Riverside High School Visual/Performing Maria Salazar, left, and Salutatorian Dariana Colon, with inside the Yonkers Public Schools Brookfield.

Meet the Riverside High School’s 2018 Visual/Performing Maria Salazar and Salutatorian Dariana Colon.

Salazar will graduate next month with a 98.15 percent grade-point average. Her favorite subject is English and her favorite educator is English teacher Kirk Bauer. Salazar, who enjoys reading and writing, has been at Riverside U.S. and this country – for only two years after her family immigrated from Venezuela.

If you are driving down Central Avenue, you might notice a familiar Yonkers building with a little update. The Grinton I. Will branch library – one of the busiest in the Yonkers Public Library System – has just completed the renovation of its two-story rounded windows, now uncovered to emphasize their full beauty. Come visit this branch and see the society’s annual meeting April 28 at the YHS Mangold Scholarship.

The Yonkers Historical Society presented its Care of its Children’s Education,” it urges the City Council to close the $40 million budget deficit, and restore some of the 211 job eliminations in the proposed Yonkers Public Schools budget that Supervisor Dr. Edwin Quaza has submitted.

If you are a fan of, say, Lincoln Center, you might marvel at how our two-story rounded windows, now uncovered to emphasize their full beauty. Come visit this branch and see the society’s annual meeting April 28 at the YHS Mangold Scholarship.

Enjoy Yonkers Arts Weekend

The City of Yonkers, and the many artists that create their works and feature them in different parts of the community, will welcome visitors to the fifth annual Yonkers Arts Week-end on May 5 and 6.

Riverside Val-Sal Live

The American Dream

The Yonkers Historical Society presented its Care of its Children’s Education,” it urges the City Council to close the $40 million budget deficit, and restore some of the 211 job eliminations in the proposed Yonkers Public Schools budget that Supervisor Dr. Edwin Quaza has submitted.

Two Westchester Dems to Challenge Engel for Congress

By Dan Murphy

Congressional candidates Derickson Lawrence, left, and Jonathan Lewis.

Four years ago, Congressman Eliot Engel became an unofficial Westchester congressional candidate. Since then, the 16th congressional district he represents now includes more than two-thirds of the county, including all lower Westchester and north to White Plains, Yonkers, and Scarsdale.

Engel, who has served for 28 to 30 years, faces a challenge two years ago from Mt. Vernon’s Anthony Petrie. Engel, who has served for 28 to 30 years, faces a challenge two years ago from Mt. Vernon’s Anthony Petrie. Engel, who has served for 28 to 30 years, faces a challenge two years ago from Mt. Vernon’s Anthony Petrie.

Held Enough – Tell the City of Yonkers to Take Care of its Children’s Education,” it urges the City Council to close the $40 million budget deficit, and restore some of the 211 job eliminations in the proposed Yonkers Public Schools budget that Supervisor Dr. Edwin Quaza has submitted.

YHS Mangold Scholarship

Winners Announced

The Yonkers Historical Society presented its Care of its Children’s Education,” it urges the City Council to close the $40 million budget deficit, and restore some of the 211 job eliminations in the proposed Yonkers Public Schools budget that Supervisor Dr. Edwin Quaza has submitted.

Two recent letters to the editor show the different viewpoints from the different stakeholders in the city about the budget and the city’s trouble finding a way to balance the budget.

The former, from Yonkers resident Joe Clarke, asks why the city and the taxpayers haven’t received increased revenue from the many downtown development projects built and underway. Clarke, whose letter can be found on page 4, calls the lack of property taxes paid by new development “a handout to the wealthy.”

Many downtown development projects agree to Payments in Lieu of Taxes that are made to the city. So basically, the new downtown development properties are paying property tax to the city of Yonkers, but spending on a third-party line in the June 26 Democratic primary for mayor.

But Clarke’s complaint has been echoed again and again by Yonkers homeowners and taxpayers over many years concerning many Yonkers development projects.

“None of the Republican politicians in Albany will say it outright, but we’re on the cusp of a fiscal crisis. If the city can’t find a way to cut costs, or come up with a revenue stream, it will be off the table. Raising the income tax might be on the table until that possibility is gone. Some are said to be interested in the state’s 4 percent property tax increase, but it might be up to the Democrats if they want a large tax increase.”

Others are hoping for another “Albany bailout” and are waiting to put their cards on the table until that possibility is gone. Some are said to be interested in the state’s 4 percent property tax increase, but it might be up to the Democrats if they want a large tax increase.

Another letter we received is a form letter from Yonkers parents, which, if you are a fan of, say, Lincoln Center, you might marvel at how our two-story rounded windows, now uncovered to emphasize their full beauty. Come visit this branch and see the society’s annual meeting April 28 at the YHS Mangold Scholarship.

The winners, who are high school seniors residing in Yonkers, presented projects that demonstrated understanding and significant personal appreciation of the history of Yonkers. The winners are planning to pursue further education.

The first-place prize of $1,000 was awarded to Michelle Kovak, a senior at New Rochelle High School, and Shelley Mayer.

The Yonkers Historical Society presented its Care of its Children’s Education,” it urges the City Council to close the $40 million budget deficit, and restore some of the 211 job eliminations in the proposed Yonkers Public Schools budget that Supervisor Dr. Edwin Quaza has submitted.
Once a worldwide scourge, Polio is now close to complete eradication. From 500,000 cases worldwide in 1988 to only eight in all of 2018 (so far) – that is a staggering 99.9 percent reduction. Polio is now only endemic in Afghanistan, Nigeria and Pakistan... but we can’t quit now.

To join in the final push to completely eradicate Polio from the planet, the Rotary Club of Yonkers-East Yonkers partnered with Rotary District 7230 to raise funds to be channeled through the Rotary Foundation’s “End Polio Now” campaign. The event, which is part of the “Have Fun, Do Good” efforts, took place April 21 at the Castle Royale in Yonkers. The End Polio gala event was a huge success, turning out to be the biggest fundraiser for the club.

Rotary District PolioPlus Chairperson Mubashir Latif organized the event with the support of Yonkers-East Yonkers Rotarian and non-Rotarian friends. Yonkers City Council President Mike Khader presented a proclamation for the evening’s proceedings, and a donated artwork was auctioned – which garnered $15,000.

All proceeds from the event – more than $78,000 – will go to the Rotary International Foundation’s PolioPlus Fund. All funds raised and sent through this fund have triple impact because the Bill and Melinda Gates Foundation matches every dollar 2-to-1.

Programs are the result of the global partnership of the Rotary Foundation’s PolioPlus Fund. All funds raised through this fund have triple impact because the Bill and Melinda Gates Foundation matches every dollar 2-to-1.

Make your own kite and enter in the kite contest, one of the many free events at the Hudson River Museum for Yonkers Arts Weekend. Photo by Jason Green.
Respecting All Opinions
Pro-Life Protest in West.

Donald Trump’s Strange Tan

President Donald Trump and singer/songwriter/rapper Kanye West.

Yonkers-based Advocates of Life joined tens of thousands of people throughout the nation in support of the March for Life in Washington, D.C., on April 28. Dozens of people stood vigil in front of the Yonkers Planned Parenthood to bring awareness to the philosophy and practices of Planned Parenthood.

Planned Parenthood facilities have been caught shielding child predators, lying about what services they provide, deceiving government officials, defying state and federal laws, submitting false data, and exaggerating their role of providing health care to women,” said Anthony Felicissimo, a member of the group.

The Advocates of Life believe that abortion is a major practice that drives Planned Parenthood. Felicissimo explained that “Planned Parenthood performs 320,000 abortions a year, takes in an estimated $181 million on abortion alone every year, and does not spend any of their clinic income. While the national abortion rate has been slowly declining, the abortion rate in New York State has been steadily increasing at Planned Parenthood facilities. Planned Parenthood supporters often list abortion until the time of birth for any reason, which force taxpayers to fit the bill for abortion.”

When you go to a Planned Parenthood facility, you don’t find a doctor who will do manual breast exams, less than 1 percent of pap tests, and 0 percent mammograms. Our women are treated like commodities, not patients. They are treated like numbers, not women.

President Donald Trump’s tan is a major practice that drives Planned Parenthood. Felicissimo explained that “Planned Parenthood performs 320,000 abortions a year, takes in an estimated $181 million on abortion alone every year, and does not spend any of their clinic income. While the national abortion rate has been slowly declining, the abortion rate in New York State has been steadily increasing at Planned Parenthood facilities. Planned Parenthood supporters often list abortion until the time of birth for any reason, which force taxpayers to fit the bill for abortion.”

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President Donald Trump and singer/songwriter/rapper Kanye West.
Yonkers Homelessness & Budget Deficit

Dear Editor,

I stand ready for a quick life moving in Yonkers where the main topic of discussion was the presence of homeless in downtown Yonkers. The City staff is determined to get the homeless out of the downtown area. Nobody wants homeless individuals in the community. In the St. John’s Church complex, with very limited and demanding resources, does it cost to cure their need.

The meeting also touched on the large budget deficit being faced by the City of Yonkers. This may involve laying off up to 400 employees, including teachers, police and other services. This was a surprise to me, I have been watching the development of the Yonkers downtown real estate, it seems that the building for the waterfront and an office will cost up to $200 million dollars signaling in my brain of the thinking of the new government.

So, I asked the question: What happens to the tax payers due to these new buildings generated? There’s no one, I was there; the buildings do not contribute any property taxes to our city budget.

Developers get to build our prime waterfront real estate and they contribute nothing. They get millions of dollars for their garbage collection, policing their areas, educating their children, and providing them with multiple other city services.

This is wrong, it is unfair and it is another handout to the wealthy. If we have developers come to our city, they are always welcome, but they have to pay their fair share in our contribu-
tions. Otherwise, our teachers, police, and other city workers will not be able to do the job we want them to do. We as a city will properly be able to take care of our homeless.

Sincerely yours,

Joe Clarke

Yonkers

An Open Letter to the Yonkers City Council

As part of its continued climate actions and efforts to promote environmental health, the City of Yonkers is turning over a new leaf in 2018 by becoming a Clean Air NY Community Partner – a goal it set out to achieve last year by offering resources and information for residents to take action.

The program focuses on reducing air pollution. Since launching its Clean Air NY Community (CAN) initiative, the city has been working with a variety of stakeholders to support residents in reducing their impact on air pollution.

The program also serves to provide residents with alerts on “Air Quality Action Days,” which are days when pollution levels are expected to exceed safe levels, including those with heart and lung problems, as well as those who are more sensitive to air pollution.

On Air Quality Action Days, the City of Yonkers offers a variety of resources to residents, such as information on how to reduce their impact on air pollution. The city also encourages residents to take action to reduce their emissions on Air Quality Action Days by choosing public transportation, biking, or walking.

This year has seen 294 filings from January through the end of March. During the same time period, 241 judgments were filed - the lowest in the past five years. In addition, citizens are being able to access the foreclosure process more efficiently.

Congratulations to the City of Yonkers for their work in becoming a Clean Air NY Community Partner,” said Jennifer Angelucci, president and CEO of Paws Crossed. “As strong community partners, we’re excited to partner again on future outings with this wonderful event,” added Jennifer Angelucci, president and CEO of Paws Crossed.

Paws Crossed Animal Rescue thanks the owners of the dogs for making their day to make pull toys and for play, training and social interaction, giving rescue dogs a better chance of finding a forever home.

In addition to the successful employees’ event, Paws Crossed volunteers and Empire City Casino employee nail Rooney surprised Paws Crossed with a $2,000 donation on behalf of casino President and CEO Dave Rosenthal. The donation will directly go to the animal rescue organization to be used for additional resources.

“Volunteer New York! is proud to support Empire City Casino and their employees in helping to connect to their community in meaningful ways where they can give back,” said Volunteer New York! Executive Director Alisa Kesten.

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The penalty for staying beyond the agreed-upon time is
Nothing says "get out now" as the prospect of paying hundreds of dollars per day of over-staying will. Be inclusive. To be effective, the penalty should be a lot more than is cost to stay in a hotel, and more than the deposit would cost for.

In the typical scenario, the seller pays the buyer's carrying costs for the post-closing period. In the closing, the buyer pays for the new house and, typically, some money is held back to secure the seller's obligation to move out. The seller then clears out their new home and vacates the old one. The buyer inspects the house after the seller leaves, and once it is confirmed that the house is empty and in good condition, the money is released.

By Tracey Daniels

The timing of a closing is a crucial aspect of a real estate deal. It involves the meeting of numerous parties and can be overwhelming. It is not always possible to close the deal in a timely manner, and the buyer and the one you are selling to the deal on the same day.

To avoid the stress of a delayed closing and the cost of moving twice, many sellers request the option to stay in the house for a period of time after the closing. In this scenario, the buyer pays the seller for the post-closing period. In the closing, the buyer pays for the new house and, typically, some money is held back to secure the seller's obligation to move out. The seller then clears out their new home and vacates the old one. The buyer inspects the house after the seller leaves, and once it is confirmed that the house is empty and in good condition, the money is released and everyone is happy.

It's a New York proposition for sellers – and the exact opposite for buyers. If you agree to let sellers stay, here is what you need to do to protect yourself:

1. Sign an "escalation agreement," or a lease.
   - Without a pre-closing stream through an escape, a buyer’s basically flying blind. An escrow of around 2 to 3 percent of the purchase price ($15,000 on the average $5 million apartment) will likely be big enough to cover damage you couldn’t see when the apartment was furnished, as well as any intended acts (e.g., taking the windows A/C, which may require repair or replacement) and over-stay damages.

2. I also encourage buyers to do two walk-throughs: one before closing, and one after the seller has finally cleared out.

3. Limit the post-closing occupancy period. Most lenders require that their borrowers move out in 60 to 90 days after closing. After that, the home is considered an investment property, which may change the terms of your financing.

This article is written by a member of the Oxman Law Group, PLLC (www.oxmanlaw.com). Comments or inquiries are welcome and can be directed to Marc Oxman at 914-422-1490 or info@oxmanlaw.com

FRIDAY, MAY 4, 2018 - YONKERS RISING - PAGE 5

The Lawyer’s Desk: Post-Closing Agreement

By Mary Bear

President Emeritus, Yonkers Historical Society

Monday, May 7

May 19, 1927: William Ronald Dollard of North Broadway announced his retirement at the age of 77 from the seat of the League in Tarrytown. The New York State Asso-
ciation emoted Dollard as the "most construct-
tive and most independent member" of the 1922 Legislature, mentioning the Distincted Service Palace. During the First World War, the senator was awarded the Distinguished Service Medal. Cass. Wade and George H. Hume, California representative, were joined in the promotion of the Distinguished Service Cross for "their extraordinary service in combat with France, France."

May 7, 1922: Civil Service Commission Secretary Joseph Ram TD announced that only 37 out of 56 who took the medical tests re-
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**Notice of formation of the LLC**

State of New York ss. 

On this 4th day of May, 2018, before me, Francis T. Verhasselt, Esq., an authorized officer of the County of Westchester, New York, there appeared

Brian M. Kelleher, of 258 Main Street, Rye, Westchester County, New York, personally known to me, who, on being sworn, stated that he was a duly authorized officer of an Illinois LLC and that he was duly authorized to do business in the State of New York under the name of "Illinois Services LLC";

and the said Brian M. Kelleher did subscribe to the within-prepared Articles of Organization of said Illinois Services LLC, which are appended hereto.

The undersigned, Francis T. Verhasselt, Esq., an authorized officer of the County of Westchester, New York, does hereby certify that the within-prepared Articles of Organization of the Illinois Services LLC was duly presented to him for filing and that he has filed the same in the Office of the Clerk of the County of Westchester, Westchester County, New York; and that the above is true of the knowledge and belief of the said Francis T. Verhasselt, Esq., an authorized officer of the County of Westchester, New York.

Given under my hand and the seal of said County this 4th day of May, 2018.

FRANCIS T. VERHAELST, ESQ.

Authorized Officer of the County of Westchester, New York.
The Larchmont Mamaroneck Lions will announce Eye Health Campaign

The Lions will support May 2018 Eye Health Month with a variety of special services, including free eye exams for children and adults and expanded eyeglass recycling. The initiative will include special offers.

Eyeglass recycling – asking the community to bring unused glasses to the club for donation collection boxes housed throughout both towns. Larchmont Mamaroneck Self is the largest service organization with 1.5 million individuals in the U.S. and developing countries.

The Lions' goal is to recycle more than 2,000 pairs of eyeglasses.

In addition, the Lions will continue their support of the following blindness and eye health organizations: LionsEye.org (LionEye), which hosts eye screening at preschools; Guiding Eyes for the Blind, which provides training of service dogs for the visually impaired; VCB (Vascular Birthmark Center Online), which sponsors a café at the camp for the blind and supports the camp’s vocational training and reading materials for the blind and visually impaired; providing libraries with funds and donations of reading materials.

The Lions Mamaroneck are part of the Lions Clubs International, the world’s largest service organization with 1.5 million members.

This annual gala, which is attended by family, friends and colleagues of honor, in addition to government officials, will include special presentations and awards. The cost is $55 per person, with cocktails starting at 6 p.m.

For more information and reservations, contact Lion Valerie Volino at 914-994-0300 or anetvolino@yahoo.com.

Respecting All Continued Issue Page 3

Two world-wide celebritiess recently expressed their views and support for President Donald Trump. In a November interview with rollingstone.com, Don Jr. explained, “They should have been more on the other side of our nation’s discourse.”

Kayne West, the music producer, singer-songwriter, has written some of the most popular songs of this century, recently returned to Twitter after a year’s boycott to proclaim his support and love for Trump. “You don’t have to agree with Trump, but the mob can’t make me not love him.”

Despite the outcry against his opinion, Kayne did back off his support for Trump, even when his wife Kim Kardashian made it clear she didn’t agree with his political views. “They’re helping him with the propaganda.”

The signature cause of the International Lions Clubs is service to the blind and eye health. With May being National Eye Health Month, the Larchmont Mamaroneck Lions will announce Eye Health Campaign. Join them at the Riverview in Hastings, May 9 at 6 p.m. for ages 3 to 17, using the KidSight camera (by appointment only); and at Larchmont Library, 121 Larchmont (914-834-1844) on Monday, May 14, as well as Thursday, May 17 and Friday, May 18 from noon to 4 p.m. for ages 7 and older (by appointment only), and at Larchmont Library, 121 Larchmont Ave., Thursday, May 10 from 5 to 7 p.m. for ages 7 to 16, using the Kidsight camera (also by appointment necessary). The library will also display its many resources for the vision impaired.
Enjoy Yonkers
Continued from Page 4

Lawrence is running to leave a low- profile legacy. As a retired Westchester County executive and an elected official, Lawrence has literally solved problems in our communities. As a Union Representative, he has been a representative that will proactively and aggressively champion the needs of the district.  

I am the only authentic choice in this primary. The incumbent has not been part of any comprehensive solutions for the problems we face. My record is clear — no one else running for this office has a record of accomplishment that benefits the people, and who can solve prob- lems. I have represented the community, and I believe our democracy is in trouble, “We must all stand up and fight for the issues within the Democratic Party. I am running in the Democratic primary to ensure we get a representation that focuses on education reform, health care and the economy. I believe we need a leader that is committed to educational and economic opportunity.”

This is the only candidate that has literally solved problems in our communities. As a Union Representative, he has been a representative that will proactively and aggressively champion the needs of the district.

As part of this year’s Yonkers Art Week- end, the Weekend Arts Festival will be held this Saturday and Sunday. The entrance to YOHO Artists’ Stu- dios will be free to Yonkers residents.

Festival is an extension of the open studio, open-air arts festival – the inaugural CMAD (Commercial and Manufacturing Arts District) Festival. The event is an opportunity for visual artists and artists in other disciplines to exhibit and sell their work to the public. The festival will feature live music, performances, and art installations throughout the weekend. Visitors will have the opportunity to explore the Carpet Mills Arts District.

Bicycle Sundays
Sunday: The weekend, and the city will provide free parking for all bicycle riders. The course runs from the Westchester Coun- ty Center in White Plains, south to Scarsdale Road in Yonkers – a round-trip of 13.1 miles.

Enjoy a summer bike ride on the Bronx River Parkway.

Three Westchester
Continued from Page 1

Yonkers Rising”
Frustratingly the City of Yonkers

City of Yonkers - New York
PUBLIC HEARING NOTICE

CITY OF YONKERS - NEW YORK

PUBLIC HEARING NOTICE

Make-A-Wish® Hudson Valley
Wheels For Wishes
WheelsForWishes.org
Call: (914) 468-4999

**CORPORATION NOTICE

CITY OF YONKERS - NEW YORK

PUBLIC HEARING NOTICE

PROPOSED RESOLUTION

A PROPOSED RESOLUTION FOR AN HONORARY STREET RENAMING OF "STOCKBROKER ROAD" TO "STOCKBROKER ROAD" IN THE CENTER OF THE CITY OF YONKERS

PROPOSED RESOLUTION

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Member of the New York Bar
Member of the United States Bar
Briarcliff Manor, June 17, 2013

Vincent S. Cipriano
411 East 10th Street
New York, New York 10009

PROPOSED RESOLUTION

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Member of the New York Bar
Member of the United States Bar
Briarcliff Manor, June 17, 2013

Vincent S. Cipriano
411 East 10th Street
New York, New York 10009

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Local Groups Clean Up The Saw Mill for Earth Day

Volunteers and local businesses helped save Saw Mill River cleanup efforts for Earth Day

By Philip Ramonese

Ala Van der Does, Megan Hayes of event sponsor P&K Engineering single-handedly brought 2 pounds of garbage to the riverbank. Gravett would be MXF.

Leake & Watts Rebrands After 187 Years

Alan Mucatel, executive director (at far left), told staff recently that the nonprofit formerly known as Leake & Watts is now Rising Ground.

On the steps of City Hall in lower Manhattan, Alan Mucatel, executive director of what was formerly known as Leake & Watts, one of New York City’s oldest and largest human services agencies, announced that the organization has changed its name to Rising Ground. He said the new name reflects its efforts to provide a comprehensive foundation of support to New York’s children, adults, and families in need so they can rise above adversity and thrive. The official move was made possible by a new name was created, which is “Rising Ground.”

“Rising Ground’s many supportive programs. New York’s children, adults, and families in need to provide a comprehensive foundation of support to people with the resources, hope, and opportunity to make it happen,” he said.

Rising Ground supports more than 12,000 of the greater New York area’s most children and adults each year through special education, early childhood programs, family health services, health care for children and adults with intellectual developmental disabilities, programs for adults with disabilities, as well as other areas of support. The agency offers 47 programs at 32 different sites and employs a workforce of 1,000 people, making it one of the city’s largest employers.

Rising Ground’s new name also allows the agency to more clearly understand the communities we serve. For example, our new name not only reflects this understanding, but also helps to make us more accessible to people in need.

“This is an incredible milestone for the organization – a rare accomplishment, since most agencies do not change their names,” said Mucatel. “We now have a name that more clearly communicates what we do and the breadth of our services.”

The agency was awarded a $250,000 Community Reinvestment Fund grant in 2015 to rebrand and consolidate services, and it began that process in 2013. The Leake & Watts board of directors had been discussing the possibility of renaming the organization since 2015.

Mary K. Hackett, president of the board of directors, said, “This name change is the culmination of many years of thoughtful planning and discussion. Rising Ground’s new name aligns with the organization’s mission to provide a comprehensive foundation of support to New York’s children, adults, and families in need so they can rise above adversity and thrive.”

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Spike Dimartino Takes Over Gorton Wolves’ Baseball Team

By Phil Foley

Instead of Sick to Spike Dimartino, the new coach of the Gorton Wolves’ baseball team. As of press time, the team sports a fine 5-5 start! For the last two seasons, Sick coached the YMA Academy to successful seasons.

This year Gorton has merged with River- side H.S., which no longer has a baseball team. They have not had a team in three seasons.

The Gorton program is basically starting over, as they have lost six starting seniors from last year’s squad.

This week Gorton plays Saunders H.S. twice. This should define their season with 10 games remaining.

As a side note, Dimartino has been hired by Dan DeMatteo as an assistant coach for the new Yonkers Force football team. He was an assistant for Gorton during its previous glory days.

Dimartino is a standout Gorton football player for the last four seasons. Spike coached the YMA Academy to successful seasons.

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