



Annotated Agenda

Tuesday, September 16, 2025

4:00 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 ANTHONY MERANTE**

Roll Call

Present: Michael B. Breen
Lakisha Collins-Bellamy
Tasha Diaz
Anthony J. Merante
Deana Norman
Corazon Pineda Isaac
John Rubbo

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 June 25, 2025 and Special Meeting held on July 29, 2025 approved by Majority Leader Rubbo.

COMMUNICATIONS FROM CITY OFFICIALS

NO COMMUNICATIONS

COMMUNICATIONS - GENERAL

NONE

COMMITTEE OF THE WHOLE

NO SPEAKERS

INDEX

1. [LL.8-2025](#) LOCAL LAW AUTHORIZING THE SALE OF 101 WOODLAND AVENUE

This Local Law was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
 2. [SO.40-2025](#) A SPECIAL ORDINANCE AUTHORIZING ACCEPTANCE OF A \$50,000 GRANT ISSUED BY THE NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY & EMERGENCY SERVICES FOR THE 2022 CRITICAL INFRASTRUCTURE GRANT PROGRAM FOR USE BY THE YONKERS POLICE DEPARTMENT.

This Special Ordinance was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
 3. [SO.41-2025](#) A SPECIAL ORDINANCE AUTHORIZING ACCEPTANCE OF A \$50,000 GRANT ISSUED BY THE NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY & EMERGENCY SERVICES FOR THE 2022 CYBER SECURITY GRANT PROGRAM FOR USE BY THE YONKERS POLICE DEPARTMENT.

This Special Ordinance was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
 4. [RES.108-2025](#) A RESOLUTION ISSUING A DETERMINATION OF SIGNIFICANCE PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE PROPOSED SALE OF CITY-OWNED PROPERTY KNOWN AS 101 WOODLAND AVENUE

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
 5. [RES.109-2025](#) SETTLEMENT – KEVIN KING V. COY - \$24,000.00

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
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6. [RES.110-2025](#) SETTLEMENT – JAMES P. MITCHELL V. COY - \$11,941.81
This Resolution was adopted.
Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
7. [RES.111-2025](#) SETTLEMENT – ALICIA YUQUI V. COY - \$40,000.00
This Resolution was adopted.
Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
8. [RES.112-2025](#) SETTLEMENT – SHEILA MCMASTER V. COY - \$500,000.00
This Resolution was adopted.
Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
9. [RES.113-2025](#) RESOLUTION RENEWING AND EXTENDING THE USE OF THE ERUV DISTRICT FOR NORTHEAST YONKERS JEWISH CENTER
This Resolution was adopted.
Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
10. [RES.114-2025](#) RESOLUTION OF THE YONKERS CITY COUNCIL TO PROCLAIM SEPTEMBER 2025 AS CHILDHOOD CANCER AWARENESS MONTH IN THE CITY OF YONKERS.
This Resolution was adopted.
Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
11. [RES.115-2025](#) A RESOLUTION BY THE CITY COUNCIL OF YONKERS COMMEMORATING SEPTEMBER 2025 AS NATIONAL SICKLE CELL AWARENESS MONTH IN THE CITY OF YONKERS
This Resolution was adopted.
Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo
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12. [RES.116-2025](#) A RESOLUTION BY THE CITY COUNCIL OF YONKERS DECLARING SEPTEMBER 15TH TO OCTOBER 15TH HISPANIC HERITAGE MONTH IN THE CITY OF YONKERS

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

13. [RES.117-2025](#) A RESOLUTION BY THE CITY COUNCIL OF YONKERS COMMEMORATING SEPTEMBER 2025 AS NATIONAL OVARIAN CANCER AWARENESS MONTH IN THE CITY OF YONKERS

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

14. [RES.118-2025](#) RESOLUTION OF THE YONKERS CITY COUNCIL PROCLAIMING SEPTEMBER 2025 AS “NATIONAL SUICIDE PREVENTION MONTH.”

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

15. [RES.119-2025](#) RESOLUTION OF THE CITY COUNCIL OF YONKERS DECLARING SEPTEMBER 11, 2025 “PATRIOT DAY AND NATIONAL DAY OF SERVICE IN HONOR OF 9/11.”

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

16. [RES.120-2025](#) A RESOLUTION OF THE CITY COUNCIL OF YONKERS DECLARING SEPTEMBER 12, 2025 “NATIONAL POLICE WOMAN’S DAY” IN THE CITY OF YONKERS

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

17. [RES.121-2025](#) A RESOLUTION BY THE CITY COUNCIL OF YONKERS COMMEMORATING SEPTEMBER 2025 AS PROSTATE CANCER AWARENESS MONTH IN THE CITY OF YONKERS

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

18. [RES.122-2025](#) COMMISSIONER OF DEEDS

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

18A. [RES.123-2025](#) RESOLUTION – APPROVING COMMUNITY BENEFITS
AGREEMENT WITH MGM YONKERS, INC. (POSTIVE
FISCAL IMPACT.) (MAJORITY LEADER RUBBO)

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

18B. [RES.124-2025](#) RESOLUTION – 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, ENTITLED,
“ZONING” WITH REGARD TO AFFORDABLE HOUSING.
(NO FISCAL IMPACT.) (ALL COUNCILMEMBERS.)

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

18C. [RES.125-2025](#) RESOLUTION – AUTHORIZING AND DIRECTING THE
REFERRAL OF THE PROPOSED GENERAL
ORDINANCE ESTABLISHING AN OFFICIAL MAP OR
PLAN OF THE CITY OF YONKERS PURSUANT TO THE
PROVISIONS OF ARTICLE 3 OF THE GENERAL CITY
LAW. (NO FISCAL IMPACT.) (ALL COUNCILMEMBERS.)

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante,
Norman, Pineda Isaac, and Rubbo

18D. [RES.126-2025](#) RESOLUTION – APPROVING AMENDMENT OF THAT
CERTAIN INTER-MUNICIPAL AGREEMENT BETWEEN
THE CITY OF YONKERS AND THE COUNTY OF
WESTCHESTER RELATED TO THE JFK MARINA TO
INCLUDE THE FUNDING OF CERTAIN IMPROVEMENTS
TO THE HUDSON RIVER MUSEUM. (NO FISCAL
IMPACT.) (ALL COUNCILMEMBERS.)

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo

- 18E. [SO.42-2025](#) SPECIAL ORDINANCE – AUTHORIZING ACCEPTANCE OF FUNDING FROM THE COUNTY OF WESTCHESTER IN THE AMOUNT OF \$227,925 AND AMENDING THE CITY OF YONKERS GRANT BUDGET FOR FISCAL YEAR 2025/26. (POSITIVE FISCAL IMPACT.) (ALL COUNCILMEMBERS.)

This Special Ordinance was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo

- 18F. [SO.43-2025](#) SPECIAL ORDINANCE – AMENDING THE BUDGET FOR THE CITY OF YONKERS FOR THE 2025/26 FISCAL YEAR IN RELATION TO TRANSFERRING FUNDS TO AND FROM VARIOUS ACCOUNTS FOR THE PURPOSE OF: 1) BUILDING ACQUISITION. (NEUTRAL FISCAL IMPACT.) (ALL COUNCILMEMBERS.)

This Special Ordinance was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo

- 18G. [RES.127-2025](#) A RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN SURPLUS CITY OWNED PROPERTIES (POSITIVE FISCAL IMPACT.) (ALL COUNCILMEMBERS.)

This Resolution was adopted.

Aye: Breen, Collins-Bellamy, Diaz, Merante, Norman, Pineda Isaac, and Rubbo

COMMITTEE REPORTS

THIS MEETING STARTED AT 4:18PM

THIS MEETING WAS ADJOURNED AT 4:55PM