By Dan Murphy

Yonkers residents are not happy that a Lingerie Superstore has opened on Central Avenue.

The Lingerie Superstore recently opened on Central Avenue.

The Lingerie Superstore, which has windows that are adorned with mannequins with lingerie, has another location in Westchester (Elmsford), and one in the Bronx. It has another location in Westchester (Elmsford), and one in the Bronx.

Yonkers veteran and city Veteran Services employee Eder Parades receives his Service Officer of the Year Award from the New York State American Legion. He has the education to help provide benefits to veterans who need it and come here for help. It's a well-deserved honor, said Quarles.

The canals in the Walled Garden at Untermyer Gardens have been restored. Also, a state-of-art membrane will prevent further water leaks.

The project took about nine months to complete. According to Stephen Byrns, president of the Untermyer Gardens Conservancy, the project cost $500,000, of which $250,000 was funded by the federal government. The Untermyer Gardens Conservancy was able to get the funds for The Michael Nolan Scholarship Fund.

The newly restored canals in the walled garden at Untermyer Gardens. Photo by Jessica Naranjo.

Romantic Gothic is the official language of the Untermyer Gardens, which has windows that are adorned with mannequins with lingerie. It has another location in Westchester (Elmsford), and one in the Bronx.

The canals are the signature feature of a Persian garden, symbolizing the four rivers of paradise. They have been in disrepair for decades. Water leakage was severe, as century-old pipes and cracked concrete were replaced and new accessible bridges were installed.

The canals in the Walled Garden at Untermyer Gardens in Yonkers have been restored.

By Dan Murphy

The Third annual Michael Nolan Softball Tournament was held July 21 at Cook Field. It was another opportunity for the Yonkers community to join together and remember Michael Nolan in a meaningful way. The day of softball and other family-friendly events helped raise funds for The Michael Nolan Scholarship Fund.

Canals at Untermyer Gardens Restored

The canals in the Walled Garden at Untermyer Gardens have been restored.

Transplant Recipient Joins Nolans at Softball Tournament

The newly restored canals in the walled garden at Untermyer Gardens. Photo by Jessica Naranjo.

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Canals at Untermyer Gardens Restored

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Yonkers Veteran Gets American Legion Honor

Congratulations to Eder Parades, a Navy veteran and employee in the City of Yonkers Department of Veteran Services, who was recently honored as the New York State American Legion’s Service Officer of the Year.

Eder Parades was honored during the 100th Department Convention in Rochester, and also was awarded the national American Legion Citation for exceptional meritorious service. He has the education to help provide benefits to veterans who need it and come here for help. It’s a well-deserved honor, said Quarles.

By Dan Murphy

Yonkers Public Schools Superintendent Dr. Edwin Quezada announced earlier this month that all YPS students will be eligible for free breakfast and lunch at all public schools this fall.

YPS Students to Receive Free Meals Feds to Pick Up the Tab

Yonkers students will be able to enjoy a free breakfast or lunch at all public schools this fall.

By Dan Murphy

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two young brothers will toss pizza, entertain 95.5FM DJ Mike Allan. While tasting yummy bites, listen to the tunes of from Cross County Shopping Center eateries. of the tastiest food trucks along with samples of Latin grooves with Los Ciegos Del Barrio, a international outlook. And on Aug. 10, it’s a night Series continues every Friday from 6:30 to 8 p.m., including Annett St. John, who will perform and Mike Spano’s summer movies and concerts. Free Things to Do This Summer in Yonkers NY Health Dept. Says OK to Legal Pot

Beau Murphy

The New York State Department of Health has released a new report, "Marijuana and Public Health: An Update," which details the potential impacts of legalizing marijuana in New York State. The report finds that legalizing marijuana could lead to significant public health benefits, including a reduction in opioid use and a decrease in the number of arrests for marijuana possession.

The report notes that states that have legalized marijuana have seen a decrease in opioid use and a decrease in the number of arrests for marijuana possession. In states where marijuana is legal, the use of opioids has decreased, and the number of arrests for marijuana possession has decreased.

The report also notes that legalizing marijuana could lead to a decrease in the number of people who are incarcerated for marijuana possession. In states where marijuana is legal, the number of people who are incarcerated for marijuana possession has decreased.

The report concludes that legalizing marijuana could lead to significant public health benefits, including a decrease in opioid use and a decrease in the number of arrests for marijuana possession. In states where marijuana is legal, the use of opioids has decreased, and the number of arrests for marijuana possession has decreased.

For more information, visit the website of the New York State Department of Health.
By Eric Schoen

The state DOT doesn’t like them, but as Eric Schoen, the good county executive points out in his re-

Dear Editor:

Heat exhaustion can sneak up on you, causing increased heart rate, dizziness, rapid pulse, headache and fatigue. If you don’t get treatment, you’ll deteriorate, possibly experience deeper neurologic harm or even die.


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Dear Editor:

Heat exhaustion can sneak up on you, causing increased heart rate, dizziness, rapid pulse, headache and fatigue. If you don’t get treatment, you’ll deteriorate, possibly experience deeper neurologic harm or even die.

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Sweet Smokie

Bring Smokie home today!

The Yonkers Animal Shelter has many pets available for adoption. Smokie showed up at the shelter July 6 as a stray, leading staff to believe he may have run off during days of July fireworks – but one has shown up looking for him. Smokie really looks like was someone’s companion, so he’s very comfortable around people, in good condition, well fed and friendly with other dogs. He loves to run around the play park at top yard and sleep safe and sound. He’s free to adopt – but he just loves to run.

Smokie is in trata with his brands markings. Staff think he’s about 2 years old. He weighs about 32 to 35 pounds.

Visit Smokie from 11 a.m. to 4 p.m. any day of the week. For more information, call 914-377-6730 or 201-981-3215.

[Image 388x1226 to 765x1476]

Published by the City of Yonkers

PAGE 4 - YONKERS RISING - FRIDAY, JULY 27, 2018

For Assembly Continues

Nader Sayegh, candi-

date for the 90th Assem-
dy District, has earned the support of 1199SEIU. With

greater than 450,000 mem-

bers along the East Coast, 1199SEIU has a long and established record of

supporting candidates committed to fighting for the issues im-

portant to our members. With a history of working to achieve,
education, economic security, and dip-

lomacy for all,” said Geisa Sayegh, political director at 1199SEIU.

“We are looking to Nader to do that.

I am distinctly honored to receive the sup-

port of 1199SEIU,” said Sayegh. “Like any

leader – the representatives had great customer ser-

vices, and others.

The competition, which runs through Sept.

14, is inviting students age 13 and older to tweet or post a response to the

question, “What would you make with a 3D

printing robotics kit?" Students using IQ Robotics Construction Kits (SKU 669838),

winning student’s school a PowerSpec Ultra

Laptop. IQ Robotics will provide prize money on a student’s behalf.

“Micro Center offers the largest selection

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Three Republican state senators have an-

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The Lawyer’s Desk: Specific Performance

By Tracey O’Connell

In order for a real es-
tate contract to be consid-
ered binding, it must be a written con-
tact, signed by the parties, identifying (at a mini-
mum) the parties, the property, and the purchase price.

Once a contract is binding, the parties are obligated to com-
ply with the terms and condi-
tions of the contract and to take the actions they agreed to take. If either party fails to perform under the condi-
tions of the contract, the other party may seek specific perfor-
mance.

The most common legal remedy in money damages is com-
petitive injury to the party that suffered damage. A buyer, for
instance, could sue the seller for payment of the full cost of the
conveyance in the contract with the inclusion of a down pay-
ment, home inspection fees and survey and closing costs.

If it is the buyer that fails to go through with the purchase, most residual obligations under the con-
tact are New York limit a seller’s remedy to retention of the down payment. In commer-
cial real estate contracts, the remedies afforded to both parties are often negotiated and may speci-
fically permit a seller to seek for specific perfor-
mance for the sale of a building that is fully occupied.

Another remedy is specific performance, which is an equitable remedy pursuant to which a seller is entitled remedies.

The classic situation is an agreement to sell a house, but if you are not going through with the purchase, or if you are not able to pay the price, you will lose your down payment. Deeds must be presented by the buyer to the buyer before the deal is finalized.

Deals fail apart and defaults happen. A well negotiated contract can help you plan for the worst and understand your rights in the event of a default. And then you never need to enforce them.

Specific Performance

This article was written by a member of the O’Connell Law Group PLLC (www.oconnellPLL.com). Any comments or inquiries are welcome and can be directed to Tracey O’Connell at 622-3000 or tracey.j.oconnell@gmail.com.

Engel is Founding Member of ‘Medicare for All Caucus’

Congressman Eliot Engel (D-NY) introduced Medicare for All legislation, and the caucus, which is an equitable remedy pursuant to which a seller is entitled remedies.

The caucus is an equitable remedy pursuant to which a seller is entitled remedies.

Once a contract is binding, the parties, the property to a third person until resolution of the lawsuit. The notice of pendency to prevent any transfer of the property to a third person until resolution of the lawsuit. The notice of lis pendens, and it is usually filed in the registrar of deeds. The effect of filing this notice of pendency is that the seller will not be able to sell the property to another buyer while the lawsuit is pending.

Deeds must be presented by the buyer to the buyer before the deal is finalized.

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New York-Presbyterian Lawrence Hospital

Earns Stroke Gold Plus Award

NewYork-Presbyterian Lawrence Hospital has received the American Heart Association’s Get With The Guidelines – Stroke Gold Plus Quality Achievement recognition, awarded by the hospital’s commitment to ensuring that stroke patients receive the most appropriate treatment according to national, evidence-based guidelines based on the latest scientific evidence.

The Get With The Guidelines program acquired its name from the commitment by hospitals to awarding the recognition of Get With The Guidelines to hospitals that are committed to improving the quality of care for stroke patients by implementing the American Heart Association’s Get With The Guidelines initiative, said Michael Fournier, hospital president.

“You deliver the tools resources provided helpful to us, and measure our success in meeting evidence-based treatment guidelines developed to improve patient outcomes,” said Dr. Igor Zilberfarb, medical director and director of the stroke program at the hospital.

NewYork-Presbyterian Lawrence Hospital additionally received the association’s Target StrokeSM Honor Roll award. To qualify for this recognition, hospitals must meet quality measures developed to reduce the time between the patient’s arrival at the hospital and treatment with the clot-busting tissue plasminogen activator, or tPA, the only drug approved by the U.S. Food and Drug Administration to treat ischemic stroke. “We are pleased to recognize NewYork-Presbyterian Lawrence Hospital for their commitment to stroke care,” said Dr. Eric Smith, national chairman of the Get With The Guidelines Steering Committee and an associate professor of neurology at the University of California in Los Angeles. “Research has shown that hospitals using the tools available from the organization through the Get With The Guidelines initiative can reduce mortality rates.”

According to the American Stroke Association, American Stroke Association, stroke is the number-one cause of death and a leading cause of adult disability in the United States. On average, someone in the U.S. suffers a stroke every 40 seconds and nearly 700,000 people suffer a new or recurrent stroke each year.

A recent AARP survey found that 87 percent of adults age 65 and older wish to remain at home as they age. When physical and cognitive limitations reach a certain point, however, the need for outside care often becomes a reality. Westchester elder law attorney Enea has written about when stroke patients should turn to the Medicaid home care program in New York, including benefits and eligibility requirements. “For seniors in the southern tier of New York in need of assistance with the activities of daily living, the Medicaid home care program is in both easily accessible and relatively generous,” said Enea, who has spent 30 years protecting the assets of his clients and their families. “One of the first questions I’m asked is often whether the transfer of assets applies for Medicaid home care. Many are relieved to learn that they don’t.

In New York State, an unmarried person may transfer non-IRA assets (in excess of $15,150) to a recipient (or recipients) of the property chosen and have an irrevocable trust (administered by a charity) to which ownership rights are transferred to a new owner. The money more than you do. A million dollars doesn’t pass the smell test. Not in my book. I am a great admirer of Cadillac, and I don’t want to pay you the spot. But Mr. Cuomo has given away billions of dollars in grants and tax breaks to political donors over the past eight years, and in recent years it’s been absolutely wrong. Just consider the optics. The PAC donation,$13,500 to Mr. Cuomo. Mr. Cuomo gave Cadil ac a million dollars and didn’t have to. That means to put you on the spot. But Mr. Cuomo has given away billions of dollars in grants and tax breaks to political donors over the past eight years, and in recent years it’s been absolutely wrong. Just consider the optics. The PAC donation, $13,500 to Mr. Cuomo. Mr. Cuomo gave Cadillac a million dollars and didn’t have to. That means to put you on the spot.

Dear Mr. Carlisle:

This is a formal request on behalf of New York taxpayers for the return of the $1 million. I recall one recent gave Cadillac a funding of up to $100 million in political donations from the General Motors PAC.

It’s clear that the $1 million had zero bearing on Cadillac’s decision to stay in New York City, and, frankly, New York taxpayers need to pursue an accountability of the actions of this company more actively than they have. It’s a reason to pay for wheelchair accessibility, for example, or improvements at senior citizen centers, for example.

Mr. Carlisle, in your capacity as Governor of the State of New York, you have a responsibility to ensure that corruption by his political cronies is not allowed to continue.

Sincerely yours,

Enea. “Whether New York Medicaid will be able to sustain its coverage remains to be seen, however – especially if changes are made to the program because the senior community has helped to make New York a place where people live longer and healthier lives, the state wants to do everything in its power to ensure that seniors are able to live as independently as possible.”

The spousal impoverishment rules are also applicable for Medicaid home care. A married recipient may transfer non-IRA assets in excess of $15,150 to his or her spouse, who can then use a spousal reduction. This letter advises Medicaid not look at the spouse’s assets and income when determining eligibility. Once the transfers are made, the assets are not eligible (see a list of former inductees at westchestergov.com/se-

Submit your nominations online at westch estergov.com/seniors. Additional information, call 914-813-6100 or visit www.westchestergov.com/seniors.

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For admitted information on the Westchester Senior Citizens Hall of Fame, now in its 36th year.

The American Heart Association’s Get With The Guidelines program federally.”

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FridAY, JULY 27, 2018 - YONKERS RISING - PAGE 7

Advertise on our Seniors and Health Care Page! Call today: 914-965-4000

Westchester Seeks Senior Hall of Fame Nominations

Do you know a senior who is making a positive difference in Westchester County through his or her professional life, volunteer work, or both? In Westchester County Executive George Latimer invites you to submit a nomination for his Senior Hall of Fame, now in its 36th year. The goal of the Senior Hall of Fame is to honor the outstanding contributions of our seniors.

Nominations are due by Sept. 14 and may be submitted at westchestergov.com/seniors. All nominations will be reviewed by a selection committee of past Senior Hall of Fame inductees, members of the Department of Senior Programs and Services, Aging Network, the county’s Senior Council and the Older Americans Act State Planning Organization. Dena Pongrace, Westchester County Commissioner of Aging, serves as the steering committee chair. These measures include funding developed to reduce the time between the patient’s arrival at the hospital and treatment with the clot-busting tissue plasminogen activator, or tPA, the only drug approved by the U.S. Food and Drug Administration to treat ischemic stroke. “We are pleased to recognize NewYork-Presbyterian Lawrence Hospital for their commitment to stroke care,” said Dr. Eric Smith, national chairman of the Get With The Guidelines Steering Committee and associate professor of medicine at the University of California in Los Angeles. “Research has shown that hospitals using the tools available from the organization through the Get With The Guidelines initiative can reduce mortality rates.”

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The new ownership, it was the longtime location of the 1900-page檔案

The Journal News has recently penned several praised stories about declining the retail base of Westchester. It will become a Governmental filter (although the councilmen that arrest. However, the empty storefronts and a 25-year-old parking lot all but in Westchester and in the several malls in the county.

There is a financial component to legalizing marijuana in New York State. Costs. We will continue our stories on the legalization of marijuana. Perhaps even more so today.

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The Journal News has recently penned several praised stories about declining the retail base of Westchester. It will become a Governmental filter (although the councilmen that arrest. However, the empty storefronts and a 25-year-old parking lot all but in Westchester and in the several malls in the county.

There is a financial component to legalizing marijuana in New York State. Costs. We will continue our stories on the legalization of marijuana. Perhaps even more so today.
The co-owning team, "Yaks."

Note to Candidates, Again…
Get Your Signatures

By Dan Murphy

While recent Yonkers politics for 20 years, I have seen candidates come and go. The first piece of advice that I would give any candidate is: before you run, find out how many signatures you need to get on the ballot and make sure you can collect double that amount. If so, all signatures can be refused, because their children are economically disadvantaged. Don’t give them an advantage that they don’t have. That is not going to happen,” said Quezada.

Continued from Page 1

As low as 25 cents per meal if they qualify), but there is no punishment, or denial of breakfast or lunch if they provided $3 per day in the elementary schools or $4.50 per day in the secondary schools. If students whose parents had not paid the fees had filled out the paperwork, they were charged $20 for YPS, which had accumulated an unpaid tab of $1.5 million in unpaid breakfast and lunch fees for YPS, which had accumulated an unpaid tab of $1.5 million in unpaid breakfast and lunch fees.

The co-ed winning team, “Tara’s.”

Photos by Donna Davis

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The ALS Ice Bucket Challenge has taken place at Empire City Casino, which is donating the entire setup and staffing, nearly 1,300 pounds of ice, entertainment and giveaways to the first 500 attendees.

"We are excited and proud to be involved in such an important effort," said Tim Rooney, president and CEO of Empire City Casino at Yonkers Raceway. "ALS is a devastating illness, and continuing to raise awareness and research funds is vital."

Donations are not required to participate. Proceeds from the event will be donated to Quinn for the Win, which benefits Pat Quinn’s personal care, as well as numerous non-profit ALS research organizations.

Amyotrophic lateral sclerosis, often referred to as "Lou Gehrig’s Disease," is a progressive neurodegenerative disease that affects nerve cells in the brain and the spinal cord. ALS, a disease with no known cure, usually strikes people between the ages of 40 and 70. Approximately 20,000 Americans currently suffer from the disease.

Quinn, 35, was diagnosed with ALS in March 2013. For more information on Pat and his organization "Quinn For the Win," which benefits Pat Quinn’s personal care, as well as numerous non-profit ALS research organizations.

Proceeds from the event will be donated to Quinn for the Win, which benefits Pat Quinn’s personal care, as well as numerous non-profit ALS research organizations.

"I'm so grateful for the continued support from Mayor Mike Spano and the entire City of Yonkers," added Quinn. "I'm extremely proud to join him in that effort," said Mayor Mike Spano, along with City of Yonkers-native Pat Quinn, recently announced that the 2018 Yonkers ALS Ice Bucket Challenge will take place Saturday, Aug. 4 at Empire City Casino.

The purpose of the challenge is to once again bring a viral social media movement throughout the month of August to benefit ALS research. The event is open to the public and is encouraged to pre-register online prior to the event at YonkersNY.gov.

"Pat Quinn’s fight and determination to combat this horrible disease has been so inspirational to us all and we are proud to join him in that effort," said Mayor Mike Spano.

"We have a bridge gap that we’re trying to close, and we found money. We are happy that we were successful, and we want all of you to be successful, too."

"It’s still a tough economy for many people in our state," added DiNapoli. "So whatever money you can get back from this program, it’s found money. It helps you pay your bills. Maybe it lets you do something special that you wouldn’t have been able to do otherwise."