

## QUEENS TODAY

MAY 21, 2025

A COUPLE OF QUEENS STREETS were co-named over the weekend. On Saturday, Councilmember Jim Gennaro hosted a ceremony at the intersection of 182nd Street and 73rd Avenue for the naming of "Brinckerhoff Memorial Way" to commemorate one of the borough's most historic colonial sites. The event took place at the intersection near the Brinckerhoff Colonial Cemetery, a landmarked site that dates back to the 17th Century and contains 77 gravestones. The site is now slated for restoration as a green memorial space. "Today's ceremony is not only about commemorating our past – it's about celebrating a hard-fought community victory and the bright future that lies ahead for one of Queens' most historic colonial sites," said Gennaro. "Co-naming this intersection 'Brinckerhoff Memorial Way' is more than symbolic – it ensures the Brinckerhoff name remains a visible part of our community and invites passersby to reflect on the deep history rooted right here in our backyard." Also on Saturday, Councilmember Sandra Ung unveiled a new street sign at the corner of 58th Avenue and 189th Street, officially renaming the intersection "Christine Haider Way" in honor of the late civic leader and longtime Queens Community Board 11 member. Christine Haider was a lifelong resident of Fresh Meadows, living in the same family home for all of her 75 years.

WITH THE LARGEST SINGLE INVESTMENT in US Open history, the United States Tennis Association will reimagine and modernize Arthur Ashe Stadium in Queens, creating a new, state-of-the-art player performance center and other developments. The project is an \$800 million investment in the US Open and the USTA Billie Jean King National Tennis Center that is entirely self-funded by the USTA. The work will increase the capacity of the stadium, which hosts the finals of the US Open. The transformation will be done over three phases and will be completed by the 2027 US Open, without interrupting play or fan access for the 2025-26 events.

STUDENTS AT THE SACRED HEART Catholic Academy in Glendale got a special in-school performance of Peter and the Wolf on Monday, May 19, by the Queens Symphony Orchestra. "Introducing students to different types of music at a young age helps expand their understanding of the world, and shows them that art and storytelling comes in many forms," said Councilmember Joann Ariola, who funded the program.



Department of Correction Commissioner Lynelle Maginley-Liddie, who was praised for her recent efforts to reform Rikers Island by the federal monitor appointed to keep track of conditions in the jails.

File photo via DOC/X

By Jacob Kaye  
Queens Daily Eagle

As a federal judge moves forward with her plan to strip the city of its control of Rikers Island, her longtime federal monitor said last week in a new report that while the city's management of the troubled jails has seen some significant improvements in recent months, the violence and dysfunction that has long plagued Rikers remains.

Steve J. Martin, who tracks conditions in the jails on behalf of federal Judge Laura Taylor Swain in the ongoing civil rights case known as Nunez v. the City of New York, said in his first update on the jails in around six months that while "key metrics continue to reflect high

rates of violence and other serious incidents, progress in certain areas has been occurring and must be acknowledged."

But despite pointing out the improvements seen in Rikers throughout the first full year of current Department of Correction Commissioner Lynelle Maginley-Liddie's tenure, Martin said the violence at the heart of the Nunez class action lawsuit has not only gone unabated but, in some instances, increased.

"[M]uch more work remains to address the high risk of harm that is pervasive throughout the system and the entrenched culture and dysfunctional practices that perpetuate it," Martin wrote in the latest monitor's report. "The risk of harm in the jails remains high both for those

incarcerated and staff who work in the jails."

The report, which marks the second tally of conditions in the jail since Maginley-Liddie was appointed to the post by Mayor Eric Adams, came only a few days after Swain issued a major decision in the case that has been in the courts for over a decade, ruling that a "remedial manager" or receiver would be given tremendous power over the management of Rikers.

The receiver, who will only answer to the judge, will be given sweeping powers related to the 2015 court orders in the Nunez case and will likely, in some instances, supplant the power of the DOC commissioner and the mayor.

However, like Swain, Martin described

Continued on page 16



## Queens' legal community reflects on the history of Asian American citizenship in the courts

From left to right, Queens Supreme Court Justice Karen Lin, QCWBA President Preet Gill, Court Attorney Liman Mimi Hu, Queens Judge Soma Syed, St. John's University School of Law professor Philip Lee and Associate Law Clerk Johnny Thach.

Eagle photo by Noah Powelson

By Noah Powelson  
Queens Daily Eagle

Queens' legal community gathered at the borough's civil courthouse on Tuesday for an educational panel on the history of Asian Americans and the law.

The event was one of many the Equal Justice in the Courts Committee held in honor of Asian American and Pacific Islander Heritage Month. Organized alongside the Queens Women's Bar Association, an eight-person panel of judges, attorneys and law professors presented the history of three Supreme Court cases that defined the rights and citizenship status of Asian Americans for decades, and their impact on civil rights as a whole.

The presentation and discussion that followed were not just a reflection of the times the law has been historically used to disenfranchise people of color in the United States, it also served as a window into the present.

Continued on page 2

## Silberstein & Miklos, P.C.

ATTORNEYS AT LAW

### Robert A. Miklos

Se Habla Espanol

Personal Injury

Medical Malpractice

"Attorney Advertising"

600 OLD COUNTRY ROAD, SUITE: 505  
GARDEN CITY, NY 11530

PHONE: 516-832-7777  
FAX #: 516-832-7877  
EMAIL: rmiklos@ask4sam.net



# Judges and attys reflect on history of Asian American citizenship in the courts

Continued from page 1

"I am a child of Indian immigrants, I was born and raised here. We can take a lot of things for granted, including U.S. citizenship and all the other rights we have today," Preet Gill, the president of the Queens County Women's Bar Association and one of the panel member's, told the audience. "In the last few years the common theme has been, for at least my community and I'm sure for other communities as well, is that these rights have been challenged."

As the Supreme Court heard arguments last week over an executive order issued by President Donald Trump to end birthright citizenship, Gill said the panel was formed to highlight the history, challenges and fight for citizenship in the courts.

The panel, moderated by Queens Supreme Court Justice Karen Lin, included the research of Gill, attorney Liman Mimi Hu, Judge Soma Syed, St John's School of Law professor Philip Lee, Associate Law Clerk Johnny Thach, Judge Dean Kusakabe and attorney Ravi Cattray.

The first case presented by the panel was United States v. Thind, a 1923 case in which an Indian man, Bhagat Singh Thind, was deemed ineligible for naturalized citizenship by the U.S. Supreme Court. Thind immigrated to the U.S. in 1913, and served as a sergeant for the U.S. Army during World War I. After he was honorably discharged, Thind applied for, was granted then immediately lost, U.S. citizenship status.

Under U.S. law at the time, naturalization could only be granted to free white men or free Black men of African heritage. In a different case, Ozawa v. United States, the Supreme Court ruled that "white person" meant "person of the Caucasian race" for the purpose of the courts. With this definition, Thind argued before the Supreme Court that he was of Caucasian heritage, citing several anthropological and scientific texts connecting people of northern India with Caucasian people.

The Supreme Court at the time ultimately did not agree, stating that while he might have "purity of Aryan blood," he was not Caucasian in the "common understanding of the word."

"The courts had to address at the time certain scientific authorities that had determined that, in fact, people of India were of the Caucasian race," Kusakabe said during the presentation. "They had just decided three months earlier that if you were of the Caucasian race you were entitled to be a citizen. And then three months later when Thind came forward, they held differently."

Thind eventually received U.S. citizenship in 1935 after Congress granted naturalization



The Queens County Women's Bar Association and Equal Justice in the Courts Committee organized an educational program on the legal history of U.S. citizenship for Asians.

Eagle photo by Noah Powelson

to all WWI veterans. But the Supreme Court ruling in his case played a tremendous role in depriving citizenship rights of many Asian immigrants who would have been naturalized for years.

The second case the panel covered was the 1927 Lum v. Rice decision. In the case, Chinese immigrant Gong Lum attempted to enroll his two American-born daughters in a school for white children in Mississippi, but were told by school administrators they could only attend a school for Black children.

Under the law at the time following the infamous Plessy v. Ferguson Supreme Court decision, schools could be racially segregated as long as they were "separate but equal." But the language of the law of the time spoke only of the racial binary between white and Black people; and Asian people like the Lum family lacked clear schools for them.

The Lum family sued, saying their 14th Amendment rights had been violated and argued that since there were no schools for Chinese children, their children should be able to attend white schools. Eventually taking the case to the Supreme Court, the court affirmed the state of Mississippi's power to regulate their own public education system, and held that the Lum's children would not be allowed to attend schools for white children.

Because of this decision, a case that could have preemptively ended school segregation for so many people, instead reinforced it.

The final of the three cases presented by the panel was the 1944 case of Korematsu v. United States. The only criminal trial of the three cases, Fred Toyosaburo Korematsu was a Japanese American man born in Oakland, California. Korematsu went into hiding when President Franklin Roosevelt issued an executive order for the forced incarceration of Japanese Americans during WWII.

Korematsu, who had plastic surgery on his eyelids to appear white, was eventually arrested and tried in federal court for violating the executive order. His case eventually made its way to the Supreme Court on appeal, and the court eventually ruled the need for security outweighed the rights of Japanese Americans.

Korematsu was eventually released after the end of war and became a civil rights activist. Years later, a San Diego professor uncovered suppressed FBI reports and military intelligence that concluded Japanese Americans posed no security risk.

Thach, who was one of the panelists presenting the history of Korematsu v. United States, read a quote Korematsu said at the time.

"I felt that I was an American citizen, and I had as much right as anyone else," Korematsu

said at the time. "I don't even have ties with Japan, nor have I ever been there. To be accused like this, I just thought it wasn't fair, it was wrong."

While the three cases presented on Tuesday were stories of civil rights activism trying and failing to change the law in the courts, panelists said the plaintiffs' legal battles were tremendous steps toward expanding citizenship rights.

As the current presidential administration continues to challenge the legal rights and protections of immigrants, Lin said it's more important than ever to know the history of these cases.

"I believe that the more information we share about our stories, the stronger we are as a community and as a nation," Lin told the Eagle. "Events like these, which really highlight personal stories, help to illuminate us all on our understanding of American history."

## Opinion: Expanding transportation lifelines for NYC's older adults

By Stuart C. Kaplan  
Special to the Eagle

As New York City's population fluctuates, one demographic remains a steadfast part of the city's future: adults aged 60 and older. In Queens, our older adult population has grown significantly and become much more diverse over the past decade.

Despite that growth, there is a significant roadblock to their wellbeing: transportation barriers, obstacles that leave many older adults isolated from the medical care they desperately need.

Huge swaths of Queens are subway and bus deserts, compounding longstanding accessibility issues on public transit citywide. Alternative modes of transit are not a solution. With 59% of Queens' older adults reporting no retirement income and poverty among aging adults surging citywide, the cost of a taxi or rideshare to medical appointments can be prohibitive. And for the more than 3 in 5 Queens seniors who are foreign-born, language barriers can feel like an unmarked road, making these modes of transit difficult to navigate alone.

As the chief executive officer of Selfhelp Community Services, which provides healthcare and housing to more than 25,000 older New Yorkers annually, I have witnessed firsthand the stress that accessing critical medical care presents to Queens' older adults. That's

why we partnered with former Councilmember Paul Vallone to launch our Transportation for Older Adults Program to address one of the biggest roadblocks to healthcare: securing a ride to the doctor.

Thanks to the generosity of NYC Councilmembers, this program provides free roundtrip car service for older adults to and from their medical appointments—a lifeline for aging adults who need regular treatment for chronic conditions, from dialysis to chemotherapy.

What began nine years ago as a small pilot in Bayside, Queens has grown significantly with the City Council's support. Today, New York City Council Speaker Adrienne Adams and Councilmembers Robert Holden, Vickie Paladino, Lynn Schulman, Sandra Ung, Joann Ariola, and Crystal Hudson allocate discretionary funds totaling \$436,000 that fuels the program. The result: 13,500 rides in this fiscal year alone serving Queens residents from Maspeth to Murray Hill.

Each ride provides peace of mind. As one older resident wrote in a thank you letter to Paladino, "This program has made a stressful visit to the doctor a lot easier to deal with." And another older New Yorker wrote to Ung, "I often need to see doctors in Manhattan, and this service has been so helpful to me."

While our program has made significant

strides for older adults in Queens, it doesn't cover the whole borough, and similar challenges exist throughout the rest of the city. Many older adults in the Bronx and Brooklyn also live at the extremities of the subway and bus lines, and older adults are increasingly experiencing poverty citywide.

The Selfhelp Transportation for Older Adults Program must expand to service all of Queens and to districts across NYC in transportation deserts. Our Queens councilmembers have been listening to the needs of our neighbors and providing vital funding for the Selfhelp Transportation for Older Adults Program. At a time when our diverse older adult population faces acute economic struggles, the last thing they should worry about is how to get to their doctor.

To give them peace of mind and reduce barriers to care, we urge our elected officials throughout the city to build on this program's success and increase funding for this vital transportation initiative. Let's ensure every older adult has a green light to reach the medical care they need, rather than leaving them stuck in neutral.

Stuart C. Kaplan is the executive director of Selfhelp Community Services, a provider of healthcare and housing services for older New Yorkers, including thousands of Queens residents.

PUBLISHERS:  
**Michael Nussbaum** **J.D. Hasty**  
Michael@queenspublicmedia.com Jdh@queenspublicmedia.com

MANAGING EDITOR  
**Jacob Kaye**  
Jakobk@queenspublicmedia.com

COURTHOUSE EDITOR  
**Rob Abruzzese**  
Rabruzzo@brooklyneagle.com

REPORTER  
**Ryan Schwach**  
Ryans@queenspublicmedia.com

REPORTER  
**Noah Powelson**  
noah@queenspublicmedia.com

LEGAL ADVERTISING MANAGER  
**Gina Osnovich**  
Legals@queenspublicmedia.com

SALES ASSOCIATE  
**Nadia Hack**  
Nadia@queenspublicmedia.com

**QUEENS Daily Eagle**

Is published daily except Saturdays, Sundays and Federal Holidays by Queens Public Media, 8900 Sutphin Blvd., Lower Suite, LL11, Jamaica, Queens, NY 11435. Subscription price is \$130 per year, \$65 for six months. Periodicals Postage paid at Brooklyn, NY. POSTMASTER: Send address changes to the Daily Eagle, Circulation Office, 195 Montague Street, Suite 1414, Brooklyn, NY 11201. Tel: 718-422-7402 Legal Advertising. 718-422-7409 Editorial.



# Choose the newspaper you want sent to your home – or your computer.

Dear Readers,  
During Pandemic, with limited opportunities to pick up our newspapers, we offered and sent print editions in a digital format to you.

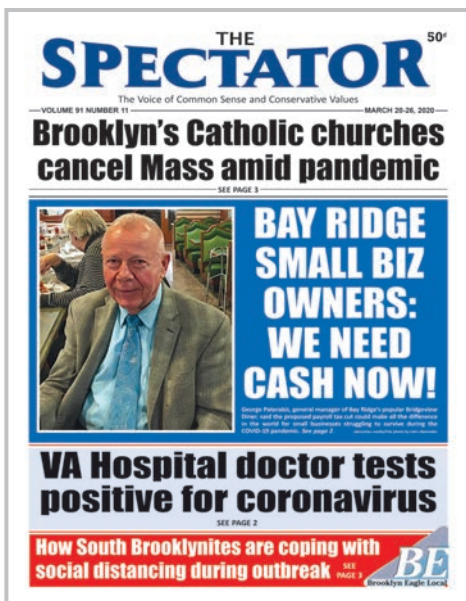
Now we can mail hard copies to your homes and business if you prefer. Please send your request to receive copies to Jen Hopewell ([jdh@brooklyneagle.com](mailto:jdh@brooklyneagle.com)); please specify if you would like digital version of print editions sent to you as well.

Our newspapers, collectively and continuously, have been publishing for more than 600 years when you add up all the local news service. The HEIGHTS PRESS, BROOKLYN RECORD, and the SPECTATOR have been publishing since the 1930s; the HOME REPORTER since the 1950s and the PHOENIX, and the GAZETTE since the 1970s.

BROOKLYN DAILY EAGLE, of course, goes back to 1841.

We hope you will support our efforts in local journalism.

Jen Hopewell,  
Assistant to the Publisher  
[jdh@brooklyneagle.com](mailto:jdh@brooklyneagle.com)





# Are you traveling over troubled NYC bridges?

By **Leo Miranda, Mia Hollie**  
and **Ashley Borja**  
THE CITY

Drivers heading to LaGuardia Airport or Citi Field may not know it, but they could face greater concerns than missing their flight or the first pitch.

On a single stretch of highway in Queens — where the Grand Central Parkway meets the Whitestone Expressway near the Mets' stadium — seven parts of roadway or ramps were deemed in poor condition last year, according to an NYCity News Service analysis of state bridge inspection data.

These are far from isolated issues. Despite increased spending for aging infrastructure, 118 sections of New York City bridges were found by inspectors to be in poor condition in 2024, slightly more than the previous year. That represents nearly 8% of bridge segments citywide — and almost one-fifth of the total roadway of all the city's bridges, our analysis found.

Meanwhile, experts say tens of billions of dollars in repairs are needed as uncertainty stemming from the Trump administration's battles with the state over congestion pricing and more leaves long-term plans for fixes in flux.

Most of New York's bridges do not traverse water. A bridge may be an overpass or raised roadway, and can go over another road, railway or bike path. By this definition, there are nearly 1,500 bridges across the five boroughs, our analysis found.

These spans, cumulatively, carry hundreds of thousands of vehicles daily.

The list includes parts of some of the city's most iconic roadways: ramps that feed into the Brooklyn Bridge and George Washington Bridge and clusters along major highways like the Brooklyn-Queens Expressway, the Harlem River Drive and the Grand Central Parkway.

According to federal standards, bridges determined to be in "poor condition" suffer from "advanced" deterioration. Transportation officials emphasized that findings of bridges in "poor condition" do not mean the spans are unsafe and should be closed, but rather that they need repairs or modifications. Officials also noted that the state and city are pouring billions into bridges.

"New York has one of the most aggressive road and bridge renewal programs in the United States and is investing more in the modernization of its transportation infrastructure than at any other point in the state's history," said Rolando Infante, a spokesperson for the state Department of Transportation. He added that the state capital plan adopted in 2022 includes \$6.1 billion for local governments statewide "to renew and modernize bridges and pavements."

The NYCity News Service's findings come as President Donald Trump wages a pitched war against Gov. Kathy Hochul over congestion pricing in Manhattan — potentially zapping billions from the MTA, which operates some key local spans, including the Robert F. Kennedy and Verrazzano-Narrows bridges. Washington officials are also threatening to withhold federal highway funds that could include bridge repair money. The White House has also taken transportation-related



Drivers pass under the south side of the Shea Road underpass near the Grand Central Parkway ramp in Flushing Queens, Dec. 8, 2024.

Credit: Adrian O'Farrill/NYCity News Service

shots at New York over everything from the state of the subways to the future of Penn Station.

Biden-era infrastructure funds that make it to the city could help with repairs, but aren't enough, experts say. A 2024 report by State Comptroller Thomas DiNapoli found that the city was billions behind in federal funding for needed bridge maintenance alone.

The American Society of Civil Engineers gave New York State's bridges a C-minus on its 2022 report card assessing span conditions locally. The group's latest national report, released in March, graded the country's bridges a C overall but didn't focus on individual states.

Meanwhile, the National Transportation Safety Board in March called for spans across the nation — including the Brooklyn and Manhattan bridges — to be inspected for risk of collapse after an errant container ship took down Baltimore's Francis Scott Key Bridge last year.

The crash of a high-masted Mexican naval ship into the underside of the Brooklyn Bridge on Saturday night, killing two crew members, offered a stark reminder of the potential for accidents involving local spans.

Worries about the city's aging spans are not idle problems: Portions of 11 city-owned bridges were at least partially closed in 2023 due to structural problems necessitating repairs. One span on that list — the W. 155th Street pedestrian bridge — is slated for demolition in 2030, records show.

This past summer, the Third Avenue Bridge connecting Manhattan and The Bronx got stuck after opening for water traffic during one of the

year's hottest days. Firefighters sprayed the structure with cool water to help it finally close.

To pinpoint local spans in poor condition, the NYCity News Service looked at federally mandated state bridge inspection data released annually. Our reporters also scoured other public records and talked to engineers. Among our findings:

State inspectors cited segments of two spans for troubling erosion below the waterline: part of the Harlem River Drive just north of the Macombs Dam Bridge at 155th Street, and a section of the Marine Parkway-Gil Hodges Memorial Bridge. The segments are part of bridges otherwise in "fair condition," records show.

The percentage of New York bridges found to be in poor condition has declined modestly over the last decade. Still, the city bridges rank below the national average, inspection records show.

The average age of a bridge in New York City is nearly 70. The vast majority were built when the standard expected lifespan was 50 years. For the most part, the older the bridge, the more likely it is to do poorly in inspections.

Increased truck weights are taking a toll on city spans built decades ago for lighter vehicles, experts say.

Experts fear that climate change — especially increased heat and flooding — will bring new challenges for New York's heavily burdened transportation infrastructure.

## Spanning the Nation

Federal law requires state inspectors to examine most bridges every two years. Some are re-

viewed annually. About 5% of the nation's bridges are allowed to go four years between inspections, depending on the age of the spans and other factors.

Inspectors examine dozens of aspects of each bridge, grading them based on in-person observations. They pay special attention to three crucial areas: the deck, superstructure and substructure. If any of these are considered to be in poor condition, then the bridge itself is deemed in poor shape.

The deck is the road you drive or walk on.

The substructure is what holds the bridge up — the columns that extend down to the ground or water, called piers, and how the bridge attaches to the land on each end, called abutments.

The superstructure helps directly hold the deck.

Engineer Brian Keierleber explained it this way: The substructure is the footing that holds up the bridge. The superstructure carries the weight of the road and vehicles from one column to the next — for example, steel beams that extend across the underside of the bridge roadway.

These are graded on a scale of 1 to 9. A score of 4 or less translates to a "poor" mark.

All bridge inspections are filed to the Federal Highway Administration, which compiles a nationwide database. The NYCity News Service analyzed that data, and cross-referenced key findings with reports produced by the city, state and engineers.

*Continued on page 10*



The Third Avenue Bridge connects Harlem and the South Bronx, Dec. 14, 2024.

Credit: Adrian O'Farrill/NYCity News Service



People walk over the Brooklyn Bridge, Feb. 29, 2024. Credit: Adrian O'Farrill/NYCity News Service



# How 3D printing is personalizing health care

By Anne Schmitz and Daniel Freedman  
The Conversation

Three-dimensional printing is transforming medical care, letting the health care field shift from mass-produced solutions to customized treatments tailored to each patient's needs. For instance, researchers are developing 3D-printed prosthetic hands specifically designed for children, made with lightweight materials and adaptable control systems.

These continuing advancements in 3D-printed prosthetics demonstrate their increasing affordability and accessibility. Success stories like this one in personalized prosthetics highlight the benefits of 3D printing, in which a model of an object produced with computer-aided design software is transferred to a 3D printer and constructed layer by layer.

We are a biomedical engineer and a chemist who work with 3D printing. We study how this rapidly evolving technology provides new options not just for prosthetics but for implants, surgical planning, drug manufacturing and other health care needs. The ability of 3D printing to make precisely shaped objects in a wide range of materials has led to, for example, custom replacement joints and custom-dosage, multidrug pills.

## Better body parts

Three-dimensional printing in health care started in the 1980s, when scientists used technologies such as stereolithography to create prototypes layer by layer. Stereolithography uses a computer-controlled laser beam to solidify a liquid material into specific 3D shapes. The medical field quickly saw the potential of this technology to create implants and prosthetics designed specifically for each patient.

One of the first applications was creating tissue scaffolds, which are structures that support cell growth. Researchers at Boston Children's Hospital combined these scaffolds with patients' own cells to build replacement bladders. The patients remained healthy for years after receiving their implants, demonstrating that 3D-printed structures could become durable body parts.

As technology progressed, the focus shifted to bioprinting, which uses living cells to create working anatomical structures. In 2013, Organovo created the world's first 3D-bioprinted liver tissue, opening up exciting possibilities for creating organs and tissues for transplantation. But while significant advances have



Mia Rodriguez waits her class' turn to enter school in Salinas, Uruguay, Friday, April 14, 2023. Before getting her prosthetic hands, Mia, whose fingers did not fully develop, did not want to eat next to her classmates and begged to be allowed to eat alone in the kitchen.

AP Photo/Matilde Campodonico

been made in bioprinting, creating full, functional organs such as livers for transplantation remains experimental. Current research focuses on developing smaller, simpler tissues and refining bioprinting techniques to improve cell viability and functionality. These efforts aim to bridge the gap between laboratory success and clinical application, with the ultimate goal of providing viable organ replacements for patients in need.

Three-dimensional printing already has revolutionized the creation of prosthetics. It allows prosthetics makers to produce affordable custom-made devices that fit the patient perfectly. They can tailor prosthetic hands and limbs to each individual and easily replace them as a child grows.

Three-dimensionally printed implants, such as hip replacements and spine implants, offer a more precise fit, which can improve how well they integrate with the body. Traditional implants often come only in standard shapes and sizes.

Some patients have received custom titanium facial implants after accidents. Others had portions of their skulls replaced with 3D-printed implants.

Additionally, 3D printing is making significant strides in dentistry. Companies such as Invisalign use 3D printing to cre-

ate custom-fit aligners for teeth straightening, demonstrating the ability to personalize dental care.

Scientists are also exploring new materials for 3D printing, such as self-healing bioglass that might replace damaged cartilage. Moreover, researchers are developing 4D printing, which creates objects that can change shape over time, potentially leading to medical devices that can adapt to the body's needs.

For example, researchers are working on 3D-printed stents that can respond to changes in blood flow. These stents are designed to expand or contract as needed, reducing the risk of blockage and improving long-term patient outcomes.

## Simulating surgeries

Three-dimensionally printed anatomical models often help surgeons understand complex cases and improve surgical outcomes. These models, created from medical images such as X-rays and CT scans, allow surgeons to practice procedures before operating.

For instance, a 3D-printed model of a child's heart enables surgeons to simulate complex surgeries. This approach can lead to shorter operating times, fewer complications and lower costs.

## Personalized pharmaceuticals

In the pharmaceutical industry, drug-makers can three-dimensionally print personalized drug dosages and delivery systems. The ability to precisely layer each component of a drug means that they can make medicines with the exact dose needed for each patient. The 3D-printed anti-epileptic drug Spritam was approved by the Food and Drug Administration in 2015 to deliver very high dosages of its active ingredient.

Drug production systems that use 3D printing are finding homes outside pharmaceutical factories. The drugs potentially can be made and delivered by community pharmacies. Hospitals are starting to use 3D printing to make medicine on-site, allowing for personalized treatment plans based on factors such as the patient's age and health.

However, it's important to note that regulations for 3D-printed drugs are still being developed. One concern is that post-

printing processing may affect the stability of drug ingredients. It's also important to establish clear guidelines and decide where 3D printing should take place – whether in pharmacies, hospitals or even at home. Additionally, pharmacists will need rigorous training in these new systems.

## Printing for the future

Despite the extraordinarily rapid progress overall in 3D printing for health care, major challenges and opportunities remain. Among them is the need to develop better ways to ensure the quality and safety of 3D-printed medical products. Affordability and accessibility also remain significant concerns. Long-term safety concerns regarding implant materials, such as potential biocompatibility issues and the release of nanoparticles, require rigorous testing and validation.

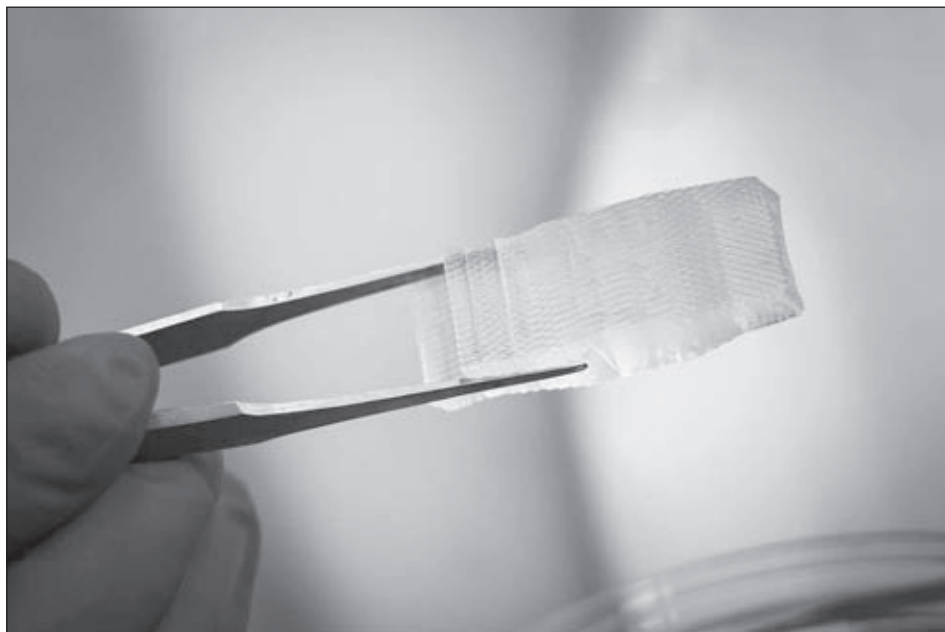
While 3D printing has the potential to reduce manufacturing costs, the initial investment in equipment and materials can be a barrier for many health care providers and patients, especially in underserved communities. Furthermore, the lack of standardized workflows and trained personnel can limit the widespread adoption of 3D printing in clinical settings, hindering access for those who could benefit most.

On the bright side, artificial intelligence techniques that can effectively leverage vast amounts of highly detailed medical data are likely to prove critical in developing improved 3D-printed medical products. Specifically, AI algorithms can analyze patient-specific data to optimize the design and fabrication of 3D-printed implants and prosthetics. For instance, implant makers can use AI-driven image analysis to create highly accurate 3D models from CT scans and MRIs that they can use to design customized implants.

Furthermore, machine-learning algorithms can predict the long-term performance and potential failure points of 3D-printed prosthetics, allowing prosthetics designers to optimize for improved durability and patient safety.

Three-dimensional printing continues to break boundaries, including the boundary of the body itself. Researchers at the California Institute of Technology have developed a technique that uses ultrasound to turn a liquid injected into the body into a gel in 3D shapes. The method could be used one day for delivering drugs or replacing tissue.

Overall, the field is moving quickly toward personalized treatment plans that are closely adapted to each patient's unique needs and preferences, made possible by the precision and flexibility of 3D printing.



This 3D-printed hydrogel implant, modeled from MRI scans, has a design customized to fit a patient's spinal cord injury.

UC San Diego Photo



Anne Schmitz is an associate professor of Engineering at the University of Wisconsin-Stout.



Daniel Freedman is the Dean of the College of Science, Technology, Engineering, Mathematics & Management at the University of Wisconsin-Stout.



# LET US TELL YOUR STORY

We can  
even reach  
backbeat  
multi-takers

Effective ad  
campaigns for less  
than you spend on  
coffee.



Contact us about  
seasonal promotions  
online and in print.

Ask for a  
consultation:

Brooklyn:  
[jdh@eagleurbanmedia.com](mailto:jdh@eagleurbanmedia.com)

Queens:  
[jdh@queenspublicmedia.com](mailto:jdh@queenspublicmedia.com)



For comprehensive  
legal advertising  
services in the  
Queens Daily Eagle,  
including expert  
assistance with  
filing and  
managing legal  
notices.



**QUEENS**  
**Daily Eagle**

Contact Gina Osnovich,  
Legal Advertising Manager  
[Legals@queenspublicmedia.com](mailto:Legals@queenspublicmedia.com)



## Liberty put a ring on it and stomp Aces

### New York rolls past Vegas after title ceremony

By John Torenli, Sports Editor  
Brooklyn Daily Eagle

The New York Liberty have established a “standard” in Downtown Brooklyn. It’s Title II or bust in 2025.

“I think it creates a standard for anyone that comes into Barclays,” said Liberty forward Breanna Stewart after New York began its “run it back” campaign with a resounding 92-78 triumph over the Las Vegas Aces in front of a raucous sellout crowd of 17,344 Saturday afternoon.

Stewart, already the owner of two WNBA titles with Seattle, slipped on ring No. 3 before putting up 25 points on 10-of-14 shooting, grabbing eight rebounds, handing out three assists and blocking a shot as the Liberty (1-0) used a big second quarter to run past the visiting Aces (0-1).

She also intimated that the defending WNBA champions weren’t content to bask in the glory of the organization’s first-ever crown after watching their title banner raised to the rafters and receiving their championship rings.

“Whether it’s us playing or the Nets. Championship mindset and mentality amongst this franchise,” Stewart added. “It’s a special thing. Been looking forward to having this moment and celebrating with the fans.”

Newly-acquired point guard Natasha Cloud ingratiated herself to the Barclays faithful with a brilliant Brooklyn debut, putting up 22 points, hauling down six boards and dishing out nine assists while picking up three steals and blocking a pair of shots.

Reigning Finals MVP Jonquel Jones continued to be the backbone of the best women’s basketball team in the world with 17 points, 10 rebounds and six assists as New York used a 9-0 second-quarter burst to pull ahead for good.

The Aces, spearheaded by three-time WNBA MVP A’ja Wilson’s 31-point, 16-rebound effort, pulled within two points in the fourth quarter, but Cloud had a pair of roof-raising three-point plays during an 8-0 burst that settled matters.

Though the Liberty went a dismal 19% from 3-point range, including a 0-for-5 effort from sharp-shooter Sabrina Ionescu, they used a tenacious defense to limit the rest of Vegas’ veteran squad from spoiling



Liberty forward **Breanna Stewart** drives for two of her 25 points as the reigning champs celebrate Opening Day at Barclays Center with a win over the rival Vegas Aces.  
AP Photo by Heather Khalifa

Opening Day.

“I have a lot of respect for this organization,” said Aces coach Becky Hammon, who played for the Liberty when the team was based in Manhattan.

“A lot of respect for (co-owners) Joe (Tsai) and Clara (Wu Tsai). I thought last year they were the best team, and the best team gets rings.”

Vegas won back-to-back WNBA crowns, including the 2023 title here at Barclays, before the Liberty broke the glass ceiling last fall, finishing the Aces off in four games in the semifinals before surviving an epic five-game Finals against Minnesota.

“We’re so thankful, thank you guys for being part of this championship journey for

us,” Ionescu addressed the Brooklyn faithful before amassing eight points, seven rebounds, and four assists.

“We got to run it back. We need the energy, love and support.”

Kennedy Burke added 10 points off the bench, and fellow reserve Nyara Sabally chipped in six points and five rebounds for the Liberty, who finished off their celebration weekend by attending a Subway Series game at Yankee Stadium.

Stewart wouldn’t reveal how her new championship bauble compared to the set she won in Seattle.

Only that she wished to add a few more to her collection before leaving Brooklyn.

“Each one is special. Rings for me personally are not meant to be worn,” Stewart

noted. “They will create a nice collection later.”

New York will be off until Thursday when it visits former teammate Courtney Vandersloot and the Chicago Sky in the Windy City.

**GIVE ME LIBERTY:** Injured forwards Betnijah Laney-Hamilton and Ivana Djokic both received their rings as well. Laney-Hamilton will not play this season while recovering from surgery to repair a meniscus in her left knee. She received one of the biggest pregame cheers from the capacity crowd. ... The Liberty will be back at Barclays on Saturday for what should be another sellout to take on Caitlin Clark and the Indiana Fever.



The Barclays Center crowd roared in delight as the Liberty raised the first-ever championship banner in franchise history at the arena Saturday.  
AP Photo by Vera Nieuwenhuis



Though she won’t play this year due to injury, Liberty forward **Betnijah Laney-Hamilton** (center) received her championship ring Saturday in Downtown Brooklyn.  
AP Photo by Heather Khalifa





# Our World In Pictures

**CANNES — Brooklyn's own, stalwart of Fort Greene:** Director Spike Lee poses for photographers upon arrival at the premiere of the film 'Highest 2 Lowest' at the 78th international film festival, Cannes, southern France, Monday, May 19, 2025. Photo: Joel C Ryan/Invision/AP



**ST. PETER'S SQUARE — Move over DiCaprio, we have a new 'Leo' to stimulate adoring crowds for news photographers:** Pope Leo XIV on his popemobile tours St. Peter's Square at the Vatican prior to the inaugural Mass of his pontificate, Sunday, May 18, 2025. Photo: Domenico Stinellis/AP



**BUCKINGHAM PALACE — Feeling better, Kate stands out like a flower among the dark suits and bright royal guards:** Britain's Kate, Princess of Wales talks to guests at a Royal Garden Party at Buckingham Palace, London, Tuesday, May 20, 2025. Photo: Aaron Chown/PA via AP



**KYIV — No back-up from the late Tom Petty and the Heartbreakers, but definitely a chorus of "I Won't Back Down":** Ukrainian President Volodymyr Zelenskyy speaks during a briefing in Kyiv, Ukraine, Monday, May 19, 2025. Photo: Efreem Lukatsky/AP





# Our World In Pictures



**KASHMIR — Lone watchman in shadow of peaks bordering an ancient conflict:** An Indian army soldier keeps a vigil from one of the forward posts along the line of control between India and Pakistan during a media tour somewhere north of Indian-controlled Kashmir, Monday, May 19, 2025.

Photo: Mukhtar Khan/AP



**SWITZERLAND — Not sacred, but definitely precious:** A cow is flown by helicopter from the landslide area near the Bietschhorn in the Loetschental, to a farm in Ferden, Switzerland, Tuesday, May 20, 2025.

Photo: Peter Klaunzer/Keystone via AP



**MILWAUKEE — ‘I got it, I got it! ... No, wait, YOURS ... D’oh!’:** Baltimore Orioles’ Cedric Mullins, left, and Ramón Laureano (12) are unable to catch a fly ball during the fifth inning of a baseball game against the Milwaukee Brewers, Monday, May 19, 2025, in Milwaukee.

Photo: Aaron Gash/AP



**ENGLAND — Nature’s revenge — sometimes floods, sometimes drought:** Traffic crosses a bridge at Woodhead Reservoir in Derbyshire as England experiences a significant drought, with reservoir levels at 84% of capacity, lower than the 90% seen in 2022, Woodhead, England, Monday, May 19, 2025.

Photo: Jon Super/AP



# Are you traveling over troubled NYC bridges?

Continued from page 3

When a bridge inspector finds a critical issue that requires prompt action, the official can use a color-coded system to flag and alert bridge owners to spur a response. Red — the most critical level — indicates that immediate action is needed to solve “potentially hazardous structural conditions.”

Some 407 red flags were issued statewide in the 2022-2023 fiscal year, the most recent data published by the state shows.

A freedom of information request filed by the NYCity News Service reveals that between September 2022 and December 2024 inspectors issued 145 red flags for bridges in the city, encompassing spans in every borough except for Staten Island. In the most recent instance covered by the records, inspectors on Dec. 12 red-flagged the 124-year-old Grand Street Bridge going over Newtown Creek in Brooklyn, citing girders with rust and cracks.

Though very rare, bridges do fail. The Schcharie Creek Bridge in upstate New York collapsed in 1987, killing 10 people. The bridge was about 30 years old. In 1989, a 500-pound slab of concrete sheared off the FDR Drive and killed a driver.

In 2007, the Interstate 35W bridge over the Mississippi River in Minneapolis collapsed, killing 13 people. The bridge had been classified as structurally deficient.

Bridges can also fall apart from accidents as in the case of the Francis Scott Key Bridge collapse, which killed six bridge workers when a container ship hit the substructure.

## ‘Kicking the Can’

Near LaGuardia Airport and Citi Field, a portion of a bridge that goes over the Flushing Bay Promenade is one of the busiest stretches of any span in poor condition citywide: Interstate 678, on a stretch commonly known as the Whitestone Expressway, carries about 180,000 vehicles daily, according to state records.

Under federal guidelines, a “poor condition” finding suggests the bridge’s ability to handle its usual amount of traffic may be “jeopardized.” That could include cracking or when a bridge’s structure weakens or when pieces of concrete break away, exposing reinforcing steel.

State, city and federal officials declined to answer repeated direct questions on the timing for any repairs to these sections of bridges near LaGuardia and Citi Field.

They are owned and managed by the state Department of Transportation which, along with the city Transportation Department and the Metropolitan Transportation Authority, operate most of New York’s bridges.

In 2023, the state DOT awarded a contract to repair other nearby portions of bridges along the Grand Central Parkway, between Commonwealth Avenue and Union Turnpike, budget documents show.

Fixing bridges is expensive: It’s going to cost over \$73 million to repair four overpasses along the Belt Parkway in Brooklyn, Gov. Kathy Hochul announced last summer. Building the new Kosciuszko Bridge, which opened ahead of schedule in 2019, ran up to \$873 million.

State Senator John Liu (D-Queens), a former City Council transportation committee chair and past city comptroller, said years of neglect contributed to the current state of local bridges.

“There was a lot of kicking the can,” Liu said.

Repairs for old and heavily used thoroughfares can be tricky to manage, he added.

“The Van Wyck has been under construction the entire duration of my life,” the 58-year-old senator said, referring to a section of I-678 that runs from Queens to The Bronx. “And I expect that to be the case under the duration of my great grandchildren[s]’ lives] as well.”

Across the country, 6.8% of the nation’s more than 600,000 bridges are in poor condition, translating to about 42,000 spans. In New York City, the figure is nearly 8%. The spans found to be in poor condition cover slightly more than 19% of the total roadway of all the city’s bridges, our analysis found.

This marks an improvement from 2014 when the percentage of city bridges deemed “structurally deficient,” the terminology used at the time, was 10%.



There were visible cracks on the sidewalk on Arthur Avenue overpass along the Cross Bronx Expressway, Dec. 14, 2024.

Credit: Adrian O’Farrill/NYCity News Service

Overall, the state is moving in the right direction, said engineer Sreenivas Alampalli, co-author of the 2022 American Society of Civil Engineers (ASCE) bridge report that gave New York’s bridges a C-minus grade.

“Lately, ‘preservation first’ is a focus for the DOT,” said Alampalli, who was also a contributor to the state’s bridge inspection manual.

## Uncertain Road for Repairs

Funding for bridge repair comes from a patchwork tangle of intertwined federal, state and city sources — all threatening to come apart under new pressures from Washington. Federal transportation officials did not respond to requests for comment.

The Biden administration’s Infrastructure Investment and Jobs Act allocated \$1.2 trillion for transportation and infrastructure upgrades, including \$550 billion for bridges. That represented the nation’s largest dedicated bridge investment in 50 years, according to the American Society of Civil Engineers.

The act provides New York State with \$38.1 billion, according to the state comptroller’s office. The state’s 2023 budget included a record high nearly \$33 billion five-year spending plan for the state Department of Transportation and local roads.

However, according to the state comptroller’s analysis of national data, the amount needed to fix all bridges across New York State is over \$70 billion. The repair cost for city-owned bridges in New York City alone exceeds \$19 billion, according to the analysis. And those represent less than half of the spans across the five boroughs.

The federal legislation’s Bridge Formula Program kicks in \$2 billion for New York’s bridges over five years, and a pot of \$9.6 billion in grants for rehabilitation of at-risk bridges includes

\$22.6 million for New York, according to the state comptroller.

The federal money is pooled with other resources for infrastructure upgrades, noted Anil Agrawal, a civil engineering professor at the City College of New York.

But it may not be enough, Agrawal added: “\$1.2 trillion dollars for all the infrastructure in the country is like pennies.”

In 2024, according to Hochul’s office, 904 of New York City’s bridges were rehabilitated, repaired or improved, and 54 miles of the city’s highway and road lanes were repaved. These projects were a part of a \$2.9 billion statewide effort by the state transportation and thruway departments.

According to the Mayor’s Ten-Year Capital Strategy, the city DOT is planning over \$16 billion in bridge repair, replacement and rehabilitation projects. It’s unclear how much of these funds are tied up with federal dollars.

The city Department of Transportation did not respond to requests for comment.

## Scouring a Menace

While it can take years to get funding and make repairs, the weather’s toll on bridges is increasingly swift and devastating, heightening concerns as climate change brings more and fiercer storms.

This past summer, over 600 bridges across North Carolina were damaged or destroyed by Hurricane Helene, necessitating \$6 billion in repairs.

The underwater erosion of pilings around a bridge’s foundations is known as “scour” — and it’s a leading cause of highway bridge failures in the U.S.

Two segments of bridges in New York have a critical scour rating: a section of the Harlem Riv-

er Drive just north of the Macombs Dam Bridge at 155th Street in Manhattan, and a part of the Marine Parkway-Gil Hodges Memorial Bridge, near Jacob Riis Park in Brooklyn.

Both segments earned a scour rating of three, meaning the bridge foundations were determined to be “unstable for assessed or calculated scour conditions”. Nevertheless, according to the data, the crossings are considered to be in “fair condition” overall.

It’s unclear when repairs are on tap for the Harlem River Drive section. The MTA has earmarked \$50 million for work in the Hodges bridge in its 2025-2029 capital plan. Funding for the capital plan was included in the state budget agreement announced in late April.

“Additional repairs will be programmed into future capital plans as part of the overall strategy to address structural repair needs throughout the system,” Laura Cala-Rauch, an MTA spokesperson wrote in an email.

## Age and Weight Take a Toll

Most city bridges have been around longer than most New Yorkers. The average bridge in the city was built in 1956.

Among the oldest is the iconic Brooklyn Bridge, which opened in 1883. One part of the bridge, along with a ramp leading to it, is in poor condition, inspection records show.

Overall, the older a bridge is, the more likely it is to be in poor condition, according to a 2023 analysis by DiNapoli’s office. Many older bridges are far past the average 50-year life for which they were designed, according to a state Department of Transportation report.

Our analysis showed the same: All but three of the 118 bridge sections found in poor condition were built before 1975.

The city DOT owns or manages nearly 600 of the almost 1,500 bridge segments across New York City. Statewide, local governments own about half of all bridges.

Of the 118 portions of bridges in poor condition, New York City owns 64 of them, the NYCity News Service’s analysis shows. Most of the others are owned by the MTA and the state.

Meanwhile, increasingly heavy trucks are taxing the city’s aging, heavily trafficked spans.

Some bridges, like parts of the Brooklyn-Queens Expressway, were originally designed for trucks carrying a maximum of 72,000 pounds. Now, according to federal standards, highways and bridges are built to handle trucks at 80,000 pounds — the equivalent of 40 tons each.

According to a 2020 federal study, 11% of the trucks that used the Brooklyn-Queens Expressway from October 2019 to Jan 2020 were overweight.

Statewide data suggests this is a growing problem: Around 16% of the trucks weighed in New York State received overweight citations in 2023, compared to 11% in 2019.

Every extra pound a vehicle is overweight can cause exponentially more damage, according to Michel Ghosn, a professor of civil engineering at the City College of New York. Over time, a high volume of truck traffic could slowly weaken a bridge, Ghosn said.

The city plans to fix the cantilevered stretch of the BQE between Atlantic Avenue and Sands Street in Downtown Brooklyn, a project that could extend into the early 2030s.

A stretch of the BQE, over Flushing Avenue near the Brooklyn Navy Yard, carries nearly 138,000 vehicles daily, and 13% are trucks. Every day around 140,000 vehicles use the on-ramp to the Cross Bronx Expressway from Sheridan Boulevard — and 16% of those are trucks. Both segments are among the 118 segments citywide tagged as in poor condition.

New York City is deploying new technology to help spot overweight trucks. In a July press release, the city said its weigh-in-motion system installed along the BQE in 2023, has decreased the amount of overweight trucks by 64%.

Meanwhile, 30 city-owned bridges were load posted in 2022, meaning that heavier vehicles were further restricted from using those spans. Signs inform motorists of the weight limits.

Additional reporting by Ray DePaul, NYCity News Service

THE CITY is an independent, nonprofit news outlet dedicated to hard-hitting reporting that serves the people of New York.



Drivers headed over metal braces on the Broadway Bridge connecting the upper tip of Manhattan and The Bronx, Dec. 14, 2024.

Credit: Adrian O’Farrill/NYCity News Service



# Some NY schools turn to virtual learning as Trump deportation fears keep immigrant students home

By Michael Elsen-Rooney  
Chalkbeat

As President Donald Trump has ramped up deportations, some immigrant students across New York have been too afraid to attend class in person. In response, some school districts have turned to virtual learning, a move the state's Education Department is sanctioning, officials revealed last week.

"I will tell you in the sense of a crisis, we do have some districts right now ... that are taking advantage and providing virtual instruction to our children who are afraid to go to school," Associate Education Commissioner Elisa Alvarez told state officials at May's Board of Regents meeting.

Alvarez shared with the board a memo the state Education Department issued in March clarifying that districts have the flexibility to offer on-line instruction to "students who may be unable or averse to attending school, including during times of political uncertainty."

The memo further specified schools can tap online learning for immigrant and migrant students "who may be affected and reluctant to attend school in person due to concerns about their personal safety and security."

Alvarez didn't disclose how many or which districts were using the approach and for how many students. A state Education Department spokesperson did not respond to follow-up questions.

New York City public schools already have virtual options available and aren't doing anything different for immigrant students fearful of attending school, a spokesperson for the city's Education Department said.

Still, the disclosure from state officials highlights the ongoing fears some immigrant students are facing four months into the Trump administration and raises fresh questions about how their school experiences are being affected.

Shortly after taking office, Trump rescinded longstanding guidance barring federal immigration agents from making arrests at "sensitive locations" including schools.

Migrant families staying in New York City shelters expressed acute fears during the week after Trump's inauguration in January and stayed out of school in large numbers, likely contributing to lower citywide attendance rates that week (though Mayor Eric Adams later downplayed the attendance woes). Some city educators said they've seen attendance for immigrant students rebound since that first week.

City policy prohibits federal law enforcement agents, including Immigration and Customs Enforcement, from entering schools without a warrant signed by a judge, and Education Department officials have trained school staff on detailed protocols for how to respond.

At the state level, the Attorney General's office and Education Department issued joint guidance in March reiterating that state and federal law both compel districts to only permit federal law enforcement to enter schools under very limited circumstances.

Many school leaders have worked hard to communicate those policies and reassure anxious



Some New York school districts are using remote learning for immigrant students afraid to attend school amid heightened deportation fears, a state official recently revealed. Getty Images

families. And immigration enforcement inside of schools has remained rare.

But some high-profile raids have targeted school-age children, including one in the upstate New York hometown of Trump border czar Tom Homan that swept up three students in the local public schools, sparking fear and outrage. And there have been reports across the country of parents detained by immigration agents right outside schools during drop-off time.

Under those circumstances, virtual learning could give schools a way to keep up some connection with students or families who might otherwise completely disengage.

But some New York City educators said they're still working hard to convince fearful immigrant students to come to school in person, noting that virtual learning was especially challenging for English language learners during the COVID pandemic.

Lara Evangelista, the executive director of the Internationals Network, which oversees 17 public schools in the five boroughs catering exclusively to newly arrived immigrant students, said none of her schools have made the "purposeful choice" to engage fearful students through virtual learning.

"Virtual learning for [English Learners] was really challenging during COVID," she said.

Alan Cheng, the superintendent who oversees the international schools as well as the city's ded-

icated virtual schools, said he hasn't seen any significant changes in enrollment or interest in on-line learning due to fear of in-person attendance among immigrant students.

And while virtual learning might be able to offer a version of the academic experience of in-person school, it's harder for it to replicate some of

the other services that schools provide families.

"Our schools serve much more than just the academic environment," Cheng said. "They are really community schools, they provide health care, they provide plenty of other resources."

*Chalkbeat is a nonprofit news site covering educational change in public schools.*

**QUEENS Daily Eagle**

For Legal Advertising in the Queens Daily Eagle and assistance filing notices  
Contact Gina Ong, Legal Advertising Manager  
Legals@queenspublicmedia.com  
718-422-7402

QUEENS COUNTY BAR ASSOCIATION  
President: Kristen J. Dubowski Barba, Esq.

**ANNUAL "MIKE DIKMAN" FAMILY LAW DINNER**

Social evening for the members of our Family Law Committee and members of the Judiciary, Law Secretaries, Clerks, Referees and Support Magistrates of the Supreme and Family Court.

*Honoring*

HON. WILLIAM A. VISCOVICH  
Justice of the Supreme Court

HON. KATERINA CONTARATOS  
Support Magistrate

Thursday, June 5, 2025 - 5:30pm  
Bourbon Street Restaurant  
40-12 Bell Blvd, Bayside, NY 11361

Cost:  
Queens Family Court and Matrimonial Part Judges: Free  
All other Judges: \$100

QCBA Member private practice attorneys: \$100  
QCBA Non-Member private practice attorneys: \$160

QCBA Member Government attorneys\*: Free  
QCBA Non-Member Government attorneys\*: \$100  
\*includes Law Secretaries, Court Attorneys, Referees and Support Magistrates

*Sponsored by:*

SOBERLINK  
Experts in Remote Alcohol Monitoring

TOVA  
QDRO & PENSION CONSULTANTS

MITRA HAKIMI  
- REALTY GROUP -

FAST COAST  
APPRAISAL SERVICE

Comprehend  
the Mind

KLG  
Business Valuers & Forensic Accountants

Macaluso  
894-5000

<https://qcba.org/event-6168659>  
RSVP by May 31



# 2ND DEPARTMENT/ PUBLIC LEGAL NOTICES

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS MORTGAGE ASSETS MANAGEMENT, LLC, -AGAINST- JUDITH M. JESSUP, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 10, 2024, WHEREIN MORTGAGE ASSETS MANAGEMENT, LLC IS THE PLAINTIFF AND JUDITH M. JESSUP, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON JUNE 13, 2025 AT 10:00AM, PREMISES KNOWN AS 150-21 HORACE HARDING EXPRESSWAY, FLUSHING, NY 11367; AND THE FOLLOWING TAX MAP IDENTIFICATION: 6434-43. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 722273/2021. AUTREY GLEN JOHNSON, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#228357

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2007-AA3, BY FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, -AGAINST- CLARITA REINOSO, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON APRIL 19, 2023, WHEREIN THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2007-AA3, BY FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT IS THE PLAINTIFF AND CLARITA REINOSO, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON JUNE 20, 2025 AT 10:00AM, PREMISES KNOWN AS 31-15 102ND STREET, CORONA A/K/A EAST ELMHURST, NY 11368 A/K/A 11369; AND THE FOLLOWING TAX MAP IDENTIFICATION: 1689-67. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PRO-

VISIONS OF FILED JUDGMENT INDEX NO.: 721167/2021. PETER METIS, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#228509

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, -AGAINST- MARY S. HARRY, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON FEBRUARY 20, 2025, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4 IS THE PLAINTIFF AND MARY S. HARRY, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON JUNE 13, 2025 AT 10:00AM, PREMISES KNOWN AS 187-40 HILBURN AVENUE, ST. ALBANS, NY 11412; AND THE FOLLOWING TAX MAP IDENTIFICATION: 10436-18. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING AT HOLLIS, FOURTH WARD, BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 723939/2022. LISA B. SINGER, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#228356

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-2, ASSET-BACKED CERTIFICATES, -AGAINST- BERNARDA F. BIDO, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON AUGUST 22, 2024, WHEREIN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-2, ASSET-BACKED CERTIFICATES IS THE PLAINTIFF AND BERNARDA F. BIDO, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON JUNE 13, 2025 AT 10:00AM, PREMISES KNOWN AS 4534 NATIONAL STREET, CORONA,

NY 11368; AND THE FOLLOWING TAX MAP IDENTIFICATION: 1627-211. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 702932/2019. JOSEPH N. ARMAO, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#228352

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS-DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-FM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FM2, -AGAINST- PAULA RIGGAN, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JUNE 10, 2019, WHEREIN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-FM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FM2 IS THE PLAINTIFF AND PAULA RIGGAN, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON JUNE 6, 2025 AT 10:00AM, PREMISES KNOWN AS 135-21 DENNIS ST, SPRINGFIELD GARDENS, NY 11434; AND THE FOLLOWING TAX MAP IDENTIFICATION: 12995-0066. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 710143/2015. VALERIE KATSORHIS, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#227948

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-R1, PLAINTIFF, VS. JR FOREVER LLC, ET AL., DEFENDANT (S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON MARCH 26, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE SECOND FLOOR IN COURTROOM 25 QUEENS COUNTY SUPREME COURT-HOUSE LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, ON JUNE 6, 2025, AT 10:00 AM, PREMISES KNOWN AS 117-16 165TH STREET, JAMAICA, NY 11434. ALL THAT CERTAIN

PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 12355, LOT: 35. APPROXIMATE AMOUNT OF JUDGMENT IS \$435,240.58 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX # 716254/2023. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE, THE MORTGAGEE'S ATTORNEY, OR THE REFEREE. ALL PARTIES SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE (HTTPS://WWW.NYCOURTS.GOV/LEGACYPDFS/COURTS/11JD/SUPREME/CIVILTERM/PARTRULES/FORECLOSURE\_AUCTION\_RULES.PDF) SCOTT SILLER, ESQ., REFEREE ROACH & LIN, P.C., 6851 JERICHO TURNPIKE, SUITE 185, SYOSSET, NEW YORK 11791, ATTORNEYS FOR PLAINTIFF

#228188

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NA, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2006-6, -AGAINST- LANRAY DOSUNMU, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 24, 2024, WHEREIN U.S. BANK NA, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2006-6 IS THE PLAINTIFF AND LANRAY DOSUNMU, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON JUNE 6, 2025 AT 10:00AM, PREMISES KNOWN AS 241-19 148TH ROAD, ROSEDALE, NY 11422; AND THE FOLLOWING TAX MAP IDENTIFICATION: 13745-49. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 709608/2014. ALAN C. KESTENBAUM, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#227947

## US stocks sink as S&P 500 falls to its first loss in 7 days

By Stan Choe  
Associated Press

U.S. stock indexes fell on Tuesday, as momentum slowed for Wall Street after it rallied from a deep hole nearly all the way back to its all-time high set earlier this year.

The S&P 500 fell 0.4% for its first drop in seven days, but it's still within 3.3% of its record. The Dow Jones Industrial Average lost 114 points, or 0.3%, and the Nasdaq composite slipped 0.4%.

Treasury yields and the value of the U.S. dollar held relatively stable following a brief jolt Monday morning after Moody's Ratings said the U.S. government no longer deserves a top-tier credit rating because of worries about its spiraling debt.

Several of the U.S. stock market's worst losses came from companies in the travel industry, as doubts continue about how much U.S. households will be able to spend on vacations.

Airbnb dropped 3.3%, Norwegian Cruise Line fell 3.9% and United Airlines lost 2.9%. Viking Holdings fell 5% even though the company, which offers river cruises and other trips, reported stronger results than analysts expected for the latest quarter.

Home Depot slipped 0.6% after reporting a profit for the start of the year that came up just short of analysts' expectations, though its revenue topped forecasts. The home-improvement retailer also said it's sticking with its forecasts for profit and sales growth over the full year.

That's counter to a growing number of companies, which have recently said tariffs and uncertainty about the economy are making it difficult to guess what the upcoming year will bring.

President Donald Trump has launched stiff tariffs against trading partners, only to delay or roll many of them back. Investors are hopeful that Trump will eventually lower his tariffs after reaching trade deals with other countries, but that's not a certainty.

Target and Home Depot rival Lowe's will report their latest results on Wednesday.

On the winning side of Wall Street was D-Wave Quantum, which jumped 25.9% after releasing its latest quantum computing system. The company says it can solve complex problems beyond the reach of classical computers.

All told, the S&P 500 fell 23.14 points to 5,940.46. The Dow Jones Industrial Average

dipped 114.83 to 42,677.24, and the Nasdaq composite dropped 72.75 to 19,142.71.

In the bond market, the yield on the 10-year Treasury edged up to 4.47% from 4.46% late Monday. The two-year yield, which more closely tracks expectations for action by the Federal Reserve, edged down to 3.96% from 3.97%.

Concern still remains that Trump's tariffs could push the U.S. economy into a recession, even if it's held up OK for the time being. If a recession were to hit, the U.S. government may have less room to offer support for the economy through big spending plans or direct stimulus checks to households than in prior downturns. That's because the U.S. government's debt is so much higher now, and it could be set to get even bigger with Washington debating more cuts to taxes.

If the U.S. government can't offer as much fiscal support for the economy, that could make the next recession deeper and last longer, according to James Egelhof, chief U.S. economist and other strategists at BNP Paribas. That could put more pressure on the Federal Reserve to prop up the economy by itself through lower interest rates.

Other central banks around the world have already begun cutting interest rates.

China's central bank made its first cut to its loan prime rates in seven months in a move welcomed by investors eager for more stimulus as the world's second-largest economy feels the pinch of Trump's higher tariffs. Tuesday's cuts probably won't be the last this year, Zichun Huang of Capital Economics said in a report.

The Reserve Bank of Australia reduced its benchmark interest rate by a quarter of percentage point for a second time this year, to 3.85%, judging inflation to be within its target range. The earlier reduction, in February, was Australia's first rate cut since October 2020.

Following the cuts, stock indexes rose across much of the world. Hong Kong's Hang Seng jumped 1.5% for one of the bigger gains.

Shares in China's CATL, the world's largest maker of electric batteries, jumped 16.4% in its Hong Kong trading debut after it raised about \$4.6 billion in the world's largest IPO this year. Its shares traded in Shenzhen, mainland China's smaller stock market after Shanghai, gained 1.2% after dipping earlier in the day.

## BEHIND THE BENCH

The *Eagle* will devote even more coverage to the court officers, law clerks and other workers who make our courts run.

Have someone in mind who deserves a profile?  
Let us know who we should be covering.

Contact managing editor Jacob Kaye  
at JacobK@queenspublicmedia.com

To Place a legal ad contact

Gina Osnovich, legal advertising manager

Legals@queenspublicmedia.com



# 2ND DEPARTMENT / New Business Formations

**BOSSERT PROPCO, LLC**  
NOTICE OF QUALIFICATION OF BOSSERT PROPCO, LLC APPL. FOR AUTH. FILED WITH SECY. OF STATE OF NY (SSNY) ON 04/07/25. OFFICE LOCATION: KINGS COUNTY. LLC FORMED IN DELAWARE (DE) ON 04/02/25. PRINC. OFFICE OF LLC: ONE HANOVER SQ, NY, NY 10004. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO CORPORATION SERVICE CO., 80 STATE ST, ALBANY, NY 12207-2543. DE ADDR. OF LLC: 251 LITTLE FALLS DR., WILMINGTON, DE 19808. CERT. OF FORM. FILED WITH CHARUNI PATIBANDA-SANCHEZ, JOHN G. TOWNSEND BLDG., 401 FEDERAL ST., STE. 3, DOVER, DE 19901. PURPOSE: ANY LAWFUL ACTIVITY.

**SUTTON JJR LLC**  
NOTICE OF QUALIFICATION OF SUTTON JJR LLC APPL. FOR AUTH. FILED WITH SECY. OF STATE OF NY (SSNY) ON 03/27/25. OFFICE LOCATION: KINGS COUNTY. LLC FORMED IN DELAWARE (DE) ON 03/13/25. PRINC. OFFICE OF LLC: 115 BEDFORD AVE., BROOKLYN, NY 11211. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO THE LLC, C/O KRZYSZTOF RYBKIEWICZ AT THE PRINC. OFFICE OF THE LLC, DE ADDR. OF LLC: REGISTERED AGENT SOLUTIONS, INC., 838 WALKER RD., STE. 2102, DOVER, DE 19904. CERT. OF FORM. FILED WITH SECY. OF STATE OF THE STATE OF DE, 401 FEDERAL ST., DOVER, DE 19901. PURPOSE: ANY LAWFUL ACTIVITY.

**RAVEN SUNNYSIDE, LLC**  
NOTICE OF FORMATION OF RAVEN SUNNYSIDE, LLC. ARTS OF ORG. FILED WITH NY SECY OF STATE (SSNY) ON 4/2/25. OFFICE LOCATION: KINGS COUNTY. SSNY IS DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 28 LIBERTY ST, NY, NY 10005. THE NAME AND ADDRESS OF THE REG. AGENT IS C T CORPORATION SYSTEM, 28 LIBERTY ST, NY, NY 10005. PURPOSE: ANY LAWFUL ACTIVITY.

**AZURE PRESS ON NAILS LLC**  
AZURE PRESS ON NAILS LLC. FILED WITH THE SSNY ON 4/6/2025. OFFICE: KINGS COUNTY. SSNY DESIGNATED AS FOR PROCESS & SHALL MAIL COPY TO: 27 EAGLE STREET, APT 257, BROOKLYN, NY 11222. PURPOSE: ANY LAWFUL.

**RH ST MARKS AVE LLC**  
RH ST MARKS AVE LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 03/24/25. OFFICE: KINGS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, 354 MARCUS GARVEY BOULEVARD, BROOKLYN, NY 11221. PURPOSE: ANY LAWFUL PURPOSE.

**1147 BEDFORD OWNER LLC**  
NOTICE OF FORMATION OF 1147 BEDFORD OWNER LLC. ARTS OF ORG. FILED WITH NEW YORK SECY OF STATE (SSNY) ON 3/20/25. OFFICE LOCATION: KINGS COUNTY. SSNY IS DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 240 KENT AVE, STE 3B10, BROOKLYN, NY 11249. PURPOSE: ANY LAWFUL ACTIVITY.

**BUSHWICK CW LLC**  
NOTICE OF FORMATION OF BUSHWICK CW LLC. ARTS OF ORG. FILED WITH NEW YORK SECY OF STATE (SSNY) ON 3/17/25. OFFICE LOCATION: KINGS COUNTY. SSNY IS DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 1650 BUSHWICK AVE, BROOKLYN, NY 11207. PURPOSE: ANY LAWFUL ACTIVITY.

**FERNOLLO, LLC**  
NOTICE OF FORMATION OF FERNOLLO, LLC. ARTS OF ORG. FILED WITH NEW YORK SECY OF STATE (SSNY) ON 4/21/25. OFFICE LOCATION: KINGS COUNTY. SSNY IS DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 516 4TH AVE, STE 2L, BROOKLYN, NY 11215. PURPOSE: ANY LAWFUL ACTIVITY.

**OPTIMIZE CONSULTING SERVICES LLC**  
NOTICE OF FORMATION OF OPTIMIZE CONSULTING SERVICES LLC. ARTS OF ORG. FILED WITH NEW YORK SECY OF STATE (SSNY) ON 3/13/25. OFFICE LOCATION: KINGS COUNTY. SSNY IS DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 1292 E. 34 ST, BROOKLYN, NY 11210. PURPOSE: ANY LAWFUL ACTIVITY.

**PESACH PANAMA PROGRAM LLC**  
NOTICE OF FORMATION OF PESACH PANAMA PROGRAM LLC. ARTS OF ORG. FILED WITH NEW YORK SECY OF STATE (SSNY) ON 9/26/24. OFFICE LOCATION: KINGS COUNTY. SSNY IS DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 9024 FOSTER AVE, BROOKLYN, NY 11236. PURPOSE: ANY LAWFUL ACTIVITY.

**JIN FULTON REALTY LLC**  
A NOTICE OF FORMATION OF JIN FULTON REALTY LLC, ART. OF ORG. FILED SECY. OF STATE OF NY (SSNY) ON 4/4/2025. OFFICE LOCATION: KINGS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO: THE LLC, 3224 FULTON ST, BROOKLYN, NY 11208. PURPOSE: ANY LAWFUL ACTIVITY.

**SENTINEL RESEARCH LLC**  
SENTINEL RESEARCH LLC ARTICLES OF ORG. FILED NY SEC. OF STATE (SSNY) 3/25/25. OFFICE IN KINGS CO. SSNY DESIGN. AGENT OF LLC UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC 1976 E 12TH ST BROOKLYN NY 11229. PURPOSE: ANY LAWFUL ACTIVITY.

**ALBA VENTURES LLC**  
ALBA VENTURES LLC ARTICLES OF ORG. FILED NY SEC. OF STATE (SSNY) 4/30/25. OFFICE IN KINGS CO. SSNY DESIGN. AGENT OF LLC UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC 2038 E 37TH ST BROOKLYN NY 11234. PURPOSE: ANY LAWFUL ACTIVITY.

**COLLECTED COMPANY OF BROOKLYN LLC**  
COLLECTED COMPANY OF BROOKLYN LLC. FILED 1/6/25. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 169 MADISON AVE, 15086, NY, NY 10016. PURPOSE: GENERAL.

**NICHOLAS LOMBOY DESIGN LLC**  
NICHOLAS LOMBOY DESIGN LLC. FILED 3/15/25. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 84A LEXINGTON AVE APT 1, BKLYN, NY 11238. REGISTERED AGENT: UNITED STATES CORPORATION AGENTS, INC., 7014 13TH AVE , STE 202, BKLYN, NY 11228. PURPOSE: GENERAL.

**JENSC LLC**  
JENSC LLC. FILED 4/23/25. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 34 7TH AVE APT 1, BKLYN, NY 11217. REGISTERED AGENT: UNITED STATES CORPORATION AGENTS, INC., 7014 13TH AVE , STE 202, BKLYN, NY 11228. PURPOSE: GENERAL.

**LESS THAN 0.5 LLC**  
LESS THAN 0.5 LLC. FILED 10/26/23. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 320 BEDFORD AVE, APT 4B, BKLYN, NY 11249. PURPOSE: GENERAL.

**FIORI LORETT LLC**  
FIORI LORETT LLC. FILED 4/24/25. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 1490 BEDFORD AVE APT 2N, BKLYN, NY 11216. PURPOSE: GENERAL.

**651 WYONA LLC**  
651 WYONA LLC. FILED 9/2/15. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 199 LEE AVE NUM 925, BKLYN, NY 11211. PURPOSE: GENERAL.

**1677 PROSPECT PL LLC**  
1677 PROSPECT PL LLC. FILED 6/29/15. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 199 LEE AVE NUM 925, BKLYN, NY 11211. PURPOSE: GENERAL.

**BEHBEH SUPPLIES LLC**  
BEHBEH SUPPLIES LLC. FILED 3/25/25. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: C/O NISSIM GINDI, 1568 E 8TH ST, BKLYN, NY 11230. PURPOSE: GENERAL.

**DISCOVER LICENSED BEHAVIOR ANALYST MONSEY PLLC**  
DISCOVER LICENSED BEHAVIOR ANALYST MONSEY PLLC. FILED 4/22/25. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: 296 N MAIN ST, SPRING VALLEY, NY 10977. PURPOSE: LICENSED BEHAVIOR ANALYST.

**HWH INTELLIGENCE LLC**  
HWH INTELLIGENCE LLC. FILED 4/21/25. OFFICE: KINGS CO. SSNY DESIG. AS AGENT FOR PROCESS & SHALL MAIL TO: C/O USACORP INC, 266 BROADWAY STE 401, BKLYN, NY 11211. PURPOSE: GENERAL.

**LAW FIRM OF ALEXANDER A. REINERT LLC**  
NOTICE OF FORMATION OF LAW FIRM OF ALEXANDER A. REINERT LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 02/21/25. OFFICE LOCATION: KINGS COUNTY. SSNY DESIGNATED AS AGENT OF PLLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO THE LLC, 55 FIFTH AVE., RM. 1005, NY, NY 10003. PURPOSE: LAW.

**WINSOME VENTURES, LLC**  
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC) NAME: WINSOME VENTURES, LLC ARTICLES OF ORGANIZATION FILED BY THE DEPARTMENT OF STATE OF NEW YORK ON: 01/15/2025 OFFICE LOCATION: KINGS PURPOSE: ANY AND ALL LAWFUL ACTIVITIES SECRETARY OF STATE OF NEW YORK (SSNY) IS DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL A COPY OF ANY PROCESS TO: THE LLC 1183 DEAN ST., APT. 4 BROOKLYN, NY 11216

**576-92ND STREET LLC**  
NOTICE OF FORMATION OF DOMESTIC LIMITED LIABILITY COMPANY; NAME OF LLC: 576-92ND STREET LLC; DATE OF FILING: 05/01/2025; OFFICE OF THE LLC: KINGS CO.; THE NY SECRETARY OF STATE HAS BEEN DESIGNATED AS THE AGENT UPON WHOM PROCESS MAY BE SERVED. NYSS MAY MAIL A COPY OF ANY PROCESS TO THE LLC AT 576 92ND STREET, BROOKLYN, NEW YORK 11209; PURPOSE OF LLC: ANY LAWFUL PURPOSE.

**KYNN PRODUCTIONS LLC**  
KYNN PRODUCTIONS LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 05/13/25. OFFICE: KINGS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, 300 GRAHAM AVENUE, #2B, BROOKLYN, NY 11211. PURPOSE: ANY LAWFUL PURPOSE.

**CLINTON 97 QOZB LLC**  
NOTICE OF FORMATION OF CLINTON 97 QOZB LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 05/12/25. OFFICE LOCATION: KINGS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO CORPORATION SERVICE CO., 80 STATE ST, ALBANY, NY 12207-2543. PURPOSE: ANY LAWFUL ACTIVITY.

**12207 SNOW LOTUS FILMS LLC**  
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SNOW LOTUS FILMS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/24/2025. NY OFFICE LOCATION: KINGS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/ CHARACTER OF LLC: ANY LAWFUL PURPOSE.

**SOVRYN LLC**  
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SOVRYN LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/3/2025. NY OFFICE LOCATION: SUFFOLK COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

**SYI SKIN LLC**  
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SYI SKIN LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 1/24/2025. NY OFFICE LOCATION: KINGS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

**MAJU AGENCY LLC**  
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: MAJU AGENCY LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/15/2025. NY OFFICE LOCATION: KINGS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

**ZABALLERO DESIGN LLC**  
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: ZABALLERO DESIGN LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/25/2025. NY OFFICE LOCATION: KINGS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/ CHARACTER OF LLC: ANY LAWFUL PURPOSE.

**205 GREENWOOD LLC**  
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 205 GREENWOOD LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/19/2025. NY OFFICE LOCATION: KINGS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/ CHARACTER OF LLC: ANY LAWFUL PURPOSE.



A fire left one in critical condition in Sunset Park Monday morning.

## Fire injures four inside Sunset Park building

By Jaime DeJesus  
Brooklyn Daily Eagle

SUNSET PARK – A fire inside a Sunset Park building left three civilians and one firefighter injured May 19. The blaze started at 7:10 a.m. on the second floor of a three-story building on Ninth Avenue and 49th Street. Twelve units and 60 Fire and EMS workers rushed to the scene. The fire was put out in an hour. Three civilians were injured, one in critical condition. The firefighter had minor injuries. According to PIX11, a video showed one person falling from a ladder and hitting the ground during the fire. The cause of the fire is under investigation.



The blaze started at 7:10 a.m. on the second floor of a three-story building on Ninth Avenue and 49th Street. Images via Citizen App

MYTH

No one reads Newspapers Anymore!

REALITY:

More than 104 million adults read a print newspaper every day. That is higher than the number of people who watch the super bowl (94 million).

Reach your target audience through Your local community newspaper.

Email Jen Hopewell:  
jdh@EagleUrbanMedia



# Street named in honor of community activist Don Lee

By Jaime DeJesus  
Brooklyn Daily Eagle

SOUTHERN BROOKLYN — A street co-naming ceremony for community activist, and former chair and executive director for nonprofit organization Homecrest Community Services, Inc., Don Lee, took place on May 17.

Lee's life and accomplishments were honored by elected officials, friends, family and community leaders at 15th Avenue and 70th Street, which will now also be known as Don B. Lee Way.

Lee died May 6, 2024, while on vacation with his family in South America. He was 65.

Councilmember Alexa Avilés organized the street naming, and said Lee was protected with his whole high heart, bountiful passion and energy.

"Don was a compassionate community leader and a lifelong activist for the residents of Chinatown," she told the crowd. "He fought against anti-racism and for important community resources to serve the neighborhood that he loved dearly."

"As executive director at Homecare Community Services, he worked tirelessly to improve the lives of Asian American immigrant families by providing services that address the health, well-being, food insecurity, and public safety. He brought light to the challenges faced by often underserved AAPI communities in Brooklyn and Manhattan inspired so many with continued activism."

His daughter Victoria Lee discussed the impact of having a street named after her dad.

"Having a street named after you in New York City and the capital of the world is a very big deal," she said. "I was asking myself, 'What does it mean to have a street named after you?' I think it means that you made an impact on the fabric of the city



Family and friends gather for the street co-naming as **Don B. Lee Way**.

that is standardly manifested in that sign."

"It means that beyond memory, people should be inspired to act, and I know that there are countless times I wish I could ask my dad for advice," she said. "I wonder what he would say or do in a situation. Some of you might feel the same way, but we have to move forward with the confidence that he taught us enough to take strong action that is good for us and for our communities. It is through actions that we honor my dad's legacy."

ABC News correspondent CeFaan Kim spoke of his influence on the NYPD Asian Hate Crime Task Force.

"Something that a lot of folks might not know is that in 2020 he came to me with a story and incident about a grandmother at



Councilmember **Alexa Avilés**.

one of his centers who was set on fire, which turned out to be by two juveniles in Brooklyn," he said. "But people may not realize that incident inspired the creation of what became the NYPD Asian Hate Crime Task Force. That Asian hate movement wouldn't have existed without him if you think of it that way."

He also discussed their friendship.

"He often said to me that without you, we'd have no voice, and I'd tell him I'm just a messenger," Kim said. "Without you. I have no message to deliver. He was a guardian of our community. He was a warrior. We will miss you, my friend, and your legacy will live on forever."

Other elected officials also shared their feelings on him.

"Don Lee was a passionate communi-

ty activist who tirelessly advocated for the dignity and rights of Asian Americans," said Assemblymember Lester Chang. "He immigrated to the United States from Hong Kong at the age of 10 and grew up in New York's Chinatown. Don founded a nonprofit organization in Brooklyn called Homecrest, which serves the needs of Asian American immigrants by providing social services and referrals in their native languages."

"It is not often we get to rename a street after someone who gave so much of himself to the community," said State Sen. Stephen Chan. "I am honored to be part of this bittersweet yet momentous occasion. If Don Lee were here today, he would not want us to be sad. He would want us to celebrate."



ABC News correspondent **CeFaan Kim** spoke at the unveiling.



**Victoria Lee**, Don Lee's daughter, discussed the impact of having a street named after her dad.



The sign is unveiled.

Photos courtesy of Councilmember Alexa Avilés



# City of ‘Not Yet’ on Staten Island as backyard and basement apartments sprout

By **Samantha Maldonado**  
THE CITY

Accessory dwelling units were among the most eagerly anticipated elements of Mayor Eric Adams’ overhaul of the city’s zoning code to spur housing production finalized late last year.

But when it comes to the newly legalized ADUs — the garage, backyard, basement and attic apartments adjoining one-and two-family houses — his “City of Yes” is more like the City of Not Yet.

THE CITY followed up on permits that showed five new homes under construction as part of three projects on Staten Island that include apartments in the basements, taking advantage of the new zoning code’s flexibility.

The Department of Buildings had approved all three permit applications this winter. But after THE CITY contacted the department to find out more, an agency spokesperson says that all three projects are now undergoing audits.

DOB said it isn’t approving ADUs now because the laws governing ADUs and basement apartments don’t go into effect until June 16. Meanwhile, some related regulations from city agencies have yet to emerge.

Staten Island property owners and developers are eager to build ADUs, architects and expeditors said — and frustrated that after the fanfare and permit approvals, the units are on hold.

“I’m befuddled over here,” said one architect whose ADU project is the subject of an audit. “I can’t believe how this played out. It can’t be simple.”

Howard Slatkin, executive director of the Citizens Housing and Planning Council, chalked up the glitches with ADU permits as “the growing pains of implementation of a very large zoning change.”

## Stuck Midway

Adams touted City of Yes as a way to unleash new housing, especially in neighborhoods without many apartment buildings and that generally restricted many kinds of development.

Elected officials representing Staten Island were staunchly opposed to the zoning change, which ushered in new housing in neighborhoods where only one- and two-family homes had previously been permitted. ADUs open up many new possibilities: a property can accommodate multi-generational families, or allow a homeowner to rent out a space as a source of income. It’s a way of adding a bit more housing to new or existing homes.

ADUs have shown promise to boost housing elsewhere. California, for instance, has permitted over 100,000 ADUs since 2018, with nearly 68,500 completed — accounting for about 13% of all housing built in the state in that period.

In legalizing ADUs as part of the City of Yes, New York prohibited ADUs in flood-prone areas and historic districts, as well as for rowhomes.

Before the DOB will permit ADUs, several city agencies need to make rules to regulate them. The Department of Environmental Protection,



Developers of a residential development in Staten Island filed permits for an accessory dwelling unit, May 12, 2025.

Credit: Samantha Maldonado/THE CITY

for example, has to come up with maps showing flood-prone areas so it’s clear where basement apartments can’t go.

So how did DOB approve the permits for the three projects in Staten Island, which all included ADUs?

Each one applied for its permits through a streamlined review process, which enables applicants to self-certify that the projects comply with zoning, code and other regulations. DOB typically approves these applications within 24 hours, relying “on the integrity of the community of New York State licensed architects and engineers,” according to a spokesperson.

But upon closer look, the DOB found the three projects were not in full compliance with current regulations, and required applicants to change the filings. If they do not submit code-compliant paperwork, the department warned them, they could be faced with a stop-work order on the in-progress projects.

The architect who spoke with THE CITY was confused, since the City of Yes updated the zoning in 2024. He’d filed his application and began building without a problem. He said he didn’t realize there was more to the program before he’d be able to build a house with an ADU, and now fears getting a stop-work order. He could eliminate the ADU to comply with current regulations, or wait for the new program to take effect.

“Everything is in limbo,” the architect said. “I can’t move forward, nor can I amend my plans to go backward because that might be wasted effort.”

The architects and developers associated with the other projects declined to comment or did not



Developers of a residential development in Staten Island filed permits for an accessory dwelling unit, May 12, 2025.

Credit: Samantha Maldonado/THE CITY

return calls. All of the projects are in the construction process.

On the island’s South Shore, bordering a lush park, one of the three projects is located on a secluded street lined with stately homes on large lots. On a recent visit, the frame was nearly complete for a massive, one-family home with an ADU along with an attached one-car garage.

A construction worker at the site told THE CITY there would be a one-bedroom apartment in the basement with its own entrance on the side of the house.

Almost six miles north, in the neighborhood of Travis-Chelsea, a row of three skinny, detached homes stand where just one house had stood previously. The three homes, each with a peaked roof, match many others in the neighborhood. Plans for the new homes showed that each will include a basement apartment in addition to the main house upstairs.

The same is true for a third project on a quiet block with many Cape-style homes in Great Kills. A foundation in progress is surrounded by green fencing.

## Popular Demand

Despite the local resistance to City of Yes opening the doors to ADUs, Staten Island appears to be fertile ground for the small apartments. An expeditor — a professional who leads projects through the DOB’s process — told THE CITY she had heard from a few Staten Island homeowners interested in adding an ADU to their homes, and multiple architects indicated they had been fielding inquiries about ADUs from local developers ever since City of Yes passed.

“I’ve never seen news travel so fast,” a Staten Island-based architect said. “Now I can put more house on a piece of property. I don’t have to worry

about providing all the parking for it.”

Under City of Yes, one- and two-family houses that add an ADU are still considered single and two-family houses — rather than new two- and three-family homes — and do not have to include additional parking.

Chris Goldammer, a researcher developing an online zoning information platform and who alerted THE CITY to one of the permitted projects, said he’s not surprised to see ADUs pop up in Staten Island, given the space and types of houses there.

“Staten Island will be a big driver of it. Manhattan will be basically zero,” he said. “ADUs will basically fit into the most suburban neighborhoods.”

Meanwhile, the city Department of Housing Preservation and Development is standing up a loan program to help about 35 lower-income homeowners afford to add ADUs to their properties. HPD officials said more than 2,800 households across all boroughs — mostly from Staten Island, Queens and The Bronx — expressed interest in the program. HPD has yet to make any loans, but plans to start this year, according to a spokesperson.

It remains to be seen if ADUs will, following California’s lead, become a meaningful piece of New York City’s housing stock.

“This is an important moment,” said Marcel Negret, director of land use at the Regional Plan Association. “These first years will determine whether the framework, as is, works or doesn’t — and you need to rethink or make tweaks to it — and whether ADUs have a future in New York City or not.”

*THE CITY is an independent, nonprofit news outlet dedicated to hard-hitting reporting that serves the people of New York.*



Developers of a residential development in Staten Island filed permits for an accessory dwelling unit, May 12, 2025.

Credit: Samantha Maldonado/THE CITY



## As judge gets ready to appoint receiver, DOC commissioner praised by Rikers monitor

*Continued from page 1*

Maginley-Liddie as a tool for reform in his report last week, praising her efforts to turn around a number of issues that have long troubled Rikers and the DOC.

In the wake of the receivership ruling and the commissioner's work, Martin appeared generally optimistic about the future of the jails where over 100 people have died in the past decade.

"The road to sustainable reform remains very long, but with the progress made the monitoring team is hopeful that the momentum toward reform has begun to shift in the right direction," Martin wrote in the report, which details conditions in the jails from July through December 2024.

According to Martin, since Maginley-Liddie took office, the DOC has become partially compliant with 10 of the 39 provisions of the consent decree in the case — Swain found the city in contempt of 18 of those provisions in November, leading her to order the appointment of a receiver last week.

The monitor said the commissioner has "returned to transparent collaboration with the monitoring team" after her predecessor, current Department of Citywide Administrative Services Commissioner Louis Molina was alleged to have hidden a number of violent incidents from the monitor. Martin also said Maginley-Liddie had made a number of good hires for leadership roles and "advanced progress on addressing the department's problematic use of force practices."

Martin also noted that reductions in the rates of use of force incidents, stabbings and slashings and fires had all been seen during the last six months of 2024 when compared to 2021, the year a number of crises on Rikers came to an apex.

But despite the progress, the level of violence seen in the jails last year remains higher than it did in 2015, when the city first came under federal monitorship.

"This illustrates the need for drastic changes to the jails' operations targeting the underlying causes of violence and interpersonal conflict," Martin wrote.

That's where a receiver will come in, Swain



A federal monitor said last week that while improvements have been made on Rikers Island, high levels of violence remain.

AP file photo by Julia Nikhinson

appears to hope.

"[The city has] demonstrated — in virtually every core area the court and the monitor have identified as related to the persistence of excessive and unnecessary force — that neither court orders nor the monitor's interventions are sufficient to push the DOC toward compliance," Swain wrote in her May 13 order. "The myriad examples of non-compliance described in the contempt order illustrate the fundamental inability of court orders in this matter, standing alone, to compel reform."

Last week, Swain rejected the city's request that Maginley-Liddie serve as a dual receiver and commissioner, answerable to the judge for Nunez-related matters and the mayor for everything else.

"Given [the city's] long history of noncompliance and contemptuous conduct, the court concludes that the appointment of a fully independent individual — free from agency capture of any kind — is required," Swain wrote.

But like Martin, Swain appeared to still have faith in the current commissioner, who has been with the DOC since the start of the consent judg-

ment in 2015. While judges imposing receiverships in the past have called for the firing of the officials who led the jails in question at the time of the contempt ruling, Swain explicitly called on Maginley-Liddie to stay on in her role.

"In light of the trust and confidence Commissioner Maginley-Liddie has thus far garnered...the court will not impose a remedy that displaces the current commissioner," Swain wrote. "The Nunez remediation manager's role has been carefully designed to build on the laudable progress that Commissioner Maginley-Liddie has made so far and to support close collaboration between two effective leaders."

Even with the praise, Maginley-Liddie is set to see some of her power diminish in the coming year.

Swain's receiver will have sweeping powers over the management of Rikers Island.

They will be able to make changes to DOC policies, procedures, protocols and systems related to the Nunez court orders; review, investigate and discipline officers who violate use of force rules; hire, promote and deploy staff throughout the jails; renegotiate contracts the

city has with the correctional officers' union, which has long opposed receivership; and ask Swain to "waive any legal or contractual requirements that impede [the receiver] from carrying out their duties."

The remedial manager, whose powers will remain until the judge finds the city is in compliance with the court orders, will also be allowed to direct the DOC commissioner and any other DOC executive in regards to the Nunez orders.

Swain has yet to name a receiver and ordered the city and the attorneys representing the city's detainees to meet and name four people who could potentially serve as the remedial manager by Aug. 29.

Swain said the candidates should have "substantial management and correctional expertise developed outside of the [city's] DOC." She also said a receiver should have the ability to collaborate, build trust with staff and have excellent oral and written communication skills.

The judge also put out a bid for applications, calling on all interested candidates to send a cover letter, references and resumes to the court.

Once a receiver is selected, they will be charged with building an action plan, which will "identify the specific and concrete steps that are necessary to achieve substantial compliance with [the Nunez court orders]" within three years of the receiver's start date.

The action plan will include a number of metrics that will be used by the receiver and their team to assess whether or not the city is compliant with the court's orders.

Each time the city comes into compliance with any of the items listed in the yet-to-be written action plan, they will create a transition plan alongside the remedial manager that will end with the city regaining some aspect of control over the jails.

There was no specific timeframe put on the life of the remedial manager, nor a price.

Swain said the receiver will set the rate for them and their staff and bill the city monthly.

The judge also said the receiver will continue to retain their powers over the jails until the city comes into "substantial compliance" with the Nunez court orders and is able to sustain its progress for a one-year span.

## New veterans' memorial to be placed in Whitestone

**By Ryan Schwach**  
Queens Daily Eagle

The design for a new memorial in Northern Queens in honor of the nation's veterans was unveiled by the mayor and other officials on Monday.

The "Flames of Honor" veterans' memorial is slated to be constructed in Whitestone, and will honor the men and women who were killed in the post-9/11 wars in Iraq and Afghanistan.

Plans to build the memorial were announced this time last year. On Tuesday, Mayor Eric Adams showed the first images of what the memorial will look like just ahead of Memorial Day alongside Queens Borough President Donovan Richards and Queens Councilmembers Bob Holden and Vickie Paladino.

"It's about remembering those men and women who gave their lives for our country," said the mayor.

"With this memorial, we will honor a new generation of souls who gave their lives far too early in the wars in Iraq and Afghanistan and say, 'thank you,' to our service members and veterans every day of the year with a beautiful space for remembrance and reflection," he added in a separate statement.

The new designs are from artist and sculptor Douwe Blumberg, the son of a World War II veteran.

"His design was selected for the meaningful symbolism and the use of space to promote reflection and remembrance for the fallen," Adams said. "As a son of a World War II veteran,

I know that he would bring a personal perspective to this project."

The 40-foot tall monument will be characterized by three silver arcs cradling a stained glass eternal flame.

The new memorial is part of the Utopia Parkway Seawall Replacement and Street Improvement project and will incorporate a bike path, pedestrian walkway and rebuilt bulkheads to mitigate storm risk for the surrounding neighborhood.

It will also acknowledge the first responders killed during the attacks on 9/11.

"This memorial will stand as a permanent reminder that the cost of war is not measured in years or deployments but in lives forever changed, birthdays missed, memories unshared, and time with loved ones that can never be reclaimed," said Department of Veterans' Services Commissioner James Hendon. "'Flames of Honor' will give New Yorkers a sacred space to grieve, to reflect, and to remember those we've lost since 9/11 — not just as service members, but as sons, daughters, neighbors, and friends."

Richards added an additional \$3 million toward the memorial's construction.

"The noble and heroic contributions of those who have served in the military after the devastating 9/11 attacks have helped keep our nation safe and secure," he said. "I am deeply honored to be allocating \$3 million in capital funds toward its construction. Because the least we can do as Americans is give proper recognition to those service members who made the ultimate sacrifice in defense of our country."



The memorial veterans' memorial in Queens was designed by Douwe Blumberg, the son of a World War II veteran.

Rendering via mayor's office

Queens is an apt location for the memorial, being the borough with the largest population of post-9/11 vets. Whitestone has the largest population of veterans of any single community in the city.

"This memorial is more than just stone and sculpture — it's a lasting tribute to the 99 heroes from our city who answered the call after 9/11 and never came home," said Paladino. "These men and women gave everything in defense of our country, and now, right here in Whitestone,

we're giving them a place of honor that will stand for generations. I'm proud that 'Flames of Honor' will be built in my district, and even prouder that our city is taking this moment to reflect, remember and show unwavering gratitude."

There are 13,000 active service members who call New York City home, and 210,000 veterans who live in the five boroughs.

The memorial's construction is expected to begin at the start of 2026.