Carmel Kicks Off Holiday Season page 9



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**December 10 - December 16, 2019** 

**SMALL NEWS IS BIG NEWS** 

**Volume 11, Issue 559** 

# A Less Congested, More Scenic Downtown Mahopac?

### Ideas Shared at Swan Cove Scoping Session

By Holly Crocco

Parallel parking, a more prominent crosswalk and lake views are part of the plan for the revitalization of Route 6N in the hamlet of Mahopac, along with the addition of a commuter parking lot and waterfront park at the Swan Cove site near the intersection of Route 6.

Town lawmakers, planning and recreation personnel, volunteers and other stakeholders hosted a public scoping session Dec. 5 at Town Hall for area residents, business owners and others to learn more about the project.

"Once the scope is created, there are

certain things that are going to be absolute; other things will be added alternates when we go out to bid for design," said Town Supervisor Ken Schmitt. "We want to hear from you tonight... We're going to have more meetings like this. This is the kick off."

According to the plan, the diagonal parking along Route 6N will be eliminated and replaced with parallel parking. Town Councilman Mike Barile said there are currently 43 diagonal spaces, which will change to 20 vertical spots. In addition, about 10 more parking spaces will be added along Cherry Lane – which will become a one-way road.

continued on page 2

# Legislators Deny Transfer of Funds for Sheriff's Dept. Overtime

By Holly Crocco

The Putnam County Legislature made a statement last week when it denied a request by Sheriff Robert Langley Jr. to move more than \$121,000 from various equipment and administrative budget items in the sheriff's department budget to the personnel line to cover road patrol overtime.

During a Dec. 3 meeting, Legislator Ginny Nacerino, R-Patterson, called the transfer request by Langley, a Democrat, "concerning on multiple levels."

"Monies will be transferred over 40 different budget codes originally allocated for various purposes," she explained, questioning whether those lines were overinflated in the first place if they have so much left over.

Legislator Carl Albano, R-Carmel, said the problem boils down to improper planning on the part of the sheriff. "You should have an idea of where the budget is going, and be in the ballpark," he said.

Legislator Nancy Montgomery of

Philipstown, the only Democrat on the board, said legislators should not be shocked at Langley's request.

"I believe (in 2018) the sheriff was told no new hires, and I believe then he warned that there would be this deficit in 2019," she said. "It is in our best interest for public safety to vote 'yes' on this because we did not give him the resources he needed to hire new people."

Legislator Paul Jonke, R-Southeast, disagreed.

"This is not a public safety issue, this is respect for our taxpayers issue," he said. "You don't spend money that you don't have."

Legislator Amy Sayegh, R-Mahopac Falls, said that when the county transfers money that was intended for one purpose to fulfil another line item, then the budget process is not transparent.

"It is understood that we need to pay our deputies for their service and their overtime (that) they deserve to be paid," she said.

 $continued\ on\ page\ 2$ 

# **Christmas on the Lake**



HOLLY CROCCO PHOTOS

The Hamlet of Carmel Civic Association hosted its annual Holiday on the Lake celebration Saturday along Gleneida Avenue. The day-long event included music and crafts at Reed Memorial Library, chowder tasting at Spain Cornerstone Park, a parade of lights — and more. Here, a group of friends and neighbors who say they "just love Christmas" pose in front of the winter wonderland they created next to the Historic Courthouse, specifically for the event.



Charlotte, 5, and Lila, 3, of Brewster, visit with the guest of honor at the Carmel Fire Department's breakfast with Santa event earlier in the day. Additional photos are on page 9.



# A Less Congested, More Scenic Legislators Deny Downtown Mahopac?

continued from page 1

"So, the downtown is only going to lose about 13 spot," said Barile. However, he said the new parking lot will have "a minimum" of 90 spots. "So there will be a net pickup of 80-plus spots," he said.

It has not been determined which direction traffic will be routed on Cherry Lane.

Also part of the plan is eliminating the two crosswalks on Route 6N - by Kobu Asian Bistro and by Trustco Bank - which will be replaced with one more prominent crosswalk somewhere in the middle. The crosswalk by Crossroads Deli, near the intersection of Route 6, will remain.

One big component of the plan is improving the intersection of Routes 6 and 6N, in which the traffic light will be moved closer to the center of the hamlet.

"This an approved (Department of Transportation) plan," said Barile. "It's in construction. It's a year and a half away, so we're hoping everything comes together at exactly the same time."

The only entrance and exit to Tompkins Mahopac bank, as well as the new parking lot and park, will be controlled by that light. There will be one way in and one way out; the current drive-thru for the bank will be sealed off and closed, according to Schmitt.

While the parking lot and the buildout of the park will be included in the scope of the project when a request for proposals goes out, additional features such as a boardwalk,

spray park, and other "bonus" items would go out to bid separately, said the supervisor.

Schmitt said the project will also address drainage coming off the roadway, as well as "mucking out" the silty area between the current Chamber Park and the site of the new park, to create an inlet that will be connected by a pedestrian bridge. The fountain will be removed, and aerators will be used to keep the water moving.

Barile said the inlet would be the perfect spot for ice skating. "We're just hoping for different things to do with that once it gets cleaned up," he said.

Recreation and Parks Advisory Committee Chairman David Furfaro said he is hoping the park will provide a "green, flat canvas" to continue hosting concerts and movies, as well as a farmers' market, and other events.

Addressing the concerns of nearby residents who asked about increased noise and light pollution and traffic at the park, Furfaro said the plan is not to overpopulate the lake, or the downtown.

"The needs of the neighborhood, the needs of the community all have to be balanced," he said. "We're talking very schematically right now."

Barile added that there will not be multiple docks for boat anchoring. Rather, the plan is to have one dock to allow for half-hour or one-hour boat parking.

There may also be a launch for kayaks continued on page 10

# Transfer Funds for Sheriff's Dept. Overtime

continued from page 1

However, Sayegh questioned why there is an abundance of money left over that was meant for uniforms, books, postage, paper, and other equipment and materials.

"If you don't need that much money in those lines, why is it budgeted (as such), just to play this shell game at the end of the year?" she asked.

Nacerino agreed.

"I cannot, in good faith, approve 40 lines being transferred to road patrol when none of those monies was incombered for that purpose," she said. "There is something wrong with that formula."

The fund transfer was denied with a 7-1 vote, with Montgomery voting "yes" and Legislator Neal Sullivan, R-Carmel, absent.

Following the vote, Langley commended legislator for publicly questioning the proposed budget transfers, "as they should with all county departments," he said. "Their role is to discuss through the individual committees and full Board of Legislature approval of the budgets of all county departments."

However, Langley noted that budget are "estimates" created in the fall of the year preceding the next calendar year, and as such, money is often moved "because no department can determine unanticipated costs a month or a year in advance," he said. "That is why, traditionally, money is and has always been transferred between budget lines in Putnam County not only at the end

of year, but throughout the entire year."

The sheriff said he held off purchasing various budgeted items until the end of the year to make sure money was available to purchase them.

"This is the reason I requested to transfer some money for purchases and did not purchase other items, instead choosing to transfer other funds to patrol overtime, which has been substantially underfunded for many years," he said. "Unfortunately, the Legislature has denied the transfer of these funds even though the Legislature approved similar transfers in 2018.'

According to Langley, his office renegotiated the daily housing rate the Putnam County Sheriff Department charges the U.S. Marshall's Service to boardin prisoners by generating an estimated additional \$350,000 in revenue.

"This rate was established in 1992 and not renegotiated since," he said. "Moreover, our Civil Division increased its revenue by over 60 percent in 2019 by updating its policies and procedures to be consistent with existing laws."

This should result in no increase to taxes, according to the sheriff.

Since the road patrol overtime has already been paid, Finance Commissioner William Carlin explained that at year's end he will likely move money from various county departments and line items to rectify that

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# **Longtime Brewster Village Clerk Ready to Retire**

## Newcomer Takes the Oath of Office

By Holly Crocco

After 13 years as Brewster village clerk and treasurer, Peter Brewster Hansen is hanging up his hat.

"It's been terrific – it's a fantastic job," he said last week. "The people of the village are great. Everyone is very supportive of making this village a better place.'

Hansen received a fond farewell in the most recent issue of the Village Matters municipal newsletter.

"Pete has guided this village with his eyes on the future," said Village Trustee George Gaspar, "Financially, the village stands on solid ground. Spiritually, he is a guide to those that work at village office and he is a mentor to all."

Hansen's family owned a summer home in Putnam since 1941, and moved into the area full time in 1969. After graduating Brewster High School, he moved out of the state, got married and raised a family. He returned to the Brewster area when his mother became

During that time he met Mayor John Degnan. "We talked and he was looking for a clerk and treasurer," explained Hansen.

With a background in installing computer control systems and software applications, project management experience, and cost accounting and finance knowledge, as well as sales and customer service experience, Hansen said it was a good fit for him.

He was appointed village clerk and treasurer by Degnan in 2006.

However, Hansen said the position is more than just recordkeeping. Over the past 13 years he has been responsible for drafting the village's annual proposed budget, managing line items throughout the year, and overseeing operational management including personnel expenses and departmental expenditures.

"I liken it to a 'village manager' position," he said. "It's much more than the typical clerk-treasurer."

One of the things Hansen said he is most proud of is helping to better the village's financial footing.

"I'm most proud of being able to take the village from a very low bond rating - one step above junk - to an A+, and I've kept them there for the past 13 years," he said. "And I couldn't do it without the board's cooperation."

While Hansen can make recommendations to the Village Board, it is up to board members to take action and implement cost

Even though the Village Board is made up of members of different political persuasions, Hansen, who is a Democrat, said they all work together.

In fact, Degnan was a Republican, as is current Mayor James Schoenig. Despite their differing political titles, Hansen was appointed - and re-appointed - by both

Schoenig wished Hansen good luck in his retirement in the Village Matters newsletter.

"As we come to the end of this year, the village will be losing one of the finest people I have ever had the chance to work with," he said.

Schoenig explained that during the financial collapse of 2008, when many resident were struggling to pay their bills, Hansen was able to present a budget that provided a 13 percent tax decrease for

"Peter and I have developed a friendship



HOLLY CROCCO PHOTO

Michelle Chiudina is replacing outgoing Brewster Village Clerk and Treasurer Peter Brewster Hansen.

that I will treasure for the rest of my life." he said. "The Village of Brewster has been lucky to have you for all these years.

Hansen will be sending his retirement in South Carolina, where he and his wife have owned property for about 15 years, and where his wife over-winters. He said he also hopes to get in more visits with his grandkids, who live in Georgia and Arkansas, and will also likely get a part-time job.

"I don't know what I'm going to do, but I'm

not going to sit around and watch television all day," he said.

While Hansen is officially on the job through the end of the month, his replacement, Michelle Chiudina, took the oath of office last week. Chiudina has been working in an administrative capacity in the clerk's office for the past two years and has been working closely with Hansen since he announced his plans to retire.



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This advertisement is supported in part by a grant from the New York State Department of Health

# **Police Blotter**

Louis Scarnati, 57, of Carmel, was arrested Nov. 28 by New York State Police from Hawthorne and charged with driving while intoxicated after being stopped on the Taconic State Parkway in New Castle.

Marlene Monks, 58, of Southeast, was arrested Nov. 29 by NYSP from Wappinger

and charged with DWI after being stopped on Arthursburg Road in Lagrange.

An 18-year-old was arrested Dec. 1 by NYSP from Brewster and charged with DWI after being stopped on Danbury Road in Southeast.

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# Audit Report: Kent Has **Healthy Fund Balance**

By Abby Luby

The Kent Town Board received the results of a 100-page audit report for 2018 from Robert Daniele, a partner of the accounting firm PKF O'Connor Davies, during its Dec. 3 meeting.

According to Daniele, field work was completed in June, and the report is dated Sept. 23, 2019.

Overall, the town has maintained a healthy fund balance, said Daniele.

The general fund summary, with the approved and adopted budget in the winter of 2017, shows that aggregate revenues were a little over \$10 million and the expenditures were the same. In 2018, town revenues were up by \$130,000, while expenditures were up \$200,000. By the end of 2018, expenditures exceeded revenues a little over \$550,000, according to Daniele.

"The town had a favorable variance of over \$17,000," he. "You also had a favorable variance on the expenditures' side, of

One of the big line items was the transfer of an additional \$400,000 - \$372,000 of which was transferred to the highway fund to cover storm clean-ups.

A net change in the town's fund balance was \$324,000, which is what the town used in 2017 from its own resources to balance the budget.

Although Daniele pointed out that the

overall fund balance was down about \$500,000, he said the fund balance is healthy. "The general fund appears to be financially stable," he said. "You held the line on expenditures. This is a healthy fund balance that you can utilize in future budgets."

Additional line items discussed were monies used for debt service, which added up to just under \$190,000. Also, \$90,000 was assigned for future recycling projects; tuition for police came to \$38,000.

Daniele noted: "Eighty percent of the town budget revenues are from property taxes, even though real property taxes haven't gone up and the town has remained within the 2 percent property tax cap."

Other sources of revenue in 2018 included a tow-implemented demolition code violation fee, increased safety inspection fees, and interest earnings, which were about 62 percent better than originally budgeted for, among other items.

Some of the rising costs included a small hike in the tax assessor's office and rising medical insurance cost premiums for police.

Health insurance over the last three years has gone up 3 percent. A prepayment in January for health insurance using \$106,000 garnered a deficit in that category, which Daniele said is "something that needs to be monitored."

See the full report at www.townofkentny. gov/sites/kentny/files/agendas/tbm agenda back-up\_-\_december\_3\_2019.pdf.

#### **Open Door Medical Center Hosts Toy Drive** Local residents can support the Open Door Family Medical Center's annual than 3,000 toys.

holiday toy drive and "Santa Days" by donating new, unwrapped toys for kids through Dec. 15.

"Every year we look to the communities to help us make the holidays a little brighter low-income families throughout Westchester and Putnam counties," said Jane Levy, manager of volunteer programs at Open Door. "This is a chance to make a difference in the lives of so many families who struggle at this time of year.'

Open Door serves nearly 57,000 patients each year, many of whom would otherwise be unable to afford quality health care, living at or below the federal poverty level of \$25,750 per year for a family of four. Despite the relative affluence of the region, for many families, these will be the only toys available to their children.

Each year, the Open Door Foundation collects toys that are handed out by Santa at six of its service sites in the area. This year, Open Door hopes to distribute more

Local residents who wish to donate are encouraged to bring toys for newborns through age 14, valued at up to \$20, to any of the six Open Door Family Medical Center sites, including 155 Main St., Brewster, Suite 101 (lower level);

Donations will be accepted through Dec. 15, when the toys will be distributed during a series of "Santa Days" at the centers. Residents can also make online monetary donations, and Open Door team members will purchase toys on their behalf.

Open Door is also looking for volunteers to serve as wrapping elves, toy sorters, "Santa Day" helpers, decorators, toy drive pick-up helpers, and more.

information, more opendoormedical.org/join-us/volunteer/ holiday-toy-drive or contact Jane Levy at 914-502-1468 or jlevy@odfmc.org.

# **Lake Carmel House Destroyed by Fire**



PROVIDED PHOTO

A Kent home was heavily damaged during an overnight fire Dec. 3. Shortly after midnight, crews from the Lake Carmel, Carmel, Putnam Valley, Kent, Brewster, Patterson and other nearby fire departments were called to the scene of a two-alarm structure fire at 49 Chappaqua Road, in the Lake Carmel section of town. The scene was cleared at about 4 a.m. The cause of the fire is under investigation by the Putnam County Bureau of Emergency Services Fire Investigation Team.



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## Haldane Delves into 2020-21 Budget

By Holly Crocco

The Haldane School Board got a glimpse into how the district's 2020-21 budget may shape up during its Dec. 3 meeting.

According to Business Manager Ann Dinio, the district's \$25.6 million rollover budget - which is the starting point in developing next year's budget - is about \$200,000 more than last year's rollover budget.

The rollover budget is based on contracts that are already in place and projected increases, as well as what it will cost to operate the district with the current staffing and programs in place. It factors in items that may come out of the budget, what the district is hoping to add, support items, and compares that to projected revenue.

"It's a snapshot of the staff and programs right now; what will it cost next year?" said Dinio

It is estimated that the district's required contribution to the employee retirement system will increase to 14.6 percent of salaries, and health premiums will increase 3 percent.

Dinio explained that while the district saw a decrease in its contribution rate to the teacher retirement system last year, that rate is on the rise again.

"What we enjoyed in 2019-20 is almost the exact opposite," she said. "It went from 10.6 to 8.86 percent, and now it's back up to over 10 (10.25 percent) again."

Dinio explained that the close to 1

percent increase in the rollover budget from last year is mostly due to the teacher retirement system and benefits increase. which is determined by the state. Last year the benefit portion only increased \$20,000, while this year it is going up \$325,000, she

These three items, she said, are the heaviest areas of the budget.

"Those combined is a \$300,000 swing in the rollover budget, so without those items we would be less, our rollover budget would be less than it was last year," she said.

Superintendent Dr. Philip Benante said he will be proposing that the district draft a budget that meets the state-mandated property tax cap.

"Considering the increase costs we are likely to incur for the retirement system and health insurance, I think it's even more important this year to be up to the levy limit," he said.

School Board Vice president John Hedlund said it will be important moving forward to look at what programs the district currently offers, and see what is worthwhile and what may no longer be relevant.

"I like the intent of maintaining programs for students, but if we have a program that is no longer fitting the intent of the students in our community, I think we should make sure we're not spending money that would be better spent for the greater good somewhere else," he said.



RICH DUNNE PHOTO

## **Students Wrap Gifts for VFW Children's Party**

Eighth-graders from Mahopac Middle School volunteered their time Dec. 4 at VFW Post 5491 to help wrap Christmas gifts for the organization's annual children's holiday party. From left are Shane Waring, Haley Gustin, Amanda Vogel and Emma Behun.



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# Business Baby Botanica Offers Birth & Wellness Services

**Brewster** 

#### By Holly Crocco

One of the tri-state area's leading doulas and childbirth educators has opened a hub for growing and evolving families to access a variety of wellness services in Brewster.

Jeni Howe, owner of Baby Botanica, located off Route 22 in Clock Tower Commons, said her vision was to create a unique space for families to grow, learn and build community.

"As the needs of today's families evolve, there's an immediate need for a central location for parents and their children to gain access to holistic services within a wider community," she said. "I'm proud of Baby Botanica and its mission to provide people with access to sought-after forms of care and therapy within a home- or village-like setting.'

Baby Botanica offers a space for people to access birth, health and wellness professionals.

Programs for expecting moms and their partners include parenting education, prenatal and birth education, pain coping techniques, and yoga and fitness classes. Lactation specialists, doulas and midwives offer information about preparing for pregnancy and childbirth, postpartum, and other information.

Programs for toddlers and children include

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ARIELLE JOFFE PHOTO

Baby Botanica owner Jeni Howe, center, is joined by professionals who offer services and programs at the Brewster birth and wellness center, as well as supporters and families, during the Nov. 16 grand

crafts, yoga and mindfulness exercises. There are also workshops for teens, and general wellness programs for all ages, offered by therapists, social workers, life coaches and other professionals.

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Howe is a DONA-certified birth and postpartum doula, Lamaze-certified childbirth educator, and member of the Hudson Valley Birth Network.

She has worked with about 60 families

in the New York-metropolitan area, from Westchester, Putnam, Dutchess and even Fairfield counties, and found that many families without relatives nearby or who aren't involved with a church or other civic group lacked the community support that is so vital for expecting and new families.

She began envisioning a central place where all these families – and many others - can have access to support during a chaotic time in their lives.

"I dropped a pin in the middle of where all the families live," said Howe, who lives in Pawling. "What I liked about Brewster was that, not only is it geographically close to all the families, but it has a well-rounded demographic."

Whether someone is from an affluent neighborhood in Westchester or from nearby Danbury, a second- or third-time mom or a young mom, from a large family or without any family, Howe said she wants all clients to feel comfortable at Baby Botanica.

Even the décor and design of the center was completed with a myriad of clients in mind. "I want everyone to feel that this is open and accessible to them," she said.

Part of that accessibility is offering a number of free programs and services. "The model didn't work for me if not everyone could afford it," said Howe.

continued on page 10







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#### Letter to the Editor

# Veto of Mahopac 'Forgiveness Bill' a Disgrace

I write in utter disbelief at Gov. (Andrew) Cuomo's veto of a bill, approved by both houses of the State Legislature, which would have provided the Mahopac Central School District with state aid resulting from an administrative error that occurred eight years ago.

Cuomo's veto will have a catastrophic impact on Mahopac's schools, from kindergarten through grade 12, harming young students. Is this an action of a just governor, or the act of a political hack who is power-crazy and who obviously knows that Putnam County is a Republican county and

does not tend to vote for Democrats, such as Cuomo.

This is partisan politics at its worst and has no place in our society. Whether Putnam is Republican or Westchester is Democrat does not matter – we are all New Yorkers, in case the good governor might forget.

Perhaps he is occupied with thinking what else he can name in honor of his father, Mario Cuomo?

Politicians are often baseless at heart, but this veto reaches a new height in forgetting about how one's decisions create reality for constituents. Who is being punished for the mistake, here? The district? Past administrators? Current administrators?

No, current students in Mahopac and students for the next 10 years will suffer, and that is a disgrace.

The governor should be ashamed of himself.

Phil Bayer Carmel

### **Obituaries**

#### Jean M. McGough

Jean Anna Mary Quirk McGough of Putnam Lake passed into the loving arms of her creator at Filosa Nursing Home & Rehabilitation Center in Danbury on Dec. 5 after a brief illness. She spent many loving years with her daughter Mary Ann Carson and son-in-law Douglas Carson Jr. of New Fairfield, Conn.



Born in Manhattan on May 7, 1928, daughter of Thomas Francis Quirk II and Ethel Geraldine Lang Quirk, Jean attended St. Columba (elementary) School and was a graduate of St. Michael's Academy, both in NYC.

Jean wore many "hats" throughout her career. In her early years she worked in Manhattan and after moving with her family to Putnam Lake in the early 1960s, she and her husband, Bill, became proprietors of McGough's General Store. There, Jean operated the postal substation in Putnam Lake, a branch of Brewster Post Office which is now included on the Town of Patterson's list of historic sites.

Jean volunteered for the Catholic Youth Organization in NYC and at Sacred Heart Church in Putnam Lake, where she also served as a Eucharistic minister. She also volunteered in the church office for many years.

She will be missed by her daughter Mary Ann and husband Doug; granddaughters Denise Lang Cocozza and husband Robert Cocozza, and Natalie Turner Venskus and husband Aaron Venskus; greatgrandchildren Trevor Dean Cocozza, Kevin William Cocozza and Luke Benjamin Douglas Venskus; as well as godchildren, generations of nieces, nephews, and many other loved ones and friends.

She was predeceased by her husband, William C. McGough, her parents, and siblings Doris Quirk Rich, Thomas Quirk III, Marian Quirk Giacomo and William Thibault.

A Mass of Christian burial will be celebrated Wednesday, Dec. 11 at Sacred Heart Church on Haviland Drive in Patterson at 10 a.m. Interment will follow at Maple Avenue Cemetery in Patterson. Visitation will be held Tuesday, Dec. 10 at Beecher Funeral Home, 1 Putnam Ave., Brewster, from 3 to 7 p.m.

#### Dominic T. Bocchino

Dominic T. Bocchino of Cold Spring passed away Dec. 2. He was born in Garrison on Oct. 11, 1925.

Dominic is survived by his wife, Clara Bocchino; daughters Linda (Bocchino) Dearborn and Louise (Bocchino) Ameo; sisters Nancy Esposito and Josephine Fleming; brother Patrick Bocchino; grandchildren Matthew Dearborn and Lisa (Ameo) Buglione; great-grandchildren Bellarose and Lillian Cahill; and many nieces and nephews.

He was preceded in death by his parents, Carmine and Louise Bocchino; daughters Diane Bocchino and Carol (Bocchino) Purvis; granddaughter Rosemarie (Ameo) Cahill; sisters Angelina Weyant and Regina Uva; and brothers James and Gerard Bocchino.

Dominic served in World War II. He was captured during the Battle of the Bulge and held as a Prisoner of War in Germany. He was awarded the Bronze Star upon his honorable discharge from the Army.

Services are private and under the direction of the Clinton Funeral Home in Cold Spring.

#### Joseph J. Dyas

Joseph J. Dyas of Danbury died peacefully Dec. 3 at Village Crest Health & Rehabilitation Center in New Milford, Conn. He was 83 years old.

Joseph was born March 24, 1936 in Danbury, son of the late Francis and Josephine (Light) Dyas. He was a graduate of Brewster High School and honorably served in the U.S. Army during the Korean War.

In November 1957, Joseph married the love of his life, Janice Salmon, who predeceased him Jan. 3, 2007.

Joseph was a truck driver with Kimberly-Clark in New Milford for 10 years before retiring in 1991. Prior to his job with Kimberly-Clark, he was a driver for Anchor Motor freight in Tarrytown from 1957 to 1981. Joseph was a member of the BPO Elks Lodge 2101 and the VFW Post 672, both of Brewster.

Joseph is survived by his children Michael Dyas of Brewster, JoAnn Polverari and her husband Edward of Patterson, and Marci Dyas of Brewster; his five grandchildren; and his brother Thomas Dyas of Danbury. He was predeceased by daughter-in-law Janice Dyas in 2015.

A memorial wake was held Dec. 9 at Beecher Funeral Home, 1 Putnam Ave., Brewster. A religious service of prayer along with services by members of Brewster BPO Elks Lodge 2101 and the VFW Post 672 took place during the wake.

#### Anthony Joseph Mancini

Anthony Joseph Mancini, 94, a lifelong resident of Mahopac, died Dec. 4. He was born Oct. 19, 1925 to Mariano and Solinda in Pesaro, Italy.

Anthony served in the U.S. Navy during World War II on the USS Nantahala and finished his active duty in Washington, D.C., before heading home to Mahopac. He married the love of his life, Joan (Busher), who predeceased him in 2009 after 56 years of marriage.

Tony and Joan owned and operated four restaurants and nightclubs from 1954 to 2008: The Village Barn, Circus, Bon Vivant and the Whistle Stop.

Anthony was a quiet man with an amazing sense of humor, zest for life and a generous spirit. He is survived by daughters Gail Kinkler (Jim) and Joy Klvana (Michael); grandchildren Carly, Jed, Zak and Zoe; sister Doris Simon; and nephews Allan Arnell and Lewis Simon.

A celebration of life is scheduled Dec. 12 at Beecher Funeral Home, 1 Putnam Ave., Brewster, from 4 to 7 p.m.

# Carmel Kicks Off the Holiday Season



HOLLY CROCCO PHOTOS

Members of the Carmel Fire Department pose with a certain jolly old soul at their breakfast with Santa event, which kicked off the Holiday on the Lake festivities in Carmel on Saturday.



Boy Scouts from Carmel Troop 1 joined youth from Drew United Methodist Church to help serve lunch throughout the day.



The Spain Cornerstone building was crowded for the always-popular chowder tasting.



Members of the VFW 1374 Ladies Auxiliary hosted a holiday bazaar at the Carmel VFW post during the day.



Mary, Jadine and Joy strike a pose next to the tree at Spain Cornerstone Park.



Carolers could be heard at various locations throughout the hamlet during the day.

# Looking Behind the Numbers at Why Americans Move

Do you ever think about the homes from your past? I do – quite frequently. Maybe because I'm a realtor I think about all the homes I've lived in often. Either that or maybe I'm just an oddball.

I remember once when I asked my older sister, who moved often because of her husband's job, whether she ever thought about the homes she's owned formerly.

"I live in the present," she proclaimed. "I'm always happy where I am and never think about my old homes, either fondly or with regret."

I thought she was devoid of sentiment, but then, maybe she's smarter than I.

I definitely think about my former homes. After having reached a certain maturity, I've had the opportunity to live in a number of them. A person in the U.S. is expected to move 11.4 times in a lifetime. Let's see... by count, I've lived in – what do you know, exactly 11 homes! (Not counting a temporary summer home when my father took our family with him for a temporary work assignment.)

For 2012 and 2013, the most recent statistics on moving I could find, 28 million Americans age 15 and older moved – 11 percent of the population in that age group. But when you take a closer look at





By Bill Primavera

the statistics, you see there's a lot more to it than age. The wealthiest individuals are the most likely to stay where they are – 7 percent of Americans with an annual income of \$100,000 or more moved, compared to 13 percent of those earning \$50,000 or less.

As one of the most mobile countries in the world, Americans are known for their seemingly constant relocations. Let's look at how many times the average person moves in a lifetime:

Whether changing jobs, upsizing their homes or just looking to try a new neighborhood or city, Americans seem to always be on the move.

In fact, between 2012 and 2013, again the most recent statistic available, 35.9 million people moved, including children.

According to the statistics, once the average person reaches the age of 18, they are likely to move at least another 9.1 times in their remaining lifetime, compared to just 2.7 more moves once a person reaches 45 years old.

Why are they moving?

The 2013 annual Social and Economic Supplement of the Current Population Survey of the U.S. Census Bureau finds that the most common reason to move is related to housing (48 percent). Another

30.3 percent of moves were family related, while job relocations made up 19.4 percent. Other reasons caused 2.3 percent of moves in the U.S.

In general, many people move due to a need to upsize or downsize their homes. Whether their family is growing or their children are going off to college, moving into larger or smaller houses to accommodate such situations makes up a majority of moves in the U.S.

The average American holds his or her current job for an average of 4.6 years, according to the Bureau of Labor Statistics. Therefore, it's possible that after about five years, a person will land a new job in another city or state, necessitating a relocation.

Also, life changes such as marriage or retirement are major causes for relocation. Both of these life events can cause a person to move to homes more suitable for their needs.

For a variety of reasons, people may want to change their neighborhoods. Maybe they received a large increase in salary and want to relocate to a more upscale neighborhood, or maybe their child is changing schools. It's also possible that their current neighborhood is changing either socially or economically, so moving seems right for them

Regardless of the reason, changing neighborhoods is a common motive for American moves.

In my own case, it was a job change that yanked me out of the city – yes, I didn't

'In general,
many people
move due to a
need to upsize or
downsize their
homes'

want to leave – to suburban living, which I eventually came to prefer. But once here, I stayed in the same house for more than 40 years. My next move was to downsize from a 3,900-square-foot, three-level colonial to a 1,780-square-foot modern condo on one level, ready for retirement living.

I strongly doubt there's another move in my future, so it's a good thing I'm happy where I am, in a home that fits just right.

Bill Primavera, a realtor who writes or a writer who sells real estate, is associated with William Raveis Real Estate and founder of Primavera Public Relations, Inc., the longest running public relations agency in Westchester (www.PrimaveraPR.com) specializing in lifestyles, real estate and development. To engage the services of the Home Guru and his team to market your home for sale, call 914-522-2076.

## **Volunteer Tax Counselors Needed**

Tax season will soon be here and the Hudson Valley C.A.\$.H. Coalition is looking for volunteers to help low- to moderate-income taxpayers file their taxes at four sites throughout Putnam County.

Volunteer tax counselors assist clients in preparing their federal and state tax returns. Volunteers are required to complete 20 to 40 hours of daytime classroom and self-study education during December through the AARP Foundation, which is certified by the Internal Revenue Service.

Volunteers must also commit five to eight hours per week from mid-January to mid-April at either the Brewster, Kent, Mahopac or Patterson site. To be considered for a position, one should have some experience in tax preparation – having at least filed their own personal taxes. One must also be computer literate.

Hudson Valley C.A.\$.H. Coalition (Creating Assets, Savings and Hope) is a group of business, community, education, government, religious and social organizations – including the United Way of Westchester and Putnam – dedicated to helping families and individuals in the Hudson Valley save money and improve their financial stability.

For more information, visit www. aarpfoundation.org/taxaide or call Linda Eddy at 845-475-7500.

# visit www.

# Baby Botanica Offers Birth & Wellness Services

continued from page 6

Baby Botanica is a cooperative of professionals who, in addition to offering paid services, donate one hour of free programming each week. For example, one professional offers a meetup one night per week where attendees can learn about pelvic floor health after having a baby.

In return, Howe provides space with low rent for the professionals, and promotes the center and its services, creates networking opportunities, and offers other accommodations. While many of the programs and services are geared toward expecting and new families, there are also programs for toddlers, children, teens and parents. In addition, Howe said Baby Botanica welcomes dads, same-sex couples, inter-generational families – and all different types of families.

"The concept really is: What does a family look like?" she said. "I want to see that 3-month-old coming back here at age 6 or 7."

For more information about Baby Botanica, visit www.babybotanica.com or Facebook, or call 845-278-4800

# A Less Congested, More Scenic Downtown Mahopac?

continued from page 2

and other "carry-in, carry-out" watercraft. There will not be a launch for any motorized watercraft, said lawmakers.

Mahopac Point resident Michael Zimmer said the health of the lake is a concern, as the introduction of invasive species is starting to choke off the lake. He said carp have been added to the lake to eat unwanted grass and weeds, and muskrats have been introduced to eat zebra mussels.

"The lake doesn't become so attractive 10 years down the road if we're not concerned and paying attention to the health of the lake, which seems to be the center of the community," he said.

Carmel resident Jean Hopper asked town officials to keep the original vision of the site in mind.

"When this was first proposed it was more of a passive park, with parking, just a pretty area to have a nice lake view – a little path, a few benches," she said. "I think we can't overthink this... This is not 10 acres. This is a very small, small area."

Barile agreed, saying: "The park aspect is a bonus to the primary purpose of revitalizing downtown Mahopac and the parking."

Town Councilwoman Suzanne McDonough noted that residents who live above the storefronts on Route 6N may use the parking lot, to which lawmakers have not determined whether that would be allowed or prohibited.

At this point, they are also unsure whether overnight parking will be allowed.

"What we're going to encourage – and almost force the merchants to do – is have their employees park in the municipal parking lot during the day and not in the parking spaces in town, because that's part of the problem," said Schmitt. "So that the employees should be parking in the municipal parking lot to let customers park on the street."



# Brewster Students Collect PJs & Books for Kids in Need



PROVIDED PHOTO

Brewster Mu Alpha Theta students show off some of the donations.

Brewster High School's Mu Alpha Theta has been hard at work collecting pajamas and books for local children in need. The club recently finished its annual drive for Pajama Program, a non-profit that "promotes and supports a comforting bedtime routine for all children to help them thrive."

"We've been doing this for years," said Mu Alpha Theta President Meaghan Feehan. "We collect new pajamas and new children's books over the course of a month. All of our collections go to families in need for kids who don't have pajamas."

This year, the club collected 39 pairs of pajamas and 30 books.

"They inspire donations by talking about it at their monthly meetings," said club advisor Deirdre Holic. "Once we get all of the donations, we organize them and make sure we have two or three for every size for both boys and girls. Wherever we're lacking, we take Mu Alpha Theta's funds and shop for the missing pieces."

The club has a sizable bank account thanks to a grant it was awarded in 2017, which recognized the club for its dedication to serving the community.

According to Donna Rossomando, copresident for the Putnam County chapter of the Pajama Program, donations stay in northern Westchester and Putnam County, and go to Headstart programs, the Department of Social Services, Open Door Family Medical Center, a foster home, a domestic violence center, and several other agencies that support children.



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# PV H.S. Recognized as IB World School



PROVIDED PHOTO

Putnam Valley High School teacher and IB Project Coordinator Matt Mello celebrates with Principal Dr. Sandra Intrieri.

The Putnam Valley High School is the first school in Putnam County to be authorized as an IB World School for the Diploma Programme, and will now offer an International Baccalaureate Diploma Program.

This globally recognized program will afford students at PVHS the opportunity to approach learning in a way that is centered on big ideas, inquiry, reflection and international mindedness, according to Jeannie Denike ,assistant treasurer of community relations for the school district.

Supporting the leadership of High School Principal Dr. Sandra Intrieri and her collaboration with the high school staff, Superintendent of Schools Dr. Fran Wills said she believes "opening the door to IB will advance student engagement in learning, and empower them to apply that knowledge to real-world issues that will matter most in their future endeavors."

The authorization process began approximately three years ago, when the initial concept of adopting the IB Programme was first explored. Over those three years, teachers received extensive training, curriculum was rewritten to ensure alignment to the IB program, and pedagogical shifts were made within classrooms to prepare students for this new approach to learning.

PVHS first completed an application process, which was submitted for IB review, then developed a scope and sequence for potential IB students, conferred with an IB consultant to assess preparedness, and underwent an extensive site visitation where an IB authorization team reviewed documentation, and interviewed staff, students, parents and administration.

All students in at the high school will have the opportunity to participate in IB courses. Those seeking the challenge may continue into higher level courses of their choosing. Some will pursue the full IB Diploma, which recognizes that the student has completed a well-rounded educational experience, participated in a "Creativity, Action, Service Project," wrote an extended essay based on their own authentic research, and fostered the development of essential skills including reflection, critical thinking and questioning.

Similar to advanced placement courses, many IB courses are recognized by higher education institutions and may be applied toward college credit.

"This was a tremendous undertaking by our high school staff," said Deputy Superintendent of Schools Dr. Jeremy Luft. "Their commitment to preparing students for their future endeavors is evident. Putnam Valley High School is now one of four schools in the Hudson Valley to offer the prestigious International Baccalaureate degree and we are very excited and proud."

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# Pairing Cheese and Wine at an Artisanal Cheese Shop



By Nick Antonaccio

The popularity of artisanal cheeses in the United States has been growing over the past few years. Once the near exclusive domain of French restaurants throughout Europe, these cheeses have taken root in the U.S. Americans are

developing their palates beyond their local supermarket and are seeking out cheese specialty shops.

Here in Westchester we have several choices. The newest one is in Pleasantville. Ivy Ronquillo, a local resident who realized her long-term dream in April, owns Second Mouse Cheese Shop at 357 Manville Road, diagonally across from the Jacob Burns Film Center.

Recently I sat with Ronquillo to gain her perspective on cheese as a specialty food and to better understand the underpinnings of her palate. We sat at a dining table – replete with a cheese board – in the sunny window where customers can enjoy cheeses, charcuterie and prepared foods.

"As for types of cheeses, my palate embraces goat and sheep," she said. "Their range of texture and the flavor of the places of origin keep me experimenting as new offerings arrive at the shop. Goat cheeses with bloomy rinds and bold minerality are my favorites."

Ronquillo said she enjoys unique cheeses – those with their own personalities and traits.

"One of my favorite cheeses are Alpine cheeses," she said. "For my palate, they are buttery and nutty and pair so well with so many foods and wines. The artisanal cheeses of Switzerland consistently surprise me with their finesse, diversity and true expression of their place – their cheese terroir, if you will. Try a Gruyere from one of the small producers in the Alps."

Ronquillo clearly has a passion for her profession, her shop, her employees and especially her customers. I've seen her signature smile and bubbly effervescence each time a customer's eyes light up when they sample a suggested offering of a previously unknown artisanal cheese or charcuterie.

And each encounter seems to fuel her passion and enthusiasm for the next customer experience.

"I have always been a strong advocate of local products," said Ronquillo. "Here at

the Second Mouse, I have the opportunity to offer local cheeses with local wines. Many folks

You Heard It Through the Grapevine don't realize the bounty of the Hudson Valley, which is continuously gaining in popularity and esteem. I carry several outstanding cheeses sourced from the Hudson Valley and upstate New York. I typically pair them with a locally produced

wine, which I offer in my shop."

Ronquillo and I shared our opinions on

pairing individual cheese with wine.
With Brie? Ronquillo: Chardonnay and

With Brie? Ronquillo: Chardonnay and perhaps an Albarino from Hudson Valley's Fjord Winery. Nick's alternative: sparkling wine.

We both agreed on these two wines. We also agreed that the overall go-to wine for many cheeses is sparkling wine. The acidity of the underlying grapes, coupled with the carbonation of the finished wine, are marvelous for cutting through the fatty coating imparted by cheese on your tongue and mouth, clearing your palate and setting it up for the next bite.

But how did Ronquillo develop her love of cheese? What inspired her to open a retail cheese shop?

Her passion for specialty foods developed as she followed a winding path with several diversions. She tried her hand in the corporate advertising world, but never lost her inner passion. She decided to enroll in culinary school, further fueling her desire for all things "foodie."

She then worked in the kitchens of celebrity chefs, including Jean-Georges

'Unique cheeses with their own personalities and traits'

Vongerichten and Terrance Brennan (where she realized her love for specialty cheese), then followed her dream to Murray's Cheese Shop in Manhattan. After a side trip back to the advertising world, Ronquillo decided to venture once again into the world of cheese, working at a specialty cheese shop in Greenwich.

Fifteen months later she opened the doors of Second Mouse, fulfilling her dreams of being an entrepreneur in the specialty foods market.

View the video interview with Ronquillo on my "Pleasantville Raw" show on the Pleasantville Community Television website, www.PCTV76.org.

Nick Antonaccio is a 40-year Pleasantville resident. For more than 25 years he has conducted wine tastings and lectures. Antonaccio is a member of the Wine Media Guildofwine writers. He also offers personalized wine tastings and wine travel services. His credo: Continuous experimenting results in instinctive behavior. Reach Antonaccio at nantonaccio@theexaminernews.com or on Twitter @sharingwine.





# Happenin8s

Tuesday, Dec. 10

Freedomland USA: 11 a.m. at Reed Memorial Library in Carmel. Author Michael Virgintino will make a presentation about Freedomland USA, which was celebrated as the "Disneyland of the East," including an entertaining history of the park with vintage film, photos and a memorabilia display. Register at www.carmellibrary.org or by calling 845-225-2439.

#### Wednesday, Dec. 11

Home Decorating Contest Deadline: Residents of the Lake Carmel Park District are invited to submit their name, address and phone number to be part of the annual Lake Carmel Holiday Home Decorating Contest, by emailing lcpdclerk@townofkentny.gov. For more information, call 845-306-5602. Entries will be judged by the Lake Carmel Park District Advisory Board on Saturday, Dec. 14. Three winners will receive a gift certificate from a local restaurant.

**Poetry Workshop:** 6:30 p.m. at Mahopac Public Library. 6:30 p.m. Create new poems to share and receive feedback from others. Registration is requested at www. mahopaclibrary.org or by calling 845-628-2009, ext. 100.

**History Exchange:** 5:30 to 6:30 p.m. at Brewster Public Library. Join like-minded people to discuss local history and research unique archives in this joint program with

the Southeast Museum that meets the second Wednesday of every month and is facilitated by Amy Campanaro, director of the Southeast Museum. Register at brewsterlibrary.org or call 845-279-6421.

Movie Matinee: 1 p.m. at Patterson Library, featuring "Yesterday." After the whole world suddenly forgets The Beatles, a struggling musician starts plagiarizing the legendary band's music to launch himself to stardom. Rated PG-13. To register, call 845-878-6121, ext. 10, or go to www. pattersonlibrary.org.

#### Thursday, Dec. 12

"Ugly Sweater" Party: 7 to 9 p.m. at Bull & Barrel in Brewster. Hosted by the Putnam County Young Republicans Club. Admission is \$30 per person, payable at the door, and includes appetizers and festive activities; cash bar. Prizes will be awarded for the ugliest sweater, among others. Proceeds go toward efforts to help elect Republican candidates in Putnam during the 2020 general election.

Gingerbread Houses: 4 and 5:30 p.m. at Mahopac Public Library. Participants bring icing and any decorations they want to use; graham crackers and hot cocoa will be provided. Tip: Bring a clean juice or milk carton to help build your house. All ages. Register at www.mahopaclibrary.org or call 845-628-2009, ext. 139.

BOE: 7 p.m. at Putnam Valley High

School. The Putnam Valley School Board will host a business meeting in the high school library at 146 Peekskill Hollow Road.

Still-life Watercolor: 10 a.m. to noon at Reed Memorial Library in Carmel. Also Dec. 19. Register at www.carmellibrary.org or call 845-225-2439.

Senior Citizen Lunch: Noon at C.V. Starr Intermediate School in Brewster. All senior citizens in the Brewster Central School District are invited to attend a special complementary luncheon hosted by the Brewster Teachers Association, C.V. Starr and its Food Services Department. For reservations, call the Office for Senior Resources at 845-808-1700, ext. 47100. Snow date is Friday, Dec. 13 – listen to WHUD 100.7 FM Radio for cancelation.

#### Friday, Dec. 13

"Home for the Holidays" Cabaret: 7:30 p.m. at the theater at Drew UMC, 28 Gleneida Ave., Carmel. Brewster Theater Company presents a sparkling mix of popular tunes, traditional carols and classic favorites. Also Dec. 14. Tickets can be purchased at brewstertheater.org or at the door. For weather cancelation, visit the website or call 845-206-9013.

#### Saturday, Dec. 14

**Ribbon Cutting:** 11:30 a.m. at Depot Wines & Liquors, 100 Independent Way. New owners will host a complimentary wine and cheese tasting from noon to 3 p.m. All wines offered for tasting can be purchased with a 10 percent discount. Be one of the first 40 people to receive a free wine bag. For more information, call 845-279-0112 or visit DepotWine.com.

**Visit Santa:** 1 to 3 p.m. at the Walter Brewster House, 43 Oak St., Brewster. Story

We're happy to help spread the word about your community event. Please submit your information at least three weeks prior to your event and include the words "Happenings Calendar Submission" in your email subject line. Entries should be sent to Nikki Gallagher at nikki@theexaminernews.com

time from 1:30 to 2:30p.m., with photos with Santa. Milk, cookies and hot chocolate will be provided. Donate canned food items for Putnam CAP.

Adult Crafts: noon to 1 p.m. at Brewster Public Library. Make a different themed craft every month. All supplies provided. Registration is required at http://brewsterlibrary.org or by calling 845-279-6421

#### Sunday, Dec. 15

Season of Advent: The Church of the Holy Communion, 1055 Route 6, Mahopac. All Sunday services begin at 9:15 a.m. Dec. 15: Advent 3, Holy Eucharist, Rite II, family service. Dec. 22: Advent 4, Holy Eucharist, Rite II. Dec. 24, Christmas Eve family service with Christmas pageant and carols at 5 p.m. Dec. 29: Holy Eucharist, Rite II. For more information, call 845-628-6144.

Christmas Concert: 4 p.m. at Grace Lutheran Church, 3830 Gomer St., Yorktown Heights. The Grace Choir will share the Christmas spirit in carols, songs and readings. Traditional favorites will be complemented with more contemporary seasonal songs. Instrumentalists join the singers for this festive concert in the sanctuary. Free. A reception will follow in Fellowship Hall, featuring fair-trade items available for purchase. For more information, call 914-245-5737.

#### Monday, Dec. 16

**Cookie Exchange:** 5:30 to 6:30 p.m. at Brewster Public Library. Bring a dozen of your favorite homemade cookies as well as the recipe. Also bring a container to be able to bring some extra cookies home. Register at brewsterlibrary.org or by calling 84-279-6421.

# **Crossword Puzzle**

1	2	3	4	5	6		7	8	9	10
11							12			
13							14			
					15	16				
		17	18	19						
	20					21				
	22				23					
	24									
25					26	27	28	29	30	31
32					33					
34					35					

Crossword by Myles Mellor

Answers on page 18

#### **Across**

- 1. Swedish king
- 7. S. American tubers
- 11. Blazing
- 12. Small horse
- 13. Bond between bricks
- 14. Oklahoma city or writer Bagnold
- 15. "Beats me!"
- 17. You can "count" on this Peekskill restaurant for fine American dining, \_

Street Grill

- 20. "Sawbucks"
- 21. Explosives
- 22. Many senior citizens consider this

Somers hamlet a "birthright," \_\_\_\_\_ Hills

- 24. Glue
- 25. Cuzco Indian
- 26. Ball of yarn chaser
- 32. Move quickly
- 33. Signs up
- 34. Willie Mays's last team
- 35. Bunny slope feature

#### Down

- 1. School of whales
- 2. Space visitor
- 3. Camera type, briefly
- 4. Skin art, for short
- 5. Doctor's org.
- 6. Opera writer
- 7. First showing
- 8. Imply
- 9. Negatively charged ions
- 10 Charlie Charlie's hard
- 10. Charlie Chaplin's brother16. Court grp.
- 10. Court gr
- 17. It may require surgery
- 18. Forays
- 19. Powerful auto engine
- 20. From that place
- 23. Nursery denizens
- 25. Dogma
- 27. Indian maybe
- $28.\ Prefix\ for\ angle\ or\ lateral$
- 29. Youngster
- 30. "All over the world" singers, for short
- 31. Australian state, abbr.

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#### **LEGALS**

NOTICE OF PUBLIC HEARING PLEASE TAKE NOTICE, the Putnam Valley Town Board will conduct a public hearing on Wednesday, December 11th at 5:00 pm. to hear comments on the use of a law regarding Bubblers, De-icers and Aeration Systems in Water. This meeting will be held at the Putnam Valley Fire continued on next page







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# **EXAMINER MEDIA Classifieds**

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continued from previous page.

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412 Stone Mill Road, Hudson, NY 12534









House. **IMMEDIATELY FOLLOWING** the Putnam Valley Town Board will hold its public Work Session monthly meeting. **BY ORDER OF THE TOWN BOARD** Sherry Howard, Town Clerk Dated: 12-04-2019

TOWN OF PUTNAM VALLEY PUBLIC HEARING and Town Board Meeting December 11, 2019 5 PM at the Firehouse Pledge of Allegiance Public Hearing 5 PM Public hearing on the banning of all ice retardant devices and/or mechanisms.

Please be advised that the next meeting of the **Planning Board will be held at** 

Town Hall, 265 Oscawana Lake Road on Monday December 16, 2019 for the purpose of considering the following applications: Regular Meeting Start Time: 6:00pm AGENDA PUBLIC HEARING The following public hearings have been scheduled for December 16, 2019 at 6:00PM (or as soon thereafter as agenda conditions permit) at the Putnam Valley Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York, 10579. All interested parties are invited to attend and will be heard. A copy of the application materials and plans may be inspected during normal business hours at the office of the Planning Board Clerk, Town of Putnam Valley Town Hall. 1. Filho

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# EXAMINER MEDIA Classifieds

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continued from previous page

Residence, - 135 Bell Hollow Road (TM# **51.-1-4/File: 2019-0190**) The subject property consists of + 19.2acres of land and is located on 135 Bell Hollow Road and within the R-3 Zoning District. The applicant is proposing to construct a swimming pool and terrace. A Site Development Plan, Major Grading and Wetland Permit and Wetland Mitigation is required. 2. Perez, Octavio, Ridgecrest Road (TM# 83.56-1-5, 6 &7/File: 2018-0187) The subject property consists of  $\pm 2.72$  acres of land and is located on Ridgecrest Road and within the R-1 Zoning District. The applicant is proposing to construct a single-family residence. 3. Fields, Harrison-15 Locust Glen Road (TM#73.-1-44/File 2019-0202) The subjects property is comprised of +/- 1.99 acres and is located on 15 Locust Glen Road within the R-3 Zoning District. The applicant is proposing to construct a log cabin home on existing foundation. REVIEW 4. Gan, Roy, - 560 Oscawana Lake Road (TM# 62.-1-37&38/File: 2019-0206) The subject property consists of + 3.58 acres of land and is located on 560 Oscawana Lake Road and within the R-3 Zoning District. The applicant is proposing to construct a single family residence on an existing parcel where a dilapidated residence will be removed. A Site Development Plan and Major Grading permit is required. 5. Bryant Taconic Corp., 157 Bryant Pond Road (TM#74.-1-60/File 2018-0179) The subject property is comprised of +/- 2.817 acres and is located on 157 Bryant Pond Road within the CC-2 Zoning District.

The applicant is proposing to construct a pervious paver patio, outdoor freezer, relocation of refuse enclosure, landscape waterfall and signage for gas dispenser. The applicant requires an Amended Site Plan. 6. Patton, Rodman, 77 South Highland Road (TM#61.-2-25/File 2019-0208) The subject property is comprised of +/- 35.634 acres and is located on 77 South Highland road with the CD Zoning District. The applicant isseeking permits necessary to repair dam and remove sediment.A Major Grading Permit is required. 7. Putnam Valley Fire Station- Oscawana Lake Road (TM#72.20-1-7.12/File2019-0196) The property consist of +/- 10.3 acres of land and is located on Oscawana Lake Road and within the R-2 Zoning District. The applicant is proposing to construct a Fire Station building  $\pm$ -30,000 sq.ft. in size, with well and septic system, 127 parking spaces, stormwater management facilities and related site improvements. 8.Putnam Valley Volunteer Ambulance Corp. (TM# 72.20-1-7.11/File2019-0204) The applicant is proposing an amended site plan for improvements to allow shared access and parking with proposed fire station on adjacent property. The Planning Board will consider adopting a resolution declaring intent for lead agency for the Fire House and Ambulance Corp. project. 9.Cimarron Ranch Subdivision-75 Cimarron Road (TM#72.-1-47, 72.-1-50, 83.-1-1& 72.19-1-29/File2019-0207) The subject property consist of 380.85 acres of land and located on 75 Cimarron Road and within the CSD

Zoning District. The applicant is proposing a two lot subdivision. EXTENSION 10. Juliano, Sam,-50 West Shore Drive (TM: 62.13-2-18/File:2010-0073) APPROVAL OF MINUTES 11. Approve Minutes of November 4 & 18, 2019

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#### SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF PUTNAM

The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2007-4CB) Plaintiff,- against - David Rivera, Pedro Veras if living and if any be dead, any and all persons who are spouses, widows, grantees, mortgagees, lienor, heirs, devisees, distributees, or successors in interest of such of the above as may be dead, and their spouses, heirs, devisees, distributees and successors in interest, all of whom and whose names and places of residences are unknown to Plaintiff, Bank of America, N.A., United States of America-Internal Revenue Service, New York State Department of Taxation and Finance, Georgine Bagnato,

Defendants.

#### Index No. 500974/2019 • Filed: 11/19/2019 SUPPLEMENTAL SUMMONS

Plaintiff designates Putnam County as the place of trial. Venue is based upon the County in which the Mortgage premises is situated.

TO THE ABOVE NAMED DEFENDANT(S): YOU ARE HEREBY SUMMONED to answer the Complaint in this action and to serve a copy of your Answer or, if the Complaint is not served with this Summons, to serve a Notice of Appearance on the attorneys for the plaintiff within twenty (20) days after service of this Summons, exclusive of the day of service (or within thirty (30) days after service is complete if this Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint.

NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT

THE OBJECT of the above captioned action is to foreclose a Mortgage to secure \$304,000.00 and interest, recorded in the Office of the Clerk of the County of PUTNAM on January 02, 2007, in Book 5004, Page 0105, covering premises known as 13 Sylvan Road, Lake Peekskill, NV 10547

The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.

NOTICE YOU ARE IN DANGER OF LOS-ING YOUR HOME If you do not respond to this Summons and Complaint by serving a copy of the answer on the attorney for the Mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the Summons and protect your property. Sending a payment to your Mortgage company will not stop this foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

Dated: Bayshore, New York, November 15, 2019 By: Linda P. Manfredi, Esq. Frenkel, Lambert, Weiss, Weisman & Gordon, LLP

Attorneys for Plaintiff 53 Gibson Street Bay Shore, New York 11706 (631) 969-3100 Our File No.:01-041245-F00

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# Crossword Answers



# Examiner Sports Covering Putnam County and Northern Westchester Sports

lanna's **Put Valley Junior MVP Leads Tigers** to Lakeland **Tourney Title** 

RICK KUPERBERG PHOTO

# Boys' Hoops Notebook

# Panas Takes Yorktown Tourney Title, Evans Named MVP

By Ray Gallagher Examiner Sports Editor@Directrays

After watching them first-hand at the 23rd annual George Budries Tournament at host Yorktown High, observers would have to give WALTER PANAS a ton of credit for its improvement from 2019 to the upcoming 2020 season. After a sub-par 2019 campaign, Coach Mike Auerbach's Panthers (2-0) really got after it in the off-season and enter 2020 with renewed hope, having knocked off Clarkstown North, 71-59, in Saturday's title tilt, a day after beating the host Huskers, 70-57, in the Friday's opening round.

Panas showed some legit depth and vast improvement over a year ago, taking a 36-21 halftime lead on North before blowing the doors off behind MVP Caleb Evans, who scored a game-high 21 points, 20 after three quarters, including a couple of threes. Panther swingman Robert Ennis added 12 to receive an All-Tourney nod for the Panthers. Feisty sophomore G Arturo Macchia added 11 points for the winners.

Against Yorktown, Panas G Lorenzo Santucci provided the spark, leading the Panthers with 20 points, including three 3's, while Alex Tavarez added 13, including 11 of 13 from the stripe (Panas shot 26 of 35 from the line). Santucci came off the bench and provided and instant boost to the attack.

Beacon transfer Evans added nine points and showed some versatility on both ends of the floor. Tom Palmaffy (7 points) and Macchia (8 points) were also big for the Panthers, who showed depth and the ability to balance



Lakeland's Jack Kruse goes up for shot in 63-38 loss to Tappan Zee in consy round of Lakeland Tournament Saturday.



RAY GALLAGHER PHOTOS

Lakeland's Augie Karaqi skies for shot in Hornets' 63-38 loss to Tappan Zee in consy round of Lakeland tourney Friday.

the score sheet.

"We're pretty comfortable going nine deep, and Rob Simmonds, who should be back after the break, will factor, too," Panas Coach Mike Auerbach said. "We definitely saw the big upside from Evans. He showed it against Clarkstown North. He's unique in that he can score inside against smaller defenders and also on the perimeter if you try and defend him with a forward.

We have a lot of options offensively. We feel like we can have five or six different guys potentially lead us in scoring on a given night. Defensively, we're a work in progress. We'll have to figure it out game to game. It'll be pretty scouting-report dependent on that end of the court."

Yorktown took third place with a 68-40 win over Carmel, which looks like it might

struggle to score the ball this season. The Rams were eliminated by Clarkstown North, 44-30, in the opening round.

Yorktown sophomore Eddie Brucaj, a 6'5" forward with a ton of potential, was named to the All-Tournament team after notching a double-double (16 points and 12 rebounds).

In the season opener against Fox Lane, Yorktown nearly clawed its way back from a 17-point deficit but lost to Fox Lane, 51-47. Roni Brucaj (11 points, 3 boards, 2 assists), Eddie Brucaj (6 points, 7 rebounds) and Anthony Granitto (14 points, 3 boards) were big for the Huskers (1-2), who salvaged a third-place finish in the Budries tournament in a 68-40 win over Carmel. The Rams had no answer for Husker sophomore Eddie Brucaj, who dropped 16 points and hauled in six boards. Senior Roni Brucaj added 10 points



Panas G Lorenzo Santucci goes for two of his 20 points in 70-57 win over Yorktown Friday.

and four assists while Tony Granitto had 10 points and six boards. Of note, Husker freshman Antoine Cole fared well with four points and six assists.

LAKELAND may not have got the desired outcome by placing fourth in its Relay for Life Tournament, but while Coach Steve Fallo's Hornets were in it to win it, they benefitted from the competition they saw more than anything. The field of Suffern, Tappan Zee and Arlington was a rough and tumble assemblage. Arlington beat Lakeland 84-70 in the opening round, and the Hornets could not stand toe-to-toe with Class A heavy-weight Tappan Zee in the consolation round. Suffern beat Arlington to claim top honors.

"We gave Arlington too many runouts and put-backs, and the 20 turnovers didn't help," Fallo said. "We've got a long way to go, but we're only going to get better playing this type of competition."

SOMERS hosted reigning NYS champion Poughkeepsie in a tough 62-43 opening-night loss. Drew Lasher led Somers with 11 points while Bennett Leitner added 10. Somers (1-1) rebounded from the Poughkeepsie loss by taking down Hunter College, 66-59. Somers trailed by 10 entering the fourth but rallied back when Nate Townsend scored all 10 of his points in the final stanza. Tusker F Henry Gilroy added 13 points while G Lasher had 11.

"Losing to Poughkeepsie was a tough way to start the season," Somers Coach Chris Di-Cintio admitted. "Going against the defending state champs with as many top players as we've lost the last two seasons was tough, but our effort and defense was good. We just shot under 20% with many good looks. It's hard to sustain the kind of defense we play

continued on next page

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# **Boys' Hoops Notebook**



Panas G Arturo Macchia fires shot in Panthers' 70-57 win over host Yorktown Friday.

when you're not scoring. We'll be find down the road with our athleticism, speed and chemistry."

The Tuskers hope to put that on display this coming week when Somers hosts the 24th annual Michael DePaoli Memorial Basketball Tournament where the Tuskers will open up with Yorktown Friday (7 p.m.) and Mahopac will face Kennedy Catholic Thursday. The winners will square off on Saturday afternoon.

"It should be a great local tournament," DiCintio said.

PEEKSKILL notched a tough road win over Pelham, 66-64, when senior G Antonio Taylor went off for a career-high 39 points off nine treys, but the Red Devils (1-1) were knocked off by Class AA White Plains, 82-71, in the Harry Jefferson Showcase despite another solid 28-point effort from Turner, who is about to make a name for himself. Brennan Heaven added 17 for the Red Devils and Laquan Jenkins dropped 13.

HEN HUD dropped a 51-47 game to Harrison despite points from Sailor sniper Nick Hiltsley.

#### CLASS AA

**CARMEL** gave its all in a 58-56 loss to Ramapo but the Gryphons scored the winning basket with 18 seconds remaining. Ram G Jarid Garcia had 17 and Andrew Fioretti 10 in the loss. Carmel missed a goahead 3-pointer on its final possession. The Rams (0-3) didn't have much better fortune in the Yorktown Tournament, settling for a last-place finish after consecutive losses to Clarkstown North and the host Huskers.

OSSINING opened its season on a winning note, 53-41 over Clarkstown North.



Panas MVP Caleb Evans gets high to defend Yorktown G Antoine Cole in Panthers' 70-57 Simmonds defends in Huskers' 70-57 loss to Panthers. win over Huskers.

Mame Diba had 10. F Matt Champlin and G Darrin Santos added eight and five, respectively, for the Blue Devils (1-0), who are setting everything up in the regular season for a post-season run at both Tuckahoe and Hamilton.

#### **CHSAA**

**KENNEDY** Coach hit a 3 at the end of regulation. Brendan Sullivan added eight points and had 10 boards for the Gaels.





Mike McDonnell notched his first win with the Gaels, 60-55, over Cristo Rey in double overtime. Lou Hoinkis had 17 points and Jaden Watkins added 12 for Kennedy (1-1), who dug out of a 10-0 firstquarter hole. Hoinkis hit two 3-pointers in the second overtime and Watkins



Carmel senior Kevin Kovacs goes up for shot in Rams' opening-round tournament loss to Clarkstown North Friday.

#### to five points in the fourth. CLASS B

for Ossining (2-1).

CROTON-HARMON improved to 2-0 with a tough 51-40 win against Edgemont in the first round of the Elmsford Classic. Senior Jack Connelley notched a double-double for the Tigers (2-1), finishing with 12 points and 10 rebounds. Senior point guard Braden Burke led the offense with 14 points, including nine in the pivotal fourth. He added six assists for the Tigers, who failed their first big test in a 70-35 loss to defending Class C champion Hamilton.

Jaeden Carr had 18 points and four assists,

Khy'Leil Hawkins added 14 points and Grif-

fin Dahle had eight points and 13 rebounds

54-48 loss to Mamaroneck in the champi-

onship of Sleepy Hollow's Howard Godwin

Tournament 54-48. Carr (22 points, 5 boards,

2 assists), Dahle (10 points, 7 rebounds, 2 as-

sists), Hawkins (4 points, 5 assists) led the

way. The Pride won the opening round, 66-

57, over Sleepy Hollow. Carr (25 points, 5

boards, 3 assists) and Hawkins (24 points)

MAHOPAC suffered a tough 60-46 open-

ing-night loss to Spring Valley. Vin Bastone

led the way with 11 points for the Indians

(0-1), who had two chances to trim the lead

were explosive in the win.

Ossining lost that early momentum in a

#### CLASS C

HALDANE edged Rye Neck, 61-59, on opening night behind 23 points from Daniel Santos, who went off from beyond the arc (6 3's). Fellow G Alex Kubik added 13 while F

# Girls' Hoops Notebook

# Short-handed Putnam Valley Win Lakeland Tourney Impressive Openers for Mahopac, Brewster, Hen Hud, Ossining

**By Tony Pinciaro** 

Even though PUTNAM VALLEY opened the 2019-20 season with three-straight victories, the Tigers have endured a difficult start. The Tigers are short-handed because of injuries and a short bench to begin with. Despite this, Putnam Valley has persevered.

"I'm proud of the girls because we've had to deal with a lot of adversity this season,' Putnam Valley Coach Kristi Dini said. "We have some things to work on and adjustments to continue to make, but the girls are stepping up and by the end of next week we should have eight of our 10 healthy and be ready to go."

After premiering with a victory over Pleasantville, Putnam Valley faced Clarkstown North in a first-round game of the Lakeland Relay for Life Tournament.

PV freshman Eva DeChent poured in a game-high 24 points and Arianna Stockinger contributed 20 points in a 66-25 win. Putnam Valley followed it up with a 44-35 victory over Lakeland in the final.

Stockinger finished with 15 points and was named the tournament most valuable player. Kelli Venezia added 13 points.

Three games into the season and Putnam Valley has displayed its trademark suffocat-

"Lakeland played hard, but I thought our defense was great," Dini said. "We struggled to put the ball in, but have to give Lakeland a ton of credit. They took us out of our offensive flow that we had the night before. A great group of kids, several that play hoops year-round and they played tough, start to

Prior to its tournament, Lakeland opened the season with a 45-38 victory over Nyack as Taylor Hormazabal led the Hornets with 16 points.

Hannah Devane added 11 points and Amanda Cole finished with six points and a team-high nine rebounds.

Lakeland and Carmel hooked up in a highscoring first-round Relay for Life Tournament game with the Hornets prevailing, 71-65.

Devane was one of four Hornets in double figures with a game-high 21 points. Hormazabal chipped in 15 points, Sofia Portante added 11 points and Cole had 10 points.

Portante led Lakeland with 13 points and six rebounds against Putnam Valley in the final. Devane had her third consecutive game in double-figure points with 11.

Portante was named to the all-tournament team as was Carmel's Caroline McIntyre.

"Overall, we've had a great start to the



RICK KUPERBERG/BOB CASTNER PHOTOS

Putnam Valley's Eva DeChent drives baseline with Lakeland's Tyler Hormazabal in chase during Tigers' tournament title win over Hornets Saturday



Putnam Valley's Amanda Orlando pulls up on Lakeland's Brianna Monte in Tigers tournament title win over Hornets Saturday.

season," Lakeland Coach Miranda Mangan said. "We have an athletic group of girls who are tough and work hard. We look forward to watching them grow and develop as the season progresses.

OSSINING opened the season by giving veteran coach Dan Ricci his 500th career win – an 84-44 triumph of Mount Vernon – in front of the home crowd.

"It's really an amazing feeling to have seen Coach Ricci be honored with such a huge accomplishment because he works so hard and does everything for us girls," senior Julia Iorio said. "Having the whole community by his side when he received 500 makes it even better.'

Iorio, a sniper by trade, had a game-high 24 and seven rebounds. Adriana McFadden added 16 points, seven rebounds and six steals, Michelle Mercado finished with 14 points, seven rebounds and five assists and Tamia Dimmie collected six assists.

Iorio and her teammates enjoyed watching former teammates play in the UConn-Seton Hall women's basketball game on their way to the Art Turner Tournament in Virginia.

UConn has freshman and 2019 Ossining

continued on next bage

**Mahopac's Courtney Named to** All-Bergan Co. Grid Squad



Mahopac's Michael Courtney, a senior defensive back and captain of the legendary Don Bosco Prep football team, was recently named first team All-Bergen County team after notching 92 tackles, three picks, 10 pass breakups and two forced fumbles this year for the Ironmen. Don Bosco lost to St. Peter's Prep at MetLife Stadium in the NJ championship game, which decided who wins New Jersey's most coveted and most competitive championship. A three-year varsity starter for football and a four-year varsity starter and two-year captain for lacrosse, Courtney, who totes a 4.0 GPA and a 1320 SAT, is now being courted by D-I schools like Dartmouth, Yale, Cornell, Brown, Georgetown, Bucknell, Rhode Island and Fordham.

continued from previous page

graduate Aubrey Griffin and Seton Hall features senior Shadeen Samuels and 2019 Ossining alumnus/freshman Kailah Harris.

"Seeing Aubrey, Shadeen and Kailah play was great," Iorio said. "All the girls and coaches had a great time. It's just really incredible, three girls from Ossining going head-to-head on Division 1 teams is very rare. Seeing Aubrey and Kailah, especially, because we all grew up in Ossining and to see them out there on the court put a smile on my face."

Ossining lost both games at the tournament down south – 86-57 to Pallotti (Md.) and 66-47 to Sidwell Friends (Washington D.C.)

**HEN HUD** bolted from the gate with three consecutive wins -- 52-25 win over Nanuet, 59-17 over Mamaroneck and 52-32 over Sleepy Hollow.

In the Nanuet and Mamaroneck games, Hen Hud held both teams to two points apiece in the first quarter.

"Caitlin (Weimar) has been dominant and our defense has been fantastic," Hen Hud Coach Ken Sherman said.

Marist-bound Caitlin Weimar scored a game-high 21 points and grabbed 19 rebounds against Nanuet. Grace Moretti added 14 points, five rebounds and seven assists.

The Sailors outscored the Golden Knights, 20-5, in the second quarter to go into half-time with a 21-point lead.

Weimar had 17 points, 13 rebounds and five steals against Mamaroneck. Moretti added 10 points and Colleen Ryan collected seven points, four rebounds and four assists.

Weimar scored 21 points and had nine rebounds against Sleepy Hollow. Moretti finished with 11 points, Mylene Smith added eight points and Kira Varada finished with six rebounds and four steals.

Youthful **BREWSTER** is 2-0 following victories over Beacon, 54-38, and Pleasantville, 54-49. Freshman Madison Dakin



Putnam Valley's Arianna Stockinger (L) and Alex Waters (R) try to lock down Lakeland's Hannah Devane in Tigers' tournament title win over Hornets Saturday.



Yorktown's Alyssa Giannasca (L) and Emily Ward (R) combine to trap Beacon player in Huskers' opening-round win in 23rd annual Budries tourney.

led Brewster in the season-opener with 13 points. She also had five rebounds and four steals. Sophomore Grace Galgano added 12 points, 10 rebounds and three blocks and junior Carly DeLanoy finished with 10 points and four assists.

"It was a typical first game of the season, very sloppy and lots of nerves," Brewster Coach Mike Castaldo said. "Beacon did a great job of beating us on the boards, 50/50 balls and hustle plays. The girls picked it up and built a 20-point lead in the second half."

Galgano sealed the victory over Pleasantville with a pair of free throws in the waning seconds. She finished with 21 points, 15 rebounds and six blocks. Alexis Mark and DeLanoy each had eight points.

"This was a great back-and-forth game from wire-to-wire," Castaldo said. "Pleasant-ville cut the lead to 48-46 with 30 seconds to go, but Alexis hit a huge three to put us up five, but Pleasantville hit a three with 10 seconds to go. Pleasantville is a really good team. They just had no answer for Grace."

**YORKTOWN** split a pair of games in its 23rd annual George Budries Memorial Tournament.

The Cornhuskers opened with a 50-29 victory over Beacon, earning a berth in the final against Monroe-Woodbury. The Crusaders prevailed in the final, 47-37.

Husker Ashley Zeolla had 21 points and 10 rebounds against Beacon and Melissa Severino added 15 points, eight rebounds and three steals. Alyssa Perrino contributed six points and 10 rebounds.

Yorktown Coach Brian Mundy said his team went on a 19-3 run over an 11:24 span to start the 2nd half and take a 42-21 lead.

Severino had 16 points against Monroe-Woodbury and was chosen for the all-tournament team.

"I'm not big on moral victories or anything," Mundy said. "A loss is a loss, but that 10-point loss came to a very good Class AA Monroe-Woodbury team that is going to make some noise in Section 9. Our girls

played so aggressive defensively and that is going to keep us in a lot of games this season. They work extremely hard in practice. They understand how important it is to defend, and their grittiness is going to carry them this season.

"I was pleased with how well we moved the ball and with our defensive effort against Beacon. Everybody contributed," he added. "We made some changes and held their leading scorer to three points in the second half."

Emily Ward finished with four points, her first varsity points, and five rebounds and Zeolla collected six rebounds.

MAHOPAC began the season with a convincing 48-22 victory over Suffern. The Indians held Suffern to just nine points in the



Girls' Hoops Notebook

Lakeland's Taylor Hormazabal runs in to Put Valley's Arianna Stockinger in Hornets' tourneytitle loss to Tigers Saturday.

second half.

Indian freshman G Kristina Rush led Mahopac with 14 points in her first varsity game and junior F Caitlyn O'Boyle had 12 points. The Class AA Indians have some young talent, including a handful of freshmen and sophs, who could make a run at the League I-A title.

"Being the first game, we were a little nervous and tight, but in the second half we picked up our defensive pressure," Mahopac Coach Chuck Scozzafava said. "We started to hit some shots and scored off of our defense."



Yorktown G Jesse Barer gains baseline in Huskers' win over Beacon in 23rd annual George Budries tourney win.



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CONSULT WITH THE BREWSTER OFFICE EXPERTS TO DISCUSS YOUR OPTIONS.



#### 8 Cat Briar Road

Considered to be one of the best locations in the Gipsy Trail Club, this completely-renovated 100-year old residence is a picture book setting for gracious living and recreation. Mature trees, beautiful gardens and sweeping views create perfect spaces for entertaining or relaxing downtime. Enjoy the sun-lit Bespoke kitchen with top-of-the-line appliances. The master suite features lake vistas, stone fireplace, and a Travertine tiled spa bath with radiant heat floors, dual vanity and glass-enclosed shower. Overlooking the lake with 290' frontage, a stone broad terrace has a fire pit and heated pool for al fresco entertaining.

2.609

1.35

Carmel | WEB# PE1590513 | \$2,250,000

4.1

BEDROOMS BATHROOMS SQUARE FEET

3



3390 Route 301
3 BEDS • 2.1 BATHS • 3,022 SF • 22.22 ACRES

Carmel | WEB# PE1572352 | \$749,500



7 West Hollow Road
4 BEDS • 3.1 BATHS • 4,000 SF • 3.85 ACRES
Brewster | WEB# PEI561371 | \$599,999



112 Cross Road 3 BEDS • 2.1 BATHS • 1,968 SF • 1.05 ACRES Patterson | WEB# PEI586490 | \$500,000



279 Osborne Hill Road 3 BEDS • 2.1 BATHS • 3,315 SF • 0.67 ACRE Fishkill | WEB# PEI58715 | \$450,000



19 Lacona Drive
4 BEDS • 1.1 BATHS • 2,244 SF • 0.47 ACRE
Patterson | WEB# PEI578540 | \$350,000



8 Highland Street
2 BEDS • 1.1 BATHS • 1,098 SF • 0.77 ACRE
Patterson | WEB# PEI577464 | \$339,000