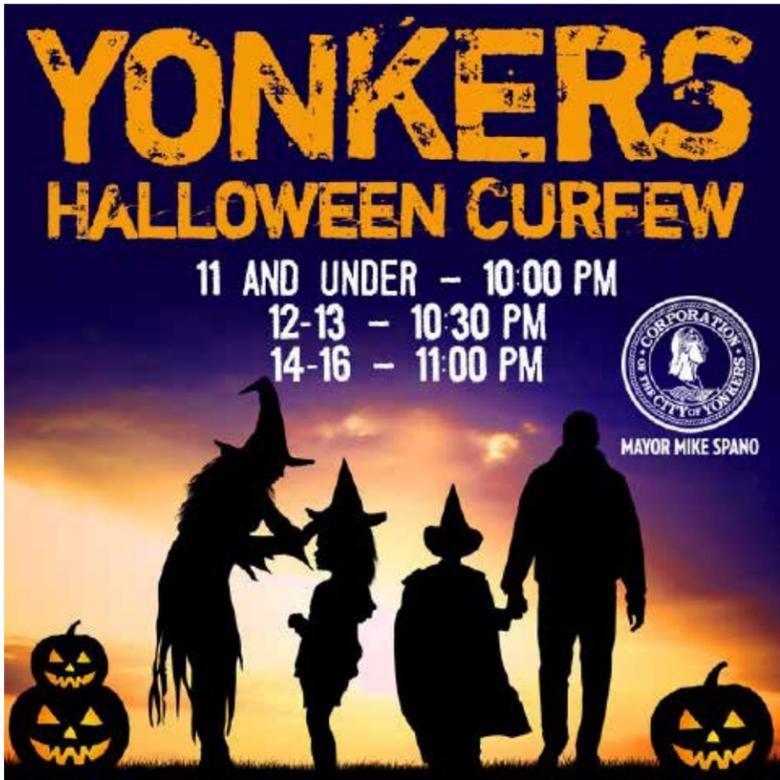


City of Yonkers Issues 2025 Halloween Curfew



See
story
on
Page
11

Jenkins Says No to Trump's "Partisan" PSA for Westchester Airport; Appears on CNN to Explain



By Dan Murphy

Earlier this month, amid a federal government shutdown now entering its fourth week, U.S. Department of Homeland Security (DHS) Secretary Kristi Noem released a short public service announcement video directed at air travelers.

Noem emphasizes TSA's commitment to safety and efficiency: "It is TSA's top priority to make sure that you have the most pleasant and efficient airport experience as possible while we keep you safe." But she then goes on to say, "However, Democrats in Congress refuse to fund the federal government, and because of this, many of our operations are impacted, and most of our TSA employees are working without pay."

continued on pg 15-

We Endorse: Anthony Merante City Council -6th District.



Yonkers Rising and Yonkerstimes.com endorse Councilman Anthony Merante for reelection in the 6th District.

Merante is running for a third term on the council, where he has served as a fiscal watchdog for the taxpayers of his District and the City.

Merante also brings his experience as a small businessman to the council. He is a CPA and also runs a few other small businesses -he is truly an entrepreneur, and we think that is a critical perspective that needs to be heard on the City Council.

We like Merante's honesty; sometimes he is brutally honest, even with himself,

continued on pg 15-

Community Baptist Church Celebrates 80 Years: Three Women Named Deacons for First Time



L-R First Lady Judyann Cole, Deacon Lisa Gillispie, Deacon Kathy Wright, Deacon Karen Pittman and Senior Pastor, Rev. Dr. Nigel O. Cole

See Story on Page 11

Shako Leads Diverse, Qualified Slate of Democratic Candidates for State Supreme Court from Westchester



L-R-Judge Verris Shako, Diane Clerkin, Judge John Collins, Justice Desmond Lyons

By Dan Murphy

Voters in the 9th Judicial District, (Westchester, Putnam, Rockland, Orange and Dutchess Counties), will be electing four Judges to the State Supreme Court to 14-year terms.

If you have interacted in the Westchester Court system, you might have met the four Democrats who have been nominated for State Supreme Court. They are: Judge Verris Shako, Diane Clerkin, Judge John Collins, and Judge Desmond Lyons. All are from Westchester and bring their diversity, experience, and qualifications in asking for your vote.

continued on pg 11-

Questions Continue About MGM's Decision to Bail Out on Yonkers Gaming License

“
I think MGM likely
made a financial
decision based on its
own business needs.

Governor Kathy Hochul

“Some residents expressed concerns about how such a change might affect our neighborhoods, while others recognized the opportunities it could have brought - from new jobs to increased tourism and greater investment in our city.

“As someone who supported the potential benefits this development could have created, I also respect the voices and perspectives of all those who shared their thoughts along the way. Our community thrives when everyone has a seat at the table, and this process has shown just how deeply Yonkers residents care about the direction our city is headed.”

Councilwoman Deana Norman

See Story on Page 11

4 Financial Planning Mistakes Business Owners Must Avoid

By Ben Soccodato and Chris Kampitsis, SKG Team at Barnum Financial Group

As a business owner, you pour your heart and soul into building your enterprise. You're focused on growth, operations, and serving your customers. But sometimes, in the whirlwind of running a business, personal financial planning steps are overlooked.

Here are four common financial planning mistakes business owners often make, and what you can do to avoid them:

Mistake #1: Not Having an Exit Plan

Many business owners are so focused on today's growth that they neglect to plan for tomorrow's exit. But eventually, every business owner steps away. Not having a clear exit strategy is a major pitfall.

Who Takes Over?

Have you considered whether a family member, a key employee, or an external buyer (like a competitor or a private equity firm) will take the reins? Each path has vastly different implications for valuation, transition, and your personal involvement.

The Sooner, The Better

The earlier you define your exit plan, the easier it becomes to structure your business, build its value, and prepare for a seamless transition. Thinking about your exit early is not giving up on your business; it's smart planning for its future and yours.

Mistake #2: Failing to Protect the Business Value

Your business is likely your most valuable asset, yet many owners leave its value vulnerable to unforeseen risks.

Over-Reliance on a Single Customer

Having too much of your revenue tied to one major customer can be a house of cards. If that customer leaves, your business value (and often, its existence) could plummet. Diversifying your client base is crucial.

Lack of Key Person Protection

What if a vital employee — someone whose skills, relationships, or knowledge are indispensable to your operations — suddenly leaves, becomes disabled, or passes away? The loss of a key person can cripple a business, impacting cash flow, client relationships, and overall value. Being prepared for such an event, perhaps with key person insurance, protects your business from this sudden shock.

Mistake #3: Blurring Personal and Business Expenses & Poor Record-Keeping

It's tempting for business owners to commingle personal and business finances, especially with tax deductions. But this can create a huge blind spot for your future personal expenses.

The "Company Perks" Trap

Using a company car for all your transportation, deducting all business meals and travel — these are legitimate business expenses. However, when you retire and no longer have the business to cover them, these expenses reappear on your personal ledger. Many owners forget to account for these "phantom" personal expenses in their post-retirement budget.

Inaccurate Books and Records

This isn't just about taxes; it's about understanding your true financial picture. Without accurate, separate books and records, you can't properly assess your business's health, its true profitability, or its value for a potential sale. This also complicates your personal financial planning immensely.

continued on pg 14--

Mayor Spano Appoints Helen Aggrey Yonkers Human Resources Commissioner



Yonkers Human Resources Acting Commissioner Helen Aggrey
Photo by Maurice Mercado/City of Yonkers

Yonkers Mayor Mike Spano today announced his appointment of Helen Aggrey as Yonkers' new Human Resources (HR) Commissioner. An attorney and recent Deputy Corporation Counsel for the City, Aggrey will serve as acting commissioner starting October 20, pending Yonkers City Council confirmation.

"Helen has been a star in our Administration and elevates herself with a unique skill set as a seasoned legal advisor and counselor," said Mayor Mike Spano. "I am confident she will take the momentum we've created over the last decade and build upon it to further expand the services, policies and recruitment efforts of our HR team."

Commissioner Helen Aggrey commented, "I am honored by Mayor Spano's confidence in appointing me as Commissioner of Human Resources for the City of Yonkers. I look forward to continuing the department's important work in supporting our dedicated workforce who serve the people of Yonkers with professionalism and dedication."

Aggrey joins the City of Yonkers' Human Resources Department after serving as Yonkers' Deputy Corporation Counsel for the last twelve years, where she advised the City Administration and employees on compliance, business, legislative and transactional issues. Previously, Aggrey served as the City of Mount Vernon's Assistant Corporation Counsel, where her duties included advisement of the city's Human Resources Department and Civil Service Commission on employee issues including terminations, hires and employee policies and procedures. Aggrey holds a Juris Doctorate from Capital University Law School and a Bachelor of Arts degree from Ripon College.

Additionally, former Human Resources Deputy Commissioner Annie Huang will join Aggrey in the HR department and return to her position next month. In the Office of Corporation Counsel, Dusan Lakic is promoted to Deputy Corporation Counsel and Rachel Kravitz is elevated to Second Deputy Corporation Counsel.

Aggrey's appointment must be approved by the City Council.

Notice of Public Real Estate Auction City of Yonkers, New York

Notice is hereby given by the City of Yonkers (the "City") of the public auction of the surplus City properties listed below (the "Properties"), which are located in Yonkers, NY.

The public auction will take place Friday November 21, 2025 beginning at 10:00am in the Yonkers Riverfront Library Community Room located at One Larkin Center, 2nd Floor, Yonkers, NY. Online, real-time participation in the auction will also be available.

Bidding and the auction and sale of the Properties will be conducted in accordance with and subject to certain terms and conditions (the "Terms and Conditions"). By participating in the auction, participants agree to be bound to these Terms and Conditions. The Terms and Conditions will be disclosed and made available prior to the auction. Terms and Conditions are subject to change prior to the auction



134 Greenvale Ave



53 Currans Ln, 136-144 Yonkers Ave



643 - 657 Nepperhan Ave

Surplus Properties

Section	Block	Lot	Address
1	51	39	110 Courter Ave
1	100	22	109 Ridge Dr
1	100	24	115 Ridge Dr
1	447	11	53 Currans Ln
1	447	12	136 Yonkers Ave
1	447	16.17	138 Yonkers Ave
1	447	18	142 Yonkers Ave
1	447	19	144 Yonkers Ave
1	447	23	97 Williams St
2	2255	41	17 Brynwood Rd
2	2420	27	657 Nepperhan Ave
2	2420	28	655 Nepperhan Ave
2	2420	29	653 Nepperhan Ave
2	2420	30	651 Nepperhan Ave
2	2420	31	649 Nepperhan Ave
2	2420	32	647 Nepperhan Ave
2	2420	33.34	643 Nepperhan Ave
2	2426	59	260 Greenvale Ave
2	2462	64	134 Greenvale Ave
3	3207	1	42 Westminster Dr
3	3207	3	56 Westminster Dr
3	3209	3	35 Middlesex Ln
3	3209	115	166 Curtis Ln
3	3210	23	14 Westminster Dr
4	4854	9.13	56 Triangle Dr

For online bidding, Terms and Conditions, and additional information, please visit: williamsauction.com/Yonkers or call 800.801.8003



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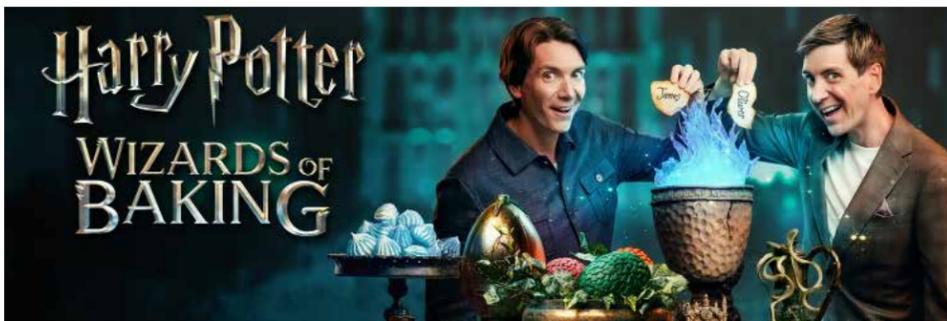
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Yonkers Resident Featured in Food Network's Harry Potter: Wizards of Baking



Viewers and legions of Harry Potter fans are in for a treat as Food Network's Harry Potter: Wizards of Baking returns for a magical new chapter this holiday season. Premiering Sunday, November 2 at 8pm ET/PT on Food Network, the series will stream the next day on HBO Max and discovery+, and will roll out globally with additional info to follow on international dates and times. Chapter Two will feature even more spellbinding creations, enchanted elements and baking wizardry as a new field of competitors embark on the experience of a lifetime. Capitalizing on the enduring love for Harry Potter – a global phenomenon that continues to captivate people of all ages around the world – the ground-breaking series blends legendary storytelling and fantastical edible creations in a competition that had audiences on the edge of their seats last year. In its freshman outing, the series ranked as the #1 non-news/sports cable program on Thursday nights for Adults 25-54 and reached more than 16.4 million total viewers across linear, HBO Max and discovery+.

Returning hosts James and Oliver Phelps (Fred and George Weasley) bring their charm, humor and behind-the-scenes anecdotes, and are joined by esteemed culinary judges Carla Hall and Jozef Youssef, who bring their discerning palates and high expectations to the table. Across the six-episode season, special guests Warwick Davis (Professor Flitwick), Afshan Azad (Padma Patil) and Devon Murray (Seamus Finnigan) help evaluate the competitors' showpieces as they share their own stories from the films.

In the two-hour premiere, eight teams of two start their journey in The Great Hall where they are sorted by the Sorting Hat into one of the four Hogwarts houses – Gryffindor, Hufflepuff, Ravenclaw, and Slytherin. The first challenge is to craft captivating, edible showpieces inspired by moments from the Harry Potter series and each teams' respective Hogwarts house. Week to week, the teams face a new task for which they must design creations that deliver on taste, creativity and visual spectacle, and this season, winning challenges can yield an advantage for a team in the next episode, or the chance to bestow an impediment to others. The series was once again shot at Warner Bros. Studios Leavesden including amidst the backdrop of Warner Bros. Studio Tour London – The Making of Harry Potter, on some of the original sets where Harry Potter's journey was brought to life on screen, including such famed locations as Platform 9¾, The Great Hall, and Diagon Alley, as well as The Potions Room, Privet Drive, the Destroyed Gringotts Bank and the triple-decker Knight Bus.

"Harry Potter: Wizards of Baking brings together perfectly the magic of Harry Potter with the exquisite culinary artistry that exemplifies why Food Network is a holiday destination for viewers each year," said Betsy Ayala, Head of Content, Food, Warner Bros. Discovery. "The success of season one shows the magic that can happen when collaborating across divisions as we did with Warner Horizon in marrying an iconic property with a fan-favorite genre. The next chapter of this delicious competition promises to bring even more joy to fans this holiday season."

Teams competing include Andy Ortega Yonkers, NY. A group of lucky fans will have the opportunity to attend the grand finale, where the remaining teams must make a showpiece that celebrates the Goblet of Fire in a nod to the 20th anniversary of the fourth film in the series. Harry Potter fans can follow #WizardsOfBaking on social to chat with fellow fans and watch tons of videos from behind the scenes, including a tour of all the new sets and fun games with the hosts and judges. On FoodNetwork.com, fans can find additional details on all the competitors, magical recipes inspired by Harry Potter and more.

Tell Your NYC Friends: Curtis Sliwa for Mayor!

By Eric Wolf Schoen



Friends, the biggest election this Election Day is one that 99% of you can't vote in but wish you could, the race for Mayor of New York City. The only way you can vote in the race is if you move into the five boroughs between now and Election Day. Doubt that is going to happen.

But you're going to do the next best thing. Call all your relatives, friends, mahjong partners, and pickleball competitors, and tell them the real, true, honest candidate for Mayor of New York City is Curtis, despite all the major New York City Newspapers telling him to get out of the race. They weren't doing that until the Socialist candidate won the Democratic primary and all hell broke loose.

What is a socialist? A person who supports or believes in socialism, an economic and political philosophy advocating for the collective or public ownership of the means of production, property, and resources.

And kids, we have a socialist running for mayor. The elite worry that he is going to take their money and belongings and redistribute them to the poor. They are also afraid he is going to bankrupt the rich and destroy business in New York, which will ultimately destroy business throughout the world.

Every time the socialist communicates, people are afraid he is giving away the ship. He gets rounds of applause by proposing to end bus fares or doing away with college tuition. He tells people what they want to hear without the economic analysis that it sorely needs!

Together with the socialist, there is the former Governor of New York, Andrew Cuomo, who wants to get his toes back in the political arena. Yes, that Andrew Cuomo, who many blame for the deaths of the elderly during COVID, the ego-maniac who many accuse of getting touchy-feely during his administration. We have had enough, Andrew Cuomo.

Curtis has been around for a long time. He knows the streets. Not the sheets. Briefs.: We lost a very important member of the SCHOEN family as we go to press. Sidney, a big, beautiful black cat, has left us to join the other cats we've had, all taken care of by my sister. Sidney was named after my father. Like dad, he had a sweet disposition, a big tummy, and was loved by all. Special thank you to our friend, Nicole, for helping take care of him.

Let's get the government open so the public can enjoy our national treasures when they go to the Capitol, and enjoy the beautiful exhibits on display at the Smithsonian.

Reach Eric Wolf Schoen at ewschoen@icloud.com.

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Simone Development Companies Announces Westchester Disabled On the Move Leases 4,304 square feet at One Executive Boulevard



Simone Development Companies has announced that Westchester Disabled On the Move has leased 4,304 square feet at One Executive Boulevard in North Yonkers, NY.

Westchester Disabled On the Move helps people with disabilities, the elderly, and low-income families live independent lives by providing them with access to healthcare, housing and other assistance through social programs.

“We are delighted to welcome Westchester Disabled On the Move to their new home at One Executive Boulevard,” said Joe Simone, President of Simone Development Companies. “The property offers a convenient and central location with prime visibility, incredible proximity to highways and public transportation, two entrances with easy access to abundant free parking all around the building, and the opportunity to create bespoke buildouts to suit a multitude of tenant needs.”

“We are on the move! After over 40 years in the same location, we are so excited to announce that we are taking a step forward to a brand-new space with so many possibilities,” said Maria Samuels, Executive Director of Westchester Disabled On the Move. “The convenient location and accessibility for our clients made this the perfect choice. This next chapter in our continued growth marks our commitment to providing leading services and advocacy for all of Westchester’s disability community. We are delighted to remain in Yonkers.”

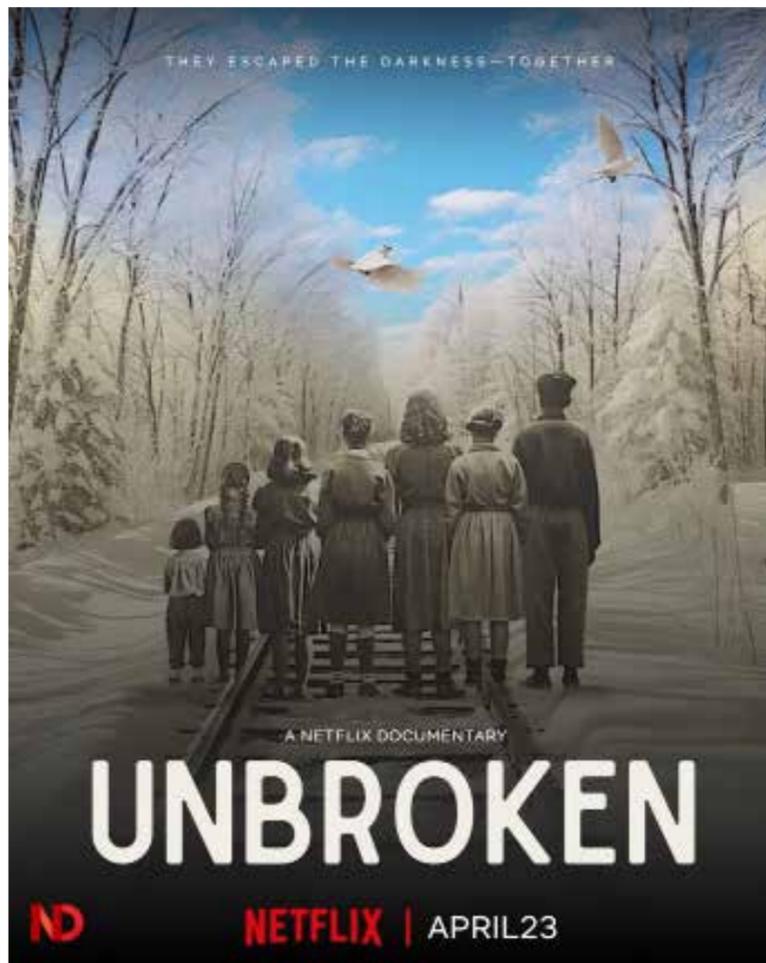
Westchester Disabled On the Move, which is relocating from another location in Yonkers, was represented by Craig Ruoff of Colliers. Simone Development Companies was represented by Matt Lisk, Tara Long, and Kevin McCarthy of Cushman & Wakefield, alongside Simone’s in-house leasing and legal teams.

Located in the North Yonkers “Medical Mile,” One Executive Boulevard is a newly renovated 133,768-square-foot, 4-story state-of-the-art medical building that was repurposed from a traditional office building.

The property currently has space availabilities ranging from 1,400 – 71,000 square feet, including multiple spaces on-grade to accommodate use that requires heavy floor loads.

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of healthcare, mixed-use, office, industrial, retail and residential properties. Headquartered at the Hutchinson Metro Center, it boasts a portfolio of over 7 million square feet throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, Orange and Fairfield Counties and New Jersey. With expertise spanning acquisition, development, construction, finance, asset management, accounting, leasing and property management, Simone Development Companies is set apart by its vertically integrated management team, long-term asset ownership and its pursuit of visionary development. Visit <https://simonedev.com> to learn more.

UnBroken-Critically Acclaimed Documentary on Netflix Screens in Pelham Nov. 6



– UnBroken, the award-winning documentary by debut filmmaker and former Pelham resident Beth Lane, will screen at The Picture House in Pelham on Thursday November 6th at 7:30 PM. The screening will be followed by a post-film Q&A with Lane and a discussion led by TPH Film Club host and veteran film critic Joe Neumaier, the esteemed host of The Movie Minute on 710AM-WOR.

“We’re honored to welcome Beth Lane and her extraordinary film UnBroken back to Pelham,” said Clayton Bushong, Executive Director of The Picture House Regional Film Center. This screening marks a heartfelt return for Beth Lane and her husband Joel Moody, who lived in Pelham for 13 years, where they raised their three sons before relocating to California in 2007. Joel was a founding board member of The Picture House, and their three children attended Hutchinson Elementary School, Pelham Middle School and the Pelham Jewish Center. Joel is a partner at Rockwood Capitol and, alongside his wife of 33 years, has taken on the role of Executive Producer for UnBroken.

This screening, scheduled to honor and commemorate Kristallnacht, invites audiences to come together as a community and bear witness to a miraculous true survival story — and join a broader mission of empathy and resistance against modern-day hate.

UnBroken tells the miraculous true story of the seven Weber siblings, ages 6-18, who evaded certain capture and death, and ultimately escaped Nazi Germany relying solely on their youthful bravado and the kindness of strangers, following their mother’s incarceration and murder at Auschwitz. After being hidden in a laundry hut by a benevolent German farmer and his wife, the children spent two years on their own in war-torn Germany. Emboldened by their father’s mandate that they ‘always stay together,’ the children used their own cunning instincts to fight through hunger, loneliness, rape, bombings and fear. Climatically separated from their father, the siblings are forced to declare themselves as orphans to escape to a new life in America. Unbeknownst to them, this salvation would become what would finally tear them apart, not to be reunited for another 40 years.

continued on pg 10-

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County Executive Jenkins Announces Legislation Prohibiting Sale of Vaping Products Designed to Look Like Everyday Items

On This Day in Yonkers History...



A highlighter? A pen? A USB drives? Nope – a vape. Protecting the health and safety of Westchester County’s youth, County Executive Ken Jenkins announced legislation that would prohibit the sale of e-cigarettes and vaping products designed to look like everyday items.

Jenkins said: “These products are disguised as smartphone cases, toys, drink containers, backpacks, and other common items. While they may appear harmless, these devices are intended to attract young people and make it easier for them to access nicotine. This legislation is about protecting our children and keeping Westchester safe and healthy.”

The proposed law would:

Ban the sale, offer for sale, or transfer of e-cigarettes or vaping products that resemble school supplies or personal items.

Establish fines ranging from \$300 to \$1,500 for violations, with increasing penalties for repeat offenses.

Authorize the Westchester County Board of Health to enforce the law.

The legislation reflects growing concern over deceptive marketing practices aimed at youth and aligns with Westchester County’s ongoing efforts to reduce nicotine use among minors.

Jenkins said: “Westchester County is taking a stand against these deceptive products. We want our children to grow up healthy, not addicted to nicotine, and this legislation is a critical step toward that goal.”

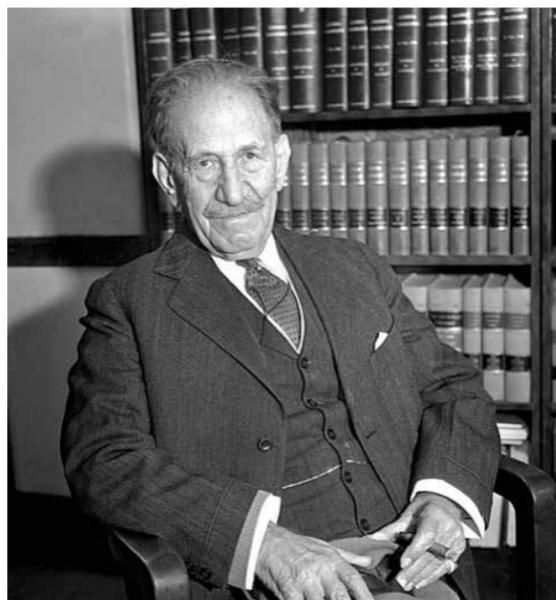
Ossining Schools Superintendent Mary Fox-Alter said: “As Superintendent of Schools, my top priority is the health and safety of our students. Deceptive vaping devices and deceptive marketing poses serious risks, not only to physical health but also to learning and development. We fully support this legislation to protect our young people and ensure our schools remain safe, healthy environments for all students.”

Greenburgh Graham Union Free School District Acting Superintendent of Schools Dara E. Joseph said: “This is not just a school issue it’s a community issue. Combating vaping among youth requires all of us: parents, educators, health professionals, and community leaders working together to give our young people the tools and knowledge to make healthy choices.”

White Plains Public Schools Superintendent of Schools Joseph L. Ricca, Ed.D. said: “We are grateful that County Executive Jenkins is standing up for the health and safety of our children by making the deceptive marketing of e-cigarette and vaping devices illegal in Westchester County. Disguising products as everyday items that can rob our children of their health and wellness is a serious problem facing every parent – this legislation ends that concern and takes another step forward in supporting our children’s overall health and safety countywide.”

American Lung Association Health Promotions Specialist Molly Franco, MSW said: “The American Lung Association remains committed to a tobacco-free future where no child is addicted to tobacco products. To end youth tobacco and nicotine use, it is necessary for the entire community to be involved, including lawmakers, parents, teachers, coaches, school administrators, community-based organizations, and healthcare providers.”

The County Executive is urging the Westchester County Board of Legislators to pass the measure promptly so the law can take effect immediately.



Samuel Untermyer

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

Monday, October 27th

October 27, 1776: American troops left Valentine Hill to join General Washington’s assembly of troops in White Plains.

October 27, 1919: The US Navy Department returned the steam lighter Bessie to the Ben Franklin Transportation Company!

The boat carried food and clothing to battle ships, transports, and other navy vessels lying off Brooklyn and Staten Island, day and night, including the winter of 1918 when the harbor was icebound. Before Bessie was mustered out, it worked every day for two years straight without a day off!

Built in 1892, Bessie was part of Ben Franklin for twenty years; during its time with the transportation company, it was captained by J. McFeeley, who remained with the boat while in the service of the government.

Tuesday, October 28th

October 28, 1776: Residents of Valentine's Hill heard the surging of the Hessians as they advanced to attack American troops.

October 28, 1776: American Forces crossed Mile Square and Sprain Roads on their way to the Battle of White Plains.

October 28, 1947: Three Yonkers men were part of the group of men aboard the USS Antietam that held memorial services for returning World War II servicemen killed in action. The servicemen were Private First Class Thomas Carroll, USMC, of Portland Place; Seaman Second Class H. Berger, USN, of Bruce Avenue; and Seaman First Class F. J. Pietrantonio, USN, of Waverly Street.

Wednesday, October 29th

October 29, 1908: Several Yonkers High School students were suspended for an indefinite period because of a strike demanding the return to the school’s operating on the one-session plan.

Superintendent of schools Charles Gorton announced the two-shift plan would stand.

October 29, 1927: Because voter registration was so heavy in Yonkers, the city borrowed nine used voting machines to meet the needs of our people.

October 29, 1952: General Dwight D. Eisenhower visited Yonkers, making a campaign stop at Larkin Plaza.

Thursday, October 30th

October 30, 1666: Mr. and Mrs. O’Neale sold Colendonck to her brother Elias Doughty of Flushing. Mary Doughty van der Donck O’Neale was the widow of Adriaen van der Donck, after whom Yonkers is named, had won the right to claim the “Younckers land” just weeks earlier.

October 30, 1926: Samuel Untermyer, labeled as the “Sage of Greystone” by the Yonkers Statesman, urged support for Governor Alfred E. Smith in his cam

continued on pg 7-

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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 Nicaudis Group Family Daycare, LLC. Arts. of Org. filed with the SSNY on 08/26/25. 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, Nicaudis Castillo, 156 Union Ave, Mt Vernon, NY 10550.

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

Notice of Formation of OnPoint Home Designs LLC. Arts. of Org. filed with the SSNY on 8/28/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 14 Crosby Court, Cortlandt Manor NY 10567. Purpose: Any lawful purpose.

Notice of Formation of JUST SHIPSHAPE LLC Arts. Of Org. filed with the Secretary of State of New York (SSNY) on [07/17/2025]. Office location: Westchester county. ENTITY PROTECT REGISTERED AGENT SERVICES LLC is designated as agent of the LLC upon whom process against it may be served. ENTITY PROTECT REGISTERED AGENT SERVICES LLC shall mail a copy of process to the LLC, 1 ALEXANDER STREET APT 314, Yonkers, New York, NY 10701. Purpose: Any lawful purpose.

Notice of Formation of 155 ROUTE 202 LLC. Arts. Of Org. filed with SSNY on 07/10/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 401 Broadway, Suit 1111, NY, NY 10013. Purpose: Any lawful activity.

Notice of Formation of Create With Vero LLC. Arts. of Org. filed with the SSNY on 06/06/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 16 Forster Ave, Mt. Vernon, NY 10552. Purpose: Any lawful activity.

Notice of Formation of PRINCE & BROADWAY PROPERTIES LLC. Arts. of Org. filed with SSNY on 1/22/25. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 172 Rockne Road, Yonkers, NY 10701. Purpose: any lawful act or activity.

Notice of Formation of LIQUID ASSET SERVICES LLC. Application for Authority Filed with the SSNY on 12/05/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to THE LLC, 46 LINCOLN AVENUE, PORT CHESTER, NY 10573. Purpose: any lawful act or activity.

NOTICE OF FORMATION of Super Smart Future LLC. Arts. of Org. filed with Sec. of State of NY (SSNY) on 04/20/2023. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Super Smart Future LLC, 58 Valley Rd, Katonah, NY 10536. Purpose: any lawful activity.

Notice of Formation of IT TAKES ALL KINDS PICTURES, LLC. Arts. of Org. filed with the SSNY on 03/21/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, Republic Registered Agent Services Inc. 54 State Street Suite 804 Albany, NY 12207. Purpose: Any lawful

Notice of Formation of SteenShotz LLC. Arts. of Org. filed with the SSNY on 03/12/2025. Office Location: 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, 343 South 3rd Avenue, Mt. Venron NY 10550. Purpose: Any lawful activity.

Notice of Formation of 1M Consulting LLC filed with the SSNY on 11/05/2024 with the existence date as 01/01/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whole processes against it may be served. SSNY shall mail copy of processes to the LLC, 3 Ward Street, Hastings-on-Hudson, NY 10706. Purpose: Any lawful activity.

Notice of Publication of 19 THIRD AVE RENTALS LLC. Arts. of Org. filed with SSNY on 08/29/2025. Office: WESTCHESTER CO. SSNY designated agent for process and shall mail process to copy to the LLC 7014 13th Ave, #202, Bklyn, NY, 11228. Purpose: any lawful act.

Notice of Formation of Math Power LLC. Arts. Of Org. filed with SSNY On 07/12/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 35 Florence St, Yonkers, NY 10704. Purpose: Any lawful activity.

Notice of Formation of BLUEPRINTS AND BEYOND LLC. Arts of Org. filed with Secretary of State of New York (SSNY) on February 4th, 2025. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to the LLC: 70 Ashburton Avenue, Apt. 7H, Yonkers, New York, 10701. Purpose: Any lawful purpose.

SUMMONS AND NOTICE BY PUBLICATIONS
STATE OF SOUTH CAROLINA, COUNTY OF CHESTER

In the Family Court Sixth Judicial Circuit, Case No: 2025-DR-12-116
Damara Israel vs James Adams
TO THE DEFENDANT: James Adams

YOU ARE HEREBY SUMMONED AND REQUIRED to answer Motion filed in this action above. This action has been filed in the office of the Chester County Family Court Clerk of Court on May 13, 2025, a copy which can be delivered to you upon request; You must serve a copy of your response to the motion on the Plaintiff's attorney, Tracy Bomar-Howze, The Howze Law Firm, LLC, 200 Oakland Avenue, Suite A, Rock Hill, SC 29730, within thirty (30) days of service upon you. If you fail to answer the motion within the time aforesaid, the Plaintiff in this action will apply to the court for the relief demanded in the motion. A hearing has been scheduled for January 20, 2026, beginning at 9:30am.

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, October 28 at 6:15 PM in the City Council Chambers, 40 South Broadway, Yonkers, New York on the following resolution, to wit:

PROPOSED RESOLUTION

A RESOLUTION OF THE YONKERS CITY COUNCIL TO HONOR THE COMMUNITY'S REQUEST TO HONORARILY RENAME RUNYON AVENUE AT DUNBAR STREET TO TUCKAHOE ROAD MILTON R. HOLST WAY.

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

Notice of Formation of Marayjay, LLC. Arts. of Org. filed with the SSNY on 09/04/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the Entity Protect Registered Agent Services LLC, 447 Broadway 2nd Fl. - #3000, New York, NY 10013. Purpose: Any lawful activity.

Notice of Formation of Sprites' Hollow LLC, formerly What Are We Making LLC. Arts. of Org. filed with the SSNY on 03/30/2021. 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, 88 Colgate Avenue, Yonkers, NY 10703. Purpose: Any lawful activity.

Notice of Formation of Elsie Legacy Group LLC. Arts. of Org. filed with the SSNY on 08/26/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 41 Woodland Road, Bedford Hills, NY 10507. Purpose: Any lawful activity.

Notice of Formation Hinman Hall, LLC. Arts. of Org. filed with the SSNY on 09/08/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 9 Landing Drive, Dobbs Ferry NY 10522 Purpose: Any lawful activity.

Notice of Formation of 275 VICTORY BLVD LLC. Arts. of Org. filed with SSNY on 08/29/2025. Office: WESTCHESTER CO. SSNY designated agent for process and shall mail process to copy to the LLC 7014 13th Ave, #202, Bklyn, NY, 11228. Purpose: any lawful act.

Notice of Formation of RELIABLE MEDICAL SERIVES PLLC filed with the SSNY on 07/6/25. Office: Westchester County. Registered Agent Inc. designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to 27 Edgewold Rd. White Plains, NY 10607. Purpose: Any lawful purpose.

Notice of Formation of Line Dot Line, LLC; Articles of Organization filed with the Secretary of State of New York (SSNY) on July 8, 2025; Office location: Westchester County; 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 Line Dot Line, LLC, 34 Mountain Avenue, Larchmont, NY 10538; The registered agent is Lauren Cogan, 34 Mountain Avenue, Larchmont, NY 10538; Purpose: To engage in any lawful act or activity for which limited liability companies may be formed under the laws of the State of New York; Duration: Perpetual.

Letters to the Editor:

To the Editor: Mr. Murphy,

I read your paper every week, and appreciate the focus you put on those who are stealing the childhood of our young Westchester residents. I also applaud the work of District Attorney Susan Cacace in getting convictions with jail time for these same offenders.

One question that I have for you to look into and report on.

Virginia Guiffre's book just came out --Nobody's Girl, I just read it and I am horrified by what she had to go through in her life. I encourage everyone to read it.

We have so many victims groups in Westchester doing great work. But I haven't heard any of them comment on what happened to Virginia, and the fact that many of her rapists have gone free and have yet to be identified.

Let's expose the men from Epstein Island and the Lolita Express for who they are-criminals who had sex and abused underage girls. Open the Epstein Files!

Pauline Kenny, Shenorock

Yonkers History, continued from pg 5-

paign for reelection against Ogden Mills.

October 30, 1943: Cliffcrest at 523 Riverdale Avenue, once rented by Mark Twain and his family for a year, was formally dedicated as a home for seamen of the United Nations. The new unit, run by the Manhattan unit of the American Women's Hospitals Reserve Corps (AWHRC), was named the Glory-hole. The historic house was converted into a modern country home to provide rest and recreation for seamen on sick leave or furlough. Major Rosalind Cowen, Director of the AWHRC, officiated at the ceremony; William Ruxton, former president of the British-American Ambulance Corps, was master of ceremonies.

Friday, October 31st

October 31, 1940: Yonkers Patrolman Frank Skowronski ignored his own safety and jumped between two men, stopping a shotgun duel on Chicken Island! Both men already were wounded when Skowronski arrived. Sweeney McIntyre (73) was fighting with John Mitchell (35). The pair had been drinking at a party when Mitchell asked McIntyre to tell his daughter to "leave him alone," outraging McIntyre. McIntyre was friends with the daughter, but his romantic interests lay elsewhere.

Skowronski, patrolling Getty Square, heard shots and ran to the scene. Pulling out his service revolver, he stepped between the two men and ordered them to drop their guns. He arrested them, took their guns, and brought them to St. Joseph's hospital in an ambulance.

October 31, 1945: A bit of role playing by a victim led to a bandit incriminating himself! Detectives William Harding and Louis Ligay caught William Holmes with a loaded revolver at the USO the day before. They told butcher shop owner Angelo Colacurcio to dress and act like a plainclothes policeman, walk into the Detective Division and hand Harding a typewritten paper, saying, "You left this downstairs." Harding thanked him, calling him Tom. To everyone's astonishment, Holmes shouted, "Cut out the comedy! His name ain't Tom. He's the guy we stuck up!"

Saturday, November 1st

November 1, 1914: Workmen began tearing down the old Eagle hat factory on the Flagg estate in Chicken Island. It was the first step to transform the area into a more upscale area for "business houses."

November 1, 1944: Arthur Witte, Yonkers Public Schools War Activities Chairman, announced the monthly citywide Scrap Paper Days would be discontinued; instead, schools would designate which Tuesday would be their monthly pickup day.

Why was the system changed? There were not enough junk dealers in Yonkers to collect from all schools; dealers would finish collecting the next day. Scrap paper piles left overnight were looted; a large number of books and magazines were stolen. Looters made a mess, leaving loose papers all over schoolyards. Early the next morning, staff had to pick up and restack the paper.

Sunday, November 2nd

November 2, 1929: Yonkers resident and trans-Atlantic pilot Captain Lewis A. Yancey led a fleet of planes to Yonkers from Roosevelt Field to support Mayor John J. Fogarty's election campaign. Yancey and his wife, the former Gertrude Civello, lived on Cornell Avenue.

November 2, 1934: Word reached Yonkers that a resolution had been introduced to the New York City Council to annex Yonkers. Yonkers residents were outraged and promised strong opposition.

Questions or comments on this column? Email YonkersHistory1646@gmail.com.

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

LGBTQ+ History Month and the Truth We Forget



By Dennis Richmond Jr.

By: Dennis Richmond, Jr.

October is LGBTQ+ History Month — a time meant to honor the bravery of those who fought for visibility, equality, and the right to live freely. Yet, in the era of hashtags and performative pride, the meaning behind this month seems to be slipping away. Too many within the LGBTQ+ community — and outside of it — have begun to take for granted what others bled, marched, and risked everything to achieve.

The story of the LGBTQ+ movement didn't begin with parades or pop icons. It began in the shadows — with people who were fired, beaten, or killed simply for existing. Before rainbow flags filled storefronts, there were arguments in families, raids at gay bars, blacklists in workplaces, and folx who felt hopeless. People like Marsha P. Johnson, Sylvia Rivera, Harvey Milk, and Bayard Rustin did not fight for visibility so that future generations could forget what it took to be seen. They fought so no one would have to hide again.

But visibility has become a double-edged sword. On one hand, LGBTQ+ artists, musicians, and influencers have helped make the culture vibrant and celebrated. On the other, the public's image of LGBTQ+ life has been reduced to a narrow frame — a world of drag queens, fashion, and nightlife. Those things are beautiful and deserve space, but they are not the whole story. The LGBTQ+ community isn't a trend, a costume, or a punchline. It's teachers, doctors, soldiers, parents, bus drivers, and students. Regular people. It's people working double shifts, paying bills, falling in love, and trying to survive like anyone else.

The only thing that separates someone who is LGBTQ+ from someone who isn't is who they love — not how they dress, talk, or walk. And yet, stereotypes still dominate. Gay men are expected to be flamboyant and to know the latest slang. Gay women are often hypersexualized, and trans folx are used as political talking points. Meanwhile, many people in the community, especially older folks, live quietly, without platforms or spotlights, trying to build lives in a world that still debates their existence.

It's time for honesty — both inside and outside the community. Too many have forgotten that Pride began as a protest, not a party. Too many are comfortable in the freedoms others fought for but remain silent when those freedoms are threatened. LGBTQ+ youth are still thrown out of their homes. Trans folx are still murdered at alarming rates. Laws in multiple states still target LGBTQ+ identity in classrooms and public spaces. Celebration without reflection is dumb.

LGBTQ+ History Month should be a call to action — not a backdrop for social media posts. It's a reminder that equality is fragile and must be protected. It's an invitation to remember that behind every flag, every march, and every letter in the acronym is a human being who just wants to live, love, and be left in peace.

Think, Yonkers.

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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CONNECTIONS
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Pete Seeger

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11	12	13	14
State Supreme Court Justice			
1st Judicial District (part of 1st district)			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verris B. Shako	Diane M. Clerkin	John P. Collins, Jr.	Desmond C. Lyons

EARLY VOTING:
 10/28 to 11/2

ELECTION DAY:
 NOVEMBER 4th

Yonkers Teachers Donate Hundreds of Children’s Books, Honor Majority Leader Stewart-Cousins & Senator Mayer



The Yonkers Federation of Teachers gave back to the community during the union’s annual Storybook Bonanza at the Riverfront Library. The educators donated children’s books that students in grades pre-K-6 were able to take home for free.

This year’s event was dedicated to Majority Leader Andrea Stewart-Cousins and Sen. Shelley Mayer for being strong and consistent champions of public education. Both the Majority Leader and the Senator have fought tirelessly to ensure all Yonkers students have what they need to thrive.

“Today’s book giveaway is a small way for our teachers to show how much we care about our students beyond the classroom and our commitment to fostering a lifelong love of reading,” said YFT President Samantha Rosado-Ciriello. “It’s also a way for us to say thank you to Senate Majority Leader Andrea Stewart-Cousins and Sen. Shelley Mayer for being true advocates for public education. These women deserve to be recognized for their unwavering commitment to ensuring every child has the opportunity to learn and grow.”

continued on pg 12-

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



COUNTY EXECUTIVE KEN JENKINS DELIVERS FOR WESTCHESTER

- ✓ HOLDING THE LINE ON PROPERTY TAXES AND ADDRESSING AFFORDABILITY
- ✓ REDUCING CRIME AND GETTING GUNS OFF OUR STREETS
- ✓ FIGHTING CLIMATE CHANGE AND FLOOD DAMAGE
- ✓ INVESTING IN MORE AFFORDABLE HOUSING, TRANSIT, AND CHILDCARE



VOTE TUESDAY, NOVEMBER 4TH



www.jenkinsforwestchester.com

Paid for by Jenkins for Westchester

Unbroken, continued from pg 4-

Filmmaker Beth Lane, daughter of the youngest Weber sibling, embarks on a quest to retrace their steps, seeking answers to long-held questions about her family's survival. Through intimate interviews, animation and on-the-ground exploration across Germany & America, Lane uncovers not only her family's legacy—but a message of defiant love in the face of hatred.

The Weber Family Arts Foundation, Lane's non-profit, and Submarine Entertainment launched UnBroken on Netflix on April 23rd - Holocaust Remembrance Day (Yom HaShoah) and soared to the Top 10 movies in the U.S., ranking #5. As antisemitism and intolerance continue to rise globally, UnBroken offers a powerful reminder of what humanity can overcome — and what we must never allow again. To date, UnBroken has had over 1.5 million streams.

UnBroken is Beth Lane's feature directorial debut, and it is both a professional milestone and a personal quest to immortalize the incredible story of the Weber siblings' survival as the only family of seven Jewish siblings living in Nazi Germany known to have survived and emigrated together to the United States. A compelling story of resilience and a powerful film about an extraordinary family who survived the unthinkable, the film asks viewers the unsettling question, "Would you hide me?" bringing history into the present.

Filmmaker Beth Lane said: "I'm especially excited to bring UnBroken home to Pelham—where my husband and I bought our first house, and where we began our family... our eldest son became a Bar Mitzvah at The Pelham Jewish Center! To return to Pelham with this very personal story, at this extraordinarily critical moment in history, feels incredibly full-circle. I wasn't trying to make a political or religious statement when I set out to tell my family's story. UnBroken is something much deeper—it's a spiritual confession and exploration of the soul. I created it as an antidote to hate, a way to build bridges between communities, and a chance for audiences to exercise their muscles of empathy and compassion.

"What the world is going through right now feels unprecedented. But the truth is, I no longer see antisemitism as something that's 'on the rise'—it's here. It's loud. It's in our faces in the most horrifying ways. And now, so is ICE. In the midst of all this, to have UnBroken continue receiving invitations to screen in iconic movie houses, such as The Pelham Picture House is remarkable. I'm immensely grateful that UnBroken is streaming on Netflix, Apple, Amazon, Fandango, Google, and YouTube—and yet, despite its wide availability, audiences still want to come together in brick-and-mortar cinemas to come together as a community. That means everything to me. It's not just about sharing my family's miraculous story—it's about putting something into the world that speaks to love, courage and the power of cultural understanding.

"I genuinely believe UnBroken carries a message that is both timely and timeless—it's necessary. And I trust that after audiences witness my mother and her siblings' journey, the story will stay—not just as a reflection, but as a call to examine one's own identity, to care more fiercely, and most of all, to stand up for one another," said Lane.

UnBroken had its festival premiere at the 23rd Heartland International Film Festival, where it won Best Documentary Premiere. It was then screened at over 40+ festivals nationwide, including DOC NYC, with Q&As moderated by Derba Messing and Ruth Messinger. It has won numerous awards, including the Audience Choice award at the Berkshire International Film Festival, the Julien Dubuque International Film Festival and the River Run International Film Festival. It has screened at The Museum of Jewish Heritage and The United Nations-sponsored event at The Center for Jewish History, and the UN in Vienna, as well as The Museum of Tolerance in Los Angeles. UnBroken also had an Academy-qualifying, limited theatrical release beginning Feb 21st through Greenwich Entertainment. A free screening of UnBroken, at the legendary Paris Theatre in NYC during Holy week last April, secured over 1100 reservations. The theatre was sold out with over 450 audience attendees.

UNITED STATES DISTRICT COURT Docket: 24-CV-09750-PMH
SOUTHERN DISTRICT OF NEW YORK

-----X
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5,
Plaintiff,

-against-

SHARON LUCAS A/K/A SHARON BLACKWELL; KYLE LUCAS; NEW
YORK STATE DEPARTMENT OF TAXATION AND FINANCE; ADVANCED
OXY-MED SERVICES, INC.,

Defendant(s).

-----X

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to an Amended Judgment of Foreclosure and Sale of the United States District Court for the Southern District of New York, filed in the office of the clerk on July 14, 2025, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5 is the Plaintiff and SHARON LUCAS A/K/A SHARON BLACKWELL, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF NEW YORK, 300 QUARROPAS STREET, LOBBY, WHITE PLAINS, NY 10601, on November 5, 2025 at 11:00AM, the premises in said Amended Judgment of Foreclosure and Sale described and therein directed to be sold, to which Amended Judgment of Foreclosure and Sale reference is made for the terms of sale and for a description of the premises which may be briefly described as follows: 8 VAIL AVENUE, PEEKSKILL, NY 10566; and the following tax map identification: Section: 23.14; Block: 7; Lot: 13.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF PEEKSKILL, COUNTY OF WEST-CHESTER AND STATE OF NEW YORK

All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

Dated:

Melissa D. Mohan, Esq.
Court Appointed Referee

24-219259 - DrG-10/24

SUPREME COURT - COUNTY OF WESTCHESTER

MANUFACTURERS AND TRADERS TRUST COMPANY A/K/A M&T, SUCCESSOR BY MERGER WITH HUDSON CITY SAVINGS BANK, Plaintiff -against- MICHAEL FRITH, LAURA DESHON, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated March 5, 2020, I, the undersigned Referee will sell at public auction at public auction in the Lobby of the Westchester County Courthouse, 111 Dr. Martin Luther King Jr. Blvd., White Plains, NY on October 27, 2025 at 9:30 a.m. premises situate, lying and being in the Town of Cortlandt, County of Westchester and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Sunny Way, where the same is intersected by the division line between Lot Nos. 266 and 267 on Map No. 6584; being a plot 100.00 feet by 200.00 feet by 100.00 feet by 200.00 feet.

ALSO, situate, lying and being in the Town of Cortlandt, County of Westchester and State of New York, bounded and described as follows: BEGINNING at a point on the dividing line between Lot 37 and Lot 38 on the above mentioned map where the same is intersected by the northerly line of Lot 267 as shown on Map entitled, as filed Map No. 6584 and which point is distant 99.58 feet southerly as measured along said dividing line between Lot 37 and Lot 38 from the southerly boundary of Red Oak Lane as same is shown on Filed Map No. 25985; RUNNING THENCE South East, 24.00 feet; South West, 89.53 feet; South West 13.64 feet; THENCE North East, 100.00 feet. Section: 34.17 Block: 1 and Lot: 14

Said premises known as 10 SUNNY WAY, CORTLANDT MANOR, NY 10567

Approximate amount of lien \$432,385.27 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Index Number 53628/2017.

STUART I. BALL, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File # 7777.122-10/17

Community Baptist Church Celebrates 80 Years:

State Supreme Court, continued from pg 1-

Three Women Named Deacons for First Time

Community Baptist Church, a cornerstone of faith and fellowship in Yonkers, is proud to announce a momentous milestone as it approaches its 80th Anniversary. This historic occasion not only marks eight decades of spiritual service and community impact but also celebrates a groundbreaking moment in the church's history.

In a powerful testament to its unwavering commitment to inclusivity and progress, Community Baptist Church made history this April by elevating Lisa Gillispie, Kathy Wright and Karen Pittman to the role of deacons. This landmark decision marks a transformative chapter in the church's legacy, as it formally recognizes the spiritual leadership, wisdom, and service of women who have long been pillars of faith within the congregation.

For the first time in its 80-year history, Community Baptist Church has affirmed that the call to serve transcends traditional boundaries—embracing a model of ministry that reflects the full diversity and strength of its membership. By entrusting these esteemed women with the responsibilities of the diaconate, the church not only honors their individual journeys and contributions, but also signals a bold and faithful commitment to shared leadership, gender equity, and generational progress.

This moment stands as a true milestone—not just for Community Baptist Church, but for the broader faith community in Yonkers and beyond. It is a celebration of vision, courage, and the enduring belief that the future of the church is one where all voices are valued, and all gifts are empowered.

Rev. Dr. Nigel O. Cole, Senior Pastor of Community Baptist Church, reflected on this historic moment, stating, “As we celebrate 80 years of faith, we are reminded of the importance of growth and transformation. Elevating these remarkable women to deacons is a reflection of our belief in their spiritual leadership and the vital role they play in our congregation.”

This spirit of progress and celebration will be at the heart of our 80th Anniversary Gala—a commemorative banquet honoring eight decades of faith, fellowship, and impact, while embracing a future of continued service and unity. Community Baptist Church warmly invites our extended family and neighbors to join us for this unforgettable evening.

Gala Attendance

Saturday, November 8, 2025, 6PM-10PM at the Royal Regency Hotel (Diamond Banquet Hall) Yonkers, NY 10710 | Adults \$125.00; Children 6-12 \$50.00

• RSVP by October 21 to (914) 320-1851 • Payment due by October 31 via Zelle: cbctrust@optimum.net

For more information, please contact: Community Baptist Church 160 North Broadway Yonkers, NY 10701 Phone: (914) 969-4223 or visit <https://cbcyonkers.churchtrac.com>.

Yonkers Halloween Curfew

To ensure a safe and enjoyable holiday, Yonkers Mayor Mike Spano today announced the Yonkers Police Department will issue a citywide curfew for children 16 years of age and younger on Halloween night – Friday, October 31.

“Halloween is a cherished time for children across Yonkers—a night filled with imagination, excitement, and community spirit,” said Mayor Mike Spano. “To ensure that this beloved tradition remains both joyful and secure, we’re taking proactive steps to create a safe and festive environment for all. Our longstanding late-night curfew for youth is one of several measures designed to promote safety while allowing families to enjoy the evening without concern. We encourage all residents to stay alert, look out for one another, and make thoughtful choices that reflect the care we have for our neighborhoods. Together, we can make this Halloween a memorable celebration for every child and every corner of our city.”

“This Halloween, safety is our number one priority,” said Police Commissioner Christopher Sapienza. “Our officers will be highly visible throughout the city to protect our children and residents. The curfew is a proactive measure to keep our neighborhoods safe and secure as the night winds down. We strongly urge parents to reinforce this curfew with their children and review basic safety rules before they head out. Let’s make a joint effort to keep our community safe for everyone celebrating.”

As part of the curfew, the Yonkers Police Department advises:

Children ages 11 and younger must be home by 10PM

Children ages 12 to 13 must be home by 10:30PM

Children ages 14 to 16 must be home by 11PM

Exceptions include:

Accompanied by parent or guardian.

On an errand with parental permission, with prior notice to YPD Community Affairs Division – 914-377-7293

½ hour after the end of school, religious and volunteer public entertainment -- no later than 12:30 AM unless police are notified by host organization 24 hours in advance

½ hour after work -- with proof from employer

All youngsters 16 and under not subject to curfew if on or immediately next to their home (and if neighbor does not object)

Violators of the curfew will be taken to the nearest Yonkers Police Precinct, and parent/guardian will be notified. For more information about the Halloween curfew, contact the Yonkers Police Department at 914-377-7923.

Following are Halloween safety tips issued by the City of Yonkers for parents, children & residents:

Parents

Do not leave children unattended.

Know the route your child will travel and give him or her curfew.

Be sure children can see through their masks. Costumes should be easy to see, either made from light colors or marked for nighttime with reflective tape.

Dispose of unwrapped candy and only keep factory-wrapped treats.

To help plan a safe route, visit the sex offender registry at <http://www.criminal-justice.ny.gov/nsor/>

Children

Avoid trick-or-treating alone. Try to walk in groups. Don’t eat anything from a trick-or-treat bag before your parents have looked at it first. Enter homes only if you’re with a trusted adult. Walk on sidewalks when possible and face traffic to stay safe. Stay away from dark streets and buildings -- only visit well-lit homes.

All four democratic judicial nominees have been rated Well Qualified from the Westchester County Bar Association and Highly Qualified from the Orange County Bar Association.

Leading the ticket is Yonkers City Court Judge Verris Shako. Judge Shako has quickly become a rising star in judicial circles in Westchester.

A Yonkers City Court Judge since 2021, Judge Shako brings not only a wealth of judicial knowledge but also compassion and fairness to her candidacy. A mother of 2, a committed community leader, and a leading jurist in one of our state’s busiest courts, Judge Shako goes beyond Yonkers when serving as an Acting County Court Judge, which she’s done since 2024. She has also been a Raise The Age Accessible Magistrate since 2021.

Overall, Judge Shako brings 15 years of experience as a criminal trial attorney and 11 years of experience as a family court attorney; she’s also served as an Attorney for the Child. She serves as a member of the Westchester County Bar Association, Westchester Black Bar Association (Board of Directors), Westchester Women’s Bar, Latino Judges Association, and a former member of the Yonkers Lawyers Association. Personally, she is a Girl Scouts & Cub Scouts Parent and a member of the Yonkers PTA. She is a lifelong Democrat.

Second on the ballot is Diane Clerkin — Diane has over 30 years of experience as an attorney specializing in Supreme Court matters, and over 20 years of experience as an attorney in public service with the New York State Unified Court System as Chief Court Attorney, Supreme Court, in the 9th Judicial District, for which she seeks to be elected a Judge. Clerkin has also served as a Court Attorney Referee, Supreme Court, 9th JD, Special Counsel to the Chief Administrative Judge of the New York State Unified Court System, Principal Law Clerk to the Administrative Judge of the 9th JD, Hearing Officer for Small Claims Assessment Review Proceedings, Hearing Officer for Disciplinary Proceedings, Office of Court Administration, Qualified Mediator, Supreme Court, 9th JD.

She’s been recognized for her service, most notably as an award recipient of the Gagliardi Award for Excellence by the Westchester County Bar Foundation in 2023 and the Milton Mollen Commitment to Excellence Award by the Second Judicial Department in 2017.

Third, White Plains City Court Judge John Collins currently serves on the White Plains bench, where he has served since 2019; he is also an acting Westchester County Court Judge. Judge Collins served for 17 years in the US Attorney’s Office for the Southern District of New York as an Assistant US Attorney from 2000 to 2017. He has significant experience with judicial clerkships & internships, including time served under renowned jurist, Justice Sonia Sotomayor. Judge Collins has earned recognition for his work by earning a Federal Law Enforcement Officers Association National Investigative Award.

Closing out the slate, Irvington Village Justice Desmond Lyons has served on the Irvington bench since 2010. During his 15-year tenure on the bench, Justice Lyons has presided over thousands of civil matters, misdemeanors, and felonies, with extensive trial experience.

Justice Lyons has also served as an Acting Justice in the Village of Mamaroneck since 2021, and as an Acting Justice in the Town of Greenburgh & the City of White Plains since 2022. Justice Lyons served as a Village Prosecutor in Irvington, Sleepy Hollow, and Elmsford from 2000 to 2010. He’s been recognized in Best Lawyers in America and Super Lawyers, and is also an active leader in the bar association.

The four Democratic judicial nominees have been endorsed by County Executive Ken Jenkins, who said, “There are four state supreme court candidates that I’m urging you to vote for. In a time of so much uncertainty nationally, this is something you can be certain of. On November 4th, don’t miss your opportunity to ensure justice for all. Vote Shako, Clerkin, Collins and Lyons, because if Justice matters, Judges matter.”

Visit <https://votesupremecourts.com/>, to learn what makes them uniquely qualified to serve on our State’s Supreme Court.

Republicans have nominated Fishkill Town Justice Ray Raiche, Rockland County Attorney Thomas Humbach, attorney Kiel Van Horn, and Town of Minisink Judge George Smith.

Early Voting starts on October 25 and Election Day is November 4.

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Hope to hear from you! Thanks!

“Were it left to me to decide if we should have a government

without newspapers, or newspapers without a government,

I should not hesitate a moment to prefer the latter

.-Thomas Jefferson

Send us your letters, announcements,

opinions, photos and story ideas

to dmurphy@risingmediagroup.com

MGM No Gaming for Yonkers

YFT Books, continued from pg 8-

As questions continue about MGM's decision to withdraw their application for a full gaming license at Empire City Casino in Yonkers, some additional comments.

Councilwoman Deana Renee Robinson said, "MGM's decision to step back from seeking a full gaming license has sparked mixed emotion in our community, and I completely understand why. Some residents expressed concerns about how such a change might affect our neighborhoods, while others recognized the opportunities it could have brought - from new jobs to increased tourism and greater investment in our city.

As someone who supported the potential benefits this development could have created, I also respect the voices and perspectives of all those who shared their thoughts along the way. Our community thrives when everyone has a seat at the table, and this process has shown just how deeply Yonkers residents care about the direction our city is headed.

While this particular opportunity will not move forward, I remain committed to exploring new ways to strengthen Yonkers' economy, create opportunities for local families, and continue building a city we can all be proud of. I also share and support Mayor Spano's concerns regarding MGM's sudden decision and asking Governor Kathy Hochul to conduct an independent investigation on the circumstances surrounding this withdrawal to ensure transparency and accountability for the people of Yonkers."

Councilman Mike Breen said, "I'm disappointed by MGM Resorts' decision to walk away from the Empire City casino license after years of promises and partnership with Yonkers and New York State. Yonkers built partnerships, reviewed plans, and advocated across government, and was ready for a first class destination.

"I support Mayor Spano's call for an independent investigation into this inexplicable decision. The review should be transparent to determine why MGM withdrew, whether state actions or market assumptions drove the choice. Yonkers deserves answers."

Mayor Mike Spano posted a video in which he continued to ask questions. "Nobody is more disappointed than I am. They basically pulled the carpet out under the feet of the taxpayers of Yonkers. There's a lot of unanswered questions here. MGM was a partner working with us for years. For them to come in literally at the last minute, and to allow the process to expire before they tell us, you would expect something better from a corporation like that.

"I think she (Governor Hochul) needs to have a long discussion with the Gaming Commission and they need to answer some questions. My hope is that we can take what's there, and we get a second chance to go at this all over again."

Governor Hochul issued a brief statement that didn't answer any questions."I think MGM likely made a financial decision based on its own business needs."

Mayor Spano is correct in asking the Governor and the Gaming Commission why they changed the term of the license from 30 years to 15 years at the last minute.

Some residents are asking "Did the lease term conditions change for all applicants? They had to have changed for all and if so, why haven't they reconsidered. When did the lease agreement terms change? Were they ever set in stone? There doesn't seem to have been any stories about when these terms changed. If the changes were made significantly before October, why didn't MGM pull out then? Were there other circumstances added to the lease term changes which affected their pull-out? What were they?" We are searching for these answers.

The Trump Company said that they had nothing to do with MGM's decision.

Majority Leader Andrea Stewart-Cousins said, "the dedicated, selfless educators who comprise the Yonkers Federation of Teachers are heroes. Their commitment to their students impacts thousands of young lives here in Yonkers every year, as they inspire students of all ages and prepare the next generation for the challenges of life. Their incredible spirit and drive is an inspiration to leaders like Sen. Mayer and myself, and we will continue to do all we can in Albany to make sure children in Yonkers and across our state attend safe, fully funded schools staffed with talented and dedicated teachers. It is beyond humbling, to be recognized by this incredible group for what we do to support them in their labor of love."

Sen. Shelley B. Mayer said, "I am delighted to join the Yonkers Federation of Teachers to celebrate the Annual Storybook Bonanza at the Riverfront Library. This distribution of free books for children from pre-k through 6th grade reflects the ongoing commitment of YFT teachers to all of our children and all of our beautiful community. As Chair of the Senate Education Committee, I am deeply proud of the investments we continue to make to support the Yonkers Public Schools, to eliminate distractions and disruptions in the classroom, and to support teachers as they lead the future of New York. I am personally so proud of our Yonkers Public Schools, our wonderful teachers and the dedication of this union to our city."

Notice of Publication
SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER
Index No. 60279/2025

FORECLOSURE SUPPLEMENTAL SUMMONS

LLACG COMMUNITY INVESTMENT FUND,
Plaintiff,

-against

CATHLEEN ROMANYCH, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; WILLIAM GORDINEER, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; KENNETH GORDINEER AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; THOMAS ARNONE, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; MICHELLE ARNONE ENGELMANN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE E. GORDINEER, DECEASED; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA ON BEHALF OF THE INTERNAL REVENUE SERVICE; "JOHN DOE #1- #50" and "MARY ROE #1- #50", the last two names being fictitious, it being intended to name all other parties who may have some interest in or lien upon the premises described in the Complaint,
Defendants.

TO THE ABOVE-NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED and required to serve upon plaintiff's attorney an answer to the complaint in this action within twenty days after service, or within thirty days after service is complete if the summons is not personally delivered to you within the State of New York. The United States of America, if designated as a defendant in this action, may answer or appear within sixty days of service hereof. If you fail to answer, judgment will be taken against you for the relief demanded in the complaint.

Trial is desired in the County of Westchester. The basis of venue designated above is that the real property that is the subject matter of this action is located in the County of Westchester.

NOTICE
YOU ARE IN DANGER OF LOSING YOUR HOME.

If you do not respond to this Summons and Complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the Summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

Dated: October 14, 2025
MCMICHAEL TAYLOR GRAY, LLC
By: s/ Patricia Pirri, Esq. Attorneys for Plaintiff
3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092
(404)474-7149

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at [Yonkers Times.com](http://YonkersTimes.com)

Classifieds

Attorney

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Classifieds

SATURDAY, OCT. 25

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

Lasdon History and Highlights Tour, 10 a.m. - 11 a.m.

Urban naturalist Bruce Rosenberg leads a walking tour that focuses on Lasdon's history and highlights. Stops include the William and Mildred Lasdon Memorial Garden, the magnolia trees, lilacs, conifers, the azalea garden and Lasdon's main house. Also: Nov. 22; Dec. 6.

Get details and register: <https://www.lasdonpublicgardens.org/event/history-highlights-tour-of-lasdon/2025-10-25/>

Alfred B. DelBello Muscote Farm, Katonah: (914) 864-7282

Horse Grooming, 11 a.m. - 12 p.m.

People ages 12 and older can visit the farm and experience the joy of grooming our friendly horse, Haley! This hands-on program gives kids the opportunity to help care for Haley through brushing and grooming, which supports coat maintenance and encourages positive socialization. \$20. Also: Nov. 8; Dec. 6.

Register: <https://www.eventbrite.com/e/horse-grooming-tickets-1665206199569?aff=ebdsoporgprofile>

Alfred B. DelBello Muscote Farm, Katonah: (914) 864-7282

"Hudson River Potters," 12 p.m. - 3:45 p.m.

Seven ceramic artists will be in the mansion on Oct. 25 and 26, all to show and sell their amazing pottery. Saturdays: 12 p.m. - 3:45 p.m.; Sundays: 10 a.m. - 3:45 p.m.

Hilltop Hanover Farm & Environmental Center, Yorktown Heights: (914) 862-5050

The Making of a Scarecrow, 1 p.m. - 2 p.m.

Ages 6 and up can craft mini scarecrows for their home or yard as they learn about the history and uses of scarecrows on the farm. \$10.

Register: <https://www.eventbrite.com/e/the-making-of-a-scarecrow-tickets-1747883479539?aff=oddttdcreator>

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

Lasdon Green Squad, 1 p.m. - 3 p.m.

Every Saturday from April to November join the Lasdon Green Squad to keep Lasdon Public Gardens looking beautiful. Volunteers will work with Lasdon staff on tasks such as invasive species removal, planting, watering, weeding, trail maintenance, mulching, trash clean up, and other tasks. For those age 14 and older.

Get details and register: <https://www.lasdonpublicgardens.org/event/lasdon-green-squad-2-2/2025-10-25/>

Trailside Nature Museum at Ward Pound Ridge Reservation, Cross River: (914) 864-7322

Spooktacular Oktoberfest, 1 p.m. - 8:30 p.m.

Come dressed in costume while you trick-or-treat, go through a haunted sugar shack, make crafts, paint pumpkins, see live animals, play in a bounce house and enjoy live music. There will be food for purchase. Rain or shine; \$25 per person; 3 and under free.

Get details and tickets: <https://parks.westchestergov.com/spooktacular-oktoberfest>

Westchester County Center, White Plains: (914) 995-4050

Freestyle, 7 p.m. - 11 p.m.

Celebrate 40 years of Freestyle with legends of the genre such as TKA, George Lamond, Judy Torres and many more. Hosted by Joe Causi, Sal Abbatiello and Speedy, with music by DJ Serg and DJ Whiteboy KYS.

Get tickets: <https://countycenter.biz/event/freestyle/>

SUNDAY, OCT. 26

Lasdon Public Gardens and Veterans Memorial, Katonah: (914) 864-7268

Yoga in the Gardens, 9:30 a.m. - 11 a.m. - \$25.

Pre-registration required: <https://www.lasdonpublicgardens.org/event/yoga-in-the-gardens/2025-10-26/>

Croton Point Park, Croton-on-Hudson: (914) 862-5290

Hike the History & Natural History of Croton Point, 9 a.m. - 10:30 a.m.

Ages 6 and up can join village historian Marc Cheshire and Croton Point Park naturalist John Phillips to learn about the history and environment of the park. Meet at the entrance to the RV Park. Wear sturdy shoes. Free.

Alfred B. DelBello Muscote Farm, Katonah: (914) 864-7282

Muscote Farmers Market and Barnyard Beets, 9:30 a.m. - 2:30 p.m.

The market supports farmers and sustainable efforts in our area, featuring over 30 local vendors every Sunday until Nov. 16.

Westchester County Center, White Plains: (914) 995-4050

TYFC Cheerfest, 10 a.m. - 8 p.m.

This exciting event will showcase the skills, creativity and athleticism of young cheerleaders from the Hudson Valley Region as they compete for the gold! \$30 per person per session.

Get details and tickets: <https://countycenter.biz/event/cheerfest/>

Edith G. Read Wildlife Sanctuary, Rye: (914) 967-8720

Red-tailed Hawk: Master of the Skies, 2 p.m. - 3:30 p.m.

The red-tailed hawk is one of North America's most common and impressive birds of prey. These adaptable hunters thrive in forests, fields and even cities. These raptors play a vital role in ecosystems by maintaining ecological balance as apex predators. We'll observe them from the Sanctuary. Please bring binoculars.



Damon Kaplan and his daughter Pilar, 11, erected the framing to build a sukka in Yonkers. Photo (c) Robert Kalfus

By Robert Kalfus

The Jewish holiday of Sukkot starts Monday, October 6, evening at sundown, continues for seven days, and ending at nightfall on October 13, 2025. The festival commemorates G-d sheltering our ancestors as they traveled leaving Egypt en route to the Promised Land of Israel. It is a way to give thanks and celebrate for a successful harvest, and coming after the solemn High Holidays, Sukkot is a holiday of joy and happiness. Candles are lit in the evening, and festive meals are preceded with Kiddush and challah dipped in honey, reminding us of our hopes for a good and sweet New Year. People celebrate Sukkot at home, eating in a sukka underneath the stars, and also eating in a sukka erected outside the synagogue with family and friends. The four species – lulav (palm branches), hadas (myrtle), arava (willow) and etrog (citron) are plants native to Israel, and are held together to bless Jewish unity. The four species represent four types of Jews, each with differing levels of Torah knowledge and observance. Bringing them together and saying the blessings represents our unity as a nation despite our seeming external differences.

Mistake #4: Underestimating the Impact of Income Taxes (and Lifestyle Costs) on Sale Proceeds

Business owners often dream of a large sale price, but they frequently fail to calculate the true "net to pocket" after taxes and fees.

The "Net Proceeds" Reality Check

Your business might sell for \$5 million, but after capital gains taxes, broker fees, legal fees, and other transaction costs, what actually lands in your personal bank account could be much less. You need a proper estimate for this net amount.

Can You Live Off the Proceeds?

Once you have that net figure, the critical question becomes: can you truly live off those proceeds for your desired retirement lifestyle? Treat the proceeds of your business sale no differently than living off a 401(k) plan. The classic assumption is often a 4% annual withdrawal (adjusted for inflation) if you plan on living off it for 30-40 years. Have you stress-tested your post-sale income against your projected living expenses? What is your concrete plan for living off the proceeds after all fees and taxes are accounted for?

The Bottom Line: Plan for Prosperity, Personally and Professionally

Running a successful business is a testament to your hard work and vision. Don't let these common financial planning mistakes jeopardize your personal financial security. By addressing these areas proactively, you can ensure your business success translates into a secure and fulfilling future for you and your family.

Ready to optimize your business and personal financial future? The SKG Team is here to help you navigate these complexities and ensure you have the smart protection you need. Contact us today for a personalized review of your strategies!

About The SKG Team at Barnum Financial Group

The SKG Team at Barnum Financial Group, led by Ben Soccodato and Chris Kampitsis, is a group of knowledgeable and experienced CFPs (Certified Financial Planners) and CExPs (Certified Exit Planners). They give each client their personal attention, tailored solutions, and insightful guidance for both short-term financial objectives and long-term financial goals. The SKG Team at Barnum Financial Group works with individuals and families, business owners, and offers financial literacy programs to Fortune 500 companies.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

INDEX NO. 65649/2024

Plaintiff designates WESTCHESTER as the place of trial situs of the real property
SUPPLEMENTAL SUMMONS

Mortgaged Premises:

114 NORTH 7TH AVENUE, MOUNT VERNON, NY 10550
Section: 165.61, Block: 1109, Lot: 14

CROSSCOUNTRY MORTGAGE, LLC

Plaintiff,

vs.

ASHLEY LINZAN, INDIVIDUALLY AND AS MANAGING MEMBER OF NORTH 7TH HOLDINGS LLC; ARSAN YAKUBOV, INDIVIDUALLY AND AS MEMBER OF NORTH 7TH HOLDINGS LLC; DANIEL FUZAILOV, AS SOLE MEMBER OF NORTH WEST MADISON LLC, if living, and if she/he be dead, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; NORTH 7TH HOLDINGS LLC; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; PEOPLE OF THE STATE OF NEW YORK; NORTH WEST MADISON, LLC; "JANE DOE" - NAME REFUSED AS JOHN DOE #1; JOHN DOE (NAME REFUSED) AS JOHN DOE #2; JOHN DOE (NAME REFUSED) AS JOHN DOE #3; JOHN DOE (NAME REFUSED) AS JOHN DOE #4"; UNITED STATES OF AMERICA,

"JOHN DOE #5" through "JOHN DOE #12," the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint,

Defendants.

To the above named Defendants

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you.

NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT

THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of \$250,000.00 and interest, recorded on June 16, 2023, in Instrument Number 571313356 and in Liber 600623427 at Page , of the Public Records of WESTCHESTER County, New York., covering premises known as 114 NORTH 7TH AVENUE, MOUNT VERNON, NY 10550.

The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.

WESTCHESTER County is designated as the place of trial because the real property affected by this action is located in said county.

NOTICE

YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property.

Sending a payment to the mortgage company will not stop the foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

Dated: October 1st, 2025

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff, Matthew Rothstein, Esq.

900 Merchants Concourse, Suite 310

Westbury, NY 11590 516-280-7675-10/31

2025 EARLY VOTING**Vote Before Election Day – On Your Time!**

Remember, if you vote early, you don't have to vote again on Election Day!

ALL REGISTERED VOTERS CAN VOTE EARLY.

Early voting in Westchester County will begin prior to the November 4 Election.

The early voting period will be from:

Saturday, October 25 through Sunday, November 2.**Days and Hours are as Follows:**

Saturday, October 25 from 10 a.m. - 6 p.m.	Thursday, October 30 from Noon - 8 p.m.
Sunday, October 26 from 10 a.m. - 6 p.m.	Friday, October 31 from 8 a.m. - 4 p.m.
Monday, October 27 from 8 a.m. - 4 p.m.	Saturday, November 1 from 10 a.m. - 6 p.m.
Tuesday, October 28 from Noon - 8 p.m.	Sunday, November 2 from 10 a.m. - 6 p.m.
Wednesday, October 29 from 8 a.m. - 4 p.m.	

TO FIND OUT MORE ABOUT EARLY VOTING
CONTACT THE WESTCHESTER COUNTY BOARD OF ELECTIONS
AT (914)-995-5700 OR VISIT CITIZENPARTICIPATION.WESTCHESTERGOV.COM



Three Yonkers Locations for Early Voting

Will Library
Nodine Hill Community Center
Riverfront Library

SUMMONS—SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF WESTCHESTER – GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1, Plaintiff, -against- DEBORAH ANN SCHINKEL, JESSICA ELAINE GARCIA, KRYS-TAL MARIE LAMANNA, ASHLEY NICOLE LAMANNA, AS HEIRS AND DISTRIBUTEES OF THE DECEDENTS PATSY LAMANNA A/K/A PATSY LA MANNA A/K/A PASQUALE LAMANNA AND SARAH LAMANNA A/K/A SARAH LA MANNA ; THE UNKNOWN HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS AND PARTIES HAVING OR CLAIMING, UNDER, BY OR THROUGH THE DECEDENTS PATSY LAMANNA A/K/A PATSY LA MANNA A/K/A PASQUALE LAMANNA AND SARAH LAMANNA A/K/A SARAH LA MANNA, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; THE UNITED STATES OF AMERICA (SOUTHERN DISTRICT); WESTCHESTER COUNTY CLERK; “JOHN DOE #1” through “JOHN DOE #10” inclusive, the names of the ten last name Defendants being fictitious, real names unknown to the Plaintiff, the parties intended being persons or corporations having an interest in, or tenants or persons in possession of, portions of the mortgaged premises described in the Complaint, Defendants - Index No. 65738/2025 Plaintiff Designates Westchester County as the Place of Trial. The Basis of Venue is that the subject premises is situated in Westchester County. To the above named Defendants— YOU ARE HEREBY SUMMONED to answer the Complaint in this action and to serve a copy of your Answer or, if the Complaint is not served with this Summons, to serve a Notice of Appearance upon the Plaintiff’s attorney within twenty (20) days after the service of this Summons, exclusive of the date of service or within thirty (30) days after the service is complete if this Summons is not personally delivered to you within the State of New York. If you fail to so appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. That this Summons is being filed pursuant to an order of the court dated September 8, 2025. NOTICE-YOU ARE IN DANGER OF LOSING YOUR HOME – If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Charles D. Wood J.S.C. Dated: September 8, 2025 Filed: September 11, 2025. The object of this action is to foreclose a mortgage and covering the premises known as 171 Fairfax Avenue, Hawthorne, NY 10532. Dated: June 20, 2025 Filed: June 24, 2025 Knuckles & Manfro, LLP, Attorney for Plaintiff, By: Mark R. Knuckles, Esq., Of Counsel, 120 White Plains Road, Suite 215, Tarrytown, New York 10591 Phone: (914) 345-3020

as when he admitted he made a mistake by voting for a budget with a large tax increase.

Merante brings a business perspective to serving his constituents. He sees them as customers who pay taxes and deserve responsive and effective service from their government.

Merante is not afraid to vote no and to say no to increased spending. He has voted against the last four city budgets, and in many cases, his vote is the sole NO on the council. He has also voted against pay raises for the council and the mayor.

We also appreciate Merante’s opposition to a plan to raise the noise decibel level in the City. Many residents have complained about excessive noise in their communities; we get emails to our paper about the same. Increasing the noise ordinance doesn’t make sense, and Merante gets it.

Merante is one of two Republicans on the council, and it is important, in our view, to have the perspective of the 40% of Yonkers residents who vote Republican and to have their voice heard.

“Experience has taught me to question everything,” says Merante. We appreciate his independent streak, and as we watch every City Council meeting on Facebook, he is often the council member taking a different path.

This reminds us of Robert Frost’s famous poem, “The Road Not Taken.” Two roads diverged in a wood, and I took the one less traveled by, And that has made all the difference.”

We endorse Anthony Merante for reelection to the City Council -District 6. Early Voting Starts on Oct. 25, and Election Day is Nov. 4.

Airport PSA, continued from pg 1-

County Executive Ken Jenkins explained on CNN why Westchester County, which operates the Westchester Airport, would not air the new PSA.

Q-Why did you make the decision not to play that video in Westchester Airport?” asked CNN host Erin Burnett.

“Well, we reviewed the request from Homeland Security, and it was just unacceptable, inappropriate for a senior member of the federal government to be talking that way about security.

Q-Given what’s happening in Washington, are you worried about retribution?

A-“No, we’re not worried about retribution, quite frankly. Again, there should be no retribution for this at all. This is about airport security. It’s about making sure that people are safe and secure. And my number one job as Westchester County Executive is making sure everyone has a safe and secure experience.

“We have played Secretary Noem’s PSA’s before, and there is one playing now about Real ID. They asked us to replace this one with a partisan attack on the government. That’s not the way we should be doing that.

Q: Are you legally required to play it?

“Our county attorney, John Nonna, has taken a look at this. This was a request from Homeland Security to replace the Real ID video with this one. We should be making sure that the government is not utilizing its Bully Pulpit to try to suggest that one party or another is responsible.

“That’s why we aren’t playing it, and I don’t think we can be forced to play it. We will just pull out the plugs if we have to, but that’s not necessary. We took a stand, and we are not worried about retribution,” said Jenkins. Many airports across the country have refused to air the PSA.

In other Westchester Airport news, the County has sent out RFP’s for a terminal redesign to 11 pre-qualified firms. Westchester County Executive Ken Jenkins said, “It’s time that the Westchester County Airport reflects the high quality and character of the community it serves. When flying out of HPN, we want our passengers to be safe and to be able to sit down, wait for their flight, and enjoy simple things like a cup of coffee — but at this moment, that isn’t possible. This planning effort represents an important first step toward changing that.”

The modernization initiative aims to bring the decades-old terminal in line with today’s industry standards and passenger expectations, while maintaining the County’s full ownership and control of airport operations.

The Pre-Qualification Board met in August, followed by the Professional Selection Board in September, approving eleven firms to participate in the RFP process. Prior to these meetings, the County’s Department of Public Works and Transportation (DPW&T) conducted national research to identify firms with strong expertise in terminal concept planning and design. The firms are:

AECOM USA, Inc. (New York, NY)
Arup US, Inc. (New York, NY)
Burns & McDonnell EGS, PC (Kansas City, MO)
DACK Consulting Solutions Inc. (White Plains, NY; WBE)
Dattner Architects D.P.C. (New York, NY; WBE)
Gensler Architecture, Design & Planning, PC (New York, NY)
HNTB (New York, NY)
Parsons Corporation (New York, NY)
Perkins Eastman (New York, NY)
T.Y. Lin International, Engineering & Architecture, PC (New York, NY)
WSP USA, Inc. (Valhalla, NY)

The RFP calls for a comprehensive feasibility study that will produce distinct terminal modernization concepts that must include:

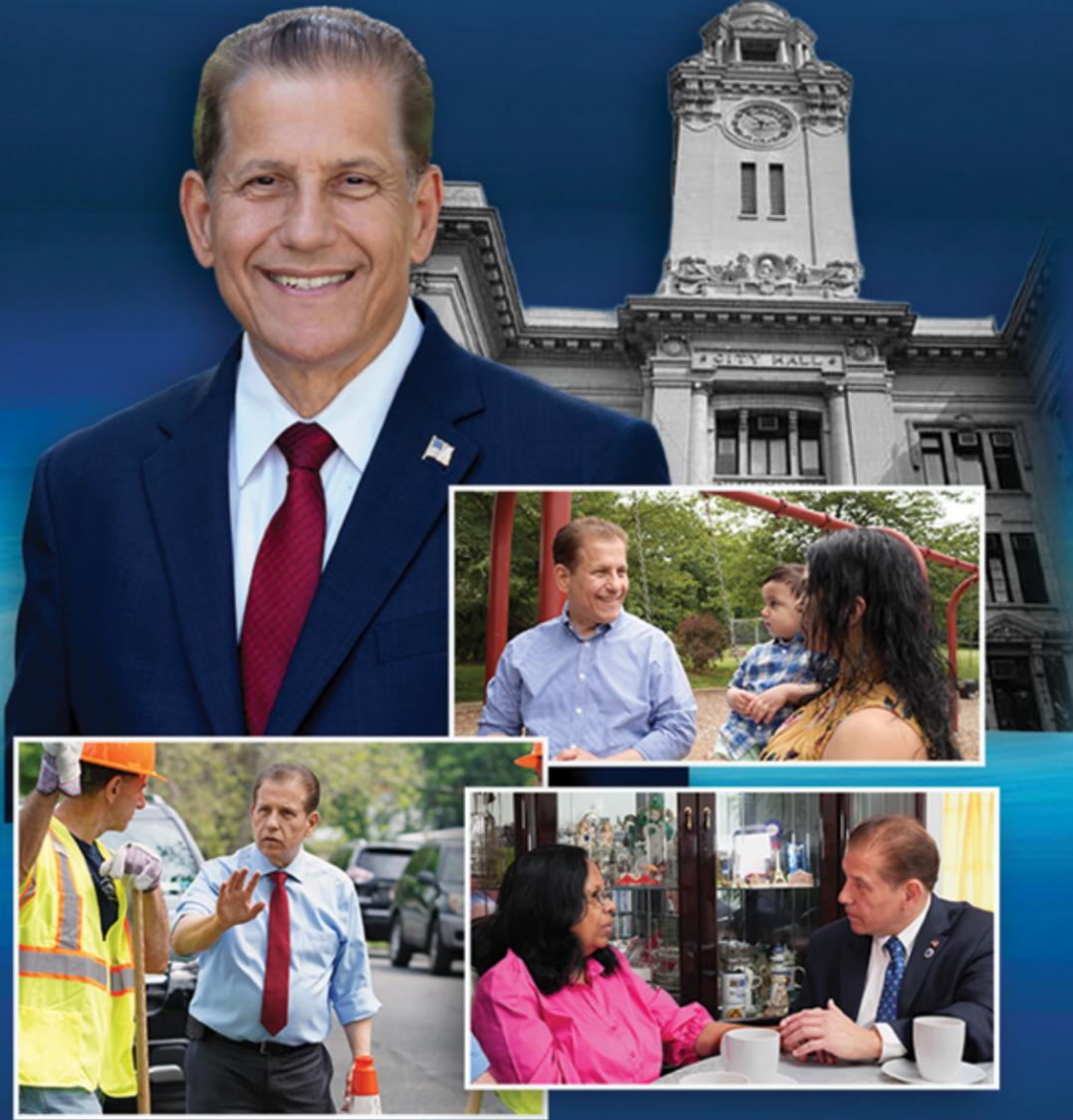
Maintaining the existing terminal footprint, while allowing full reimagination of the current 96,000 sq. ft., three-level structure and its 700-linear-foot frontage.

Utilizing adjacent areas that may be repurposed, such as frontage roadways, loading dock areas, and rental car quick-turn and ready lots.

Throughout the RFP process and future phases, the County will uphold all Terminal Use Regulations (TUR) governing airport operations, including the 240-passenger-per-half-hour rule. Proposals are due in December 2025. Following review, the selection committee will make a recommendation to the County Executive for final approval.

Jenkins added: “This project will help ensure the airport keeps pace with demand, improves the travel experience, and continues to be an economic driver for Westchester County.”

HE LISTENS. HE CARES. HE WORKS FOR YOU!



RE-ELECT

ANTHONY MERANTE

YONKERS CITY COUNCIL - DISTRICT 6

It's All About **YOU!**



EARLY VOTING: OCT. 25 – NOV. 2
ELECTION DAY: TUES. NOV. 4

RE-ELECT
ANTHONY 
MERANTE
YONKERS CITY COUNCIL - DISTRICT 6
It's All About **YOU!**

PAID FOR BY FRIENDS OF ANTHONY MERANTE
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