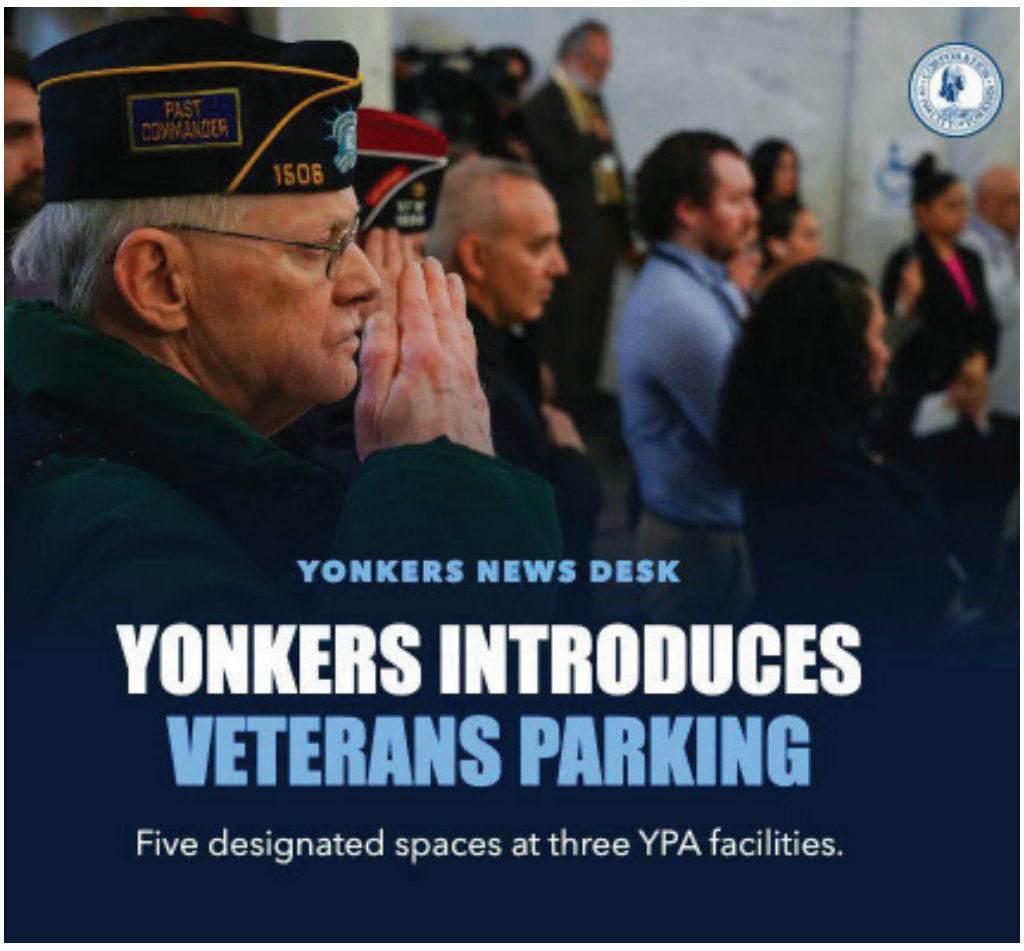
Notice of formation of HitchNGo LLC. Mobile Tow Hitch Installation. Filed with the SSNY on 06/17/2026. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 4 Lafayette St, White Plains, NY 10606. Purpose: Any lawful activity.

Stone & Oak Management Group LLC, Arts. of Org. filed with the Sec. of State of NY (SSNY) on 06/24/2026. Office location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 92 Hamilton Ave, Apt 1A, Yonkers, NY 10705. Purpose: To engage in any lawful act or activity.

Notice of Formation of Holiday Heroes LLC. Arts. of Org. filed with the SSNY on 09/24/2026. 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 THOMAS DOOLEY 51 PARK DRIVE MT KISCO NY 10549. Purpose: Any lawful purpose

CITY OF YONKERS TO ISSUE NEW DESIGNATED VETERANS

PARKING AT SELECT YONKERS PARKING AUTHORITY FACILITIES



Yonkers Mayor Mike Spano announced the introduction of designated Veterans Parking spaces at select Yonkers Parking Authority (YPA) facilities, providing additional convenience and recognition for the men and women who served in the Armed Forces.

"In Yonkers, we have an obligation to recognize and honor the men and women who have worn our nation's uniform and sacrificed so much to protect our freedoms," said Yonkers Mayor Mike Spano. "These designated parking spaces are a small but meaningful gesture to show our appreciation for their service and make everyday life a little more convenient for our veterans. We encourage all eligible veterans to apply and take advantage of this initiative."

Under the new initiative, five designated Veterans Parking spaces will be made available at the following locations:
Government Center Garage – two spaces at 118 New Main St., Nepperhan Ave.
Buena Vista Garage – two spaces at 8 Buena Vista Ave.
Robert W. Cacace Justice Center Parking Lot – one space at 104 S. Broadway
Veterans interested in utilizing these designated spaces must complete an application through the Yonkers Parking Authority available at www.yonkersparkingauthority.com.

Applicants will be required to submit the following documentation:
A copy of their valid driver's license, A copy of their vehicle registration
Proof of veteran status

Applicants must visit YPA office at 8 Buena Vista Avenue with the completed application and the appropriate documentation. Upon approval, eligible veterans will receive an identification sticker issued by the Yonkers Parking Authority, which must be displayed in their vehicle when using a designated Veterans Parking space.

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 12/8/2026 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: 10/14/2026 File Number: 35091 CA









VillageCareMAX

SEE WHAT'S POSSIBLE WHEN HEALTH CARE GETS PERSONAL.



Are you getting the most out of your Medicare plan?

$305/mo

Up to $3,660/year to be used for over-the-counter (OTC) items, prescription drugs, utilities, pay-at-the-pump, rent/mortgage assistance, grocery items, pest control, indoor air quality products, and public transportation.

Unused amounts may carry over month to month but expire at the end of the year.

Flex Benefits

$345 per year for additional dental, vision, or hearing benefits. Restricted monthly, unused amounts roll over month to month.

Unlimited Dental

$0 copay for all services listed as preventive and comprehensive dental benefits.

1-855-296-8800 (TTY 711)

Call to enroll, 7 days a week, 8:00 am to 8:00 pm

Cost sharing and deductibles may vary based on the level of Medicaid and Extra Help that the beneficiary receives. Food & produce (grocery items), pay-at-the-pump, utilities, rent/mortgage assistance, pest control, indoor air quality products, public transportation, transportation for non-medical needs are part of Special Supplemental Benefits for the Chronically Ill (SSBCI). In order to be eligible to receive SSBCI benefits, enrollees must be determined to be chronically ill, have a chronic condition (e.g., diabetes, chronic heart failure, cardiovascular disorder, chronic and disabling mental health conditions, stroke, or other eligible conditions), and meet coverage criteria. Not all Members enrolled in the VillageCareMAX Medicare Health Advantage or Medicare Select Advantage plans may qualify. Members enrolled in the VillageCareMAX Medicare Total Advantage plan will qualify. Some dental services limits and prior authorization requirements apply. VillageCareMAX is an HMO plan with Medicare and New York State Medicaid contracts. Enrollment in VillageCareMAX depends on contract renewal. For accommodations of persons with special needs at meetings, call 1-855-296-8800 (TTY: 711). VillageCareMAX complies with Federal civil rights laws and does not discriminate based on race, color, national origin, age, disability, or sex. ATTENTION: If you speak English, free language assistance services are available to you. Appropriate auxiliary aids and services to provide information in accessible formats are also available free of charge. Call 1-855-296-8800 (TTY: 711) or speak to your provider. ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-855-296-8800 (TTY: 711). 注意：如果您使用繁體中文，您可以免費獲得語言援助服務。請致電 1-855-296-8800 (TTY: 711). New York Medicaid Choice is New York State's managed care enrollment program. Call 1-800-505-5678 (TTY: 1-888-329-1541) for more information.

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