



## **Meeting Agenda - Final**

**Tuesday, January 27, 2026**

**7:00 PM**

**City Hall – City Council Chambers 4th Floor**

### **City Council of Yonkers Stated Meeting**

**PRESENT:           PRESIDENT OF THE COUNCIL  
                          LAKISHA COLLINS-BELLAMY**

**DISTRICT:**

**4                   MAJORITY LEADER JOHN RUBBO  
1                   MAJORITY WHIP DEANA R. NORMAN  
5                   MINORITY LEADER MICHAEL B. BREEN**

**COUNCIL MEMBERS:**

**DISTRICT:**

**2                   CORAZON PINEDA-ISAAC  
3                   TASHA DIAZ  
6                   TIM HODGES**

Roll Call

Recitation of the Pledge of Allegiance to the Flag followed by a minute of silence to invoke God's guidance and Blessing upon our deliberations.

Minutes of the Stated Meeting held on January 13, 2026 approved by Majority Leader Rubbo.

COMMUNICATIONS FROM CITY OFFICIALS

COMMUNICATIONS - GENERAL

COMMITTEE OF THE WHOLE

INDEX

1. A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES
  2. AN ORDINANCE ESTABLISHING AN OFFICIAL MAP OR PLAN OF THE CITY OF YONKERS PURSUANT TO THE PROVISIONS OF ARTICLE 3 OF GENERAL CITY LAW OF THE STATE OF NEW YORK, AND AMENDMENTS THERETO , WHICH MAP OR PLAN INDICATES THE STREETS, HIGHWAYS AND PARKS IN THE CITY OF YONKERS HERETOFORE LAID OUT, ADOPTED AND/OR ESTABLISHED BY LAW.
  3. RESOLUTION TO ISSUE A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") RELATING TO THE REZONING OF PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT AND FOR CORRESPONDING AMENDMENTS TO THE ZONING ORDINANCE
  4. RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.1187 AND ASSEMBLY BILL A.1793 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO USE SURVEILLANCE TO ADDRESS ILLEGAL DUMPING
  5. RESOLUTION ISSUING A HOME RULE MESSAGE FOR SENATE BILL ---- S.8859 AND ASSEMBLY BILL A.9520 IN RELATION TO BONDS AND NOTES
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6. RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.7217 AND ASSEMBLY BILL A.7675 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO PERMIT SELF-CERTIFICATION BY LICENSED PROFESSIONALS TO STREAMLINE BUILDING PERMIT PROCESS
7. A RESOLUTION REQUESTING NEW YORK STATE AMEND THE VEHICLE AND TRAFFIC LAW TO EXTEND SCHOOL ZONE SPEED CAMERA ENFORCEMENT TO SCHOOL ZONES WITHIN THE CITY OF YONKERS
8. A RESOLUTION REQUESTING NEW YORK STATE AMEND THE NEW YORK PUBLIC OFFICERS LAW AND OPEN MEETINGS LAW TO PROTECT PERSONAL INFORMATION
9. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YONKERS AUTHORIZING APPLICATION OF THE STATUTORY EXEMPTION PURSUANT TO REAL PROPERTY TAX LAW SECTION 422
10. RESOLUTION APPROVING AN INTER-MUNICIPAL AGREEMENT BETWEEN THE CITY OF YONKERS AND THE COUNTY OF WESTCHESTER FOR THE PRISONER TRANSPORTATION AGREEMENT FOR THE TERM 2026-2027
11. RESOLUTION OF THE CITY COUNCIL TO HONOR THE FAMILY AND COMMUNITY'S REQUEST TO HONORARILY RENAME PROSPECT STREET AS JAMES EDWARD DEGREE WAY
12. RESOLUTION RECOGNIZING JANUARY AS MATERNAL HEALTH AWARENESS MONTH
13. RESOLUTION OF THE COUNCIL OF THE CITY OF YONKERS TO RECOGNIZE AND HONOR THE LATE REVEREND DR. MARTIN LUTHER KING JR. AND RECOGNIZE JANUARY 19, 2026, AS A DAY OF SERVICE IN THE CITY OF YONKERS

COMMITTEE REPORTS



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## GENERAL ORDINANCE-2026

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES

The City of Yonkers, in City Council convened, does hereby ordain and enact:

Section 1. Recitals.

- a) The City has been committed to revitalizing the Hudson River waterfront for several decades and, as a result, has seen significant changes in the downtown area, including the shift from the waterfront as an industrial area to one that is comprised primarily of residences, retail, and light industrial spaces. The Comprehensive Plan for the City of the Yonkers, which recognized the "enormous development and tourism potential" of the waterfront, has guided this redevelopment. As part of the Comprehensive Plan, the City expressed its intention to "improve public access and provide new uses to enhance the northern and southern water areas." In its current state, the northern and southern areas of the waterfront have limited public access and lack a connection to the Downtown, including the Yonkers Recreation Pier, Esplanade, and Daylighting parks. Additionally, the Downtown lacks a connection to facilities north and south, including connection to the new Yonkers park at Fernbrook Street that is nearing the construction phase in the waterfront space just south of the above-referenced Properties, and the new residential properties that have been constructed in the Ludlow Street area.

- b) From time to time, the City reevaluates the designation of properties to determine if their current zoning permits appropriate uses. As the downtown waterfront area grows, the properties designated Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100, would be more appropriately suited for uses consistent with the D-MX zone, that is, uses which are residential, educational, retail, and light industrial. Redesignating this area to move away from heavy industrial use will remove barriers to public access and strengthen the southern area of the waterfront in a manner consistent with the Comprehensive Plan including; encouraging a mix of uses, including promoting water dependent and related uses, residential and public uses along the water's edge.
- c) On January 27, 2026, herewith, the City Council adopted a Negative Declaration under SEQRA that the Proposed Action will not result in any significant adverse impact on the environment, and that the preparation of an Environmental Impact Statement is not required, thereby concluding the review process under SEQRA.

Section 2. Amendments.

- (a) 43 *Attachment 13* of the Zoning Ordinance (entitled, "Map A: Key Streets") ("Map A") is hereby amended to include Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100. A copy of the amended Map A to be included in the Zoning Ordinance is attached hereto as Exhibit "A".
- (b) 43 *Attachment 14* of the Zoning Ordinance (entitled, "Map B: Height District Map")("Map B") is hereby amended to include Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100 and to allow a maximum permitted building height of 150 feet. A copy of the amended Map B to be included in the Zoning Ordinance is attached hereto as Exhibit "B".
- (c) 43 *Attachment 15* of the Zoning Ordinance (entitled, "Map C: Additional Sidewalk Width Requirement Map")("Map C") is hereby amended to include Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100. A copy of the amended Map C to be included in the Zoning Ordinance is attached hereto as Exhibit "C".
- (d) 43 *Attachment 16* of the Zoning Ordinance (entitled, "Map D: Districts")("Map D") and the Zoning Map are hereby amended to reclassify and rezone Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100 from I District to D-MX District. A copy of the amended Map D to be included in the Zoning Ordinance is attached hereto as Exhibit "D".

Section 3. If any section, subdivision, sentence, clause, phrase or other portion of this Ordinance is, for any reason, declared unconstitutional or invalid, in whole or in part, by any court of competent jurisdiction, such portion shall

be deemed several and such constitutionality or invalidity shall not affect the validity of the remaining portions of this Ordinance, which remaining portions shall remain in full force and effect.

Section 4. This Ordinance shall take effect immediately.

**INTRODUCER'S MEMORANDUM  
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

**SPONSOR:** Council

**TITLE OF BILL:** A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES.

**PURPOSE:** Change the zone district classification of the above captioned properties from "I" "D-MX" zone,.

**SUMMARY OF SPECIFIC PROVISIONS:**

Amends Chapter 43 of the Code of the City of Yonkers for certain properties from a "I" Zone District Classification to an "D-MX" Zone District Classification.

**JUSTIFICATION:**

The City has been committed to revitalizing the Hudson River waterfront for several decades and, as a result, has seen significant changes in the downtown area, including the shift from the waterfront as an industrial area to one that is comprised primarily of residences, retail, and light industrial spaces. The Comprehensive Plan for the City of the Yonkers, which recognized the "enormous development and tourism potential" of the waterfront, has guided this redevelopment. As part of the Comprehensive Plan, the City expressed its intention to "improve public access and provide new uses to enhance the northern and southern water areas." In its current state, the northern and southern areas of the waterfront have limited public access and lack a connection to the Downtown, including the Yonkers Recreation Pier, Esplanade, and Daylighting parks. Additionally, the Downtown lacks a connection to facilities north and south, including

connection to the new Yonkers park at Fernbrook Street that is nearing the construction phase in the waterfront space just south of the above-referenced Properties, and the new residential properties that have been constructed in the Ludlow Street area.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** Future impact will create more public space and certain development, including residential as of right.

**CRIMINAL SANCTION IMPACT:** N/A.

**LEGISLATIVE HISTORY:** N/A

**FISCAL IMPLICATIONS:** N/A

**EFFECTIVE DATE:** Immediately

**SUBJECT:** A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES.

**BUDGET IMPACT**

A) General Fund Board of Education Special Revenue fund or District

B) EXPENSES AND REVENUES

*Total Current Year Cost: N/A Total Current Year Revenue:*

*Source of Funds (Check one):* Current Appropriations Additional

Appropriations Transfer of Existing Appropriations X Fee/Fine/Tax/Other

(Explain) Identify Accounts: N/A\_

Potential Related Operating Budget Expenses: Annual Amount:\$ N/A

Describe: N/A

Potential Related Revenues: Annual Amount:\$N/A

Next 5 years: N/A

Anticipated Savings: Annual

Amount:\$\_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT Potential for additional personnel: N/A

Prepared By:  Rachel Kravitz

Title:  2<sup>nd</sup> Dep Corp Counsel

Department:  Law

Signature:  R

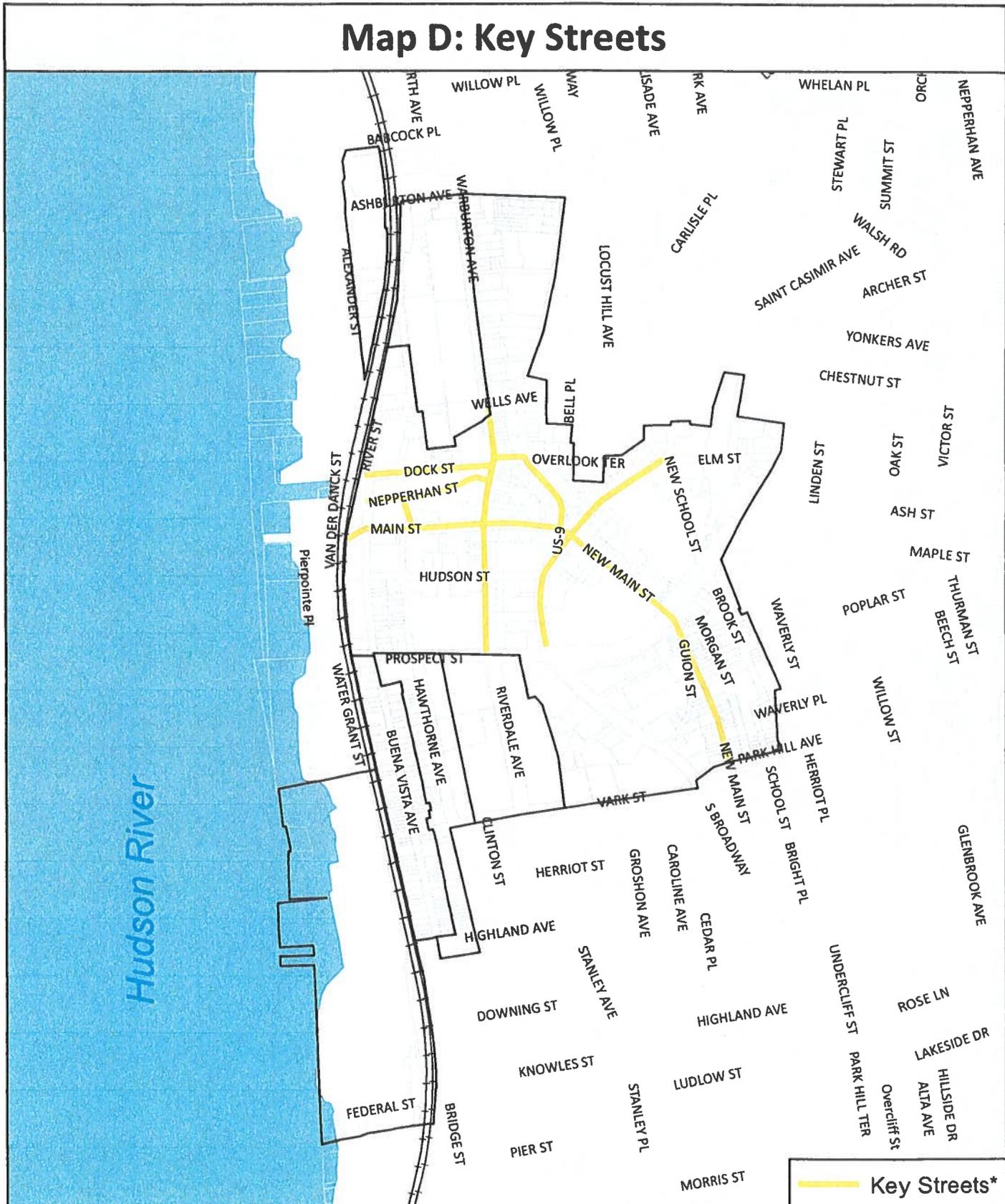
Kravitz

Reviewed By:  John Lizewski  
Commissioner FINANCE  
DEPARTMENT

Signature:  John Lizewski

Date:  11/25/25

# Map D: Key Streets

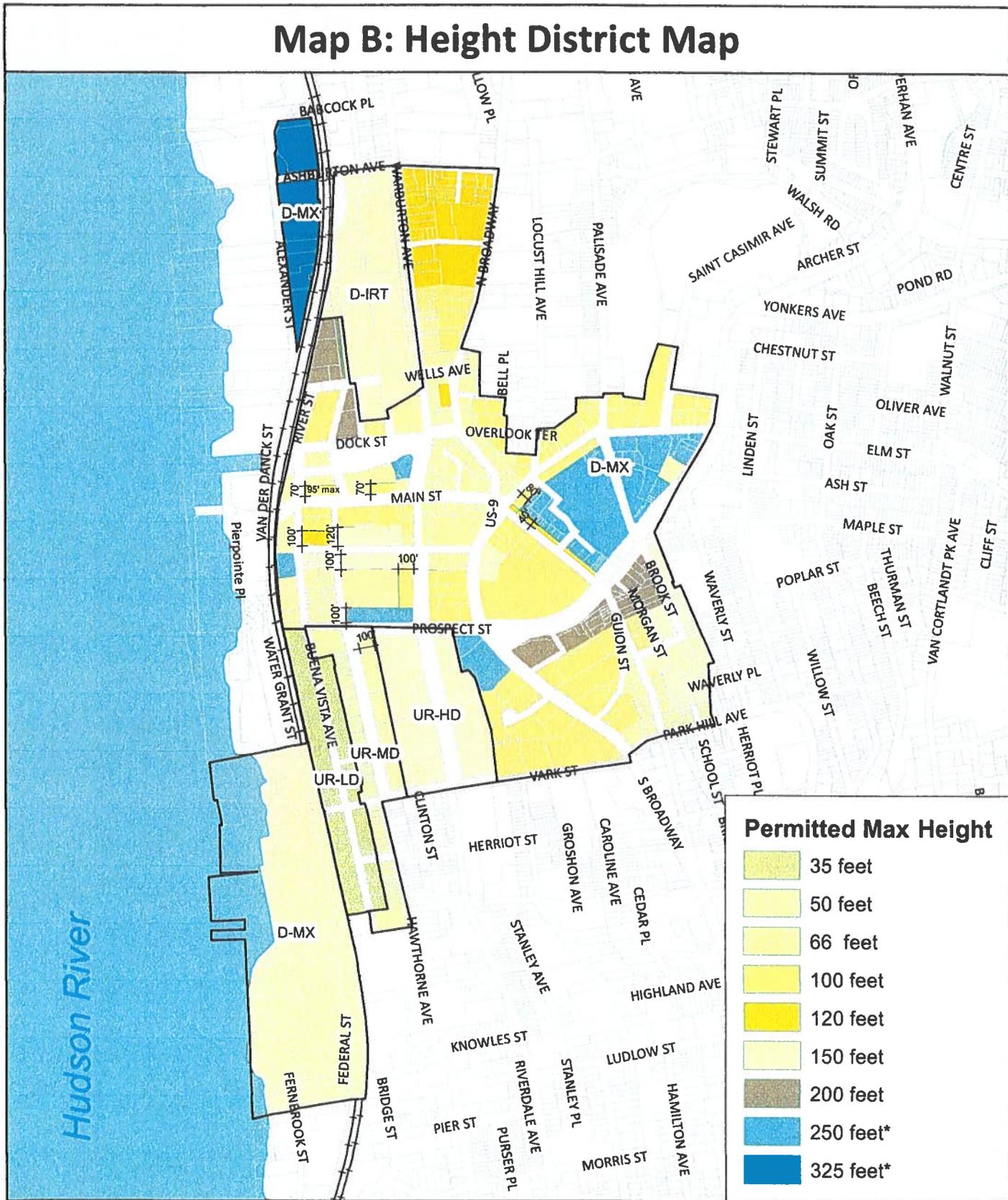


0.25    0.125    0    0.25 Miles

\*Key Street will only be on the east side of Warburton.

Prepared by the City of Yonkers Planning Bureau.

# Map B: Height District Map



### Permitted Max Height

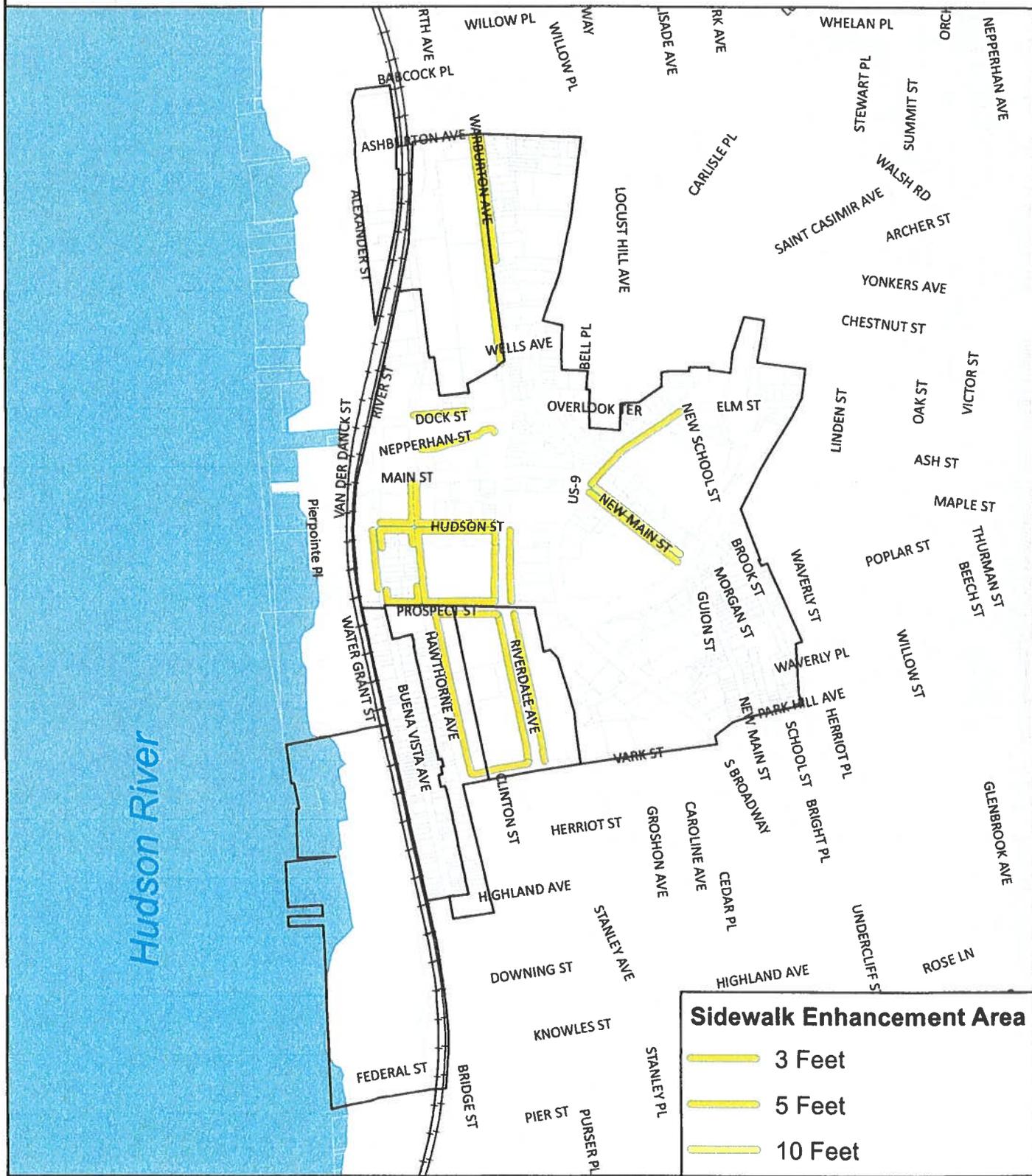
- 35 feet
- 50 feet
- 66 feet
- 100 feet
- 120 feet
- 150 feet
- 200 feet
- 250 feet\*
- 325 feet\*

**\*Maximum Height Districts**  
 Any parcel or portion of a parcel in this map that is identified as having a permitted maximum height of 250' or higher.



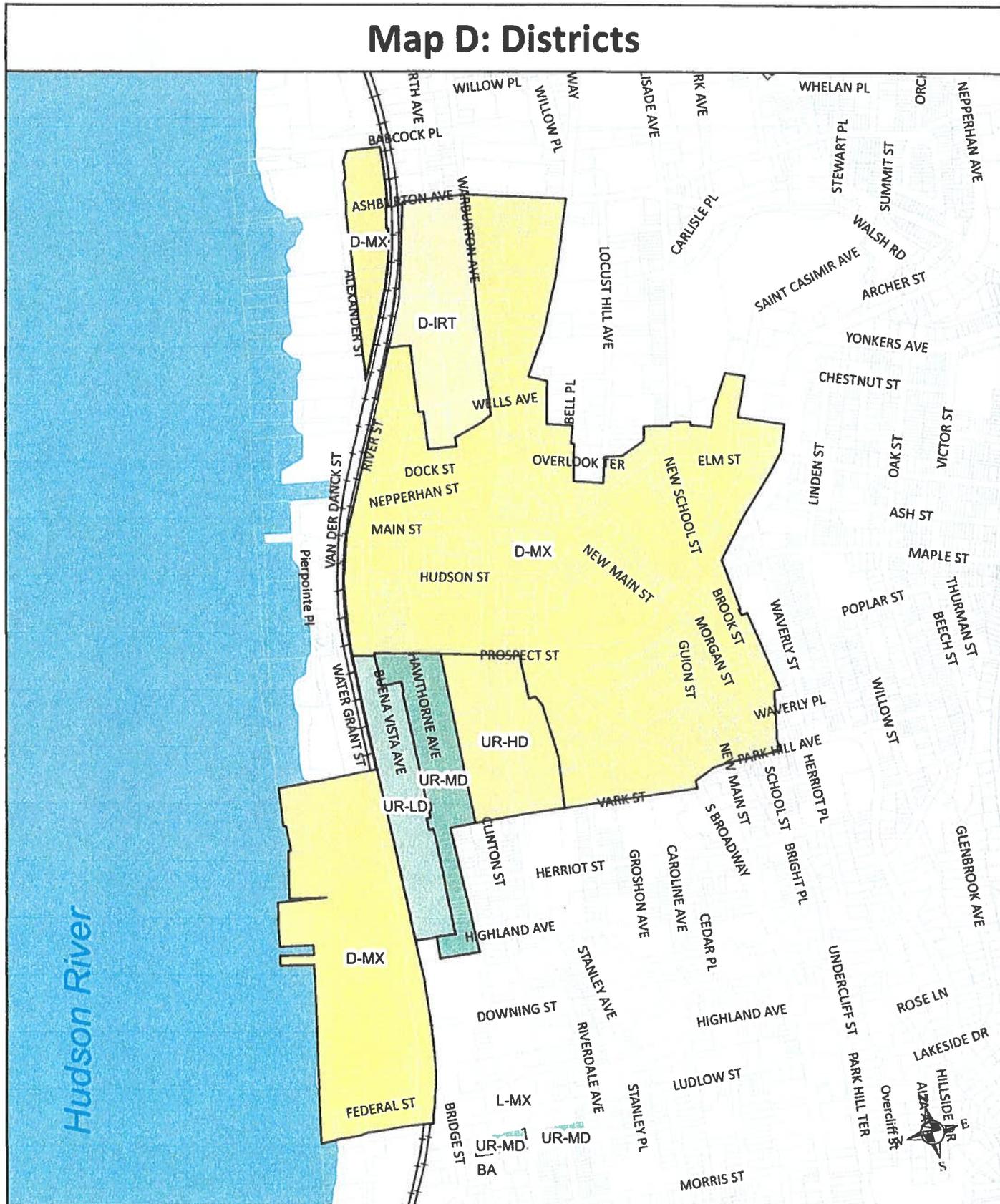
Prepared by the City of Yonkers Planning Bureau.

# Map C: Additional Sidewalk Width Requirement Map



Prepared by the City of Yonkers Planning Bureau.

# Map D: Districts



Prepared by the City of Yonkers Planning Bureau.



ZONE	
	UR-HD
	D-IRT
	D-MX
	UR-LD
	UR-MD



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GENERAL ORDINANCE NO \_\_\_-2026

AN ORDINANCE ESTABLISHING AN OFFICIAL MAP OR PLAN OF THE CITY OF YONKERS PURSUANT TO THE PROVISIONS OF ARTICLE 3 OF GENERAL CITY LAW OF THE STATE OF NEW YORK, AND AMENDMENTS THERETO , WHICH MAP OR PLAN INDICATES THE STREETS, HIGHWAYS AND PARKS IN THE CITY OF YONKERS HERETOFORE LAID OUT, ADOPTED AND/OR ESTABLISHED BY LAW.

The City of Yonkers, in Common Council convened, hereby ordains and enacts:

Section 1. The annexed Map or Plan prepared by Paul Summerfield, City Engineer of the City of Yonkers, dated and filed in the office of the City Clerk on the 16th day of January 2026, is hereby adopted and established pursuant to the provisions of Article 3 of the General City Law of the State of New York and amendments thereto as the official Map or Plan of the streets, Highways and Parks heretofore laid out, adopted and/or established by law throughout the City of Yonkers, New York, and said Map or Plan is hereby declared to be final and conclusive with respect to the location of streets, highways and parks shown thereon.

Section 2. It is hereby further determined and stated that any street or highway shown on this annexed Map or Plan to be a Public Street of the City of Yonkers, and for which there has been no previous legal Laying Out and . Opening, Dedication or Declaration, shall be considered to be a Public Street by Declaration.

Section 3. The said Map or Plan hereby adopted is hereby declared to be established to conserve and promote the Public Health, Safety and General Welfare.

Section 4. The City Clerk of the City of Yonkers is hereby directed to file with the Clerk of the County of Westchester, Division of Land Records, a certificate showing that the City of Yonkers has established an Official Map or Plan in accordance with the provisions of the General City Law of the State of New York and amendments thereto and City Clerk is hereby directed to file the said certificate immediately upon the passage of the within Ordinance.

Section 5. The said Map or Plan hereby adopted is hereby declared to supersede all previously adopted official Maps or Plans of the Streets, Highways and Parks of the City of Yonkers.

Section 6. This Ordinance shall take effect immediately.

**INTRODUCER'S MEMORANDUM  
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

**SPONSOR:** Administration

AN ORDINANCE ESTABLISHING AN OFFICIAL MAP OR PLAN OF THE CITY OF YONKERS PURSUANT TO THE PROVISIONS OF ARTICLE 3 OF GENERAL CITY LAW OF THE STATE OF NEW YORK, AND AMENDMENTS THERETO , WHICH MAP OR PLAN INDICATES THE STREETS, HIGHWAYS AND PARKS IN THE CITY OF YONKERS HERETOFORE LAID OUT, ADOPTED AND/OR ESTABLISHED BY LAW.

**PURPOSE:** To adopt a current City Map.

**SUMMARY OF SPECIFIC PROVISIONS:** Adopts City Map filed with Clerk as official City Map

**JUSTIFICATION:** To ensure that all streets that have been added, discontinued, etc are accurately reflected in an official City Map

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** none.

**CRIMINAL SANCTION IMPACT:** None.

**LEGISLATIVE HISTORY:** None.

**FISCAL IMPLICATIONS:** none.

**EFFECTIVE DATE:** This General Ordinance shall take immediately.

**FISCAL IMPACT STATEMENT  
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

**SUBJECT:**

AN ORDINANCE ESTABLISHING AN OFFICIAL MAP OR PLAN OF THE CITY OF YONKERS PURSUANT TO THE PROVISIONS OF ARTICLE 3 OF GENERAL CITY LAW OF THE STATE OF NEW YORK, AND AMENDMENTS THERETO , WHICH MAP OR PLAN INDICATES THE STREETS, HIGHWAYS AND PARKS IN THE CITY OF YONKERS HERETOFORE LAID OUT, ADOPTED AND/OR ESTABLISHED BY LAW.  
”

**NOFISCAL IMPACT PROJECTED**

**BUDGET IMPACT**

(To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  Special Revenue fund or District

**B) EXPENSES AND REVENUES**

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations  Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify

Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual

Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

**C) FISCAL IMPACT**

Potential for additional personnel: \_\_\_\_\_

Prepared By: Paul Summerfield  
Title: City Engineer

Department:

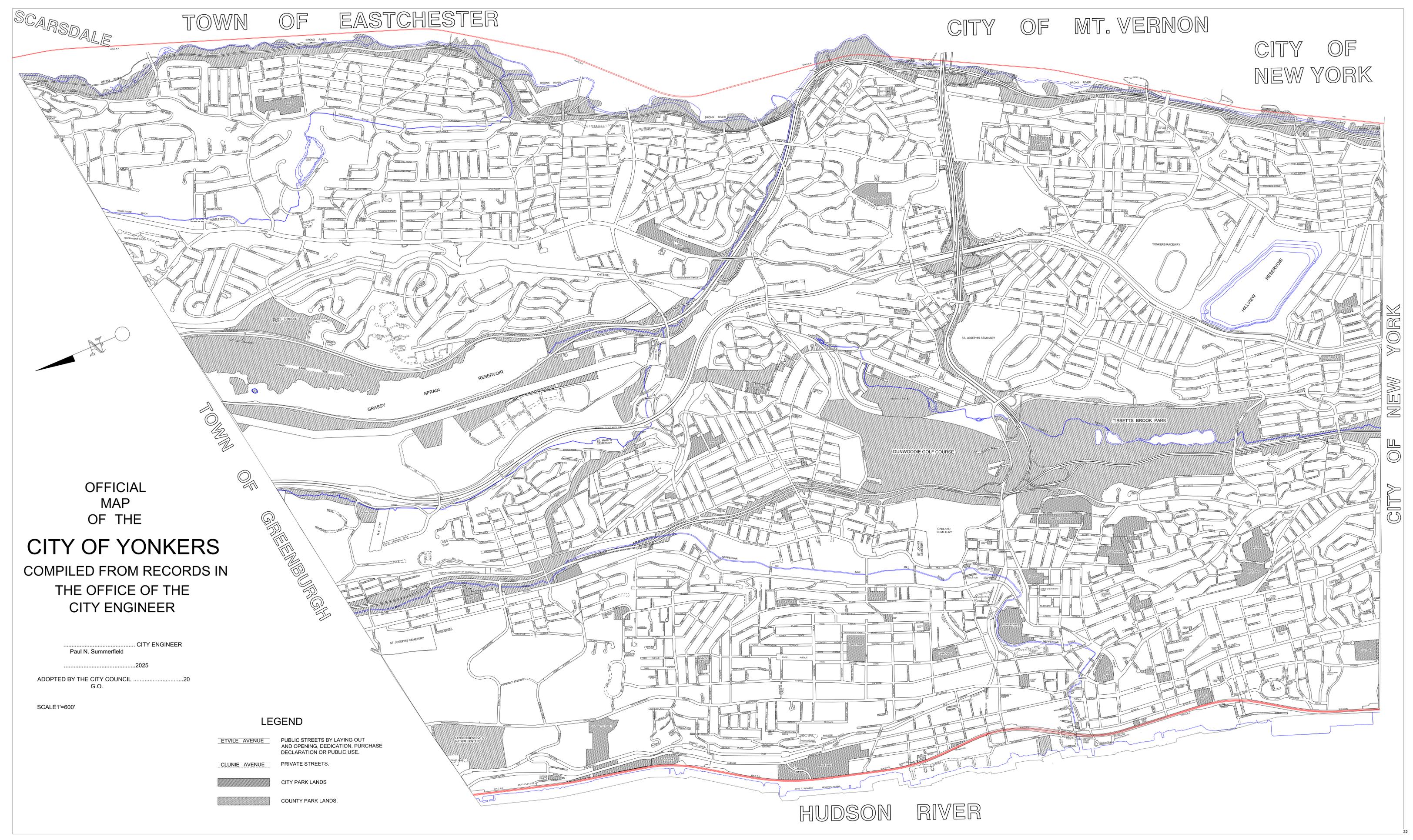
Signature: \_\_\_/s/ P Summerfield

Reviewed By: \_\_\_\_\_  
FINANCE DEPARTMENT

Signature: \_J Liszewski

Date: \_\_\_\_\_

*If you need more space, attach additional sheets.*



TOWN OF EASTCHESTER

CITY OF MT. VERNON

CITY OF NEW YORK

SCARSDALE

TOWN OF GREENBURGH

CITY OF NEW YORK

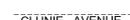
HUDSON RIVER

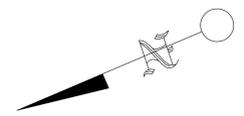
OFFICIAL  
MAP  
OF THE  
**CITY OF YONKERS**  
COMPILED FROM RECORDS IN  
THE OFFICE OF THE  
CITY ENGINEER

..... CITY ENGINEER  
Paul N. Summerfield  
.....2025  
ADOPTED BY THE CITY COUNCIL .....20  
G.O.

SCALE 1"=600'

LEGEND

-  **ETVILE AVENUE** PUBLIC STREETS BY LAYING OUT AND OPENING, DEDICATION, PURCHASE DECLARATION OR PUBLIC USE.
-  **CLUNIE AVENUE** PRIVATE STREETS.
-  CITY PARK LANDS
-  COUNTY PARK LANDS.



GENERAL ORDINANCE NO \_\_\_-2026

AN ORDINANCE ESTABLISHING AN OFFICIAL MAP OR PLAN OF THE CITY OF YONKERS PURSUANT TO THE PROVISIONS OF ARTICLE 3 OF GENERAL CITY LAW OF THE STATE OF NEW YORK, AND AMENDMENTS THERETO , WHICH MAP OR PLAN INDICATES THE STREETS, HIGHWAYS AND PARKS IN THE CITY OF YONKERS HERETOFORE LAID OUT, ADOPTED AND/OR ESTABLISHED BY LAW.

The City of Yonkers, in Common Council convened, hereby ordains and enacts:

Section 1. The annexed Map or Plan prepared by Paul Summerfield, City Engineer of the City of Yonkers, dated and filed in the office of the City Clerk on the 16<sup>th</sup> day of January 2026, is hereby adopted and established pursuant to the provisions of Article 3 of the General City Law of the State of New York and amendments thereto as the official Map or Plan of the streets, Highways and Parks heretofore laid out, adopted and/or established by law throughout the City of Yonkers, New York, and said Map or Plan is hereby declared to be final and conclusive with respect to the location of streets, highways and parks shown thereon.

Section 2. It is hereby further determined and stated that any street or highway shown on this annexed Map or Plan to be a Public Street of the City of Yonkers, and for which there has been no previous legal Laying Out and. Opening, Dedication or Declaration, shall be considered to be a Public Street by Declaration.

Section 3. The said Map or Plan hereby adopted is hereby declared to be established to conserve and promote the Public Health, Safety and General Welfare.

Section 4. The City Clerk of the City of Yonkers is hereby directed to file with the Clerk of the County of Westchester, Division of Land Records, a certificate showing that the City of Yonkers has established an Official Map or Plan in accordance with the provisions of the General City Law of the State of New York and amendments thereto and City Clerk is hereby directed to file the said certificate immediately upon the passage of the within Ordinance.

Section 5. The said Map or Plan hereby adopted is hereby declared to supersede all previously adopted official Maps or Plans of the Streets, Highways and Parks of the City of Yonkers.

Section 6. This Ordinance shall take effect immediately.

**FISCAL IMPACT STATEMENT  
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

**SUBJECT:**

AN ORDINANCE ESTABLISHING AN OFFICIAL MAP OR PLAN OF THE CITY OF YONKERS PURSUANT TO THE PROVISIONS OF ARTICLE 3 OF GENERAL CITY LAW OF THE STATE OF NEW YORK, AND AMENDMENTS THERETO , WHICH MAP OR PLAN INDICATES THE STREETS, HIGHWAYS AND PARKS IN THE CITY OF YONKERS HERETOFORE LAID OUT, ADOPTED AND/OR ESTABLISHED BY LAW.  
”

**NOFISCAL IMPACT PROJECTED**

**BUDGET IMPACT**

(To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  Special Revenue fund or District

**B) EXPENSES AND REVENUES**

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations  Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify

Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual

Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

**C) FISCAL IMPACT**

Potential for additional personnel: \_\_\_\_\_

Prepared By: Paul Summerfield  
Title: City Engineer

Department:

Signature: \_\_\_/s/ P Summerfield

Reviewed By: \_\_\_\_\_  
FINANCE DEPARTMENT

Signature: \_J Liszewski

Date: \_\_\_\_\_

*If you need more space, attach additional sheets.*



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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

Title..

A RESOLUTION TO ISSUE A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") RELATING TO THE REZONING OF PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT AND FOR CORRESPONDING AMENDMENTS TO THE ZONING ORDINANCE

WHEREAS, there is pending before the City Council, items related to the City's rezoning of properties located at: Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100 respectively from I district to D-MX district and for corresponding amendments to the zoning ordinance; and

WHEREAS, the City Council has determined that the proposed rezoning has been reviewed as an Type 1 Action under the State Environmental Quality Review Act ("SEQRA") requiring the City Council to comply with the regulations promulgated pursuant to SEQRA; and

WHEREAS, the City Council declared itself Lead Agency by resolution at its meeting of December 9, 2025 (161-2025); and

WHEREAS, the City Council received and considered comments from interested agencies;

WHEREAS, the City Council has carefully considered the proposed action, has reviewed the attached Environmental Assessment Form ("EAF"), supplemental attachments, and the criteria set forth in Section 617.7 of 6 NYCRR Part 617 of the SEQRA, and has identified and carefully considered the relevant areas of environmental concern, which are fully set forth in the EAF, to determine if this proposed action will have a significant impact upon the environment.

NOW, THEREFORE, BE IT RESOLVED by the Yonkers City Council that, based upon the City Council's review of the EAF and for the reasons set forth therein, the City Council hereby adopts a Negative Declaration under SEQRA that there will be no adverse impact on the environment from the rezoning of the properties stated herein and related changes to the zoning ordinance; and be it

RESOLVED, that this resolution shall take effect immediately.

**SUBJECT:** A RESOLUTION TO ISSUE A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") RELATING TO THE REZONING OF PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT AND FOR CORRESPONDING AMENDMENTS TO THE ZONING ORDINANCE

■ NO FISCAL IMPACT PROJECTED

**BUDGET IMPACT**

(To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations

Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT

Potential for additional personnel: \_\_\_\_\_

Prepared By: Majority Leader Rubbo

Title: Majority Leader

Department: Office of the City Council

Majority Leader

Signature: /s/

Reviewed By: \_\_\_\_\_

FINANCE DEPARTMENT

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If you need more space, attach additional sheets.*

**SPONSOR'S MEMORANDUM**

**SPONSOR: MAJORITY LEADER RUBBO**

**TITLE OF BILL:** A RESOLUTION TO ISSUE A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") RELATING TO THE REZONING OF PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT AND FOR CORRESPONDING AMENDMENTS TO THE ZONING ORDINANCE

**PURPOSE:** To adopt a negative declaration finding that there will be no significant environmental impact from the zone change

**SUMMARY OF SPECIFIC PROVISIONS** adopts a negative declaration under SEQRA.

**JUSTIFICATION:** The Council has reviewed the EAF Parts 1-3, including the narrative explaining the history of the site, the impact of the zone change, and that all future development of the properties will require individual SEQRA review.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** N/A

**CRIMINAL SANCTION IMPACT:** N/A

**LEGISLATIVE HISTORY:** Lead Agency declared 12/9/25.

**FISCAL IMPLICATIONS:** N/A

**EFFECTIVE DATE:** Immediate

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Project :

Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b>			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b>			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b>			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b>			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b>			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:             Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1             Part 2             Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**D-MX rezoning Part 3 Narrative**  
**CITY OF YONKERS CITY COUNCIL**

**Lead Agency:** City Council

**Contact Person:** Jaime A. Martinez, Director  
City of Yonkers Planning Bureau  
20 South Broadway, Suite 900  
Yonkers, New York 10701  
(914) 377-6555

Email: [jaime.martinez@yonkersny.gov](mailto:jaime.martinez@yonkersny.gov)

**Name of Project:** D-MX Rezoning

**Location:** Various properties along Federal Street, Knowles St, Fernbrook Street and Ludlow Street in Yonkers, New York

**Tax Map Parcel:** Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100, City of Yonkers, Westchester County, New York

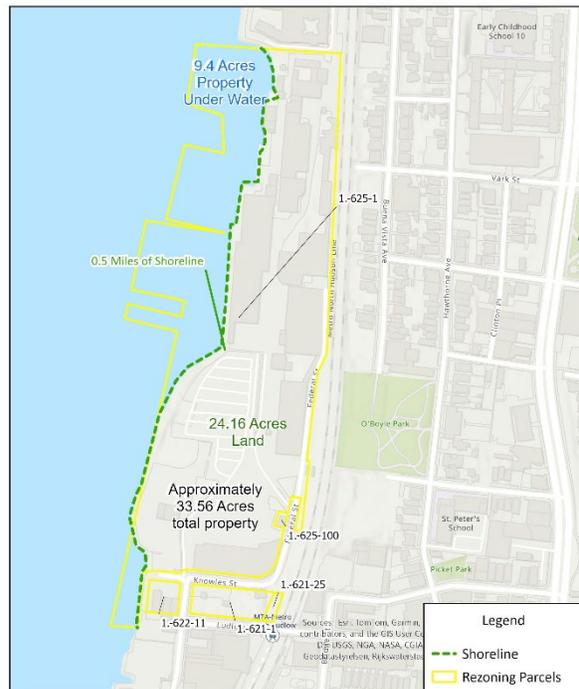
**Zone:** I - Industrial, proposed to rezone to D-MX – Downtown Mixed-Use

**SEQRA Status:** Type I Action

**Proposed Action:**

The City Council of the City of Yonkers is proposing to rezone a portion of the Southern Waterfront from I-Industrial to D-MX, Downtown Mixed-Use, with a maximum building height of 150'. The closure of the Domino Sugar factory along the Yonkers Waterfront has presented the City with an opportunity to continue the revitalization of the Yonkers Waterfront. The rezoning has been proposed in line with the commitment the City has made to revitalizing the Hudson River waterfront over several decades which, as a result, has seen significant changes in the downtown area, including the shift from the waterfront as an industrial area to one that is comprised primarily of residences, retail, and light industrial spaces. The Comprehensive Plan for the City of the Yonkers, which recognized the “enormous development and tourism potential” of the waterfront, has guided this

**PARCELS PROPOSED TO BE REZONED**



redevelopment. As part of the Comprehensive Plan, the City expressed its intention to “improve public access and provide new uses to enhance the northern and southern water areas.” In its current state, the northern and southern areas of the waterfront have limited public access and lack a connection to the Downtown, including the Yonkers Recreation Pier, Esplanade, and Daylighting parks. Additionally, the Downtown lacks a connection to facilities north and south, including connection to the new Yonkers park at Fernbrook Street that is nearing the construction phase in the waterfront space just south of the above-referenced Properties, and the new residential properties that have been constructed in the Ludlow Street area.

### History of Domino Sugar in Yonkers

The Domino Sugar refinery on the Yonkers waterfront has been a defining feature of the city’s industrial landscape for more than a century. Established in 1893 at 1 Federal Street along the Hudson River, the facility was strategically located to receive raw cane sugar by ship and barge for processing and regional distribution. Its riverfront siting reflected the late-19th-century industrial logic that shaped much of Yonkers’ working waterfront.

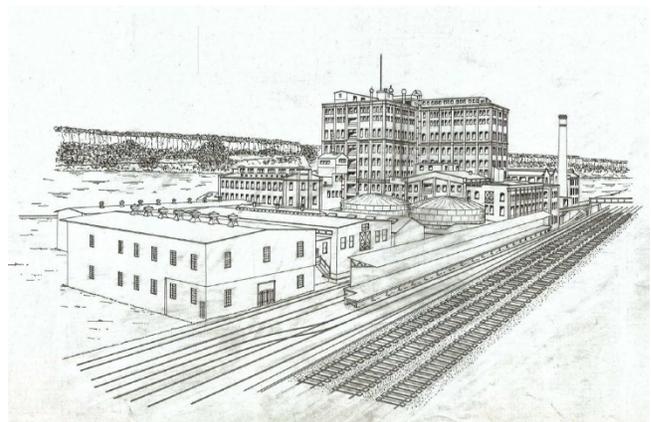


Figure 1 - Drawing of the Federal Sugar Refining Company, undated

Throughout the 20th century, the refinery operated continuously and became one of Yonkers’ most significant industrial employers. For generations of residents, the plant provided stable, well-paying, largely unionized manufacturing jobs, supporting not only workers and their families but also related industries such as shipping, trucking, cargo handling, and port services. The facility functioned as an economic anchor for the waterfront and contributed to the city’s industrial tax base during periods of both growth and decline.

In its later decades, the refinery remained an active and visible part of the community. In 2022, the plant marked logistical and symbolic milestones, including the first delivery of raw sugar by the newly commissioned oceangoing barge *Knot Refined*, demonstrating continued investment in operations and maritime infrastructure. That same year, the company installed a prominent LED sign combining the Domino Sugar brand with the name “Yonkers,” reinforcing the site’s identity as both a regional industrial landmark and a point of civic pride visible to thousands of daily commuters.

Beyond its economic role, the Yonkers refinery maintained community connections through educational outreach and charitable activity. The facility hosted student and workforce development visits, supported local food banks and nonprofit organizations, and engaged employees in community service initiatives, underscoring its longstanding relationship with the city beyond manufacturing alone. It also served as a long-time sponsor of the Summer Waterfront Concert Series at the waterfront Amphitheater.

In June 2025, American Sugar Refining, Inc., the parent company of Domino® Sugar, announced that the Yonkers refinery would close by the end of the year as part of a broader restructuring of its U.S. operations. The planned closure marks the end of more than 130 years of continuous sugar refining on the Yonkers waterfront. While the loss of the facility represents a significant economic and historical transition, it also signals a pivotal moment for the future of the site and the continued evolution of Yonkers' Hudson River waterfront.

### History of the Site

A review of documents available to the Planning Department show that most, if not all of the land that is currently occupied by Domino Sugar was created by landfill. As evidenced in the 1867 Plan of Yonkers (figure 2), most of the area west of the train tracks was part of the Hudson River. Maps from 1907 (figures 3 & 4) show that some of the site had been filled in, though a significant portion of the property remained underwater. The area was mapped again in 1934 as a part of the Yonkers City Master Plan (figure 5). By this time, the subject area was largely filled in and most likely represented a footprint similar to the one that exists today. In 1934, a significant portion of the site was the 13.6-acre City-owned Sunset Park (Progress Report 1934, City Planning Commission of the City of Yonkers). In 1942, the parkland use was discontinued to enable the sale of the property to a war industry in the shadow of World War II. By 1967, all that remained of Sunset park was the 3.4 acres of the park east of train tracks, which had been renamed Anthony O'Boyle Park (City of Yonkers, New York – Open Space Program, January 1967). The entirety of the property eventually became part of the sugar refinery.

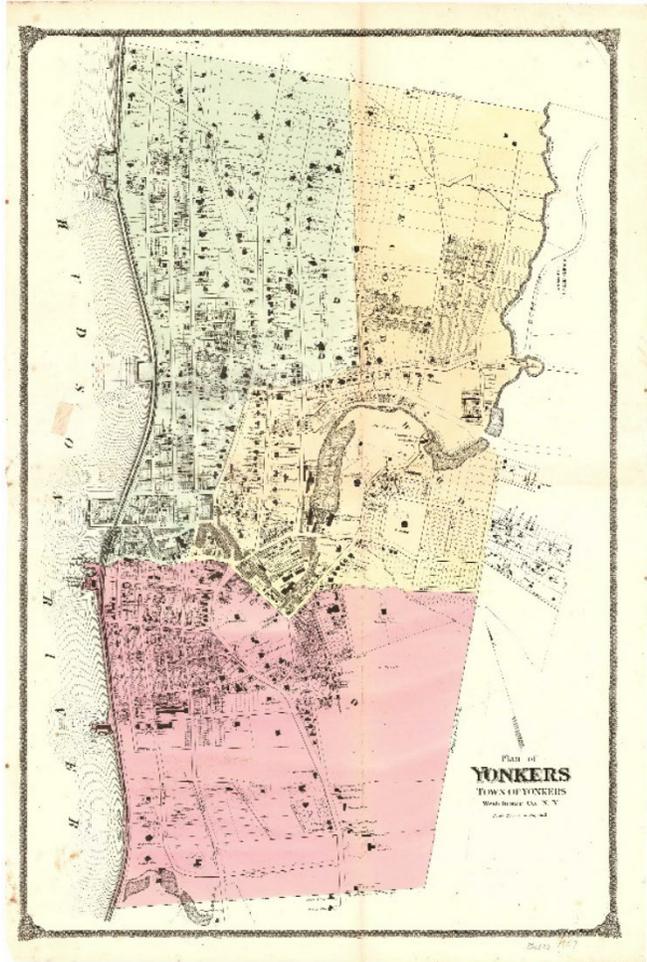


Figure 2 - Plan of Yonkers, 1867

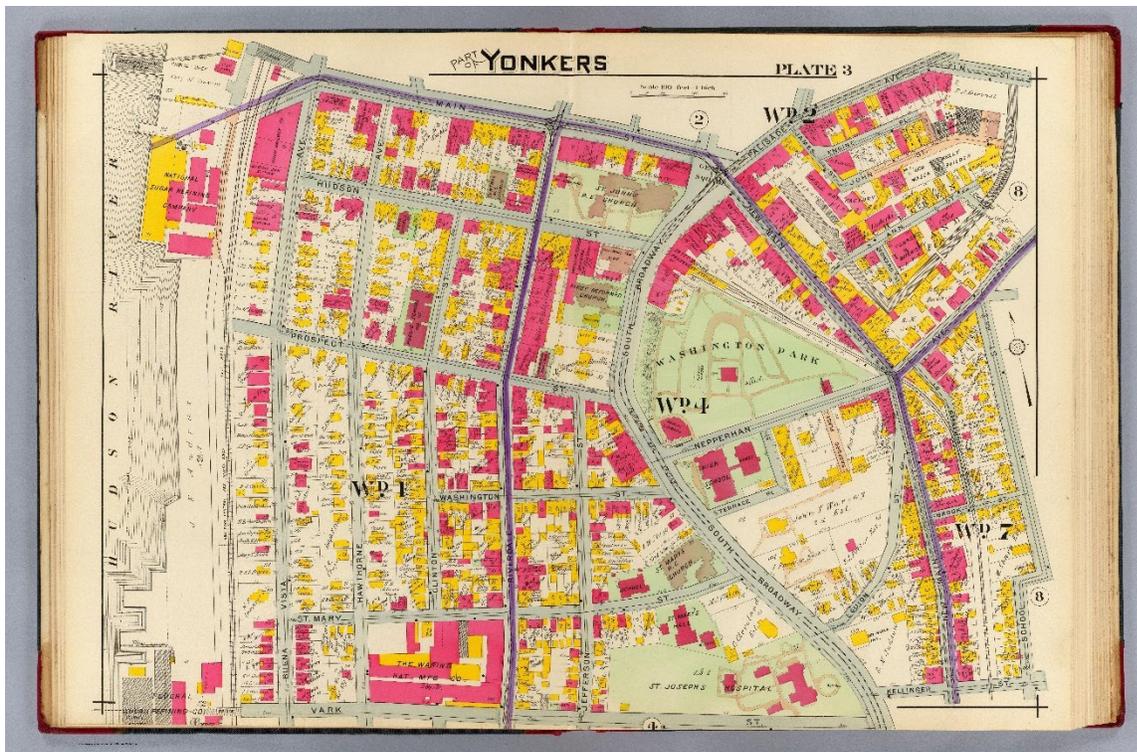


Figure 3 - Map showing northern section of rezoning area, 1907, A.H. Mueller, Lith. Philada

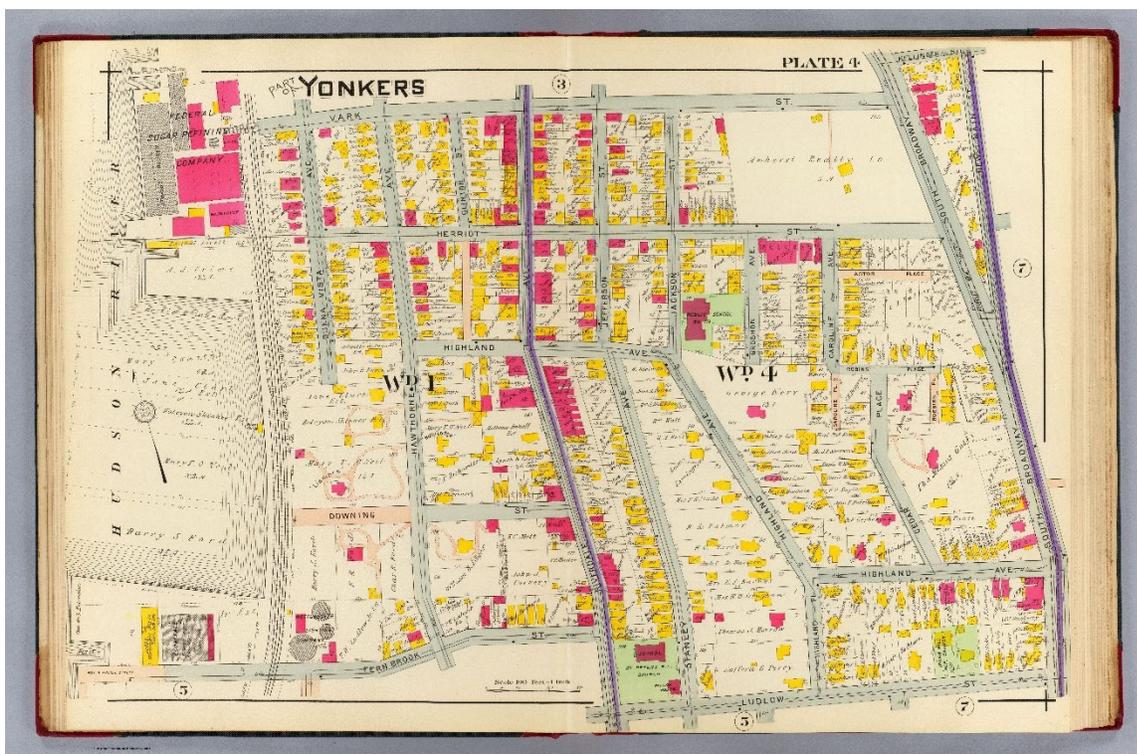


Figure 4 - Map showing southern section of rezoning area, 1907, A.H. Mueller, Lith. Philada

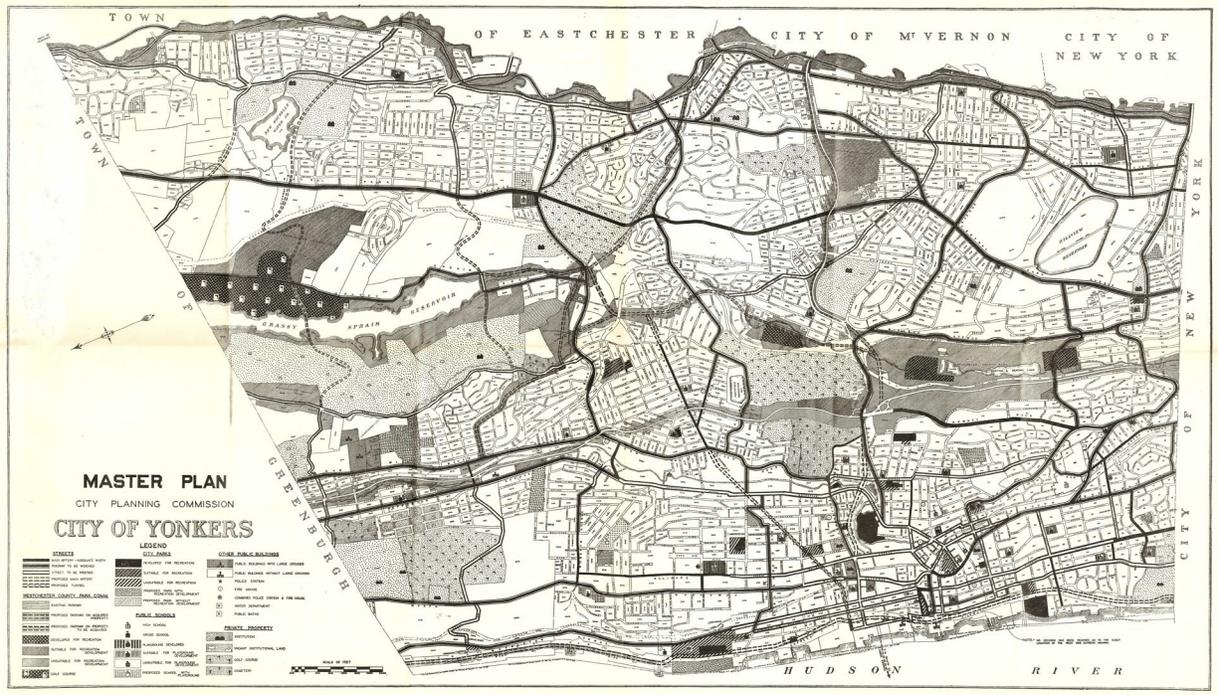


Figure 5 - Master Plan of the City of Yonkers, 1934, City Planning Commission

### History of the D-MX (Downtown Mixed-Use) Zone

The Downtown Mixed-Use (D-MX) Zoning District is intended to reinforce and expand Yonkers’ downtown as a dense, walkable, transit-oriented urban center that supports a broad mix of residential, commercial, civic, and cultural activities. The district is designed to promote economic development while strengthening downtown’s role as the city’s primary employment, housing, and activity hub.

The D-MX district is structured to:

- Encourage high-density, mixed-use development that supports around-the-clock activity.
- Promote compact urban form with buildings oriented to the street and active ground-floor uses.
- Support transit use by concentrating development near Metro-North, bus routes, and walkable street networks.
- Reinforce downtown Yonkers as a regional destination for employment, housing, retail, dining, and entertainment.

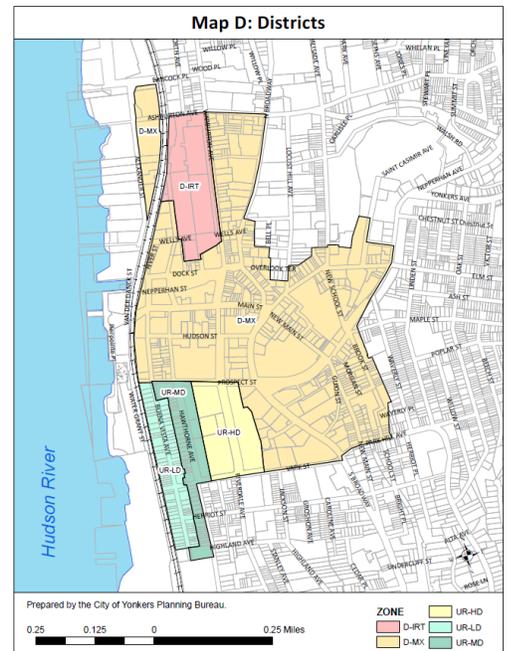


Figure 6 - Current D-MX zone map

- Enable adaptive reuse and redevelopment of underutilized or obsolete properties, including surface parking and former industrial or civic sites.

#### *Permitted Uses*

The D-MX district allows a wide range of uses (see the City of Yonkers Zoning Code, Table 43-6: Schedule of Principal Uses and UR-HD Accessory Uses), typically including:

- Residential uses, including multifamily housing and residential units above ground-floor commercial space.
- Commercial and office uses, such as retail, restaurants, professional offices, and personal services.
- Hospitality and entertainment uses, including hotels, theaters, and cultural venues.
- Civic and institutional uses, such as government offices, educational facilities, and community spaces.
- Industrial design and light industrial uses are also permitted.

This broad mix of uses is intended to encourage vertical mixed-use buildings, with active commercial or civic uses at street level and residential or office uses above.

#### *Development Form and Density*

The D-MX district supports greater height and floor area than surrounding zoning districts, reflecting its downtown location and proximity to transit. Key form-based objectives typically include:

- Buildings built to or near the sidewalk, reinforcing a continuous street wall.
- Active ground floors with transparency and frequent entrances along primary streets.
- Reduced setbacks and limited curb cuts to enhance pedestrian safety and continuity.
- Structured or shared parking, often located behind buildings or underground, to minimize visual impacts and support walkability.

Density controls are intended to allow flexibility while ensuring development contributes positively to the downtown streetscape and skyline.

#### *Urban Design and Public Realm*

Development within the D-MX district is expected to:

- Enhance the public realm through high-quality architecture, materials, and streetscape improvements.
- Incorporate public spaces, such as plazas, widened sidewalks, or pedestrian connections, particularly for larger developments.
- Support pedestrian-oriented design, with an emphasis on comfort, safety, and accessibility.

- Reinforce key downtown corridors, gateways, and view corridors through building placement and massing.

*Role in Downtown Revitalization*

The D-MX zoning district plays a central role in Yonkers’ broader downtown revitalization strategy by aligning land use regulations with economic development, housing production, and placemaking goals. By allowing a wide range of uses at urban densities, the district provides the regulatory framework needed to attract private investment, support transit-oriented growth, and strengthen downtown Yonkers as a vibrant, mixed-use waterfront city center.

**Proposed Rezoning area**

The proposed action (the rezoning) proposes to change the zoning from I-Industrial to D-MX (Map D). In addition, the area is proposed to permit a building height of 150’ (Map B). The site contains a variety of buildings and structures at present that range in size from single story buildings to a tall silo building of 190’.

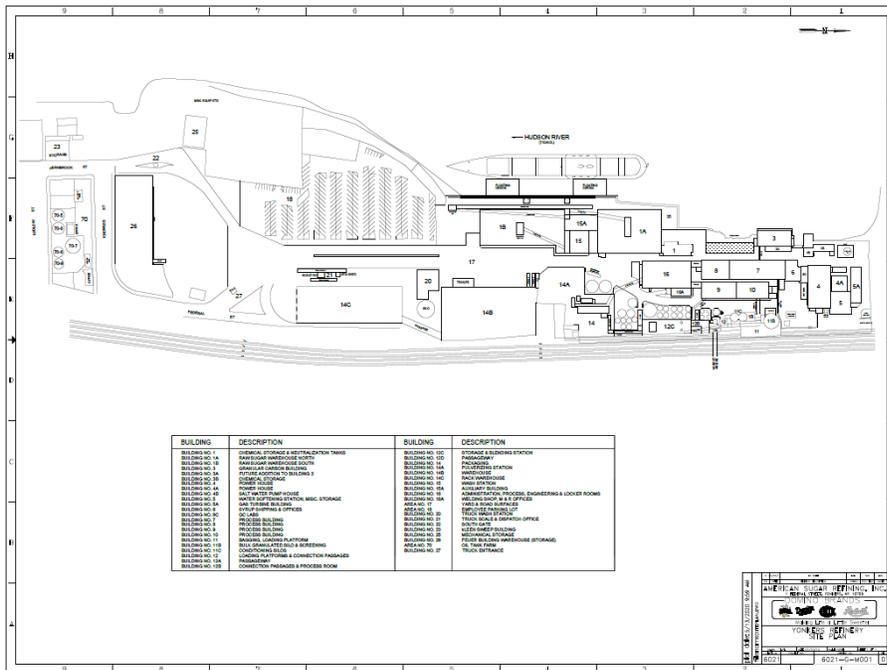
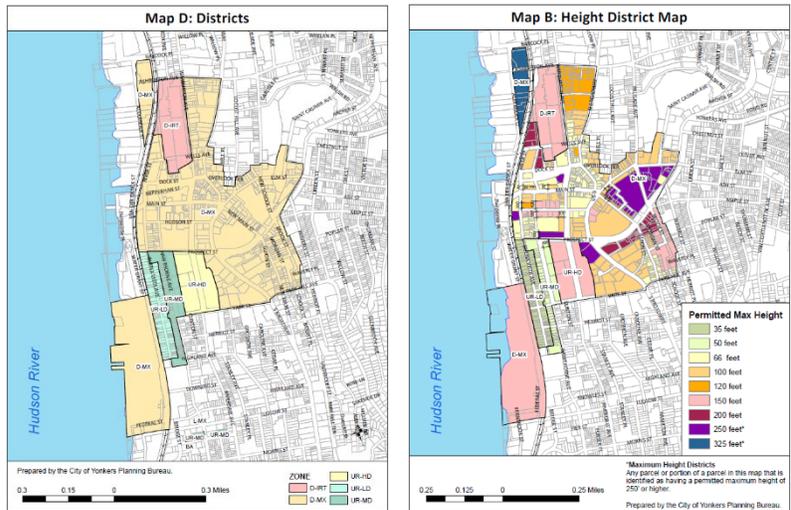


Figure 7 - Yonkers Refinery Site Plan, 2020

### **Background and Reasons Supporting the Negative Declaration:**

Based upon review of submitted maps and materials, technical review by the City Council's professionals, input from various involved and interested agencies, public comments made in the course of the public hearing process, and a review of the FEAF and supplementary materials, it has been determined that the Proposed Action will not result in any significant adverse environmental impacts. The following shall serve as the City Council's evaluation of potential environmental concerns:

#### **Impacts on Land.**

The Proposed Action will not have a significant adverse environmental impact with respect to the construction on, or physical alteration of, the land surface of the Project Site. The proposed action is strictly the adoption of a resolution to amend the zoning map. The site has no publicly available redevelopment plans that can be considered at this time. Due to the nature of the sites long standing use as a sugar refinery and the established fact that the property is entirely comprised of landfill, it can be assumed that any future redevelopment of the land will necessitate the preparation of subsequent environmental review documents that assess the potential impacts of that development. Any redevelopment concepts that could be considered at this time would be pure speculation. Thus, the rezoning itself, considered discreetly, will not have any adverse impacts on the land.

#### **Impacts on Geological Features.**

The proposed action will not result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site. The proposed action is strictly the adoption of a resolution to amend the zoning map. Therefore no significant adverse impacts are anticipated as a result of the Proposed Action.

#### **Impacts on Surface Water.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. The Proposed Action will not have a significant adverse environmental impact on any wetlands or other surface water bodies as no wetlands or water bodies have been identified on the Project Site. The Proposed Action will not result in the alteration of, or encroachment into any existing stream, wetland, or water body. The Proposed Action will not create any new water body and will not result in an increase or decrease of the surface area of any body of water. The Proposed Action will not include construction of any intake for withdrawal of water from surface water, or the construction of any outfall for discharge of wastewater to surface water.

#### **Impacts on Groundwater.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. The Proposed Action will not have a significant adverse environmental impact with respect to new or additional use of groundwater and will not have a significant adverse environmental impact with respect to the introduction of contaminants to ground water or an aquifer. The Proposed Action will not require new water supply wells or septic systems.

#### **Impacts on Flooding.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. The Proposed Action will not have a significant adverse environmental impact with respect to drainage or the development of lands subject to flooding. The subject area is a fully developed property, and virtually all of it is in a FEMA identified "Special Flood Hazard Area or in "Other Areas of Flood Hazard".

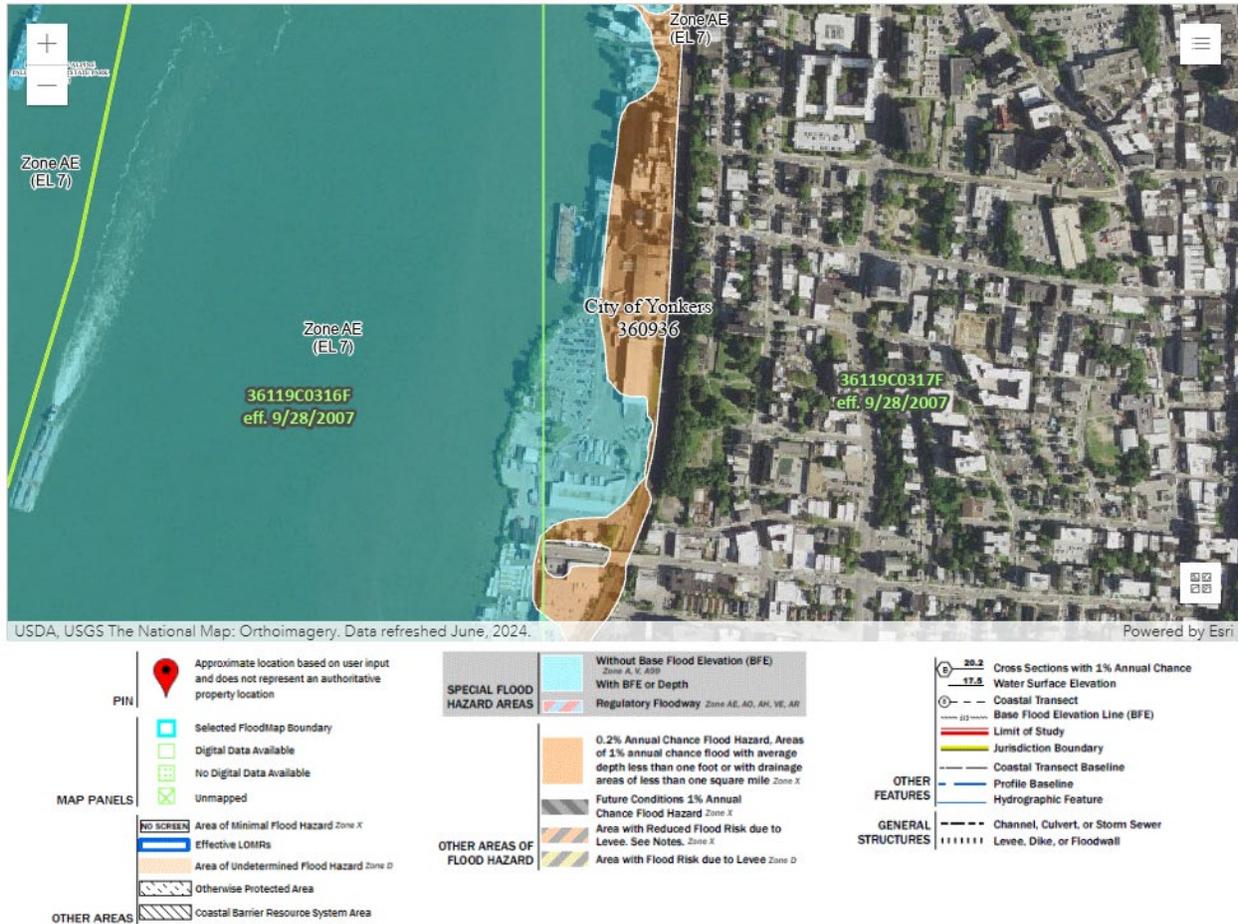


Figure 8 - FEMA Firmette, 2025

Although the proposed action will not have any significant adverse environmental impacts, any future proposal to redevelop the site will require its own environmental review.

**Impacts on Air.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. The Proposed Action will not have a significant adverse environmental impact on any State regulated air emission source. There is no State-regulated air emission source associated with the Proposed Action. The Project does not require Federal or State air emission permits. No adverse impacts are anticipated.

**Impacts on Plants and Animals.**

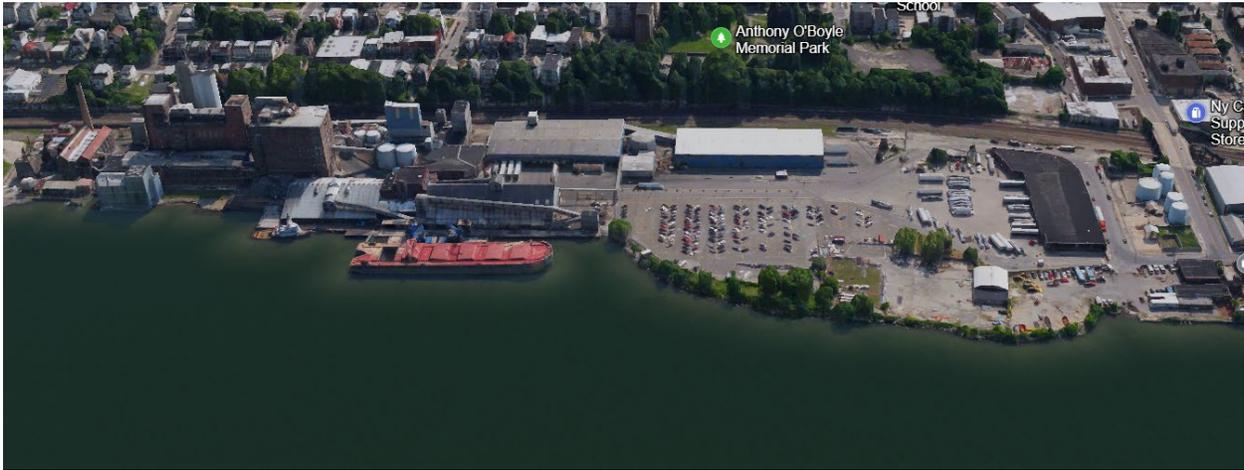
The proposed action is strictly the adoption of a resolution to amend the zoning map. The Proposed Action will not have a significant adverse environmental impact with respect to the loss of flora or fauna. The project will not cause a significant reduction in the population or the loss of any threatened or endangered species, listed by New York State or the Federal government. The project will not result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the Federal government, as the Project Site is not a habitat for such species.

**Impacts on Agricultural Resources.**

The Project Site is not used for agricultural purposes nor is it located in a state-certified Agricultural District. Based on the foregoing, the Proposed Action is not anticipated to result in any significant adverse impacts on agricultural resources.

### **Impact on Aesthetic Resources.**

The Proposed Action will not have a significant adverse environmental impact on views and visual quality of the surrounding area. The site is currently operating as a sugar refinery and includes buildings and structures that range from single story buildings to a 190' tall silo:



*Figure 9 - Birds Eye imagery, Bing Maps*

Due to the height of the existing buildings, particularly those along the northern end of the property, much of the view of the waterfront, the Hudson River and the Palisades on the other side of the Hudson River, are obscured. In addition, the current structures cast a significant shadow on the surrounding neighborhood, as demonstrated in the prepared shadow study (Figure 10). Moreover, the site is currently inaccessible to the public.



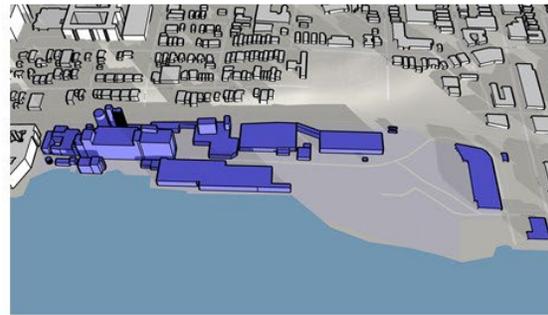
*Figure 10 - View from Buena Vista Ave & Vark St, Google Maps Street View, Jan 2022*

### *Permitted Height in the D-MX*

The D-MX zone provides design standards that the site as currently developed does not adhere to. Any future redevelopment of the site would need to develop as a pedestrian friendly and publicly accessible district. In addition, the D-MX requires additional setbacks on any buildings over 66', and restricts the size of any tower to a standard regulation as laid out in the zoning code. In addition, in the D-MX, a tower must be sited to a minimum of 60' from any other tower. This regulation, along with the normal Planning Board Site Plan review process, as well as a subsequent SEQR review of a proposed redevelopment, will likely lead to an improvement on existing conditions.



December 21, 2025 - 8 am



December 21, 2025 - 4 pm



June 21, 2025 - 7 am



June 21, 2025 - 5 pm

Figure 11 - Shadow Study of study area. Domino Sugar Buildings shown in blue.

Thus, the proposed action will not have any adverse environmental impact.

**Impact on Historic and Archeological Resources.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. The Proposed Action will not have a significant adverse environmental impact on any historic or archaeological resources.

**Impact on Open Space and Recreation.**

The Proposed Action is not located in a recreational area or in an area that is currently used as community open space. Although the study area previously contained a public park (Sunset Park), the public park component of the site was eliminated in the 1940's. The subject area includes 0.5 miles of shoreline. Any future redevelopment under the D-MX zone will require the site to be developed in a pedestrian friendly manner, and will likely return public access to this part of the Yonkers Waterfront, thereby having a positive impact on Open Space and Recreation. In addition, the area is currently served by O'Boyle park to the east of the railroad tracks, Abe Cohen Plaza to the South, and the Waterfront Esplanade to the north. There are also two new parks planned for the immediate area; Downing Street Promenade to the East and Fernbrook Park to the South. Thus, the Proposed Action is not anticipated to result in any significant adverse impacts on open space and recreation.

**Impact on Critical Environmental Areas.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. Although the Project Site is located in the Hudson River Critical Environmental Area (“CEA”), there is no planned or proposed construction at this time. Any subsequent proposed redevelopment of the site will require additional environmental review to consider potential impacts. Thus, the proposed action will not have any significant adverse environmental impacts.

**Impact on Traffic, Traffic Safety and Transportation.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. Any subsequent proposed redevelopment of the site will require additional environmental review to consider potential impacts. The Proposed Action will not have any significant adverse impact on traffic, traffic safety, and transportation.

**Impacts on Planning and Zoning, Growth or Community Character.**

The Project Site is zoned I, and has operated as a sugar refinery since at least 1893. Much like the rest of the Yonkers Waterfront, Industry has been the predominant land use. However, the vast majority of the privately-owned Yonkers Waterfront has changed its land use from heavy industrial uses to residential mixed-use developments (in the D-MX, UR-HD zones and Urban Renewal Areas) or light industrial uses (in the D-IRT zone). Additionally, the Yonkers Comprehensive Plan, the City’s plan for guiding land use and development in the City, calls to “improve public access and provide new uses to enhance the northern and southern water areas”. Thus, the proposed action will not have any significant adverse environmental impacts.

**Impacts on Energy, Noise, Odor and Air Quality**

The proposed action is strictly the adoption of a resolution to amend the zoning map. Any subsequent proposed redevelopment of the site will require additional environmental review to consider potential impacts. The Proposed Action does not require a new, or an upgrade to any existing substation. The project will not result in a significant adverse impact with regards to noise. The Proposed Action will not result in a significant adverse impact with regards to lighting.

**Impact on Human Health.**

The proposed action is strictly the adoption of a resolution to amend the zoning map. Any subsequent proposed redevelopment of the site will require additional environmental review to consider potential impacts. The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

**Other Impacts.** No other potentially significant adverse impacts were identified.

**Summary:**

Based on the foregoing SEQRA evaluation, the City Council finds that the proposed project will not result in a significant adverse impact, and the Board hereby adopts this Negative Declaration.

**There is no publicly available redevelopment plan or proposal for the properties impacted by this rezoning. Any subsequent redevelopment proposal will require further environmental review to determine impacts under SEQR.**

The plans and documents that were reviewed and considered as part of the Negative Declaration by the City Council are as follows:

1. Full Environmental Assessment Form (FEAF) with EAF Mapper Summary Report, prepared November 24, 2025, Part 1, 2 and 3.
2. Map A: Key Streets – Draft
3. Map B: Height District Map – Draft
4. Map C: Additional Sidewalk Width Requirement Map – Draft
5. Map D: Districts – Draft
6. City of Yonkers Comprehensive Plan 2000
7. ASR – Environmental Profile History, prepared June 25, 2025
8. Illustration of the Federal Sugar Refining Company, undated
9. Various atlas maps of the City of Yonkers, 1907, A.H. Mueller
10. Map of part of the Village of Yonkers showing 12 desirable lots to be sold at auction on Thursday June 9<sup>th</sup>, 1859; Adrian H. Muller, Auctioneer.
11. Map of the Plan of Yonkers, Town of Yonkers, Westchester Co. NY; Beers, 1867
12. Map of the Master Plan of the City of Yonkers, City Planning Commission, 1934
13. City of Yonkers, New York – Open Space Program, January 1967; Department of Parks, Recreation and Conservation
14. City of Yonkers, Neighborhood Analysis, Master Plan Report #4, 1974; City of Yonkers Planning Board
15. Yonkers A City of Industrial Opportunity – 1946; Department of Commerce of the City of Yonkers, NY
16. Yonkers City of Industrial Opportunity – 1936; City Planning Commission in cooperation with Yonkers Chamber of Commerce
17. Progress Report 1934; City Planning Commission of the City of Yonkers
18. Yonkers, NY Land Use and Community Facilities Plan, Master Plan Reports No. 2 and 3, adopted June 21, 1961; Yonkers City Planning Board
19. Yonkers through the Years, 1962; Yonkers Board of Education
20. Illustration of Warings Hat Manufacturing Corp at Hawthorne Ave and Vark St, undated.
21. Map of Rezoning and Master Plans in the City of Yonkers, prepared by the Yonkers Planning Bureau 10/10/2025.
22. Yonkers Refinery Site Plan, dated 5/13/2020; American Sugar Refining, Inc.



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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.1187 AND ASSEMBLY BILL A.1793 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO USE SURVEILLANCE TO ADDRESS ILLEGAL DUMPING

Whereas, New York State Bill S.1187 and Assembly Bill A.1793 would authorize certain local municipal agencies to install and use surveillance cameras to combat illegal dumping under Environmental Conservation Law; and

WHEREAS, illegal dumping of waste in public spaces such as streets, parks, vacant lots, and other community areas has become a persistent problem throughout New York State, including Yonkers, resulting in environmental degradation, increased municipal cleanup costs, unsanitary conditions, and threats to public health and quality of life; and

WHEREAS, municipalities and local sanitation departments often face challenges identifying individuals who unlawfully dispose of waste, limiting their ability to enforce anti-dumping laws and issue fines or pursue corrective action; and

WHEREAS, New York State Senate Bill S.1187 and Assembly Bill A.1793 would amend Environmental Conservation Law to expressly authorize municipal agencies with sanitation or waste-management authority to install and use surveillance cameras to monitor known dumping hotspots and review such footage to help identify and hold accountable those who engage in illegal dumping; and

WHEREAS, such surveillance measures can be implemented in ways that respect individual privacy and comply with applicable laws and regulations governing public records and camera usage.

NOW, THEREFORE BE IT RESOLVED, that the City of Yonkers hereby expresses its strong support for New York State Senate Bill S.1187/Assembly Bill A.1793; and be it further

RESOLVED that the City Council of the City of Yonkers hereby urges the New York State Legislature to expeditiously pass this legislation empowering local governments with effective tools to combat illegal dumping; and be it further

RESOLVED, that the City Council requests the City Clerk to forward a copy of this Resolution to the Legislature of the State of New York requesting passage of the legislation; and be it further

RESOLVED, that this resolution shall take effect immediately.

**INTRODUCER'S MEMO**

**SPONSOR:** Administration – Mayor's Office

**TITLE OF BILL:**

RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.1187 AND ASSEMBLY BILL A.1793 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO USE SURVEILLANCE TO ADDRESS ILLEGAL DUMPING

**PURPOSE:** to request NYS to pass legislation that would allow municipalities to use camera surveillance to aid in the identification of persons engaged in illegal dumping

**SUMMARY OF SPECIFIC PROVISIONS:** Same

**JUSTIFICATION:** Illegal dumping is a scourge on our communities and often done in isolated areas at night where it is hard to identify individuals. Additional surveillance tools will help fight back against this damage to our communities.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** None.

**CRIMINAL SANCTION IMPACT:** None.

**LEGISLATIVE HISTORY:** N/A.

**FISCAL IMPLICATIONS:** None

**EFFECTIVE DATE:** This resolution will take effect immediately.

**SUBJECT:**

RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.1187 AND ASSEMBLY BILL A.1793 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO USE SURVEILLANCE TO ADDRESS ILLEGAL DUMPING  
NO Fiscal impact.

**BUDGET IMPACT**

(To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  
 Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations  
 Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify

Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual

Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT: None.

Prepared By: \_Denise Egiziaco

Department: Mayor's Office

Signature: /s/ D Egiziaco

Reviewed By: FINANCE DEPARTMENT

Signature: /s/

Date: \_\_\_\_\_



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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

RESOLUTION ISSUING A HOME RULE MESSAGE FOR SENATE BILL ----- S.8859 AND ASSEMBLY BILL A.9520 IN RELATION TO BONDS AND NOTES

WHEREAS, Senate Bill S.8859 and Assembly Bill A.9520 have been introduced in the New York State Legislature for the purposes of extending the City's authority to negotiate serial bonds/notes of Yonkers from June 30, 2026 to June 30, 2027; and

WHEREAS, the authorization for the City of Yonkers to negotiate the private sale of its bonds and notes is vital to improving the City's financial stability and independence; and

WHEREAS, the continuance of this power will allow more cost-effective financing of the City's debt; and

WHEREAS, the City's bonding authority will expire on June 30, 2025 unless it is extended for one (1) year; and

WHEREAS, this legislation will permit the private sale of bonds or notes by the City of Yonkers, subject to the approval of the State Comptroller; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yonkers hereby issues this Home Rule Request Message for Senate Bill S.8859 and Assembly Bill A.9520 to extend the City's authority to negotiate serial bonds/notes of Yonkers from June 30, 2026 to June 30, 2027; and

BE IT FURTHER RESOLVED, that the City Council requests the City Clerk to forward a copy of this Home Rule Request Message to the Legislature of the State of New York requesting the passage of the aforesaid bills.

BE IT FURTHER RESOLVED, that this shall take effect immediately.

**INTRODUCER'S MEMORANDUM  
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

**SPONSOR:** The Administration

**TITLE OF BILL:**

RESOLUTION ISSUING A HOME RULE MESSAGE FOR SENATE BILL S.8859 AND ASSEMBLY BILL A.9520 IN RELATION TO BONDS AND NOTES

**PURPOSE:** Extender law - this legislation extends the marketing limitation on serial bonds/notes of Yonkers from June 30, 2026 to June 30, 2027.

**SUMMARY OF SPECIFIC PROVISIONS:**

A Home Rule Resolution supporting Senate Bill S8859 and Assembly Bill A9520, an act to amend the local finance law, in relation to bonds and notes of the City of Yonkers.

**JUSTIFICATION:** This legislation extends the marketing limitation on serial bonds/notes of Yonkers from June 30, 2026 to June 30, 2027. The authorization for Yonkers to negotiate the private sales of its bonds or notes is vital to improving the city's financial stability and independence. The city's bonding authority will expire on June 30, 2026 unless extended for one year. The continuation of this power will allow more cost-effective financing for the city of Yonkers.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** None

**CRIMINAL SANCTION IMPACT:** None

**LEGISLATIVE HISTORY:** The City Council annual adopts a Home Rule Resolution for previous New York State Legislation.

**FISCAL IMPLICATIONS:** There are no fiscal impacts against the City if this Resolution is enacted.

**EFFECTIVE DATE:** Immediately

SUBJECT: RESOLUTION ISSUING A HOME RULE MESSAGE FOR SENATE BILL S.8859 AND ASSEMBLY BILL A.9520 IN RELATION TO BONDS AND NOTES

NO FISCAL IMPACT PROJECTED

**BUDGET IMPACT**

(To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations

Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT

Potential for additional personnel: \_\_\_\_\_

Prepared By: Denise Egziaco

Title: Chief of Staff

Department: Mayor's Office

Signature: D. Egziaco

Reviewed By: John Liszewski  
FINANCE DEPARTMENT

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If you need more space, attach additional sheets.*



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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.7217 AND ASSEMBLY BILL A.7675 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO PERMIT SELF-CERTIFICATION BY LICENSED PROFESSIONALS TO STREAMLINE BUILDING PERMIT PROCESS

WHEREAS, New York State Senate Bill S.7217 and Assembly Bill A.7675 propose to authorize cities, towns, and villages in New York State to establish a program whereby a building permit may be issued based upon certification by a registered architect or professional engineer; and

WHEREAS, allowing qualified architects and engineers to certify that building plans comply with applicable codes can streamline the permitting process, reduce bureaucratic delays, reduce costs and administrative burdens for both municipalities and applicants, while still ensuring that all construction meets the safety and code requirements established under New York State law; and

WHEREAS, professional architects and engineers are trained and licensed to ensure that buildings meet structural, safety, and regulatory standards; and

WHEREAS, similar programs in other states and localities have demonstrated that certification-based permitting can improve timelines, compliance, and accountability without compromising safety; and

WHEREAS, New York State Senate Bill S.7217 and Assembly Bill A.7675 would provide municipalities with an optional tool to enhance service delivery to residents and developers, without mandating its adoption.

NOW, THEREFORE BE IT RESOLVED, that the City of Yonkers hereby expresses its strong support for New York State Senate Bill S.7217/Assembly Bill A.7675; and be it further

RESOLVED that the City Council of the City of Yonkers hereby urges the New York State Legislature to expeditiously pass New York State Senate Bill S.7217/ Assembly Bill A.7675 into law; and be it further

RESOLVED, that the City Council requests the City Clerk to forward a copy of this Resolution to the Legislature of the State of New York requesting the passage of the legislation

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

**INTRODUCER'S MEMO**

**SPONSOR:** Administration – Mayor's Office

**TITLE OF BILL:**

RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.7217 AND ASSEMBLY BILL A.7675 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO PERMIT SELF-CERTIFICATION BY LICENSED PROFESSIONALS TO STREAMLINE BUILDING PERMIT PROCESS

**PURPOSE:** to request NYS to pass legislation that would expedite the building permit process

**SUMMARY OF SPECIFIC PROVISIONS:** Same

**JUSTIFICATION:** Licensed professionals are competent to certify compliance with building code. Permitting them to do so, reduces the burden on DHB, reduces costs to the City and the Developer, increases efficiency, and maintains public safety.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** None.

**CRIMINAL SANCTION IMPACT:** None.

**LEGISLATIVE HISTORY:** N/A.

**FISCAL IMPLICATIONS:** None

**EFFECTIVE DATE:** This resolution will take effect immediately.

**SUBJECT:**

RESOLUTION SUPPORTING NEW YORK STATE SENATE BILL S.7217 AND ASSEMBLY BILL A.7675 AUTHORIZING MUNICIPALITIES IN NEW YORK STATE TO PERMIT SELF-CERTIFICATION BY LICENSED PROFESSIONALS TO STREAMLINE BUILDING PERMIT PROCESS

NO Fiscal impact.

**BUDGET IMPACT**

(To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  
 Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations  
 Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify

Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual

Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT: None.

Prepared By: Denise Egiziaco  
Department: Mayor's Office  
Signature: /s/ D Egiziaco

Reviewed By: FINANCE DEPART  
Signature: /s/

Date: \_\_\_\_\_



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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

A RESOLUTION REQUESTING NEW YORK STATE AMEND THE VEHICLE AND TRAFFIC LAW TO EXTEND SCHOOL ZONE SPEED CAMERA ENFORCEMENT TO SCHOOL ZONES WITHIN THE CITY OF YONKERS

Whereas, the National Highway Traffic Safety Administration has determined that speeding drivers are at a higher risk for loss of control of their vehicles, reduced effectiveness of occupant protection equipment, increased stopping distance after perceiving a danger, and a greater likelihood that a crash will be severe; and

WHEREAS, driving above the posted speed limit is a contributing factor in approximately 29 percent of traffic-related fatalities nationwide; and

Whereas, the dangers of speeding are magnified in school zones, where large numbers of students arrive by bus or on foot and are frequently present outdoors; and

WHEREAS, to mitigate these dangers, New York City implemented the State's first school speed zone camera pilot program, which has been an overwhelming success, with average speed incidences reduced by 73 percent in school zones where speed cameras were installed, and reductions of incidences up to 90 percent in certain locations; and

WHEREAS, speed cameras have also proven effective in preventing repeat offenses, as 46 percent of drivers who received a ticket did not receive a second violation, and an additional 19 percent received no more than two violations between 2019 and 2021; and

WHEREAS, New York City's experience demonstrates that school speed zone camera programs significantly improve street safety for students and surrounding communities; and

WHEREAS, New York State has already authorized the extension of school speed zone camera enforcement to other municipalities, including White Plains and Mt. Vernon in Westchester County; and

WHEREAS, authorization for the use of such enforcement technologies for ticketing purposes in New York State requires express enabling legislation from the State Legislature; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yonkers hereby requests that the New York State Legislature introduce and enact legislation authorizing the City of Yonkers to establish a school speed zone camera program for 25 locations, similar to legislation recently enacted by the State of New York authorizing such programs in cities including Syracuse, Albany, Kingston, and Schenectady as well as White Plains and Mount Vernon in Westchester County; and be it further

RESOLVED, that the City Council requests the City Clerk to forward a copy of this Resolution to the Legislature of the State of New York requesting the introduction and passage of the legislation; and be it further

RESOLVED, that this resolution shall take effect immediately.

**INTRODUCER'S MEMO**

**SPONSOR:** Administration – Mayor's Office

**TITLE OF BILL:** A RESOLUTION REQUESTING NEW YORK STATE AMEND THE VEHICLE AND TRAFFIC LAW TO EXTEND SCHOOL ZONE SPEED CAMERA ENFORCEMENT TO SCHOOL ZONES WITHIN THE CITY OF YONKERS

**PURPOSE:** to request NYS to amend the VTL to authorize school zone speed zone camera enforcement within the City.

**SUMMARY OF SPECIFIC PROVISIONS:** Same

**JUSTIFICATION:** School zone speed enforcement cameras have proven successful at reducing accidents near school and would improve safety for City residents.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** None.

**CRIMINAL SANCTION IMPACT:** None.

**LEGISLATIVE HISTORY:** N/A.

**FISCAL IMPLICATIONS:** None

**EFFECTIVE DATE:** This resolution will take effect immediately.

**SUBJECT:  NO FISCAL IMPACT PROJECTED**  
**A RESOLUTION REQUESTING NEW YORK STATE**  
**AMEND THE VEHICLE AND TRAFFIC LAW TO EXTEND SCHOOL**  
**ZONE SPEED CAMERA ENFORCEMENT**  
**TO SCHOOL ZONES WITHIN THE CITY OF YONKERS**

**BUDGET IMPACT**  
 (To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  
 Special Revenue fund or District

B) **EXPENSES AND REVENUES**  
*Total Current Year Cost:* \_\_\_\_\_  
*Total Current Year Revenue:* \_\_\_\_\_  
*Source of Funds (Check one):*  Current Appropriations  Additional Appropriations  
 Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify  
 Accounts: \_\_\_\_\_  
 Potential Related Operating Budget Expenses: \_\_\_\_\_ Annual  
 Amount: \$ \_\_\_\_\_  
 Describe:

Potential Related Revenues: \_\_\_\_\_ Annual  
 Amount: \$ \_\_\_\_\_  
 Current Year:  
 Next 5 years:

Anticipated Savings: \_\_\_\_\_ Annual  
 Amount: \$ \_\_\_\_\_  
 Current Year:  
 Next 5 years:

C) **FISCAL IMPACT: None.**

Prepared By: <u>Denise Egziaco</u> Department: Mayor's Office Signature: <u>/s/ D Egziaco</u>	Reviewed By: FINANCE DEPARTMENT Signature: <u>/s/</u> Date: _____
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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

A RESOLUTION REQUESTING NEW YORK STATE AMEND THE NEW YORK PUBLIC OFFICERS LAW AND OPEN MEETINGS LAW TO PROTECT PERSONAL INFORMATION

WHEREAS, under current New York State law, publicly posted municipal agendas, websites, and other public notices are required to include the name and property address of applicants for Planning Board and Zoning Board variances; and

WHEREAS, while such transparency promotes public participation and accountability in municipal government, the posting of personal identifying information online has led to incidents of phishing, invoice scams, and harassment targeting applicants; and

WHEREAS, the City of Yonkers Department of Planning & Development, as well as planning departments across the State, have received reports of scammers contacting such applicants and pretending to be City officials requesting payment via wire transfers or other fraudulent methods; and

WHEREAS, the Department of Planning & Development already maintains that all payments to the City must be made only through official City channels, either via the City website or in person, and will never request payment via wire transfer; and

WHEREAS, it is essential to balance public transparency with the protection of residents' personal information so that citizens can participate in municipal proceedings without risking identity theft, fraud, or harassment; and

WHEREAS, amending the New York Public Officers Law (POL §87(2)(b)) and the Open Meetings Law (OML) to allow municipalities to redact unnecessary personal information from public postings, limiting disclosure to what is necessary for public participation such as property address, type of request, or initials instead of full names would reduce the ability of scammers to take advantage of City residents and businesses.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yonkers hereby urges the New York State Legislature to expeditiously pass legislation amending the New York Public Officers Law and Open Meetings Law to explicitly allow municipalities to redact personal identifying information of applicants in public agendas, notices, and online postings, while maintaining sufficient detail to allow meaningful public participation; and

BE IT FURTHER RESOLVED, that the City Council requests the City Clerk to forward a copy of this Resolution to the Legislature of the State of New York requesting the introduction and passage of the legislation, and

BE IT FURTHER RESOLVED, that this resolution shall take effect

immediately.

**INTRODUCER'S MEMO**

**SPONSOR:** Administration – Mayor's Office

**TITLE OF BILL:** A RESOLUTION REQUESTING NEW YORK STATE AMEND THE NEW YORK PUBLIC OFFICERS LAW AND OPEN MEETINGS LAW TO PROTECT PERSONAL INFORMATION

**PURPOSE:** to request NYS to amend the public officers law and open meetings law to protect personal information from being public disclosed.

**SUMMARY OF SPECIFIC PROVISIONS:** Same

**JUSTIFICATION:** Municipalities across the State, including Yonkers, are receiving reports, and sometimes even payments, from individuals with land use applications being contacted by scammers pretending to be City officials and demanding money payments

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** None.

**CRIMINAL SANCTION IMPACT:** None.

**LEGISLATIVE HISTORY:** N/A.

**FISCAL IMPLICATIONS:** None

**EFFECTIVE DATE:** This resolution will take effect immediately.

**SUBJECT:  A RESOLUTION REQUESTING NEW YORK STATE AMEND THE NEW YORK PUBLIC OFFICERS LAW AND OPEN MEETINGS LAW TO PROTECT PERSONAL INFORMATION**

**BUDGET IMPACT**

(To be completed by operating department and reviewed by Finance Department)

A)  General Fund  Board of Education  
 Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations  
 Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify

Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual

Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT: None.

Prepared By: \_Denise Egziaco

Department: Mayor's Office

Signature: /s/ D Egziaco

Reviewed By: FINANCE DEPARTMENT

Signature: /s/

Date: \_\_\_\_\_



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RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YONKERS  
AUTHORIZING APPLICATION OF THE STATUTORY EXEMPTION PURSUANT  
TO REAL PROPERTY TAX LAW SECTION 422

WHEREAS, the City of Yonkers (the "City") is tasked with the responsibility and burden to promote the health, safety and general welfare of the residents of the City by and among other things preventing unemployment and economic deterioration including by increasing and maintaining employment opportunities and attracting and sustaining economically sound commerce; and

WHEREAS, Section 422 of the New York State Real Property Tax Law ("RPTL") provides that projects owned by certain not-for-profit corporations organized pursuant to the New York State Not-for-Profit Corporation Law ("NPCL") are exempt from general taxation ("422 Exemption"); and

WHEREAS, certain limited profit corporations organized pursuant to Article 2 of the Private Housing Finance Law as a Not-for-Profit Mitchell Lama entity, which provides housing and auxiliary facilities exclusively for aged persons of low income, qualify for the 422 Exemption; and

WHEREAS, Sacred Heart Housing Corporation ("SHHC"), as fee owner of Finian Sullivan Tower, located at 1 Father Finian Sullivan Drive, Yonkers, New York (Section 2, Block 2172, Lot 20 on the Official Tax Map of the City of Yonkers), is such a Not-for-Profit Mitchell Lama entity for senior Mitchell Lama purposes and accordingly, the SHHC, on behalf of the Father Finian Mitchell Lama Project has provided the attached letter certifying that it meets the conditions for an exemption from real property taxes based on its ownership and use as a Mitchell Lama subsidized and regulated housing entity and facility; and

WHEREAS, in accordance with the requirements of RPTL, the Section 422 Exemption is applicable to the Father Finian Mitchell Lama Project and should accordingly be classified as statutorily exempt on the City of Yonkers Assessment Roll; and

WHEREAS, the City of Yonkers, generally, finds that adoption of a formal local policy recognizing RPTL Section 422 will assist the City Assessor in the consistent administration of property tax exemptions while protecting the City's fiscal integrity and ensuring exemptions are only granted where legally required; and

WHEREAS, the City Council of the City of Yonkers ("City Council") further desires to authorize the City Assessor to keep the Father Finian Mitchell Lama Project on the tax-exempt roll without interruption.

NOW, THEREFORE, BE IT RESOLVED, the City of Yonkers hereby

recognizes the real property tax exemption authorized by RPTL Section 422, as amended, for real property located within the City that qualifies under said statute, and be it further

RESOLVED, so long as eligibility for the RPTL Section 422 Exemption be maintained, the City Assessor shall code the Father Finian Mitchell Lama Project as exempt while requiring annual recertifications of continued eligibility by the property owner SHHC including but not limited to: proof of nonprofit status, operational and occupancy information, use of the property and financial or regulatory findings necessary to confirm compliance; and be it further

RESOLVED, any other similarly situated property may likewise present a letter of justification to the City Assessor, with eligibility for exemption to be determined on a parcel-by-parcel basis, in accordance with state law and subject to City Council action before any exemptions are recognized; and be it further

RESOLVED, transfer of the Father Finian Mitchell Lama Project from its current exemption under RPTL Section 412-a to an exemption pursuant to RPTL Section 422 shall be treated as an exempt to exempt transfer effective upon filing; and

RESOLVED, that this Resolution shall take effect immediately.



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RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

RESOLUTION APPROVING AN INTER-MUNICIPAL AGREEMENT BETWEEN THE CITY OF YONKERS AND THE COUNTY OF WESTCHESTER FOR THE PRISONER TRANSPORTATION AGREEMENT FOR THE TERM 2026-2027

WHEREAS, in accordance with an agreement between the County of Westchester and the City of Yonkers, the County of Westchester have agreed to terms for a renewed agreement, retroactively commencing January 1, 2026 and terminating December 31, 2027 for the transportation of prisoners between the City of Yonkers and the Westchester County Department of Correction; and

WHEREAS, for the calendar year 2026, the County shall reimburse the City \$223.00 per round trip with two detention officers; \$334.50 per round trip with three detention officers and \$446.00 per round trip with four detention officers; and

WHEREAS, for the calendar year 2027, the County shall reimburse the City \$227.45 per round trip with two detention officers; \$341.17 per round trip with three detention officers and \$454.90 per round trip with four detention officers; and

WHEREAS, the County shall also reimburse the City for other incidentals including mileage and prisoner meals; and

WHEREAS, this agreement is pursuant to Sections 500-c and 500-d of the Corrections Law of the State of New York; and

WHEREAS, New York State General Municipal Law Article 5-G, Section 119-o, authorizes municipal corporations and districts to enter into agreements for the performance of various functions; and

NOW, THEREFORE, BE IT RESOLVED, that the Prisoner Transportation Agreement between the County of Westchester and the City of Yonkers for the transportation of prisoners between the City of Yonkers and the Westchester County Department of Corrections for the years 2026 through 2027 is hereby approved; and be it further

RESOLVED, that Mayor or his authorized designee is hereby empowered to execute all instruments and take all actions reasonable and necessary to effectuate the purposes hereof; and be it further

RESOLVED, that this resolution will take effect immediately.

**INTRODUCER'S MEMORANDUM  
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

**SPONSOR:** Administration

**TITLE OF BILL:** RESOLUTION APPROVING AN INTER-MUNICIPAL AGREEMENT BETWEEN THE CITY OF YONKERS AND THE COUNTY OF WESTCHESTER FOR THE PRISONER TRANSPORTATION AGREEMENT FOR THE TERM 2026-2027

**PURPOSE:** To reimburse the City of Yonkers for providing meals and prisoner transportation services to and from the Westchester County Jail in Valhalla, New York.

**SUMMARY OF SPECIFIC PROVISIONS:** reimbursement rate to the City of Yonkers.

**JUSTIFICATION:** To permit the City of Yonkers to continue to provide prisoner transportation services in accordance with Corrections Law Sections 500-c and 500-d in exchange for annual reimbursement from the County of Westchester.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** None.

**CRIMINAL SANCTION IMPACT:** None.

**LEGISLATIVE HISTORY:** n/a.

**FISCAL IMPLICATIONS:** Positive.

**EFFECTIVE DATE:** This act shall take effect immediately.

**SUBJECT:** RESOLUTION APPROVING AN INTER-MUNICIPAL AGREEMENT BETWEEN THE CITY OF YONKERS AND THE COUNTY OF WESTCHESTER FOR THE PRISONER TRANSPORTATION AGREEMENT FOR THE TERM 2026-2027

■ NO FISCAL IMPACT PROJECTED

**BUDGET IMPACT**

A)  General Fund  Board of Education  Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: \_\_\_\_\_

Total Current Year Revenue: \_\_\_\_\_

Source of Funds (Check one):  Current Appropriations  Additional Appropriations  
 Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT

Potential for additional personnel: \_\_\_\_\_

Prepared By: Chris Sapienza

Title: Commissioner

Department: YPD

Signature: /s/ C. Sapienza

Reviewed By: John Liszewski  
FINANCE DEPARTMENT

Signature: /s/ John Liszewski

Date: January 12, 2026

**PRISONER TRANSPORTATION—YONKERS**

**THIS AGREEMENT**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026

by and between:

**THE COUNTY OF WESTCHESTER**, a municipal corporation of the State of New York having an office and place of business in the Michaelian Office Building, 148 Martine Avenue, Yonkers, New York 10601

(hereinafter referred to as the “County”)

and

**THE CITY OF YONKERS**, a municipal corporation of the State of New York, having its office and place of business at City Hall, Yonkers, New York 10701

(hereinafter referred to as the “Municipality”)

**WHEREAS**, pursuant to Sections 500-c and 500-d of the Corrections law, prisoners are required to be transported from local municipalities to the Westchester County Jail in Valhalla, New York; and

**WHEREAS**, the County and the Municipality agree to cooperate in providing such prisoner transportation.

**NOW, THEREFORE**, in consideration of the terms and conditions herein contained, the County and the Municipality agree as follows:

1. **PRISONER TRANSPORTATION**: Except for prisoners arrested by Westchester County Department of Public Safety Services, the Municipality shall provide round trip prisoner transportation using its own police department personnel and vehicles between the Municipality and the Westchester County Department of Correction for all prisoners remanded to the Westchester County Jail by court order or required to appear before the local court within the Municipality. The Municipality, where possible, shall hold prisoners for one daily trip to the Department of Correction.

2. **REIMBURSEMENT**: The Municipality shall be reimbursed by the County for prisoner transportation services at the following rates:

2026 - \$223.00 per round trip with two detention officers; \$334.50 per round trip with three detention officers and \$446.00 per round trip with four detention officers;

2027 - \$227.45 per round trip with two detention officers; \$341.17 per round trip with three detention officers and \$454.90 per round trip with four detention officers.

The Municipality shall also be reimbursed for vehicle usage between the City Court of Yonkers and the Westchester County Jail, which is deemed to be sixteen (16) miles each way, at the rate of seventy cents (\$.70) per mile, or at the then current Internal Revenue Service mileage reimbursement rate for the term hereof.

3. **MEALS**: The County shall reimburse the Municipality for meals provided to post-arraignment prisoners for the actual and reasonable costs incurred and receipts submitted as part of the municipality's monthly voucher submitted to the Department of Correction.

3. **TERM**: This Agreement shall commence on January 1, 2026 and shall expire on December 31, 2027. The County or the Municipality may, upon thirty (30) days

written notice to the other party, terminate this Agreement in whole or in part when it deems it to be in its best interest. In such event, the Municipality shall be compensated and the County shall be liable only for payment for services rendered prior to the effective date of termination.

4. **PAYMENT**: Requests for reimbursement shall be submitted by the Municipality on a monthly basis on properly executed County claim forms and paid after approval by the Commissioner of Correction. The number of round trips made, prisoners transported and dates should be listed on the claim forms submitted to the Department of Correction. Reimbursement request shall be subject to audit by the County, and the Municipality shall keep and make available to the County such detailed books and records as are reasonably necessary to substantiate the basis for reimbursement. The Municipality shall not be entitled to reimbursement for any prisoner transportation expense not specifically provided for herein.

The total aggregate cost to the County under this Agreement pursuant to Act No. 278-2025 approved by the Westchester County Board of Legislators on December 8, 2025, in 2026 shall not exceed \$332,928.00, and in 2027 shall not exceed \$339,586.56, for a total aggregate cost to the County pursuant to this Agreement, which shall not exceed \$672,514.56. This Agreement shall be deemed executory only to the extent of the monies appropriated and available for the purpose of this Agreement and no liability on account hereof shall be incurred by the County beyond the amount of such monies.

5. **INSURANCE AND INDEMNIFICATION**: All personnel and vehicles engaged in prisoner transportation duties shall at all times remain and be deemed the employees and property of the Municipality. In addition to, and not in limitation of the insurance provisions contained in Schedule "A" of this Agreement, the Municipality agrees to indemnify, defend and hold the County, its officers, employees and agents harmless from and against any and all liability, loss, damage or expense the County may suffer as a result of any and all claims, demands, causes of action or judgments arising directly or indirectly out

of the transportation of prisoners for which reimbursement is sought hereunder and for losses arising out of the negligent acts or omissions of the Municipality, its agents or employees.

6. **ENTIRE AGREEMENT**: This Agreement constitutes the entire and integrated agreement between and among the parties hereto and supersedes any and all prior negotiations, agreements and conditions, whether written or oral. Any modification or amendment to this Agreement shall be void unless it is in writing and subscribed by the party to be charged.

7. **APPLICABLE LAW**: This Agreement shall be construed and enforced in accordance with the laws of the State of New York.

8. **APPROVALS**: This Agreement is subject to the approval of the Westchester County Board of Legislators and the governing legislative body of the Municipality.

**IN WITNESS WHEREOF**, the County and the Municipality have executed this Agreement on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

THE COUNTY OF WESTCHESTER

THE CITY OF YONKERS

By: \_\_\_\_\_  
Joseph K. Spano  
Commissioner of Correction

By: \_\_\_\_\_  
(Name)  
(Title)

Approved by the Westchester County Board of Legislators by Act No. 278-2025 on the 8<sup>th</sup> day of December, 2025.

Approved by the City Council of the City of Yonkers on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

Approved:

Approved as to form and manner of execution:

\_\_\_\_\_  
Assistant County Attorney  
The County of Westchester  
K/bara/DCR/25/CON139480/YONKERS Pris. IMA-2026-7

\_\_\_\_\_  
Corporation Counsel  
City of Yonkers

**MUNICIPALITY'S ACKNOWLEDGEMENT**

STATE OF NEW YORK        )  
  ) ss.:  
COUNTY OF WESTCHESTER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally came  
\_\_\_\_\_, to me known, and known to me to be the  
\_\_\_\_\_ of \_\_\_\_\_,  
the municipal corporation described in and which executed the within instrument, who being by me  
duly sworn did depose and say that he, the said \_\_\_\_\_ resides at  
\_\_\_\_\_  
and that he is \_\_\_\_\_ of said municipal corporation.

\_\_\_\_\_  
Notary Public        County

CERTIFICATE OF AUTHORITY  
(Municipality)

I, \_\_\_\_\_,  
(Officer other than officer signing contract)  
certify that I am the \_\_\_\_\_ of the \_\_\_\_\_  
(Title)  
\_\_\_\_\_  
(Name of Municipality)

(the "Municipality") a corporation duly organized in good standing under the \_\_\_\_\_  
(Law under which organized, e.g., the New York Village Law, Town Law, General Municipal Law)

named in the foregoing agreement that \_\_\_\_\_  
(Person executing agreement)

who signed said agreement on behalf of the Municipality was, at the time of execution \_\_\_\_\_  
of the Municipality,  
(Title of such person),

that said agreement was duly signed for on behalf of said Municipality by authority of its \_\_\_\_\_  
(Town Board, Village Board, City Council)

thereunto duly authorized, and that such authority is in full force and effect at the date hereof.

\_\_\_\_\_  
(Signature)

STATE OF NEW YORK )  
                                  ss.:  
COUNTY OF WESTCHESTER)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally came \_\_\_\_\_  
\_\_\_\_\_ whose signature appears above, to me known, and know to be the \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_,  
(title)

the municipal corporation described in and which executed the above certificate, who being by me duly sworn did depose and say that he, the said \_\_\_\_\_  
resides at \_\_\_\_\_, and that he is the \_\_\_\_\_ of said municipal corporation.  
(title)

\_\_\_\_\_  
Notary Public                      County

## SCHEDULE "A"

### STANDARD INSURANCE PROVISIONS (Municipality - LEO)

1. Prior to commencing work, and throughout the term of the Agreement, the Municipality shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. Municipality shall provide evidence of such insurance to the County of Westchester ("County"), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of Municipality's negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality until such time as the Municipality shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

2 The Municipality shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

- a) Workers' Compensation and Employer's Liability. Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: <http://www.wcb.ny.gov>.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

- b) Commercial General Liability Insurance with a combined single limit of \$5,000,000 (c.s.1) per occurrence limit naming the "County of Westchester" as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:
  - i. Premises - Operations.
  - ii. Broad Form Contractual.
  - iii. Independent Contractor and Sub-Contractor.
  - iv. Products and Completed Operations.

- c) Commercial Umbrella/Excess Insurance: This policy can be utilized to supplement the General Liability policy so as to yield a minimum total combined single limit of \$5,000,000 each Occurrence and Aggregate naming the "County of Westchester" as additional insured, written on a "follow the form" basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County of Westchester for both on-going and completed operations.

- d) Automobile Liability Insurance with a minimum limit of liability per occurrence of \$5,000,000 for bodily injury and property damage unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage (and can be provided within a Law Enforcement Liability or offered as a stand-alone policy) the following coverages and name the "County of Westchester" as additional insured:

- (i) Owned automobiles.
- (ii) Hired automobiles.
- (iii) Non-owned automobiles.

- e) Law Enforcement Liability/Police Liability insurance - The Municipality shall provide proof of such insurance naming the County as additionally insured. (Limits of \$5,000,000 per occurrence). This policy shall include but not be limited to: coverage for moon lighting, assault and battery, excessive force, failure to render medical attention, failed CPR, false arrest, deliberate indifference, misuse of fire arms, Abuse and Molestation, sexual, racial and other forms of harassment and discrimination, auto liability, mistakes resulting in harm.
- f) Professional Liability. The Municipality shall provide proof of such insurance. (Limits of \$5,000,000 per occurrence). This policy can be provided as a stand-alone policy or can be provided within a Law Enforcement Liability policy.
- g) Abuse and Molestation Liability, either by separate policy of insurance or through endorsement to the General Liability Policy or Professional Liability Policy, or can be provided within a Law Enforcement Liability policy. (Limits of \$5,000,000.00 per occurrence). This insurance shall include coverage for the following, including coverage for client on client, counselor client, and third parties:
  - (i) Misconduct
  - (ii) Abuse (including both physical and sexual)
  - (iii) Molestation

3. All policies of the Municipality shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality.



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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

A RESOLUTION OF THE YONKERS CITY COUNCIL TO HONOR THE FAMILY AND COMMUNITY'S REQUEST TO HONORARILY RENAME PROSPECT STREET AS JAMES EDWARD DEGREE WAY

WHEREAS, James Edward Degree, born on March 9, 1935, in Shelby, North Carolina, was for many decades a proud and dedicated resident of the City of Yonkers; and

WHEREAS, Mr. Degree was employed as a diligent and meticulous professional mover for Alto Brothers, Inc., earning, before his retirement after forty-one years, a reputation for hard work, reliability and generosity; and

WHEREAS, Mr. Degree was fondly known in the community as the "Mayor of Yonkers," and for being instrumental in the running of Yonkers' own Pelton Baseball League and for generously donating to various organizations dedicated to children; and

WHEREAS, Mr. Degree was admired for his humility, wisdom, honesty, and ability to connect with people of all ages and backgrounds, and for enriching the lives of everyone who knew him; and

WHEREAS, Mr. Degree was deeply devoted to his loving family: his late wife Diana; his daughter Pamela; his son James and his wife Sharon; his daughter Michelle; his daughter Penni; his son Douglas and his wife Patricia; his daughter Valerie; and his son Leroy and his wife Hazel; twenty grandchildren; twenty-five great-grandchildren, and the many extended family members; and

WHEREAS, Mr. Degree's passing has left a giant void in the hearts of all those who knew him, but his legacy of love, mentorship and community spirit will continue to inspire the people of Yonkers;

WHEREAS, in recognition of his extraordinary life and contributions to the City of Yonkers, a petition has been prepared by the family of Mr. Degree requesting that Prospect Street be honorarily renamed "James Edward Degree Way;" and

WHEREAS, it is the desire of the City Council to honor this request which will establish a lasting tribute to Mr. Degree's life of commitment to others and the City of Yonkers;

WHEREAS, the Yonkers City Council is required by law to duly set and conduct a public hearing in order to grant such a request; and

WHEREAS, pursuant to applicable law, a properly notified and publicized public hearing was duly set and held before the City Council at the City Council Chambers in City Hall, on January 27, 2026, prior to its stated meeting, to consider the honorary street re-naming of Prospect Street as "James Edward Degree Way," with appropriate signage to be installed at this location; and

NOW, THEREFORE, BE IT RESOLVED, that the Yonkers City Council hereby honorarily street re-names Prospect Street as "James Edward Degree Way, with appropriate signage to be installed at this location; and be it further

NOW THEREFORE BE IT RESOLVED, that the Yonkers City Council hereby directs the City Clerk to set and properly publicize a public hearing on the proposed renaming of Prospect Street as "James Edward Degree Way."

BE IT FURTHER RESOLVED, that upon approval, the Department of Public Works shall create and place at Prospect Street signage that shall read: "James Edward Degree Way."

RESOLVED, that this resolution shall take effect immediately.

## FISCAL IMPACT STATEMENT

NO FISCAL IMPACT PROJECTED

### BUDGET IMPACT

(Completed by operating department and reviewed by Finance Department or Council Staff)

A) General Fund

B) EXPENSES AND REVENUES

Total Current Year Cost: \$0\_\_\_\_\_

Total Current Year Revenue: \$0\_\_\_\_\_

Source of Funds (Check one): Current Appropriations; Additional Appropriations Transfer of Existing Appropriations; Fee/Fine/Tax/Other (Explain)

Identify Accounts:\_\_\_\_\_

Potential Related Operating Budget Expenses: Annual Amount:\$ \_\_\_\_\_ Describe:

Potential Related Revenues: Annual Amount:\$ \_\_\_\_\_ Current Year:

Next 5 years:

Anticipated Savings: Annual Amount:\$ \_\_\_\_\_ Current Year:

Next 5 years:

C) FISCAL IMPACT

Potential for additional personnel:\_\_\_\_\_

Prepared By: Hon. Deana Robinson

Title: Majority Whip \_\_\_\_\_

Department: City Council \_\_\_\_\_

Signature:\_\_\_\_\_

Reviewed By:\_\_\_\_\_

Signature: \_\_\_\_\_

Date:\_\_\_\_\_

**SPONSOR'S MEMORANDUM**

(SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER)

SPONSOR: Majority Whip Deana Robinson

TITLE OF BILL:

**A RESOLUTION OF THE YONKERS CITY COUNCIL TO HONOR THE  
FAMILY AND COMMUNITY'S REQUEST TO HONORARILY RENAME  
PROSPECT STREET AS JAMES EDWARD DEGREE WAY**

PURPOSE: To honor a longtime dedicated Yonkers resident by honorarily renaming Prospect Street as "JAMES EDWARD DEGREE WAY."

SUMMARY OF SPECIFIC PROVISIONS: A resolution describing the recipient's life and achievements and proposed honorary renaming of Prospect Street as "James Edward Degree Way."

JUSTIFICATION: The recipient, Mr. Degree, was a longtime resident of the City of Yonkers who dedicated himself to helping others and the City of Yonkers.

IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS: N/A

CRIMINAL SANCTION IMPACT: N/A

LEGISLATIVE HISTORY: N/A

FISCAL IMPLICATIONS: None

EFFECTIVE DATE: Immediately

FILED  
OFFICE OF CITY CLERK  
YONKERS, NY

DEGREE

2025 DEC 11 A 9:47

**HONORARY STREET RENAMING PETITION**

47 Riverdale - 34 Prospect

We, the undersigned property owners request to add the name of James Degree to the presently named Prospect St, between ~~47th St~~ and ~~44th St~~ being in the County of Westchester, the State of New York, and the City of Yonkers, upon approval by the City of Yonkers and the City Council according to criteria outlined under Rule XXVII of the Yonkers City Council Rules and ByLaws. This petition was initiated by Penni Degree and is requested by the undersigned property owners this, the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Name(s) of at least 50% of current residents and real property owner(s), their signature(s) and their mailing addresses who agree to the honorary street renaming of the aforementioned portion of the mapped street within the City of Yonkers.

NAME (print please)	ADDRESS	SIGNATURE
W. Bert Hernandez	61 Riverdale Ave	W. Bert Hernandez
Billy Sughla	50 Riverdale Ave	Billy Sughla
Olmin Olsen Dip	47 Riverdale Ave	Olmin Olsen Dip
A. Arroyave	34 Prospect Ave	A. Arroyave
Renee Powell	47 Riverdale Ave	Renee Powell
Barbara Kemp	47 Riverdale Ave	Barbara Kemp
Mary Stephens	47 Riverdale Ave	Mary Stephens
Dominic Cannon	47 Riverdale Ave	Dominic Cannon
Emelia Tiek	34 Prospect	Emelia Tiek
Andres Collier	34 Prospect St	Andres Collier
Douglas Gray	95 Riverdale Av	Douglas Gray

**HONORARY STREET RENAMING PETITION**

We, the undersigned property owners request to add the name of James Degree to the presently named Prospect St between 34 Prospect and 47 Riverdale being in the County of Westchester, the State of New York, and the City of Yonkers, upon approval by the City of Yonkers and the City Council according to criteria outlined under Rule XXVII of the Yonkers City Council Rules and ByLaws. This petition was initiated by \_\_\_\_\_ and is requested by the undersigned property owners this, the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Name(s) of at least 50% of current residents and real property owner(s), their signature(s) and their mailing addresses who agree to the honorary street renaming of the aforementioned portion of the mapped street within the City of Yonkers.

NAME (print please)	ADDRESS	SIGNATURE
<del>Sean Whiteley</del>	<del>30 Riverdale Ave</del>	<del>Sean Whiteley</del>
<del>[Signature]</del>	<del>85 Black</del>	<del>[Signature]</del>
<del>Anthony King</del>	<del>WASH BOND</del>	<del>Anthony King</del>
Francy Soto	352 Riverdale	Francy Soto
Rodrigo Morales	334 Riverdale Ave	Rodrigo Morales
Nurko Soto	65 Livingston Av	Nurko Soto
Carmon Romero	33 Riverdale Ave	Carmon Romero
[Signature]	334 Riverdale Ave	[Signature]
THEO AGBOVIE	9 Purser Pl	THEO AGBOVIE
Miguel Taylor	47 RIVERDALE	Miguel Taylor
NINA GOMES	330 RIVERDALE Ave	Nina Gomes

**HONORARY STREET RENAMING PETITION**

NAME (print please)	ADDRESS	SIGNATURE
Dorlene Martinez	100 Park St	Dorlene Martinez
Jeffrey Cardwell	47 Riverdale Ave	Jeffrey Cardwell
Ron Colbert	25-130 Starview Dr	Ronald Colbert
Nicollet Coxon	47 Riverdale Ave	Nicollet Coxon
Joseph Coxon	47 Riverdale	Joseph Coxon
Margaret McKelvey	Honeycress	Margaret McKelvey
Akua	47 Riverdale	Akua
BAKER MADU	34 Highland Ave	BAKER MADU
Makayla Mills	73 Highland Ave	Makayla Mills
Harvey Minn	95 Riverdale	Harvey Minn
Mohammed F.	95 Riverdale	Mohammed F.
Samuelle Westcott	95 Riverdale Ave	Samuelle Westcott
Henry Epps	90 Park St	Henry Epps
Lionel Thomas	1 Highland	Lionel Thomas
Monique Harrison	100 Riverdale Ave	Monique Harrison
Evelyn Harrison	100 Riverdale Ave	Evelyn Harrison
Lorraine King	100 Riverdale Ave	Lorraine King

HONORARY STREET RENAMING PETITION

NAME (print please)	ADDRESS	SIGNATURE
Tiffany Fernandez	95 Riverdale Ave	Tiffany Fernandez
Sandra Rodriguez	34 Prospect St	Sandra Rodriguez
Satchie Wade	109 Morris St	Satchie Wade
Judith Toledo	200 Willow	Judith Toledo
Janice Hughes	85 Riverdale E	Janice Hughes
Margie Rodas	85 Riverdale	Margie Rodas
Franky Gil	166 Buena 85 Riverdale	Franky Gil
Marta Stacy	95 Riverdale	Marta Stacy
Myra Tamm	172 Mesa Vista	Myra Tamm
Marlene Bollig	85 Riverdale	Marlene Bollig
Victor Hernandez	100 Riverdale	VGH
William Hunt	100 Riverdale	William Hunt
Graham Hunt	100 Riverdale	Graham Hunt
Emmanuel Guana	100 Herrington St	Emmanuel Guana
Jennifer Stultz	95 Riverdale	Jennifer Stultz
H. Brunnnds	85 Riverdale	H. Brunnnds.

**HONORARY STREET RENAMING PEITION**

NAME (print please)	ADDRESS	SIGNATURE
David King	100 herriot st	[Signature]
Deane Bob	71 Morning Side	[Signature]
Yonave Knight	167 Flaxford St 5B	[Signature]
W. S. [unclear]	609 Vonauelord Plkew	[Signature]
Maya Johnson	41 Riverdale ave	[Signature]
Conne Offres	77 Locust Hill Ave.	[Signature]
Vernisha Jordan	108 Jefferson st	[Signature]
Evelyn Kladan	88 Hawthorne	[Signature]
KEITH WILBY	125 BUBBINGTON ST SPRINGERS, NY	[Signature]
PEDRO RUPINAVE	100 RIVERDALE	[Signature]
Michael Kunkin	80 R. Verdale	[Signature]
Deshaun McKinley	124 Dowling st	[Signature]
Richard Dawkins	47 RIVERDALE	[Signature]
Lozary Lopez	75 S. Broadway	[Signature]
Maria Morals	75 S. Broadway	[Signature]
Jeiza Vellon	122 N 3rd Ave	[Signature]
Stephanie Fernandez	47 riverdale ave 10	[Signature]
Kimmusha Williams	69 S Broadway	[Signature]

**HONORARY STREET RENAMING PETITION**

We, the undersigned property owners request to add the name of James Degree to the presently named Prospect St, between 47 Riverdale and 34 Prospect St being in the County of Westchester, the State of New York, and the City of Yonkers, upon approval by the City of Yonkers and the City Council according to criteria outlined under Rule XXVII of the Yonkers City Council Rules and ByLaws. This petition was initiated by Fenni Degree and is requested by the undersigned property owners this, the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Name(s) of at least 50% of current residents and real property owner(s), their signature(s) and their mailing addresses who agree to the honorary street renaming of the aforementioned portion of the mapped street within the City of Yonkers.

NAME (print please)	ADDRESS	SIGNATURE
Louedes Alica	85 Riverdale Ave.	<i>[Signature]</i>
Angela Wall	85 Riverdale Ave	<i>[Signature]</i>
Nawana Jackson	PO BOX 753 <sup>10701</sup>	<i>[Signature]</i>
Ashley Thompson	834 Prospect St.	<i>[Signature]</i>
Koshawn McMillan	2 Hudson St	<i>[Signature]</i>
George Barbee	34 Prospect St	<i>[Signature]</i>
<i>[Signature]</i>	77 West Hill Ave	<i>[Signature]</i>
<i>[Signature]</i>	12 Avenue D	<i>[Signature]</i>
Pierre Powell	85 Highland Ave.	<i>[Signature]</i>
Stephanie Zayas	220 YONKERS AVE	<i>[Signature]</i>

HONORARY STREET RENAMING PETITION

NAME (print please)	ADDRESS	SIGNATURE
Dawn Anderson	50 Hawthorne Ave	Dawn Anderson
Chris Tysco	50 Hawthorne	Chris Tysco
Teresa Mejia	50 Hawthorne	Teresa Mejia
Lisa Silla	50 Hawthorne	Lisa Silla
D Allin	50 Hawthorne	David Allin
Elsa Pereira	34 Prospect St	Elsa Pereira
Kiera Red	47 Riverdale Ave	Kiera Red
Sanjeet Bhatnagar	47 Riverdale Ave	Sanjeet Bhatnagar
Jacqueline Deedon	50 Hawthorne	Jacqueline Deedon
Dennice Khan	47 RIVERDALE AV	Dennice Khan
Ronda Powell	50 Hawthorne Ave	Ronda Powell
Marjorie Fecto	47 Riverdale Ave	Marjorie Fecto
Angel Forbes	34 Prospect St B631	Angel Forbes
<del>David G</del>	34 Prospect B315	<del>David G</del>
<del>David G</del>	34 Prospect B313	<del>David G</del>
David G	34 "	David G
Yvette Wirt	50 Hawthorne	Yvette Wirt
Eugene Simmons	51 PARK AVE	



Prosper  
Street change  
x0 ↗

James Degree Blvd

HONORARY STREET RENAMING PETITION

NAME (print please)	ADDRESS	SIGNATURE
RAHMEU MOORE	100 RIVERDALE AVE APT 161	
AG HUN	100 RIVERDALE APT 153	
Nancy D. Ripoll	100 RIVERDALE AVE 14A	
Fatima Sinea	100 RIVERDALE AVE 14G	
Today Touay	100 RIVERDALE AVE 14G	
JANE COTRLEY	120 RIVERDALE AVE 115	
Jessika Cotrley	100 RIVERDALE AVE 11E	
RILLIAN BECKFORD	220 YONKERS AVE	
FAYE BARLES	80 RIVERDALE AVE	
DESTIN CROSBY	77 LOCUST HILL AVE	
JOSE RAMIREZ	2914 316 - 5252	
EDWARD MITCHELL	50 RIVERDALE AVE	
GUSTAVO MATEO	85 RIVERDALE	
LEATO ISAC	50 RIVERDALE	
MARJORIE ROSS	93 RIVERDALE AVE	
FAITH PETERSON	95 RIVERDALE AVE	
WARREN CUMMINS	110 RIVERDALE	
ALFONSO PIERRE	79 RIVERDALE AVE	

**HONORARY STREET RENAMING PETITION**

NAME (print please)	ADDRESS	SIGNATURE
Spdwin	37 Bayley Ave	Yonkers
Jesus	43 Ashburton	Yonkers
Melissa White	306 South Broadway	Yonkers, NY
BARBARA BADA	100 Riverdale Ave	Yonkers NY
William Bagley	100 Riverdale Ave	Yonkers NY
VERNON JACKSON	100 Riverdale	YONKERS
Laverne Fry	85 Riverdale	Yonkers NY
Tommy PARKS	17 Riverdale	YONKERS
MARCUS HAY	300 PALISADE	Av Yonkers NY 10707
Jaseline Cruz	72 Hamilton Ave	Yonker NY
Scarlett Maldonado	139 Yonkers	Scarlett Maldonado
SIDNEY OSET	1	YONKERS, NY
Katasha Harrison	205 S Waverly St	Yonkers, NY
Steven Smith	205 S Waverly St	Steven Smith
JI LEE	285 S. HONOLULU NEW CITY, NY, 10956	Ji Lee
Sherril Gibbs	121 Vineyard Ave	Gibbs
Roderic Berry	22805 Lakewood Dr	Berry

**HONORARY STREET RENAMING PETITION**

NAME (print please)	ADDRESS	SIGNATURE
Isaac Adams	80 Riverdale Ave	[Signature]
J. R. [unclear]	100 Riverdale Ave	[Signature]
Vernell Williams	100 Riverdale Ave	Vernell Williams
Joseph [unclear]	100 Riverdale	Joseph [unclear]
Trina Lopez	100 Riverdale Ave	[Signature]
Nelson Lopez	100 Riverdale Ave	[Signature]
Lilibeth Lopez	100 Riverdale Ave	[Signature]
Lysandra Lopez	200 Riverdale Ave	[Signature]
Elizabeth Lopez	100 Riverdale Ave	[Signature]
Weldon Jackson	100 Riverdale Ave	[Signature]
Gregory Nunez	100 Riverdale Ave	[Signature]
Chryana Degree	70 Hawthorne Ave	Chryana Degree
Michael Diaz	70 Hawthorne Ave	[Signature]
Janel Jackson	160 Riverdale Ave	[Signature]
Amy Jansen	162 Riverdale Ave	[Signature]
Mary Bartie	383 Warburton	Mary Bartie
Joanna Pagan	Joanna Pagan	47 Riverdale Ave
[unclear]	Vonne Evans	47 Riverdale A





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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

RESOLUTION RECOGNIZING JANUARY AS MATERNAL HEALTH AWARENESS MONTH.

WHEREAS, Maternal Health Awareness Month is observed annually in January to raise awareness about maternal mortality, maternal morbidity, and the health challenges faced by mothers during pregnancy, childbirth, and the postpartum period; and

WHEREAS, maternal health is a critical public health issue and a vital indicator of overall community health and economic stability, affecting mothers, infants, families, and future generations throughout the City of Yonkers; and

WHEREAS, the United States continues to experience unacceptably high rates of maternal mortality and severe maternal morbidity compared to other developed nations; and

WHEREAS, Black, Latina, Indigenous, and women from low-income communities experience disproportionately higher rates of pregnancy-related complications and deaths due to systemic inequities, structural racism, and barriers to accessing quality healthcare; and

WHEREAS, many pregnancy-related deaths and complications are preventable through timely access to quality prenatal care, extended postpartum care, maternal mental health services, and culturally responsive, bias-informed healthcare; and

WHEREAS, maternal health encompasses physical health, mental health, nutrition, housing stability, economic security, and access to social supports before, during, and after pregnancy; and

WHEREAS, community-based services and programs, including doulas, midwives, home-visiting services, and maternal health education initiatives, improve outcomes for mothers and infants; and

WHEREAS, local government has an essential role in advancing maternal health through public awareness, policy advocacy, partnerships, and support for families;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Yonkers hereby recognizes “January as Maternal Health Awareness Month” and reaffirms its commitment to promoting maternal health, addressing disparities, and supporting efforts to improve maternal health outcomes for mothers and families in the City of Yonkers.

**FISCAL IMPACT STATEMENT  
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

**SUBJECT:** THIS RESOLUTION IS CEREMONIAL AND POLICY-AFFIRMING IN NATURE AND DOES NOT AUTHORIZE OR REQUIRE THE EXPENDITURE OF CITY FUNDS.

NO FISCAL IMPACT PROJECTED

**BUDGET IMPACT**

(Completed by operating department and reviewed by Finance Department or Council Staff)

A)  General Fund  Board of Education  Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: \$0

Total Current Year Revenue: \$0

Source of Funds (Check one):  Current Appropriations  Additional Appropriations  
 Transfer of Existing Appropriations  Fee/Fine/Tax/Other (Explain)

Identify

Accounts: \_\_\_\_\_

Potential Related Operating Budget Expenses: Annual

Amount: \$ \_\_\_\_\_

Describe:

Potential Related Revenues: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

Anticipated Savings: Annual

Amount: \$ \_\_\_\_\_

Current Year:

Next 5 years:

C) FISCAL IMPACT

Potential for additional personnel:

Prepared By: Hon. Lakisha Collins-Bellamy

Title: Council President

Department: City Council

Signature: \_\_\_\_\_

Reviewed By: \_\_\_\_\_  
DEPARTMENT

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If you need more space, attach additional sheets.*

## **SPONSOR'S MEMORANDUM**

**SPONSOR:** COUNCIL PRESIDENT LAKISHA COLLINS-BELLAMY

**TITLE OF BILL:** RESOLUTION RECOGNIZING JANUARY AS MATERNAL HEALTH AWARENESS MONTH

**PURPOSE:** RECOGNIZE JANUARY AS MATERNAL HEALTH AWARENESS MONTH IN YONKERS AND AFFIRM THE CITY COUNCIL'S COMMITMENT TO PROMOTING MATERNAL HEALTH EQUITY, ADDRESSING DISPARITIES, AND SUPPORTING ALL MOTHERS AND FAMILIES IN THE CITY.

**SUMMARY OF SPECIFIC PROVISIONS:** RECOGNIZING MATERNAL HEALTH AWARENESS MONTH RAISES PUBLIC AWARENESS, PROMOTES EQUITABLE MATERNAL HEALTHCARE, AND DEMONSTRATES YONKERS' COMMITMENT TO SUPPORTING EVERY MOTHER AND FAMILY IN THE COMMUNITY.

**JUSTIFICATION:** MATERNAL HEALTH IS A CRITICAL PUBLIC HEALTH ISSUE IMPACTING MOTHERS, INFANTS, FAMILIES, AND COMMUNITIES. DISPARITIES EXIST ACROSS RACIAL, ETHNIC, AND ECONOMIC LINES, WITH BLACK, LATINA, INDIGENOUS, AND LOW-INCOME WOMEN DISPROPORTIONATELY AFFECTED.

**IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS:** N/A

**CRIMINAL SANCTION IMPACT:** N/A

**LEGISLATIVE HISTORY:** N/A

**FISCAL IMPLICATIONS:** Neutral

**EFFECTIVE DATE:** This resolution shall take effect immediately.



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## RESOLUTION

BY COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS PINEDA-ISAAC, DIAZ, AND HODGES:

A RESOLUTION OF THE COUNCIL OF THE CITY OF YONKERS TO RECOGNIZE AND HONOR THE LATE REVEREND DR. MARTIN LUTHER KING JR. AND RECOGNIZE JANUARY 19, 2026, AS A DAY OF SERVICE IN THE CITY OF YONKERS

WHEREAS, the late Reverend Dr. Martin Luther King Jr. was a Baptist minister and civil rights activist, born on January 15, 1929, in Atlanta, Georgia as Michael King Jr., later changing his name to Martin Luther King Jr. after his father changed his own name in honor of the Protestant leader Martin Luther; and

WHEREAS, the late Reverend Dr. Martin Luther King Jr. earned a degree in sociology from Morehouse College, attended Crozer Theological Seminary in Chester, Pennsylvania, and later earned his doctoral degree from Boston University; and

WHEREAS, the late Reverend Dr. Martin Luther King Jr. married Coretta Scott in June 1953, and together they raised four children: Yolanda King, Martin Luther King III, Dexter Scott King, and Bernice King; and

WHEREAS, the late Reverend Dr. Martin Luther King Jr. joined the National Association for the Advancement of Colored People (NAACP) and rose to national prominence as a leader of the Montgomery Bus Boycott, bringing renewed energy and vision to the civil rights movement; and

WHEREAS, in 1957, the late Reverend Dr. Martin Luther King Jr., along with other ministers and civil rights leaders, founded the Southern Christian Leadership Conference (SCLC), playing a critical role in advancing voting rights and civil liberties for people of color throughout the Southern United States; and

WHEREAS, in 1963, the late Reverend Dr. Martin Luther King Jr. was arrested during demonstrations in Birmingham, Alabama, where he authored his historic "Letter from Birmingham Jail," articulating his philosophy of nonviolent resistance; and

WHEREAS, on August 28, 1963, the late Reverend Dr. Martin Luther King Jr. delivered his iconic "I Have a Dream" speech at the historic March on Washington, attended by more than 200,000 people, proclaiming his belief that individuals should be judged not by the color of their skin, but by the content of their character; and

WHEREAS, the late Reverend Dr. Martin Luther King Jr. dedicated his life to advancing peace, racial harmony, justice, and dignity for all people, regardless of race, color, or creed; and

WHEREAS, in 1964, the late Reverend Dr. Martin Luther King Jr. was awarded the Nobel Peace Prize in recognition of his dynamic leadership and unwavering commitment to freedom, justice, and equality; and

WHEREAS, on April 4, 1968, the late Reverend Dr. Martin Luther King Jr. was assassinated in Memphis, Tennessee, and his life and legacy continue to be honored through a national holiday observed annually on the third Monday in January; and

WHEREAS, Dr. Martin Luther King Jr. is recognized worldwide for providing a voice for African Americans and remains a national hero whose legacy continues to inspire generations; and

WHEREAS, Monday, January 19, 2026, is observed nationally as Dr. Martin Luther King Jr. Day and as a “Day of Service,” known as “a day on, not a day off,” encouraging Americans to volunteer and strengthen their communities; and

WHEREAS, this national day of service promotes service, leadership, community development, and interfaith dialogue, inspiring residents to honor Dr. King’s legacy through meaningful civic engagement;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Yonkers hereby proclaims Monday, January 19, 2026, as Dr. Martin Luther King Jr. Day and a “Day of Service” in the City of Yonkers, and encourages all residents to honor Dr. King’s legacy through service, unity, and commitment to justice.