



Meeting Agenda

Tuesday, April 14, 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 March 24, 2026 approved by Majority Leader
Rubbo.

COMMUNICATIONS FROM CITY OFFICIALS

COMMUNICATIONS - GENERAL

COMMITTEE OF THE WHOLE

INDEX

1. GENERAL ORDINANCE – AMENDING CHAPTER 72 OF THE CITY CODE ENTITLED “GRAFFITI” IN ORDER TO STRENGTHEN ENFORCEMENT, ESTABLISH PENALTIES AND PROVIDE FOR RESTITUTION RELATED TO GRAFFITI VANDALISM. (NEUTRAL FISCAL IMPACT.) (ALL COUNCILMEMBERS.)
 2. SPECIAL ORDINANCE – AMENDING THE BUDGET FOR THE CITY OF YONKERS FOR THE 2025/2026 FISCAL YEAR IN RELATION TO TRANSFERRING FUNDS TO AND FROM VARIOUS ACCOUNTS FOR THE PURPOSE OF: 1) CONTRACTUAL SETTLEMENTS. (NEUTRAL FISCAL IMPACT.) (ALL COUNCILMEMBERS.)
 3. RESOLUTION – ISSUING A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE PROPOSED AMENDMENT OF CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS TITLED “ZONING” BY AMENDING ARTICLE XV IN RELATION TO AFFORDABLE HOUSING. (NO FISCAL IMPACT.) (ALL COUNCILMEMBERS.)
 4. RESOLUTION – OF THE YONKERS CITY COUNCIL SEEKING LEAD AGENCY AND AUTHORIZING AND DIRECTING THE REFERRAL OF THE PROPOSED LOCAL LAW AMENDING CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS TITLED “ZONING” BY AMENDING ARTICLE XV IN RELATION TO AFFORDABLE HOUSING. (NO FISCAL IMPACT.) (ALL COUNCILMEMBERS.)
 5. RESOLUTION – APPROVING AN AGREEMENT BETWEEN THE CITY OF YONKERS AND SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 704B. (NEGATIVE FISCAL IMPACT.) (ALL COUNCILMEMBERS.)
 6. RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF YONKERS AND LOCAL 1897, NEW YORK STATE COUNCIL 66 AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES. (NEGATIVE FISCAL IMPACT.) (ALL COUNCILMEMBERS.)
 7. RESOLUTION TO APPROVE A SPECIAL USE PERMIT APPLICATION FOR TESLA CHARGING STATIONS TO BE OPEN TO THE PUBLIC 24 HOURS AT BLOCK: 4071 LOT: 1 ON THE PROPERTY KNOWN AS 193 MARKET STREET, ZONED “PMD” DISTRICT, PURSUANT TO ARTICLE VII OF THE YONKERS ZONING ORDINANCE.
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8. SETTLEMENT RESOLUTION – \$25,000.00 - ELENA BENNETT-GOULET V. CITY OF YONKERS AND GIANCARLOS CASTRILLON – CLAIMANT ALLEGEDLY SUFFERED PERSONAL INJURIES AND PROPERTY DAMAGE AS A RESULT OF A MOTOR VEHICLE ACCIDENT ON MAY 22, 2024 INVOLVING A YONKERS POLICE DEPARTMENT UNIT ON YONKERS AVENUE UNDERNEATH THE CROSS COUNTY PARKWAY OVERPASS. (FISCAL IMPACT – AMOUNT OF SETTLEMENT.) (ALL COUNCILMEMBERS.)
 9. SETTLEMENT RESOLUTION – \$52,000.00- LIBERTY MUTUAL FIRE INSURANCE COMPANY A/S/O MARIA GOMEZ AND GINO GUGLIEMI – (PIP CLAIM) CLAIMANTS ALLEGEDLY SUSTAINED PERSONAL INJURIES WHEN A DPW VEHICLE REAR ENDED THE VEHICLE THEY WERE PASSENGERS IN (UBER) ON MARCH 8, 2022. (FISCAL IMPACT -AMOUNT OF SETTLEMENT.) (ALL COUNCILMEMBERS.)
 10. RESOLUTION OF THE COUNCIL OF THE CITY OF YONKERS TO RECOGNIZE THE WEEK OF APRIL 12 -18, 2026 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN THE CITY OF YONKERS
 11. RESOLUTION OF THE CITY COUNCIL OF YONKERS PROCLAIMING AND RECOGNIZING APRIL 22, 2026 AS “EARTH DAY” THROUGHOUT THE CITY OF YONKERS.
 12. RESOLUTION OF THE CITY COUNCIL OF YONKERS PROCLAIMING AND RECOGNIZING APRIL 24, 2026 AS “ARBOR DAY” THROUGHOUT THE CITY OF YONKERS.
 13. COMMISSIONER OF DEEDS
-

COMMITTEE REPORTS



GENERAL ORDINANCE

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

A GENERAL ORDINANCE AMENDING CHAPTER 72 OF THE CITY CODE ENTITLED "GRAFFITI" IN ORDER TO STRENGTHEN ENFORCEMENT, ESTABLISH PENALTIES, AND PROVIDE FOR RESTITUTION RELATED TO GRAFFITI VANDALISM.

Be it enacted by the City Council of the City of Yonkers, as follows:

Section 1. Chapter 72 of the Code of the City of Yonkers entitled, "Graffiti", is hereby amended, by amending § 72-3 entitled "Sale and Storage of Spray Paint Cans or Containers" to read as follows:

§ 72-3 Sale and storage of spray paint cans or containers.

A. No person shall sell or offer for sale to any minor under the age of eighteen (18) years any can or container containing paint and a propellant and designed to spray paint, commonly known as a "paint spray can" graffiti instrument, including but not limited to spray paint containers, paint markers, etching tools, or containers of paint containing a propellant unless accompanied by a parent, guardian, teacher, or employer.

B. It shall be the duty of any person who sells or offers for sale any container item described in Subsection A to require from any person desiring to purchase such container item and appearing to be less than eighteen (18) years of age valid identification and proof of such person's age before selling or delivering such container.

C. It shall be the duty of any person who sells or offers for sale any can or container item described in Subsection A to store such cans and containers item in a manner that precludes a purchaser from physically obtaining the container item without the assistance of the seller, including but not limited to storage in a stock room, behind a sales counter, or in a locked display cabinet.

D. Retail Signage. Any retail establishment selling spray paint containers shall post a sign in a conspicuous location stating: "SALE OF SPRAY PAINT TO PERSONS UNDER 18 YEARS OF AGE IS PROHIBITED BY LAW."

E. Responsibility of Retail Establishments. The owner, operator, or manager

of any retail establishment selling graffiti instruments shall be responsible for ensuring compliance with this section. Violations by employees shall be deemed violations of the establishment.

F. Penalties. A violation of this section shall constitute a Class II offense. Any person, firm, or corporation violating any provision of this section shall be subject to a fine not exceeding \$500 for a first offense, \$1,000 for a second offense within a twelve-month period, and \$2,000 for each subsequent offense. Each unlawful sale or transaction shall constitute a separate violation.

G. Restitution for Graffiti Removal. Any person convicted of violating any provision of this chapter or found liable in a civil action brought by the Corporation Counsel may be liable for the full cost of graffiti removal and property restoration. Such costs may include labor, materials, equipment, administrative expenses, and any other costs incurred by the City or by the owner of the affected property. The City shall request that a court of competent jurisdiction order restitution as part of any judgment imposed.

Section 2. Chapter 72 of the Code of the City of Yonkers entitled, "Graffiti", is hereby amended, by amending § 72-6 entitled, "Penalties for property owners" to read as follows:

A. The failure of an owner or his/her agent to comply with the provisions of § 72-5 and the graffiti condition notice may subject the owner or his/her agent to a fine of not more than \$250 \$350 for each offense.

B. Upon the failure of an owner or his/her agent to comply with the graffiti condition notice, the City may investigate the reason for said failure and reserves the right to restore the building or structure to a graffiti-free condition by painting or similar acceptable method. Labor may be provided by the Department of Community Services, and the City or the owner may provide the material to remove graffiti markings. The owner shall be responsible for all costs incurred by the City to have such graffiti markings removed.

C. In the event that the graffiti may not be removed by painting or a similar acceptable method due to texture, condition or historic nature of the building or structure, the City reserves the right to retain a contractor to restore the building or structure to a graffiti-free condition and bill the owner for the expense of such restoration.

D. If the name of the owner or his/her place of residence cannot be ascertained or if the owner fails to pay the bill, the City shall file a certificate of the actual cost of the restoration, together with a statement as to the location of the property restored, with the City Assessor of the City of Yonkers, who shall, in the preparation of the next assessment roll of general

City taxes, assess such amount upon such property, and the same shall be levied, corrected, enforced and collected in the same manner, by the same proceedings, at the same time, under the same penalties and having the same lien upon the property assessed as the general City taxes and as a part thereof.

Section 3. This General Ordinance shall take effect upon compliance with §C4-6 (c) of the Charter of the City of Yonkers and the provisions of the Municipal Home Rule Law of the State of New York.

SPONSOR: The Administration

TITLE OF BILL: A GENERAL ORDINANCE AMENDING CHAPTER 72 OF THE CITY CODE ENTITLED “GRAFFITI” IN ORDER TO STRENGTHEN ENFORCEMENT, ESTABLISH PENALTIES, AND PROVIDE FOR RESTITUTION RELATED TO GRAFFITI VANDALISM

PURPOSE: The purpose of this resolution is to strengthen the City’s existing graffiti ordinance which is nearly 35 years old by updating the sale, storage, and possession regulations for spray paint and other graffiti implements; establishing clear responsibilities and penalties for retailers and restricting possession of graffiti tools by minors. It also increase the penalty for property owner failure to remove. These measures are intended to reduce incidents of graffiti vandalism, protect public and private property, promote neighborhood safety and aesthetics, and ensure that individuals responsible for graffiti are held financially accountable for removal and restoration costs.

SUMMARY OF SPECIFIC PROVISIONS: Amending Chapter 72 of the Code of the City of Yonkers: broadens application to “graffiti tools”, enhances retail liability, and make minor increase to property owner penalty for failure to remove.

JUSTIFICATION: The City of Yonkers recognizes that graffiti vandalism has increased in certain areas of the City and creates blight, reduces neighborhood quality of life, and imposes financial burdens on property owners and the City. Spray paint containers and/or any graffiti implement are frequently used to deface both public and private property. The City of Yonkers finds that stronger regulations regarding the sale, storage, and control of spray paint containers will assist in deterring graffiti vandalism. The City of Yonkers further finds that individuals responsible for violations should be held accountable for the costs associated with graffiti removal and property restoration. These measures are in an effort to reduce repeat vandalism because existing graffiti tends to attract more graffiti.

IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS: Liability and Penalties

CRIMINAL SANCTION IMPACT: Any violation of any provision of this chapter shall constitute a Class II offense.

LEGISLATIVE HISTORY: New Bill

FISCAL IMPLICATIONS: Neutral

EFFECTIVE DATE: This General Ordinance shall take effect upon compliance with §C4-6 (c) of the Charter of the City of Yonkers and the provisions of the Municipal Home Rule Law of the State of New York.

SUBJECT: A GENERAL ORDINANCE AMENDING CHAPTER 72 OF THE CITY CODE ENTITLED "GRAFFITI" IN ORDER TO STRENGTHEN ENFORCEMENT, ESTABLISH PENALTIES, AND PROVIDE FOR RESTITUTION RELATED TO GRAFFITI VANDALISM
 X NO 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

Potential for additional personnel: _____

Prepared By: Denise Egziaco

Title: Chief of Staff

Department: Mayor's Office

Signature: /S/ Denise Egziaco

Reviewed By: John Liszewski
 FINANCE DEPARTMENT

Signature: /S/

Date: March 30, 2026



SPECIAL ORDINANCE

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

A SPECIAL ORDINANCE AMENDING THE BUDGET FOR THE CITY OF YONKERS FOR THE 2025/2026 FISCAL YEAR IN RELATION TO TRANSFERRING FUNDS TO AND FROM VARIOUS ACCOUNTS FOR THE PURPOSE OF: 1) CONTRACTUAL SETTLEMENTS.

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

Section 1. The budget for fiscal year 2025/2026 is hereby amended by transferring funds as follows:

<u>Transfer From:</u>	<u>Account #</u>	<u>Amount</u>
Strategic Allocation Vital Expenditures "SAVE"	120.4999.C1132	\$10,000,000
		\$10,000,000
<u>Transfer To:</u>	<u>Account #</u>	<u>Amount</u>
Contractual Settlements	120.4999.C0119	\$10,000,000
		\$10,000,000

Section 2. The balance of such appropriation remaining after the transfer equals or exceeds the estimated expenditure the City requires for such purpose during the remainder of the budget year as per the attached justification document to be submitted to the State Comptroller for approval.

Section 3. This ordinance shall take effect immediately.

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

SPONSOR: Comptroller

TITLE OF BILL: A SPECIAL ORDINANCE AMENDING THE BUDGET FOR THE CITY OF YONKERS FOR THE 2025/2026 FISCAL YEAR IN RELATION TO TRANSFERRING FUNDS FROM AND TO VARIOUS ACCOUNTS.

PURPOSE: Amend the City's budget for 2025/2026 Fiscal Year.

SUMMARY OF SPECIFIC PROVISIONS: Amend the City's 2025/2026 Fiscal Year budget.

JUSTIFICATION: City will transfer necessary funds.

IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS: N/A

CRIMINAL SANCTION IMPACT: N/A

LEGISLATIVE HISTORY: N/A

FISCAL IMPLICATIONS: Neutral.

EFFECTIVE DATE: Immediate.

SUBJECT:A SPECIAL ORDINANCE AMENDING THE BUDGET FOR THE CITY OF YONKERS FOR THE 2025/2026 FISCAL YEAR IN RELATION TO TRANSFERRING FUNDS FROM AND TO VARIOUS ACCOUNTS
X NO FISCAL IMPACT PROJECTED

BUDGET IMPACT

- X General Fund Board of Education Special Revenue fund or District
- 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: Annual maintenance after Year 1

Potential Related Revenues: Annual

Amount: \$ _____

Current Year:

Next 5 years:

Anticipated Savings: Annual

Amount: \$ _____

Current Year:

Next 5 years:

- FISCAL IMPACT

Potential for additional personnel: _____

Prepared By: John Jacobson
Title: Budget Director

Department: Management & Budget

Reviewed By: John Liszewski
Title: Commissioner of Finance

Signature: /s/



RESOLUTION

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

A RESOLUTION ISSUING A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE PROPOSED AMENDMENT OF CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS TITLED "ZONING" BY AMENDING ARTICLE XV IN RELATION TO AFFORDABLE HOUSING

WHEREAS, there is pending adoption a proposed local law amending Chapter 43 of the Code of the City of Yonkers titled "Zoning" by amending Article XV in relation to affordable housing (the "Proposed Action"); and

WHEREAS, the City Council of the City of Yonkers (the "City Council") determined that the Proposed Action is a Type I action under Article 8 of the New York Environmental Conservation Law, known as the New York State Environmental Quality Review Act, as amended, and the regulations promulgated pursuant thereto by the Department of Environmental Conservation of the State of New York, as amended (collectively, "SEQRA"), and

WHEREAS, by Resolution 124-2025 adopted by the City Council at its meeting held September 16, 2025, the City Council sought to establish itself as Lead Agency in connection with review of the Proposed Action pursuant to SEQRA and no objection was submitted; and

WHEREAS, in accordance with SEQRA, to determine whether the Proposed Action will have a significant adverse impact on the environment, the City Council carefully reviewed and considered the Proposed Action, the documentation related to the Proposed Action, including the full Environmental Assessment Form ("EAF"), and the criteria set forth in Section 617.7 of 6 NYCRR Part 617, and identified and carefully considered the relevant areas of environmental concern set forth in the EAF.

NOW, THEREFORE, BE IT RESOLVED by the City Council that, based upon the review of the EAF and for the reasons set forth therein, the City Council hereby adopts a Negative Declaration under SEQRA, finding that the Proposed Action will have no significant adverse environmental impacts; and be it further

RESOLVED, that this resolution shall take effect immediately.



RESOLUTION

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

RESOLUTION OF THE YONKERS CITY COUNCIL SEEKING LEAD AGENCY AND AUTHORIZING AND DIRECTING THE REFERRAL OF THE PROPOSED LOCAL LAW AMENDING CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS TITLED "ZONING" BY AMENDING ARTICLE XV IN RELATION TO AFFORDABLE HOUSING

WHEREAS, before the Yonkers City Council (the "City Council") is a proposed local law amending the Zoning Ordinance in relation to affordable housing (the "Proposed Action"); and

WHEREAS, the Proposed Action includes city-wide changes in the allowable uses within zoning districts affecting 25 or more acres and is therefore classified as a Type I action under Article 8 of the New York Environmental Conservation Law, known as the New York State Environmental Quality Review Act, as amended, and the regulations promulgated pursuant thereto by the Department of Environmental Conservation of the State of New York, as amended (collectively, "SEQRA"); and

WHEREAS, the Proposed Action requires review pursuant to SEQRA; and

WHEREAS, the City Council desires to initiate the SEQRA review process with respect to the Proposed Action and establish itself as Lead Agency; and

WHEREAS, Section 43-164 of the Zoning Ordinance requires all amendments of the Zoning Ordinance to be considered by the City Council to be referred to the Yonkers Planning Board for its review and report; and

WHEREAS, Section 239-m(2) of New York General Municipal Law requires referral of any proposed amendments to the Zoning Ordinance to the Westchester County Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the City Council that, the City Council declares its intention to seek Lead Agency status for purposes of the environmental review of the Proposed Action pursuant to SEQRA, and will assume Lead Agency of the Proposed Action in accordance with Part 627 (6 NYCRR Part 627) of the SEQRA regulations; and be it further

RESOLVED, that the City Clerk is hereby directed, on behalf of this City Council, to initiate Lead Agency notification and coordinated review with all involved agencies in connection with the SEQRA review of the Proposed Action. If no other

involved agency seeks to be Lead Agency within 30 days of the effective date of notice or if notified that no other involved agency seeks to be Lead Agency prior to the expiration of the thirty day period, then the City Council shall assume Lead Agency status for purposes of SEQRA review of the Proposed Action; and be it further

RESOLVED, that in accordance with Section 43-164 of the Zoning Ordinance and Section 239-m of NY General Municipal Law, the City Council hereby refers the proposed local law amending Chapter 43 with regard to affordable housing to the Yonkers Planning Board and Westchester County Planning Board for review and report; and be it further

RESOLVED, by the City Council of the City of Yonkers that a public hearing shall be held on _____, 2026, at the City Council Chamber, located at 40 South Broadway, New York, at 7 PM, or as soon as possible thereafter, to consider the adoption of a Local Law Amending Chapter 43 Of The Code Of The City Of Yonkers Titled "Zoning" by Amending Article XV in relation to Affordable Housing; and be it further

RESOLVED, that this resolution shall take effect immediately.



RESOLUTION

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

RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF YONKERS AND SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 704B

WHEREAS, the City of Yonkers and the Service Employees International Union, Local 704B have recently agreed to a successor collective bargaining agreement for the period June 1, 2024 through June 30, 2029; and

NOW, THEREFORE, BE IT RESOLVED that the successor collective bargaining agreement between the City of Yonkers and Service Employees International Union, Local 704B for the period June 1, 2024 through June 30, 2029, as stated in the attached Memorandum of Agreement, is hereby approved; and

BE IT FURTHER RESOLVED, that the above constitutes a "Type II" action under the State Environmental Quality Review Act ("SEQRA"), and its implementing regulations, 6 NYCRR Part 617, which is an action determined not to have a significant effect on the environment and therefore does not require further environmental review.



RESOLUTION

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

RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF YONKERS AND LOCAL 1897, NEW YORK STATE COUNCIL 66 AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL

WHEREAS, the City of Yonkers and Local 1897, New York State Council 66 American Federation of State, County and Municipal Employees, AFL-CIO ("AFSCME"), have recently agreed to a successor collective bargaining agreement for the period July 1, 2025 through June 30, 2030;

NOW, THEREFORE, BE IT RESOLVED, that that the successor collective bargaining agreement in effect between the City of Yonkers and AFSCME for the period July 1, 2025 through June 30, 2030, as stated in the attached Memorandum of Agreement, is hereby approved. hereby approved; and be it further

RESOLVED, that the above constitutes a "Type II" action under the State Environmental Quality Review Act ("SEQRA") and its implementing regulations, 6 NYCRR Part 617.5 (28), collective bargaining activities, which is an action determined not to have a significant effect on the environment and therefore does not require further environmental review.



RESOLUTION

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

RESOLUTION TO APPROVE A SPECIAL USE PERMIT APPLICATION FOR TESLA CHARGING STATIONS TO BE OPEN TO THE PUBLIC 24 HOURS AT BLOCK: 4071 LOT: 1 ON THE PROPERTY KNOWN AS 193 MARKET STREET, ZONED "PMD" DISTRICT, PURSUANT TO ARTICLE VII OF THE YONKERS ZONING ORDINANCE.

WHEREAS, on March 11, 2026, the Planning Board of the City of Yonkers, by unanimous vote, approved the special use permit application for a 24 Hour Use Permit FOR TESLA CHARGING STATIONS TO BE OPEN TO THE PUBLIC 24 HOURS AT BLOCK: 4071 LOT: 1 ON THE PROPERTY KNOWN AS 193 MARKET STREET, ZONED "PMD" DISTRICT, PURSUANT TO ARTICLE VII OF THE YONKERS ZONING ORDINANCE; and

WHEREAS, The Planning Board found that this application met the criteria to be classified as a Type II action pursuant to 6 NYCRR Part 617.5(c)(9), 617.5(c)(18) and therefore determined that no further environmental review was required for this project; and

WHEREAS, Section 43-74 (A)(3) of the Zoning Ordinance dictates special use permits requirements for certain business, commercial and office uses open between midnight and 6 A.M. The law provides that the Planning Board, in making its determination, may consider any and all factors it deems necessary to render a fair determination, including but not limited to:

- a. The location or proximity of the establishment within or to the residential area.
- b. The methods used by the owners, operator or general manager to mitigate the adverse effect of noise, litter, lighting, and traffic upon the residential area.
- c. The security measures used by the establishment to prevent or discourage robberies, vandalism and loitering.
- d. Such other factors that, in the discretion of the Board, are necessary to protect the general health, safety and welfare; and

WHEREAS, The Planning Board has weighed the following factors in determining the approval of a 24-hour Special Use permit for the Tesla Charging Stations.

Findings:

1. Applicant is proposing to install 20 Tesla Superchargers within the existing Ridge Hill Cole Street parking garage with associated electrical equipment.
2. These charging stations are within the existing parking garage, and appear to

have a minimal impact.

3. The Yonkers Police Department has provided an incident report (attached) with a very limited number of calls for service at this location

4. On February 11, the Planning Board held its duly required public hearing on the 24 hour special use permit at which time, one member of the public spoke. The Planning Board closed the public hearing on February 11, 2026; and

WHEREAS, at its meeting of March 11, 2026, the Planning Board approved the special use permit for a 24 Hour Use Permit and forwarded it to the City Council for its final determination; and

WHEREAS, in accordance Section 43-74 (A)(3) of the City's Zoning Ordinance, following an approval of a special use permit by the Planning Board, the City Council must approve, disapprove, or approve with modifications the decision of the Planning Board with respect to its grant of the special use permit within 45 days of receipt of the Planning Board's findings and decision; and,

WHEREAS, upon referral by the Planning Board and receipt of the aforementioned documents, the City Council believes it to be in the best interest of the City to approve the special use permit application; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council, in meeting assembled, hereby accepts the recommendation of the Planning Board that the special use permit application be granted; and

BE IT FURTHER RESOLVED, that, based upon the record and findings of the Planning Board with respect to the application, as well as the entire record before the City Council during its review of the application, the decision and actions of the Planning Board are hereby approved, and this approval is subject to any conditions set forth in the Planning Board Approval Resolution; and

BE IT FURTHER RESOLVED, that all of the conclusions, findings, and conditions contained in the February 11, 2026 public hearing transcript and the March 11, 2026 Planning Board Approval Resolution are hereby incorporated by reference herein and made a part hereto; and

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

SUBJECT: RESOLUTION IN ACCORDANCE WITH SECTION 43-74 (A)(3) OF THE ZONING ORDINANCE TO APPROVE A SPECIAL USE PERMIT APPLICATION FOR TESLA CHARGING STATIONS TO BE OPEN TO THE PUBLIC 24 HOURS AT BLOCK: 4071 LOT: 1 ON THE PROPERTY KNOWN AS 193 MARKET STREET, ZONED "PMD" DISTRICT, PURSUANT TO ARTICLE VII OF THE YONKERS ZONING ORDINANCE.

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: _____

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: Councilman John

Rubbo

Title: Majority Leader

Department: City Council _

Signature: _____

Reviewed

By: _____

FINANCE DEPARTMENT

Signature: _____

Date: _____

SPONSOR'S MEMORANDUM

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

SPONSOR: Majority Leader John Rubbo and Council Member Tim Hodges

TITLE OF BILL: A RESOLUTION TO APPROVE A SPECIAL USE PERMIT APPLICATION FOR TESLA CHARGING STATIONS TO BE OPEN TO THE PUBLIC 24 HOURS AT BLOCK: 4071 LOT: 1 ON THE PROPERTY KNOWN AS 193 MARKET STREET, ZONED "PMD" DISTRICT, PURSUANT TO ARTICLE VII OF THE YONKERS ZONING ORDINANCE.

PURPOSE: APPROVING THE SPECIAL USE PERMIT APPLICATION AS PER THE PLANNING BOARD APPROVAL RESOLUTION, DATED MARCH 11, 2026.

SUMMARY OF SPECIFIC PROVISIONS: APPROVING THE SPECIAL USE PERMIT APPLICATION FOR THE PURPOSE OF INSTALLING 20 TESLA CHARGING STATIONS TO BE OPEN TO THE PUBLIC 24 HOURS AT BLOCK: 4071 LOT: 1 ON THE PROPERTY KNOWN AS 193 MARKET STREET, ZONED "PMD" DISTRICT, PURSUANT TO ARTICLE VII OF THE YONKERS ZONING ORDINANCE.

JUSTIFICATION: N/A

IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS: Positive

CRIMINAL ACTION IMPACT: N/A

LEGISLATIVE HISTORY: N/A

FISCAL IMPLICATIONS: None/Neutral

EFFECTIVE DATE: THIS RESOLUTION SHALL TAKE EFFECT IMMEDIATELY.



RESOLUTION

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

RESOLVED, by the City Council of the City of Yonkers, in meeting assembled:

That the settlement by the Corporation Counsel in the amount of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) of the action entitled, "ELENA BENNETT-GOULET, Plaintiff", against "CITY OF YONKERS and GIANCARLOS CASTRILLON, Defendants", alleging personal injuries and property damages as a result of a motor vehicle accident on May 22, 2024, involving a Yonkers Police Department unit on Yonkers Avenue underneath the Cross County Parkway overpass in Yonkers, New York, be and the same hereby is approved and the Comptroller of the City of Yonkers is directed to draw his warrant in the amount of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) in favor of Cheriff & Fink, P.C. as attorney for ELENA BENNETT-GOULET.



RESOLUTION

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

RESOLVED, by the City Council of The City of Yonkers, in meeting assembled:

That the settlement by the Corporation Counsel in the amount of FIFTY TWO THOUSAND DOLLARS and 00/100 (\$52,000.00) in the matter entitled LIBERTY MUTUAL FIRE INSURANCE CO A/S/O MARIA GOMEZ AND GINO GUGLIELMI (PIP), Plaintiff(s) v. THE CITY OF YONKERS Defendant(s), for personal injuries arising out of an incident on March 8, 2022 when a DPW vehicle rear-ended an Uber in which Maria Gomez and Gino Emanuel Gugliemi were passengers, be and the same hereby is approved, and the Comptroller of The City of Yonkers is directed to draw his warrant in the amount of FIFTY TWO THOUSAND DOLLARS and 00/100 (\$52,000.00) in favor of said plaintiffs and their attorney Liberty Mutual Fire Insurance Company, 175 Berkeley Street, Boston, Massachusetts 02116.



RESOLUTION

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

A RESOLUTION OF THE COUNCIL OF THE CITY OF YONKERS TO RECOGNIZE THE WEEK OF APRIL 12 -18, 2026 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN THE CITY OF YONKERS

WHEREAS, Every year during the second week of April, the telecommunications personnel in the public safety community, are honored. This week-long event, initially recognized in 1981 by the Contra Costa County Sheriff's Office in California, as a time to celebrate and thank those who dedicate their lives to serving the public so everyone can be made aware of their hard work and dedication; and

WHEREAS, The Yonkers Police Department continues to recognize National Public Safety Telecommunicators Week and to offer Tips for calling 9-1-1 and accessing emergency services; and

WHEREAS, in Yonkers, these unsung heroes who serve our communities answer and dispatch 911 calls by managing thousands of calls for service annually, making sure Police, Fire, and EMS get to the people who need our help; and

WHEREAS, the Public Safety Dispatchers are trained in the Enhanced-911 telephone system, the language line translation service, the computer-assisted dispatch system (CAD), and NYSPIN systems. The Enhanced-911 enables Public Safety Dispatchers to know the name, address, and telephone number connected with the telephone dialing a "911" call.

WHEREAS, National Public Safety Telecommunicators Week is a time to thank those who dedicate their lives to serving the public. A week set aside to make everyone aware of their hard work and dedication.

NOW, THEREFORE, BE IT RESOLVED, that the Yonkers City Council pause in its deliberations to recognize the significance of National Public Safety Telecommunicators Week as an important time to acknowledge and thank the Emergency Dispatchers who are on the front line of public health safety and welfare by commemorating April 12-18, 2026 as National Public Safety Telecommunicators Week in the City of Yonkers.

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

SUBJECT: A RESOLUTION OF THE COUNCIL OF THE CITY OF YONKERS TO RECOGNIZE THE WEEK OF APRIL 12 -18, 2026 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN THE CITY OF YONKERS

X 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: City Council President

Department: Council President

Reviewed

By: _____

_____ DEPARTMEN

T

Signature: _____ —	Signature: _____ — Date: _____ —
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If you need more space, attach additional sheets.

SPONSOR’S MEMORANDUM

SPONSOR: CITY COUNCIL PRESIDENT LAKISHA COLLINS-BELLAMY

TITLE OF BILL: A RESOLUTION OF THE COUNCIL OF THE CITY OF YONKERS TO RECOGNIZE THE WEEK OF APRIL 12 -18, 2026 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN THE CITY OF YONKERS

PURPOSE: To recognize the week of April 12-18 as National Public Safety Telecommunicators week in the City of Yonkers.

SUMMARY OF SPECIFIC PROVISIONS: To recognize the week of April 12-18 as National Public Safety Telecommunicators week in the City of Yonkers. A week set aside to make everyone aware of their hard work and dedication.

JUSTIFICATION: To recognize the week of April 12-18 as National Public Safety Telecommunicators week in the City of Yonkers.

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.



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 YONKERS PROCLAIMING AND RECOGNIZING APRIL 22, 2026 AS "EARTH DAY" THROUGHOUT THE CITY OF YONKERS.

WHEREAS, Earth Day, first celebrated in 1970, is now recognized globally as a day to demonstrate support for environmental protection and sustainability;

WHEREAS, Earth Day serves to raise awareness, promote environmental education, and inspire individuals, communities, and governments to take meaningful action to protect our natural resources;

WHEREAS, the health of our environment directly impacts the well-being, safety, and prosperity of present and future generations;

WHEREAS, our City is committed to advancing sustainability initiatives, reducing pollution, promoting clean energy, and preserving green spaces for all residents;

WHEREAS, the 2026 Earth Day theme, "Our Power, Our Planet," highlights the collective strength of communities working together toward a more sustainable and resilient future;

WHEREAS, residents, schools, businesses, and community organizations are encouraged to participate in activities such as recycling, conservation, tree planting, and community clean-ups;

BE IT FURTHER RESOLVED, that all residents are encouraged to observe this day by taking action to protect the environment and promote sustainability in their homes, workplaces, and neighborhoods;

BE IT FURTHER RESOLVED, that the City Council reaffirms its commitment to environmental stewardship and to policies that enhance the quality of life for all members of our community;

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby recognizes April 22, 2026, as Earth Day in the City of Yonkers.

SUBJECT: RESOLUTION OF THE CITY COUNCIL OF YONKERS
 PROCLAIMING AND RECOGNIZING APRIL 22, 2026 AS "EARTH DAY"
 THROUGHOUT THE CITY OF YONKERS.

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: _____

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: Hon. Lakisha Collins-Bellamy

Title: Council President

Department: City Council President

Reviewed By: _____

FINANCE DEPARTMENT

Signature: _____

Signature: _____

Date: _____

If you need more space, attach additional sheets.

SPONSOR'S MEMORANDUM

SPONSOR: COUNCIL PRESIDENT LAKISHA COLLINS-BELLAMY

TITLE OF BILL: RESOLUTION OF THE CITY COUNCIL OF YONKERS PROCLAIMING AND RECOGNIZING APRIL 22, 2026 AS "EARTH DAY" THROUGHOUT THE CITY OF YONKERS.

PURPOSE: To recognize Earth Day in the City of Yonkers.

SUMMARY OF SPECIFIC PROVISIONS: To recognize Earth Day in the City of Yonkers.

JUSTIFICATION:

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.



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 YONKERS PROCLAIMING AND RECOGNIZING APRIL 24, 2026 AS "ARBOR DAY" THROUGHOUT THE CITY OF YONKERS.

WHEREAS, Arbor Day is celebrated annually across the United States to recognize the importance of trees and to encourage individuals and communities to plant, nurture, and preserve them; and

WHEREAS, in 2026, Arbor Day will be observed on Friday, April 24, consistent with the national tradition of celebrating on the last Friday in April;

WHEREAS, trees are a vital resource that provide clean air, reduce urban heat, conserve water, prevent soil erosion, and enhance the beauty and livability of our neighborhoods;

WHEREAS, urban forestry contributes to the health, environmental sustainability, and economic vitality of communities such as the City of Yonkers; and

WHEREAS, the planting and care of trees represent an investment in the future, promoting environmental stewardship for generations to come;

WHEREAS, the City of Yonkers recognizes the importance of engaging residents, schools, and community organizations in efforts to expand and protect our urban tree canopy; and

WHEREAS, Arbor Day provides an opportunity to reaffirm our commitment to environmental responsibility and to inspire civic pride through beautification and conservation initiatives;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Yonkers hereby proclaims April 24, 2026, as Arbor Day in the City of Yonkers; and

BE IT FURTHER RESOLVED, that all residents are encouraged to participate in tree planting activities, environmental education, and stewardship efforts that contribute to a greener and healthier community; and

BE IT FURTHER RESOLVED, that the City of Yonkers reaffirms its commitment to preserving and expanding its urban forest for the benefit of present and future generations.

SUBJECT: RESOLUTION OF THE CITY COUNCIL OF YONKERS
 PROCLAIMING AND RECOGNIZING APRIL 24, 2026 AS "ARBOR DAY"
 THROUGHOUT THE CITY OF YONKERS.

X 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: _____

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: Hon. Lakisha Collins-Bellamy

Title: Council President

Department: City Council President

Reviewed By: _____

FINANCE DEPARTMENT

Signature: _____

Signature: _____

Date: _____

If you need more space, attach additional sheets.

SPONSOR'S MEMORANDUM

SPONSOR: COUNCIL PRESIDENT LAKISHA COLLINS-BELLAMY

TITLE OF BILL: RESOLUTION OF THE CITY COUNCIL OF YONKERS PROCLAIMING AND RECOGNIZING APRIL 24, 2026 AS "ARBOR DAY" THROUGHOUT THE CITY OF YONKERS.

PURPOSE: To recognize Arbor Day in the City of Yonkers.

SUMMARY OF SPECIFIC PROVISIONS: To recognize Arbor Day in the City of Yonkers.

JUSTIFICATION:

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.

INSTRUCTIONS FOR APPLYING FOR COMMISSIONER OF DEEDS APPOINTMENT

1. Commissioner of Deeds appointments are for a two year period and are not automatically renewed. Applicants must obtain another application form and re-file for reappointment. Applicants for Commissioner of Deeds must live or work in the City of Yonkers.
2. Applicants must complete the application form and forward it to the City Clerk at City Hall, 40 South Broadway, Room 107, Yonkers, New York 10701. Please allow several months for processing.
3. All applicants for Commissioner of Deeds appointments must be approved by the City Council.
4. After receiving City Council approval, the list of applicants will be forwarded to the County Clerk's Office. The County Clerk will contact the applicant about fees and additional paperwork needed to complete the process.

FILED
CITY CLERK
2026 MAR 30 A 11:43

Application for the Office of Commissioner of Deeds

Actual place of residence: Street, number & Zip Code 10 Whelan Place, 10703 City of Yonkers, New York

Name of Applicant in full Rebecca Eleanor Nyahay

Occupation Doctor Any other occupation? SP at NYMC

With or of the firm of N/A

Line of business N/A Business address _____

Age 48 When and where born 6/2/77 - White Plains, NY, USA

If naturalized, when and where? _____

Are you admitted to the Bar? NO If so, when and where _____

Are you associated with any lawyer or firm of lawyers? NO If so, with whom? _____

Has your application for appointment as Commissioner of Deeds ever been rejected? NO

Have you ever been removed from the office of Notary Public or Commissioner of Deeds? NO Give particulars _____

*I was a notary for NYS but I let my commission expire

Are you now a Commissioner of Deeds? NO Expiration _____

Do you solicit, undertake, or have been paid for the drawing of any legal papers or documents? NO

If so, what sort? _____

NIKOLETA G. JONAJ
Commissioner of Deeds

City of Yonkers, New York
Qualified in Westchester County

Commission Expires 2026 June

State of New York, }
County of Westchester, } ss.:
City of Yonkers, }

The undersigned, who is an applicant for the office of Commissioner of Deeds for the City of Yonkers, New York, having been duly sworn, says that he is a citizen of the United States, a resident of the City of Yonkers, County of Westchester, State of New York, and over the age of twenty-one years, and that all the statements contained in the foregoing application are true.

Subscribed and sworn to before me this 2nd day of March 20 26 by the applicant herein, and who is to me personally known, }

(Signature of Applicant) R Nyahay
Nikoleta Jonaj Commissioner of Deeds
Notary Public

RECOMMENDATIONS

Names of persons recommending appointments must be signed personally by them, with occupation and address.

We have known Rebecca Nyahay the candidate named herein for appointment to the office of Commissioner of Deeds, City of Yonkers, for (9) (6) years and we know the applicant to be of good moral character, qualified to perform the duties of Commissioner of Deeds, and we believe that the facts stated in the affidavit as stated above are true.

Charles Lesnik
Address 150 Albemarle Pl. Yonkers
10701

Thomas Tenley
Address 9 Whelan Pl. Apt 205
Yonkers, NY 10703

INSTRUCTIONS FOR APPLYING FOR COMMISSIONER OF DEEDS APPOINTMENT

1. Commissioner of Deeds appointments are for a two year period and are not automatically renewed. Applicants must obtain another application form and re-file for reappointment. Applicants for Commissioner of Deeds must live or work in the City of Yonkers.
2. Applicants must complete the application form and forward it to the City Clerk at City Hall, 40 South Broadway, Room 107, Yonkers, New York 10701. Please allow several months for processing.
3. All applicants for Commissioner of Deeds appointments must be approved by the City Council.
4. After receiving City Council approval, the list of applicants will be forwarded to the County Clerk's Office. The County Clerk will contact the applicant about fees and additional paperwork needed to complete the process.

FILED
OFFICE OF CITY CLERK
YONKERS, NY
2025 MAR 30 A 11:41

Application for the Office of Commissioner of Deeds

Actual place of residence: Street, number & Zip Code 107 Rockledge Rd. 10708 City of Yonkers, New York

Name of Applicant in full Nancy A. Cipriani

Occupation retired Any other occupation? No

With or of the firm of —

Line of business — Business address —

Age 74 When and where born September 13, 1951 Philadelphia, Pa.

If naturalized, when and where? —

Are you admitted to the Bar? NO If so, when and where —

Are you associated with any lawyer or firm of lawyers? NO If so, with whom? —

Has your application for appointment as Commissioner of Deeds ever been rejected? NO

Have you ever been removed from the office of Notary Public or Commissioner of Deeds? NO Give particulars —

Are you now a Commissioner of Deeds? Yes Expiration January 31, 2026

Do you solicit, undertake, or have been paid for the drawing of any legal papers or documents? No
If so, what sort? —

State of New York,
County of Westchester, } ss.:
City of Yonkers,

The undersigned, who is an applicant for the office of Commissioner of Deeds for the City of Yonkers, New York, having been duly sworn, says that he is a citizen of the United States, a resident of the City of Yonkers, County of Westchester, State of New York, and over the age of twenty-one years, and that all the statements contained in the foregoing application are true.

Subscribed and sworn to before me this

(Signature of Applicant) Nancy A. Cipriani

20 day of March 20 26

by the applicant herein, and who is to me personally known,

Yesenia Almodovar
YESENIA ALMODOVAR
Commissioner of Deeds in and
for the City of Yonkers, N.Y.
Notary Public
Term Expires 2/28/28

RECOMMENDATIONS

Names of persons recommending appointments must be signed personally by them, with occupation and address.

We have known Nancy A. Cipriani the candidate named herein for appointment to the office of Commissioner of Deeds, City of Yonkers, for (26) (10) years and we know the applicant to be of good moral character, qualified to perform the duties of Commissioner of Deeds, and we believe that the facts stated in the affidavit as stated above are true.

David Pereira

Nick Lala

Address 24 Brigham Ln
Hopewell Junction, NY
12533

Address 2 Entrance Ct.
Yonkers, N.Y. 10710

INSTRUCTIONS FOR APPLYING FOR COMMISSIONER OF DEEDS APPOINTMENT

1. Commissioner of Deeds appointments are for a two year period and are not automatically renewed. Applicants must obtain another application form and re-file for reappointment. Applicants for Commissioner of Deeds must live or work in the City of Yonkers.
2. Applicants must complete the application form and forward it to the City Clerk at City Hall, 40 South Broadway, Room 107, Yonkers, New York 10701. Please allow several months for processing.
3. All applicants for Commissioner of Deeds appointments must be approved by the City Council.
4. After receiving City Council approval, the list of applicants will be forwarded to the County Clerk's Office. The County Clerk will contact the applicant about fees and additional paperwork needed to complete the process.

Application for the Office of Commissioner of Deeds

Actual place of residence: Street, number & Zip Code 10 Belmont Terrace City of Yonkers, New York 10703

Name of Applicant in full Hugh Fox, Jr.

Occupation Retired Any other occupation? N/A

With or of the firm of N/A

Line of business N/A Business address N/A

Age 66 When and where born Yonkers, New York

If naturalized, when and where? N/A

Are you admitted to the Bar? NO If so, when and where N/A

Are you associated with any lawyer or firm of lawyers? No If so, with whom? N/A

Has your application for appointment as Commissioner of Deeds ever been rejected? No

Have you ever been removed from the office of Notary Public or Commissioner of Deeds? No Give particulars N/A

FILED
OFFICE OF CITY CLERK
YONKERS, NY
2026 APR -3 11:35

Are you now a Commissioner of Deeds? Yes Expiration 9/30/2024

Do you solicit, undertake, or have been paid for the drawing of any legal papers or documents? No

State of New York,
County, of Westchester, } ss.:
City of Yonkers

The undersigned, who is an applicant for the office of Commissioner of Deeds for the City of Yonkers, New York, having been duly sworn, says that he is a citizen of the United States, a resident of the City of Yonkers, County of Westchester, State of New York, and over the age of twenty-one years, and that all the statements contained in the foregoing application are true.

Subscribed and sworn to before me this _____ day of 20____ by the applicant herein, and who is to me personally known,

(Signature of Applicant) Hugh Fox Jr.

Michael Ramondelli
MICHAEL RAMONDELLI
Commissioner of Deeds
Notary Public, City of Yonkers, N.Y.
Commission Expires 2/28/27

RECOMMENDATIONS

Names of persons recommending appointments must be signed personally by them, with occupation and address. We have known Hugh Fox Jr. the candidate named herein for appointment to the office of Commissioner of Deeds, City of Yonkers, for (____) (____) years and we know the applicant to be of good moral character, qualified to perform the duties of Commissioner of Deeds, and we believe that the facts stated in the affidavit as stated above are true.

WILLIAM ROZA
6 HENDERSON AVE. YKS. NY.
Address

JAY T. PISCO
963A HERITAGE HILLS
Address SOMERS, N.Y.