

Westchester County Board of Legislators NEWS

Voice of the People of Westchester County for over 300 years

2026 Midyear Update



James Nolan

District 15 ~ Yonkers, Eastchester, and Bronxville
Chair, Small Business Committee



Dear Friends & Neighbors,

Serving as your Westchester County Legislator continues to be one of the greatest honors of my life. Every day I work to ensure that the voices of our communities in Yonkers, Eastchester, and Bronxville are heard at the County level.

So far this year, my office has remained focused on the issues that matter most to residents: public safety, affordability, infrastructure improvements, and responsive constituent services.

I'm proud to have continued securing County funding for local organizations that make our communities stronger, from youth programs and senior services to first responders



and neighborhood events. These investments help improve quality of life while supporting the volunteers and organizations that give so much back to our neighborhoods.

I've also continued advocating for taxpayers by opposing unnecessary utility rate increases, fighting to keep County government efficient, and supporting policies that strengthen public

safety while protecting our neighborhoods.

Beyond legislation, my office has remained committed to providing responsive constituent services. Whether helping residents navigate County agencies, assisting veterans and seniors, recognizing outstanding members of our community, or attending neighborhood events, my staff and I are always available to help.

As we move through the second half of 2026, I remain committed to delivering practical results, listening to your concerns, and standing up for the hardworking families of District 15.

Sincerely,

2026 LEGISLATIVE HIGHLIGHTS

FIGHTING FOR AN AFFORDABLE WESTCHESTER

EXPANDING HOMEOWNERSHIP OPPORTUNITIES

This year, the Board has advanced multiple affordable housing and homeownership projects across the County. Efforts include restoring 25 long-vacant units in Ossining, converting a White Plains office building into six affordable rental units, approving 100 new units for first-time homebuyers in Croton-on-Hudson, as well as nine new single-family homes in Greenburgh. These investments broaden access to affordable housing for working families and strengthen housing security

through protections that will last 50 years or more.

STABILIZING HOUSING FOR RESIDENTS AND PREVENTING EVICTIONS

The Westchester County Office of Housing Counsel has become a critical lifeline for residents facing housing instability since it opened in July 2025. Since then, the program has helped prevent 282 evictions and kept 369 households out of the shelter system. The office connects income-qualifying residents facing eviction to legal representation, trusted housing providers, and services, strengthening pathways to stable housing across the County. It was made possible by the Board's 2023

passage of the landmark *Access to Counsel Law*.

COMBATING RISING COSTS WITH PRACTICAL SOLUTIONS

In May, the Board launched the Affordability and Economic Development Task Force to address financial pressures facing Westchester residents and businesses through concrete policy recommendations. The task force brings together community, business, and non-profit experts to identify cost-of-living drivers and strategies to strengthen small businesses and expand job creation in Westchester. Growing economic uncertainty at the federal level underscored the need for local action.

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STANDING AGAINST UNAFFORDABLE UTILITY RATE HIKES

Westchester County continued to press the New York State Public Service Commission to reject proposed rate increases from Con Edison and New York State Electric and Gas. In partnership with the County Executive and state and local officials, the Board advocated for residents, citing widespread alarm about soaring utility bills. The proposed increases exceed inflation and would add further financial pressure to households. This follows sustained advocacy in 2025, which included public input sessions across the County and legal participation in major New York State rate cases.

PUTTING WORKERS FIRST

OPENING CAREER OPPORTUNITIES AND STRENGTHENING OUR WORKFORCE



Legislators unanimously passed a law in April creating a direct pathway for Westchester residents to enter skilled trade careers that offer higher wages, healthcare, and pensions. The *Mandating Apprenticeships in County Projects Law* requires contractors bidding on large County construction projects to offer New York State-registered apprenticeship programs in the building trades. Labor leaders praised the measure as a meaningful investment in workforce development. They called apprenticeships a proven route to the middle class that does not require a college degree.

ENSURING FAIR WAGES FOR ALL COUNTY CONSTRUCTION WORKERS



In May, the Board unanimously passed a measure guaranteeing that all workers on County construction projects receive standard union wages. The new law covers job sites on property Westchester County leases but does not own. Previously, a gap in state law left workers on those sites without fair wage protections, even when the work directly supported County operations. The Westchester County Lessor Prevailing Wage Act applies to long-term lease agreements and larger construction projects, requiring contractors and subcontractors to pay prevailing wages. The Board and labor leaders called it a win for working families, making clear that County dollars should always uphold values of dignity and fair pay.

PROMOTING COMMUNITY SAFETY AND WELL-BEING

SUPPORTING SENIORS AND PEOPLE WITH DISABILITIES

The Board funded the replacement of paratransit vehicles to ensure safe, reliable, and accessible transportation for seniors and residents with disabilities. Additional state funding expands senior nutrition programs countywide. Together, these investments strengthen essential services that support health, mobility, and independence for older adults and residents with disabilities.

KEEPING WESTCHESTER'S FINANCES STRONG

Westchester County again earned the highest-possible AAA bond ratings from S&P Global and Fitch Ratings. The continued confidence of these independent agencies, particularly in a challenging economic climate, reflects the Board's sound budgeting, healthy reserves, and effective long-term planning. This distinction keeps borrowing costs low and places Westchester among the highest-rated counties in the nation.

INFRASTRUCTURE IMPROVEMENTS

PONDFIELD ROAD WEST BRIDGE REHABILITATION

Westchester County is moving forward with an \$11.75 million project to reconstruct the Pondfield Road West Bridge over the Bronx River, a critical roadway used by hundreds of vehicles every day. The project will fully rebuild the aging bridge, replacing the structure with a modern precast arch design, installing new stone-faced walls and safety features, and ensuring the bridge remains safe and reliable for decades to come. The project includes improvements to reduce area flooding!

CRAWFORD DRAINAGE BASIN

Construction continues on the Crawford Drainage Basin Improvement Project, backed by a \$3 million County investment to help reduce flooding. The Crawford Drainage Basin in Bronxville is undergoing a \$10 million flood mitigation project led by the Village and the Town of Eastchester. The upgrades are designed to resolve chronic residential flooding in the area around Crawford Street, Alder Lane, Dusenberry Road, and Middle Road. ■

I was proud to once again march in the **Yonkers and Eastchester St. Patrick's Day Parades**, joining thousands of residents in celebrating the rich Irish heritage that has helped shape our community. The annual parade is a cherished tradition that brings together families, community organizations, first responders, veterans, and local leaders in a spirited celebration of faith, culture, and civic pride.



In March, I proudly attended the **New York State Nurses Association strike** and stood with our nurses on the picket line in support of their fight for better working conditions, fair benefits, and the respect they have earned through their dedication and sacrifice. Our nurses are heroes.

I was thrilled to **celebrate Juneteenth** and join members of our community in recognizing this important day in our nation's history. Juneteenth is a time to reflect on the enduring values of freedom, equality, and opportunity, while honoring the resilience, achievements, and contributions of African Americans. Thank you to Yonkers Councilwoman Deana Norman for hosting the wonderful event and coffee afterward!



It was an honor to march in the **Yonkers Hispanic Day Parade** and celebrate the rich culture, traditions, and contributions of our Hispanic community. Thank you to everyone who made this year's parade such a memorable celebration of heritage, unity, and pride!



It was a pleasure to join The City of Yonkers in **celebrating both the Annunciation 5th Grade boys and girls CYO basketball teams** for confidently securing statewide championships in their divisions. Congratulations, and thank you for making everyone so proud!

To **support those affected by the fire at 50 Riverdale Avenue** that impacted nearly 20 apartments, my office donated food and essential supplies. In times of crisis, our community comes together to help families facing hardship. My thoughts remain with the impacted residents as recovery efforts continue.



I was thrilled to attend the **kickoff of the Yonkers celebration for the 250th**

anniversary of America's founding. It was an honor to join our community in marking this historic milestone and reflecting on our nation's journey, values, and future.

Since being elected, I have had the honor of spotlighting dozens of business with Legislator Nolan's Business of the Month. Earlier this year, I **recognized Continental 109 Beauty Salon** for 65 years of outstanding service to the Bronxville community. Congratulations to owner Nick DeVincenzo and everyone who has made this local business a lasting success. Thank you for your dedication, hard work, and commitment to serving generations of customers. Here's to many more years of success.



In January, I had the opportunity to be the guest speaker at the **Westchester Owners' Association**, update them on all the great things the County is doing, and hear some of their concerns.



Last November, I had the privilege of honoring my friend, Edi Dedi, for the Westchester County Board of Legislators **Albanian Heritage Month Celebration**. As the owner of Zuppa Restaurant, Edi has built more than a successful business—he has created a place where great food, hospitality, and community come together. It was an honor to recognize his many contributions and celebrate his commitment to serving our community. ■





Westchester County Legislator **JAMES NOLAN** *Proudly Serving the 15th District*



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BUILDING ON ACCOMPLISHMENTS FROM 2025

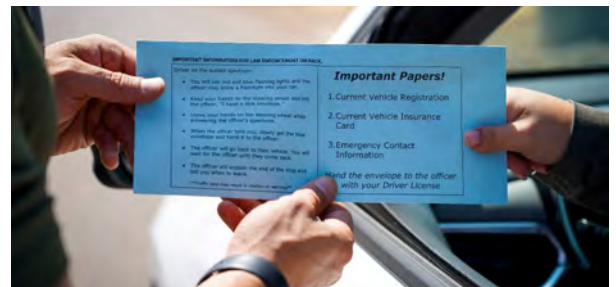
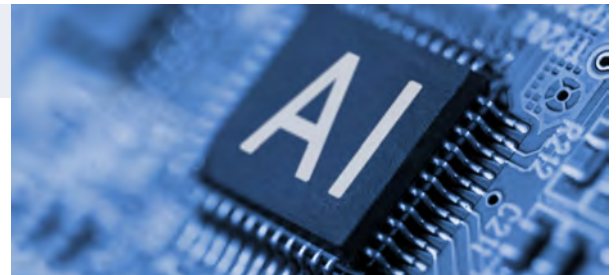
COMBATING AI-GENERATED DEEPFAKES: Passed a law prohibiting digitally deceptive AI-generated material used to harm, defraud, or exploit residents.

IMPROVING TRAFFIC STOP SAFETY: Launched the Blue Envelope Program countywide to improve interactions between law enforcement and drivers with autism and other disabilities during traffic stops.

PROTECTING CONSUMERS FROM SCAMS AND PREDATORS: Strengthened protections against deed theft, AI fraud, subscription traps, hidden fees, and data breaches through updated enforcement tools.

PREVENTING DOMESTIC VIOLENCE DEATHS: Established a countywide Domestic Violence High Risk Team to identify victims in extreme danger and coordinate life-saving interventions.

SAFEGUARDING FAMILIES THROUGH FASTER ALLERGY RESPONSE (GIOVANNI CIPRIANO ACT): Equipped County police with EpiPens and training to respond to severe allergic reactions and save lives.



THE WORK CONTINUES! SEE HOW YOUR BOARD OF LEGISLATORS IS FIGHTING FOR AFFORDABLE LIVING, WORKING FAMILIES, AND SAFER COMMUNITIES.