



Annotated Agenda

Tuesday, December 9, 2025

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

Present: Michael B. Breen
Lakisha Collins-Bellamy
Tasha Diaz
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 November 25, 2025 approved by Majority Leader Rubbo.

COMMUNICATIONS FROM CITY OFFICIALS

No Communications

COMMUNICATIONS - GENERAL

None

COMMITTEE OF THE WHOLE

Philip Armstrong
50 Landscape Ave
Yonkers, NY 10705
Item#5

INDEX

1. [RES.157-2025](#) RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF YONKERS AND LOCAL 456, INTERNATIONAL BROTHERHOOD OF TEAMSTERS

This Resolution was adopted.

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

2. [RES.158-2025](#) RESOLUTION TO DESIGNATE ORANGE BANK AND TRUST COMPANY AS A BANK PERMITTED TO DO BUSINESS WITH THE CITY OF YONKERS.

This Resolution was adopted.

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

3. [RES.159-2025](#) A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF YONKERS, PURSUANT TO ARTICLES VII AND IX OF THE CITY'S ZONING ORDINANCE, TO APPROVE A SITE PLAN AND SPECIAL USE PERMIT APPLICATION TO DEMOLISH THE EXISTING CONVENIENCE STORE LOCATED AT BLOCK 5245, LOT 5, ON THE PROPERTY KNOWN AS 1282 MIDLAND AVENUE AKA 838 KIMBALL AVENUE, ZONED "BR" DISTRICT, AND CONSTRUCT A LARGER CONVENIENCE STORE.

This Resolution was adopted.

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

4. [RES.160-2025](#) RESOLUTION OF THE CITY COUNCIL URGING THE UNITED STATES DEPARTMENT OF EDUCATION TO FOREGO PROPOSED CHANGES TO FEDERAL REGULATIONS THAT WOULD NO LONGER RECOGNIZE NURSING AND OTHER HEALTH-RELATED OCCUPATIONS AS "PROFESSIONAL" AND, AMONG OTHER THINGS, LIMIT THE AVAILABILITY OF, AND ACCESS TO, CRITICAL STUDENT LOAN FUNDS TO THOSE SEEKING EMPLOYMENT IN THOSE ESSENTIAL OCCUPATIONS.

This Resolution was adopted.

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

Nay: Breen, and Merante

5. [RES.161-2025](#) RESOLUTION OF THE CITY COUNCIL DECLARING LEAD AGENCY FOR THE PROPOSED GENERAL ORDINANCE AMENDING CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS TITLED "ZONING" BY AMENDING THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP 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 FOR CORRESPONDING AMENDMENTS TO THE ZONING ORDINANCE, AMENDING ATTACHMENTS 13,14, 15,16, AND FURTHER THAT THE PROPOSED AMENDMENT BE REFERRED TO THE WESTCHESTER COUNTY PLANNING BOARD IN ACCORDANCE WITH SECTION 239-M OF THE GENERAL MUNICIPAL LAW, AND SETTING A PUBLIC HEARING ON THIS PROPOSED AMENDMENT

Attachments: Sugar House D-MX rezoning EAF part 1.pdf
TMP-0573.pdf
[Resolution -- 2025\(pdf\).pdf](#)
MAPS FOR ITEM 2.pdf

A motion was made that this Resolution be adopted. The motion carried by the following vote:

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

6. [RES.162-2025](#) RESOLUTION BY THE CITY COUNCIL OF YONKERS PROCLAIMING AND RECOGNIZING JANUARY 9, 2026 AS "LAW ENFORCEMENT APPRECIATION DAY" THROUGHOUT THE CITY OF YONKERS.

This Resolution was adopted.

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

7. [RES.163-2025](#) COMMISSIONER OF DEEDS

This Resolution was adopted.

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

COMMITTEE REPORTS

This meeting started at 8pm

This meeting was adjourned 8:30pm