

Primary Election Results

Buffalo - Sen. Sean Ryan won the Democratic primary. In November, Ryan will have the Democrat and Working Families lines facing James Gardner on the Republican line and Michael Gainer on an independent line. Scanlon, who also qualified for an independent line, withdrew and will not appear on the ballot in the general election.

Town of Amherst - Dan Gagliardo won the Republica primary and will face Shawn Lavin, the current Deputy Supervisor in the November election.

Rochester - Mayor Malik Evans won the Democratic primary, he has no republican challenger. (his main opponent was the sponsor of Good Cause Eviction in Rochester, she remains on the Council)

Syracuse - Deputy Mayor Sharon Owens won the democratic primary defeating the endorsed Democratic candidate. She will have the Democratic and Working Families lines and will face Republican Tom Babilon and Independents Tim Rudd and Alphonso Davis in November.

Albany - Chief City Auditor Dorcey Applyrs won the Democratic primary and she will also appear on the Working Families line facing Rocco Pezzulo on the Republican and Conservative lines in November.

NYC - Zohran Mamdani was victorious following a crowded Democratic primary, in November he will face Curtis Sliwa on the Republican line, Cuomo remains on an independent party line and current Mayor Eric Adams will also appear on an independent line.

Buffalo Common Council

The Common Council made some further amendments to the enforcement section of the City's Fair Housing law. These were once again approved without aging and are attached for your review.

Good Cause Eviction

<https://spectrumlocalnews.com/nys/hudson-valley/news/2025/06/25/city-of-middletown-adopts-good-cause-eviction-law>



[Middletown mayor explains support for good cause eviction law](#)

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https://therealdeal.com/new-york/2025/06/26/chicago-real-estate-offers-new-york-blueprint-for-mamdani/?utm_campaign=sl-report-news&utm_source=trd-newsletter&tpcc=sl-report-news&utm_medium=email&utm_term=New%20York%20Weekly



[NYC real estate can look to Chicago as a blueprint for grappling with Mamdani](#)

A playbook employed in Chicago to check Brandon Johnson may be useful to New York real estate interests in the wake of Zohran Mamdani's primary win.

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