North Castle Approves Zoning for Hotel, Townhouse Project

By Martin Wilbur

Zoning amendments were granted to the developers of a proposed hotel and 72 age-restricted townhouses last week on a parcel formerly owned by IBM in Armonk, clearing a major hurdle for the project to proceed.

After about three years of proposals and negotiations between the applicant and the town, the North Castle Town Board granted Madd Madonna LLC the zoning modifications last Wednesday evening for the project known as Eagle Ridge at 3 North Castle Drive.

The board approved the findings statement and resolutions that included modifying a section of the town code to amend the principal use in the Office Business Hotel (OBH) district and to reclassify 21.9 acres of the 32-acre property to allow for multifamily senior housing in the OBH zone.

Supervisor Michael Schiliro said the project is in line with the Comprehensive Plan and would provide a long-sought hotel for the town and much-needed housing for empty-nesters and retirees looking to downsize.

“When you talk to any business owner in town, and I canvased them all, property owners and business owners, they embrace this development because it provides more people,” Schiliro said.

“We’re not a hub, but when we add development, it’s smart development so I’m comfortable with that,” he added.

Madd Madonna LLC now heads to the planning board.

Gate of Heaven Solar Farm Denial Fails in Deadlocked Vote

By Michael Gold

The Mount Pleasant Planning Board deadlocked 3-3 on Aug. 5 in a vote that would have denied a 5.75-megawatt ground-mounted solar array on a 25-acre portion of Gate of Heaven Cemetery to move forward.

With board member Jane Abbate absent, the project will be subject to a new vote at a future meeting. The board’s next meeting is Sep. 2, and it has not yet been decided whether the project will be on the agenda.

“The clear-cutting of this forest is just immoral,” said Planning Board member Joan Lederman, who proposed the resolution to deny. “And I’m a member of the Church.”

“Destroying the flora and fauna is just plain wrong,” Lederman added.

The Roman Catholic Archdiocese of New York owns the cemetery and CES Hawthorne, LLC is the listed applicant. Con Edison Clean Energy Businesses, which owns, develops and operates renewable energy infrastructure, is facilitating the project.

New Castle Ponders New Mask Mandate as COVID Cases Soar

By Martin Wilbur

The New Castle Town Board will consider reprising a mask mandate for the town as COVID-19 cases fueled by the Delta variant continue to multiply throughout Westchester County.

Councilwoman Lori Morton raised the possibility last week of crafting legislation that requires mask-wearing in all indoor public and commercial spaces for everyone regardless of vaccination status.

Morton said she wants to solicit feedback from residents and business owners over the next two weeks, particularly the proprietors of gym and fitness centers and restaurant owners, whose businesses were the most severely impacted by last year’s shutdown during the onset of the pandemic.

Councilwoman Lori Morton is set to propose a new mask mandate for indoor public and commercial spaces in New Castle.

Welcome back to the 51st Riverside Crafts Fair August 21 & 22 10 am – 5 pm garrisonartcenter.org 845-424-3960
North Castle Approves Zoning for Hotel, Townhouse Project —

Planning Board in hopes of obtaining site plan approval for the townhouses and a 115-room hotel.

Until recently, it wasn’t clear that there would be enough votes among the board’s four voting members to approve the zoning since Councilman Saleem Hussain recused himself from the application because he works for IBM. Councilwoman Barbara Fricke-Pinard said she repeatedly grappled with the project that had more density than she wanted but realizing the town’s critical need for a hotel and housing for older adults.

“The townhouses are fairly important, but I think the hotel is very important,” DiGiacinto said, “and I think the hotel is tied as tightly as one can tie it to the townhouse project.”

Frank Madonna, one of the principals for the project, had said throughout the hearings that without the housing component it would be economically unfeasible to build the hotel.

The town and representatives for Maddonna agreed on a $5 million escrow agreement to ensure the hotel will be built.

The parties also entered into a Community Benefits Agreement that will see the developer contribute a $500,000 parking fee to help the town build additional parking in downtown Armonk. The agreement also requires the applicant to donate a parcel acquired on Business Park Drive to ensure the project has enough water and to serve other municipal needs.

Councilman Jose Berra, the dissenting vote who had been critical of the project throughout the process, said he was troubled by the housing density at the site, the hotel’s impact on the ridgeline and on sightlines from Route 22 and condo tallest for townhouses.

He reiterated concerns that the town has approved or is weighing multiple projects in Armonk that could overwhelm the hamlet. There are well over 200 units in that category, not counting the proposal for an additional 170 units and another hotel at the MBIA property.

“I want a hotel, the problem is density and I’m not sure how we agreed, or the rest of the Town Board, agreed on this amount of density, and it’s problematic for me,” Berra said.

Prior to the vote, Berra pressed for revisions that strengthened the Community Benefits Agreement and escrow agreement.

Councilman Barry Reiter said he also had issues with the density, but the hotel was a good tradeoff.

“The hotel is a key issue for me and I believe you guys are going to do it and it’s going to be a good project,” Reiter said. “I look forward to it.”

Schilillo said the initial proposal in 2018 called for about 150 residential units and the board was able to cut that number significantly.

Despite her reservations, DiGiacinto said there is always change as a community evolves.

“I see this as a new chapter,” she said to Madonna and his representatives. “I have such faith that you’re going to do as you say and I certainly hope that you live up to my expectations.”

North Castle Approves Zoning for Hotel, Townhouse Project —

Residents, environmental groups and board members who have been skeptical of the proposal cited various concerns during the Aug. 5 public hearing, including the significant destruction of trees.

Saw Mill River Audubon Society chapter member and Briarcliff Manor resident Thomas Ruth argued that the organization supports solar projects on building roofs and parking lots. But in this case, the forested area in the cemetery is “sequestering carbon and protecting biodiversity,” Ruth said.

The Federated Conservationists of Westchester County (FCWC) submitted a letter to the board asking it to conduct further studies on the project’s environmental impact.

“FCWC holds that addressing climate change requires both the replacement of fossil fuel with clean energy and also protection of remaining natural and wilderness areas to provide wildlife, insects and plant species refuge and sustenance in the face of floods, fires, drought, heat waves and other effects of climate change,” wrote FCWC President Carol Durst-Wertheim in a June 5 letter.

 Pace University Energy and Climate Center wrote in support of the project on May 17, then withdrew its support two weeks later, citing the need to safeguard natural resources, including forests.

Steven Kavee, chairman of the Mount Pleasant Conservation Advisory Council, said the habitat for plants, animals and trees is too valuable to undertake wholesale clearing of the acreage where the panels would be installed.

“The idea of clear-cutting woodlands for solar is the wrong path,” Kavee said in a telephone interview with The Examiner. “We want to see renewable energy, but not at the expense of irreplaceable woodlands. We would like to see solar be done without jeopardizing natural resources. The planet is at risk. This is not zero sum.”

However, Joseph Shanahan, project manager for Con Edison Clean Energy Solutions, said the project would enhance climate resilience. It would eliminate 280 million pounds of carbon dioxide over the length of the 25-year lease, he said. In comparison, the trees that would be cut at the site would sequester 1.2 million pounds of carbon over the same period, Shanahan stated.

A section of the forest at Gate of Heaven Cemetery that would be cleared for a 25-acre solar farm.

If the solar installation isn’t built, cemetery management will cut the trees to build new burial space or mausoleums, Shanahan said.

In response to critics on the board who have asked for solar panels on roofs and in parking lots, Shanahan said Con Edison Clean Energy Solutions considers all available sites.

“When we go knocking on doors not every large building owner wants solar on their rooftops, bolted to the roofs,” he said.

CES Hawthorne Solar, LLC filed responses to questions and comments raised at the Planning Board’s May 17 meeting. It stated that the cemetery has planted 350 new trees over the past few years and has plans to plant another 50 this year.

Additionally, new trees would be planted along the project fence, on Stevens Avenue and the Taconic Parkway.

Also, CES Hawthorne Solar plans to establish under the solar panels “a new and much needed pollinator habitat in a grass meadow,” of flowering plants providing flower and nectar for pollinating insects.

The trustees of St. Patrick’s Cathedral wrote to the town a letter promoting the project, stating “The proposed Community Solar System is an extension of the Divine Mandate to care for all creation, a mandate that has been so eloquently articulated in recent years by Pope Francis.”

Miran Gold provided research assistance for this article.

New Castle Ponders New Mask Mandate as COVID Cases Soar —

“I am hoping that in our next Town Board meeting we can get input from the community on this,” Morton said. “I’m also hoping that between now and then we get some input from the county or some guidance from the county, and we also, at that point, be ready to draw a guiding direction to what our schools are taking on this issue as well that could help inform our community’s direction on this.”

The board’s next meeting is scheduled for Monday, Aug. 16.

Outdoor public spaces would not be included in any mandate, but it would be recommended that at public gatherings, such as the weekly Saturday farmers market or other functions, that people put on masks, Morton said.

While Westchester reached an 80 percent vaccination rate for people at least 18 years old about two weeks ago, that leaves about 20 percent of the adult population vulnerable to the highly transmissible Delta variant. There is still no vaccine for children under 12 years old, Morton said, and youngsters are being stricken more frequently because the variant is more infectious, leading to more hospitalizations. Also, masked mandates and social distancing have been relaxed.

Schools are preparing to open throughout the area at the start of September.

As of last Thursday, Westchester County had 2,398 active cases, more than 10 times the caseload from the early summer, according to the county’s COVID-19 tracker.

New Castle had 22 active cases, up from a low of two.

Following last Wednesday evening’s Chappaqua Board of Education meeting, Superintendent of Schools Dr. Christine Ackerman informed parents there will be separate webinars for staff and parents this Wednesday to receive feedback about this year’s guidance. Masks will be needed while indoors and there will be three feet of social distancing required and individual workspaces provided where possible.

Acting Supervisor Jeremy Saldan said looking at the infections throughout the county, he would support the proposal, although the town does not need to go as far as having the mandate for masks outdoors as it did last year.

“We’re not in a bubble but we don’t want to bring something to vulnerable people, especially children,” Saldan said.

Councilwoman Lisa Katz said the county recently instituted a mask mandate for people inside its public facilities, but last week seemed to be somewhat less enthusiastic about mandating it in other scenarios.

“While I love that we’re on the forefront of many environmental and other initiatives, I’m not 100 percent sure that I want to be on the forefront of this initiative, but I recognize that it is very important to stop COVID as much as we can, so I am definitely open to discussions,” Katz said.

Community members may contact the New Castle Town Board at townboard@ mynewcastle.org to weigh in on the topic.
County Keeping Eye on COVID Cases as New School Year Looms

By Martin Wilbur

Westchester County officials continue to keep a wary eye on the progression of COVID-19 cases as the number of active infections as most schools are set to reopen on or about Sept. 1.

Through the week, there were 2,298 active COVID cases, up 571 over the past week, Deputy County Executive Ken Jenkins reported on Monday.

“It’s very concerning that the numbers in testing positive continue to increase, and 95 percent of the individuals that have tested positive for the coronavirus are unvaccinated,” Jenkins said. “So, we do have a series of things that we can do; however, we want to remind people that they have to continue to do things – mask up indoors, which we’re doing in here except when we’re speaking – and we have to keep people as safe as possible.”

Joan McDonald, the county’s director of operations, said officials have been in ongoing discussions with school districts on the issue of vaccines and mandatory mask wearing. The county is prepared to establish a satellite vaccine clinic within any Westchester school district to help eligible students and staff receive their shots.

Districts throughout the area are wrestling with how to institute workable protocols for their staff and students.

COVID-19 cases have continued to rise over the past month and a half since the Delta variant became the dominant strain of the virus.

Westchester isn’t alone in looking to contain cases. On Sunday, the Mid Hudson region, which included Westchester and Putnam counties, recorded a 2.8 percent positivity rate, the lowest of the state’s 10 regions. Three upstate regions – Central New York, Finger Lakes and the Southern Tier – were all above 6 percent on Sunday. On the seven-day rolling average that concludes with the most recently completed weekend, New York City had the lowest positivity rate at 2.6 percent with Central New York the highest at 4.7 percent.

On Sunday, Westchester saw 146 new COVID-19 cases out of 402 tests.

An encouraging sign has been the slowing of fatalities in the most recent wave of the virus. In the past week, Westchester topped 2,300 fatalities among residents, but there has been a significant reduction in the pace of the deaths. In July, there were three COVID-19-related deaths in the county.

Jenkins urged residents to do what they need to do to keep themselves safe. If you haven’t been vaccinated, consider getting a shot, and to put on a mask indoors in public spaces.

“We want to continue to remind people that the Delta variant is real, and we want to continue to do things that the CDC recommends,” he said.

Health Care Worker Vaccine Mandate

All health care workers in New York State, including staff at hospitals and long-term care facilities, which includes nursing homes, adult care and other congregate care settings, will be required to be vaccinated against COVID-19 by Sept. 27.

Assemblyman Thomas Abinante (D-Pleasantville) said Monday that the state Department of Health will issue orders requiring all such facilities to develop and implement a policy mandating employee vaccination, with limited exceptions for those with religious or medical reasons.

State employees who choose to remain unvaccinated will be required to undergo weekly COVID testing.

The Department of Health has authorized a third COVID-19 vaccine dose for New Yorkers with compromised immune systems, following a CDC recommendation last week. Eligible New Yorkers can receive their third dose 28 days after the completion of their two-dose vaccine series.

To date, 75 percent of the state’s roughly 450,000 hospital workers, 74 percent of the state’s 30,000 adult care facility workers and 68 percent of New York’s 145,500 nursing home workers have completed their vaccine series.
Westchester Tops 1M Residents for First Time in 2020 Census

By Martin Wilbur

For the first time in its history, Westchester County’s resident population has topped one million, according to the 2020 Census that was released on Thursday.

The new total has 1,094,457 people living within the county’s borders, up 55,000 from the 2010 Census.

During the past couple of years, County Executive George Latimer said it was likely that Westchester’s population would go over the one million mark by the time the 2020 Census results were disclosed. In 2019, it was estimated that the county’s population stood at about 967,000.

“No one is fleeing this county – they are coming here to be part of Westchester,” Latimer said in a Thursday afternoon statement. “This Census news continues a trend of good news for Westchester County. Our economy is thriving, businesses both small and large are growing, crime is down, and our vaccination rate is among the highest in the state.”

The county has grown by about 130,000 residents since the 1990 Census, a nearly 15 percent increase in that time. The population jump over the last 10 years is the largest in at least the past four decades.

Similar to many other areas of the nation, Westchester saw a jump in various ethnic groups while the White population declined.

Data released by the county showed the most significant demographic increase over the past decade was the county’s Hispanic population, jumping by about 62,000, to 269,000, a 30 percent hike. The Asian population increased by 27 percent, from 51,123 to 64,907 while Westchester’s Black population nudged higher by 3.5 percent to 131,000.

Westchester’s White population dropped from 544,563 to 497,684, a reduction of 8.6 percent.

Multiracial residents more than doubled to 31,704.

In April 2019, Latimer signed an executive order to establish the Westchester County Complete Count Committee, an effort to include all geographic and ethnic constituencies with a focus on the populations that traditionally fail to participate. The efforts included promotion of the 2020 Census with a robust public awareness campaign in English and in Spanish. There was advertising on billboards, county buses and bus shelters and bookmarks and stickers, among other tools.

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The Therapeutic Recreation Department at Burke Rehabilitation Hospital in White Plains sponsors Bike-On Clinics for members of the community with mobility impairments. The Bike-On Clinic and Burke’s Adaptive Sports Program are representative of the continuum of care at the hospital. The volunteers are from Iona College’s Occupational Therapy (MS) Program. Pictured, from left, are volunteer Aishani Nalla, participant Loren Campos and volunteer Hannah Schultz.

Moving Forward

The Therapeutic Recreation Department at Burke Rehabilitation Hospital in White Plains sponsors Bike-On Clinics for members of the community with mobility impairments. The Bike-On Clinic and Burke’s Adaptive Sports Program are representative of the continuum of care at the hospital. The volunteers are from Iona College’s Occupational Therapy (MS) Program. Pictured, from left, are volunteer Aishani Nalla, participant Loren Campos and volunteer Hannah Schultz.

There was also a series of seven public service announcements, each one focused on a different target audience for the Census. The county’s Census portal opened on Mar. 12, 2020, during the earliest days of the COVID-19 pandemic.

“The county’s role in the 2020 Census was unprecedented compared to previous Census events,” said Commissioner of Planning Norma Drummond. “We took hold of this challenge and didn’t leave the work to the Census Bureau and municipalities. Westchester’s success in achieving a higher percentage of self-response was partly due to the work done well in advance of 2020 to ensure the Census Bureau had more accurate addresses to reach out to. The results of the County’s efforts show the hard work paid off.”

Neighbors Link Executive Director Carola Bracco chaired the Complete Count Committee. Westchester Community Foundation awarded Westchester two grants totaling $100,000 for the committee to complete its work.
Local State Legislators: It Was Time for Cuomo to Leave

By Martin Wilbur

Local state legislators called last week’s resignation announcement by Gov. Andrew Cuomo a sad day but a necessary step following the sexual harassment accusations by 11 women and the recent incriminating attorney general’s report.

Cuomo’s Aug. 10 announcement to step down in two weeks was a relief for some lawmakers, even more so after Speaker Carl Heastie announced late last Friday that the Assembly’s Judiciary Committee would suspend its impeachment investigation once the governor is out of office on Aug. 25.

On that day, Lt. Gov. Kathy Hochul will become New York’s first woman governor.

Assemblywoman Sandy Galef (D-Ossining) said Cuomo was unlikely to survive impeachment and decided to leave before that.

“I’m glad he resigned,” said Assemblywoman Sandy Galef (D-Ossining).

“I was really not eager to get into the impeachment process and I thought he wasn’t going to win that process.”

While lawmakers praised Cuomo’s 10-and-a-half years of service that saw groundbreaking legislation signed into law, in recent months, with his legal troubles mounting, he was more of a distraction to the state.

Senator Majority Leader Andrea Stewart-Cousins (D-Yonkers) assured New Yorkers that the business of the state will move forward under Hochul’s leadership.

“Today is a somber day for the state of New York, but one that demonstrates our ability to build a more accountable system of government,” Stewart-Cousins said. “Gov. Cuomo’s resignation opens the door to a restorative future. We all owe a tremendous debt of gratitude to the courageous women who came forward and helped pave the way for safer and more inclusive workspaces.”

Assemblyman Thomas Abinanti (D-Pleasantville), who was one of the first Westchester representatives to call for his resignation shortly after the accusations surfaced, said the resignation was “a long time coming.”

He said Cuomo is highly sensitive to public opinion and once Attorney General Letitia James’ report was released, his support quickly eroded.

On Aug. 8, his trusted aide, Melissa DeRosa, resigned making his departure a matter of time.

“As a result of the delay (in resigning), government has been on hold for weeks and the concentration on his personal faults has overshadowed the legacy of a governor who has done a lot of things for the state of New York,” said Abinanti, who was often critical of some of the governor’s decisions and tactics.

Assemblyman Chris Burdick (D-Bedford) said despite Cuomo’s significant accomplishments, including the nation’s first same-sex marriage legislation 10 years ago, gun safety and protecting abortion rights, his administration will forever be marred by the events that forced him to resign.

“Unfortunately, there’s no question it’s going to very much taint history’s view of him,” Burdick said.

Burdick said last week he was disinclined to pursue impeachment and did not believe the Assembly had the authority to proceed.

As a policy matter, he also didn’t believe it was a good idea.

However, Assemblyman Kevin Byrne (R-Mahopac) lambasted Heastie and Assembly Democrats for abandoning impeachment. He said it wasn’t just the sexual harassment allegations but other scandals, such as applying state resources toward the writing of his memoir, covering up COVID-19 nursing home data and retaliating against policymakers and alleged victims.

He said the Democratic-controlled Assembly’s decision “weeks of party insider deal making and is a complete disservice to the goals of transparency and accountability.”

“We spent millions of dollars hiring law firms, doing investigations, subpoenas for this Judiciary Committee impeachment investigation,” Byrne said. “We want them to complete their job and I want the findings and recommendations from the committee to be made publicly available, so the state legislators and the public can see it.”

While Byrne said he disagreed with Cuomo on many issues, he acknowledged some accomplishments, including signing into law the 2 percent tax cap and infrastructure improvements throughout the state.

“The reality is this clouds it all. This man has demonstrably lied,” he said.

State Sen. Peter Harckham (D-Lewisboro) said in a statement Cuomo had no choice remaining but to leave office.

“The resignation of Governor Andrew M. Cuomo was necessary to allow state governance to proceed, and I am grateful for this decision,” Harckham said. “Lt. Gov. Kathy Hochul will lead New York State admirably, and I wish her the best in the months ahead.”

Galef also recognized his accomplishments, including ironically advocating for women’s issues, but couldn’t follow the example of the legislation he signed.

“I get the feeling that he never took the sexual harassment or ethics courses that we all take every other year,” she said.
New Castle Sees Slow Progress in Reviewing Form Based Code

By Martin Wilbur

New Castle officials once again were peppered with comments by opponents of the proposed Form Based Code last week, with some questioning why the Town Board continues to pursue studying the entire downtown Chappaqua business hamlet.

During last Tuesday’s board meeting, officials reviewed two more sections of the Final Generic Environmental Impact Statement (FGEIS) – natural resources and cultural resources, along with the table of contents – that had been returned by the consultants. Two weeks earlier, the board reviewed the first two sections.

However, most of what is expected to be nearly a 1,000-page document has yet to be submitted to the town.

Councilwoman Lisa Katz, who has criticized the proposed code, also pressed her colleagues to include the municipality’s Planning Board and Zoning Board of Appeals when the FGEIS is ready to be made public.

The FGEIS, prepared by the consultants, is responding to several hundred substantive comments and questions made during the public hearing on the Draft Generic Environmental Impact Statement (FGEIS) from October until February on myriad aspects of the proposed code.

The slow pace of the consultants’ work irked some who spoke during public comments at the board’s Aug. 10 meeting.

Some critics continued to question why the FGEIS will include all 72 acres of the downtown study area after officials announced it would only consider the six acres along North Greeley Avenue for a rezone, believing it would fast-track subsequent downtown rezoning.

“That was the decision that collectively we came to,” said Chappaqua resident Roger Klepper of the move to focus on North Greeley. “The right answer is to have a findings statement that corresponds to what you plan to do. This seems like an epiphany but in some ways it’s the obvious answer.”

Katz said it allows a future Town Board to move forward with additional rezoning rather easily, since the state Environmental Quality Review will have been complete.

“The point is the next Town Board could move in, apply this to all 72 acres,” she said. “The point of the Form Based Code is to expedite development, which means it will happen someday and nobody can come in and apply it to the Form Based Code.”

But Director of Planning Sabrina Charney Hull said the town is establishing the environmental thresholds, but given the configuration of most downtown properties, it will be difficult to have major development.

“Without the combination of lots, it is impossible for certain lots of a certain size – a majority of the lots – to take full advantage of the Form Based Code you’re preparing because you have legislated or have prepared legislative requirements they cannot meet because of the size of the lots,” Hull said.

Others wondered whether the Town Board intends to rush the review in hopes of staying on course with its tentative schedule of voting on whether to accept the FGEIS as complete on Aug. 30. That schedule would call for a vote on the code in November, before a newly-elected board is seated.

Resident Margaret Ferguson said with only 19 pages submitted by the consultant for last week’s meeting, she demanded to know the board’s plans.

“The community has a right to know what the schedule is,” Ferguson said. “If it’s not feasible, tell us. When are we going to be told?”

Earlier in the evening Hull said the town will receive the bulk of the FGEIS in time for the board’s Aug. 30 work session.

“This is a lot of information,” she said. “There is a set limitation of how many hours are in a day. I can tell you that we – between myself, counsel, several counsel, and the consultant team – we are spending many hours and minutes of each day trying to get this together for you.”

Katz said it’s unlikely the board will act on the FGEIS on Aug. 30.

“Given only that we discussed 19 pages there’s no way we can vote on it,” she said. However, her push to include the Planning Board, ZBA and possibly other boards reached a roadblock.

Acting Supervisor Jeremy Saland said that it isn’t feasible to refer hundreds of pages of answers to multiple boards.

“If we forward every question to see if it was adequate or not, you’re going to have some people say no matter what we say it’s not adequate,” he said.

Councilwoman Lori Morton added that she worries it “triggering a never-ending loop” of feedback.

Town Attorney Ed Phillips said the Town Board is the lead agency and only it can determine the completeness of answers.
Residents Bash Revised Mt. Kisco Solar Farm Proposal

By Martin Wilbur

The opening of the public hearing on a resubmitted application for a proposed Mount Kisco solar farm turned tense last week as neighbors argued that the revised plan would have environmental and quality of life consequences.

SCS Sarles Street, LLC II filed a similar but updated plan in May for a 2.6-megawatt ground-mounted solar array at 180 S. Bedford Rd., which would provide enough power for about 400 homes, said William Null, an attorney for the applicant.

The original application, submitted last year, was withdrawn earlier this year after the former Planning Board chairman, Doug Hertz, resigned because he is a principal with Sunrise Solar Solutions, the Briarcliff Manor-based company that would install the panels.

The new proposal reduces the number of solar panels to 5,764, down nearly 300 from the initial plan, and moves all the panels out of the 200-foot buffer from the property line, said Dawn McKenzie, the project’s landscape architect.

However, the current iteration of the plan removes a total of 684 trees, an increase of 52 trees from the original proposal, and one of the retention basins is in the buffer, McKenzie said. Of the trees currently slated for removal, 164 of them are in the buffer.

“The urgency of taking us away from carbon-based energy and providing meaningful sustainable energy is what this project is all about,” Null said.

However, speakers during the hearing strongly opposed the project because it would still jeopardize the sensitive environmental features near the site and negatively impact quality of life. The 25-acre parcel borders Marsh Sanctuary.

“The irony of this application, which represents itself as a green initiative, is far from it when we consider the required destruction of an established greenspace,” said Brentwood Court resident George Coppola. “This isn’t a green initiative, it’s a greed initiative.”

Attorney P. Daniel Hollis, representing three members of the Pietrobono family, who live closest to the parcel, said there was little difference between the two applications and the deleterious impacts on the environment and the neighbors.

He also contended that another application on another part of the same property, Homeland Towers’ proposal for a cell tower, must be considered in tandem with the solar farm under the state Environmental Quality Review Act (SEQRA). Homeland Towers has not been back before the Planning Board since last winter when that applicant began searching for an alternative site. Homeland also went months without keeping an escrow account, which forced the Planning Board to repeatedly adjourn the public hearing on the proposed cell tower.

“This plan is hardly in keeping with the purposes and intent, it’s hardly in keeping with the village’s efforts to conserve land along the gateway,” said Hollis, who got into a shouting match at one point with Acting Chairman Michael Bonforte who invoked a time limit for speakers. “What I believe cannot be controverted as well, despite protestations to the contrary, the SEQRA process has been contaminated by segmentation. There’s no way you can divorce this case from the Homeland (Towers) case because they’re both part of the same public utility substation.”

Village Trustee Peter Grunthal, participating in the hearing as a resident, said the project needs to be scaled back because the panels are too close to the buffer.

“The intensity of the solar panels is taken to the maximum by positioning them at the closest possible point to that 200-foot line,” Grunthal said. “They would be less intense if they are set back several feet from the line (providing) enough space for the last few retention basins to be back from that line and not in the buffer.”

McKenzie said the stormwater retention basins would encroach into the buffer if there are strict parameters in positioning them, including the need for adequate separation, on a downhill slope and on land that has no more than a 15 percent grade.

Some trees in the buffer also need to be removed because there would be the risk of shading a portion of the array.

Board member Ralph Vigliotti recommended that the applicant scale back the project enough to ensure the buffer intrusion isn’t an issue.

“All with due respect, you put a solar farm in a 25-acre forest, there are trees, and trees will come down and trees will grow, Vigliotti said. “So in 10 years those trees that are four inches in caliper may be 10 inches in caliper.”

Null responded that SCS Sarles is using the least forested portion of the site, where a private home once stood. There will be about 3.5 acres in ground coverage and about eight acres of total disturbance.

He added that the village’s buffer is for distance and not for environmental purposes.

‘This isn’t a green initiative, it’s a greed initiative.’

—MOUNT KISCO RESIDENT GEORGE COPPOLA
**Charles Heady**

Charles Phillip Heady Jr. of Cortlandt Manor passed away at his home peacefully on Aug. 3. He was 95 years old.

Charles married Yolanda Marion Pisani on Oct. 12, 1955, at the Assumption Church in Peekskill and resided in Waterbury Manor in Cortlandt Manor until his passing. Charlie enjoyed travel with Yolanda and went on many vacations and cruises, including visits to Italy, Las Vegas, Atlantic City, Portland, Alaska and the Caribbean.

He is survived by his two sons and their wives, Wayne and Mary and Jim and Jenny, and his eight grandchildren, Sarahjane, Charles, Dale and April and Matthew, Rebecca, Joseph and Hallie. He had many nieces and nephews and grandnieces and grandnephews. Charlie was predeceased by his wife and his sisters, Vera Obuhanick and Althea Puff.

Charlie was born on Mar. 18, 1926, in the family home on Oregon Road in Cortlandt Manor to Charles and Lilian Heady. He attended area schools in Peekskill and received an honorary diploma from Peekskill High School later in life as he chose to join the Navy during World War II to serve his country proudly. Charlie served from 1944 to 1946 aboard the USS St. Paul that saw combat action in the Pacific during the war, fired the last shots of the war at Tokyo Bay and was on hand for the signing of the armistice. After the signing, he was part of the occupying force stationed in Japan.

On return from the service, he worked at Owens Feed Store loading and driving trucks. Charlie also started his own excavating company and built his own house. From there he became a proud member of Local 456 (the Teamsters) where he was shop steward at Creed Brother’s Lumberyard for 29 years. Charlie finished his career with the Teamsters working as a heavy construction driver with Briar Construction.

Charlie was very involved in the community, serving more than 40 years as a member of the Cortlandt Zoning Board of Appeals and president of the Old Van Cortlandtville Cemetery. Charlie also had an appetite for politics and served as Republican District Leader for more than 40 years.

Charlie was an avid sports fan and enjoyed watching his grandchildren compete or his favorite team, the New York Jets. He remembers the days when the Jets practiced in Peekskill and meeting Joe Namath. Please help bring home that championship!

**Gerard Marks**

Gerard Harold Marks, age 104, of Cortlandt Manor, died on Aug. 9. He was born on June 1, 1917. His family lived on East 115 Street and his early schooling was at Our Lady Queen of Angel School on East 113 Street.

Marks worked at the Federal Reserve Bank in Manhattan before World War II. He married his beloved wife, Susan Kelly Marks, of County Monaghan, Ireland in 1941, and they initially lived in the Yorkville area of Manhattan.

During World War II he was in the 227th Field Artillery Battalion, 29th Infantry Division (Blue and Gray). He went in a convoy past enemy submarines to England and landed at Normandy Beach on D-Day+6. They went east through England and landed at Normandy Beach in a convoy past enemy submarines to the Yorkville area of Manhattan.

He married Yolanda Marion Pisani on Oct. 10, 1940. They lived in Yonkers with their children and then moved to Stamford, Conn.

**Maria Spiconardi**

Maria Spiconardi, 57, of Yorktown Heights, passed away peacefully at home surrounded by family on Aug. 6.

Maria was born Dec. 11, 1963, in Huntington, N.Y. to Eleanor (Lupinacci) and Vittorio Pavone. Maria received her diploma from Mount Vernon High School. She had many different careers, from being at The Bank of New York for more than 10 years to her beloved job as a bus driver for the Yorktown School District.

Maria was loved by everyone she encountered. Her doors were always open and everyone who stopped by felt like they were home. She was happiest when she was able to fill a room with food and laughter. Maria’s caring heart, outgoing personality and unbelievable strength are her most memorable traits. Her greatest joy in life was time spent with her family.

Maria is survived by her husband, Alan Spiconardi, whom she married Aug. 15, 1992; her three daughters, Alyssa Brennen (Spiconardi) and husband Joseph of Armonk and Jessica LaPonte (Spiconardi) and husband Philip of Greenwich, Conn.; grandchildren Summer (Princess), Rocco and Dino Spiconardi, Maia Brennan and Emma and Lyla LaPonte; his sister, Geraldine Argentina (Scrocca); his “sister” Judith Fata and “brothers” Anthony Fata and Doug Reichert; and by his many loving nieces, nephews and great-nieces and great-nephews.

John loved life and family and was a dedicated servant and devoted doctor to his patients and spent 45 years practicing medicine. Dr. Scrocca was also known to his colleagues and patients as a compassionate, dedicated and caring physician.

Visitation was on Aug. 15 at Beecher Flook’s Funeral Home in Pleasantville. A Christian mass was held on Aug. 16 at St. Patrick’s Church in Armonk.

**Joe Mitaro Sr.**

Joseph Mitaro Sr. passed away on Aug. 12 at home surrounded by his family. He was 98.

Joseph was born on Dec. 20, 1922. He was a World War II veteran and served in the South Pacific islands.

He married Norma Bartlett on Oct. 10, 1948. They lived in Yonkers with their children and then moved to Stamford, Conn.

Norma passed away in 2011. Joseph worked in the automobile business most of his life, and he retired only two years ago as owner of White Plains Lincoln at the age of 96.

He is survived by his five children, Susan, Michael (Julie), Jeanne (Mitch), Joseph Jr. (Mary) and Kathryn. He has one surviving brother, Dominick, and eight beautiful grandchildren.

Joe will be greatly missed by all who knew him.

In lieu of flowers, contributions can be made to ASPCA.org or by mail to ASPCA, 520 8th Ave., New York, N.Y. 10018.

A graveside service was held at Ferncliff Cemetery, located at 280 Secor Rd. in Hartsdale, on Aug. 16.
By Abby Luby

Pleasantville students heading back to school in a few weeks will be following new COVID-19 guidelines that will include social distancing.

Last week the Pleasantville School District announced it is following K-12 school guidelines issued by the Westchester County Department of Health and the state Education Department (SED). The guidelines stipulate that students who were socially distanced by at least three feet from another individual who tests positive for COVID-19 will not be required to quarantine if they are wearing a mask.

“This will dramatically reduce the number of quarantines in the district,” said Superintendent of Schools Mary Fox-Alter. “We had to quarantine a significant number last year but none of those developed into positive cases. To me that means our efforts in schools worked and students and staff were safe.”

After SED issued updated back to school guidelines last Thursday, Fox-Alter sent out a district newsletter the following day stating that along with mask wearing the district’s goals align with the department’s “goals align with health screenings, enhanced ventilation, enhanced cleaning and disinfection and contact tracing.

According to SED, its latest guidelines are based on information from the Centers for Disease Control and Prevention (CDC) and the American Academy of Pediatrics. Schools are encouraged to use COVID-19 screening tests for student athletes, students participating in extracurricular activities or other elevated risk activities such as singing, band and exercise and athletic activity that could lead to increased exhalation.

State guidelines say fully vaccinated students and staff do not have to quarantine even if they’ve been exposed to the virus and can still participate in sports and extracurricular activities.

“We’ve come a long way since this time last year,” Fox-Alter said. “We had a hybrid (teaching) schedule and had to be six feet apart with dramatic limitations on sports and extracurricular activities.”

In an earlier newsletter, Fox-Alter said SED no longer required remote learning. The Pleasantville School District will not offer unrestricted remote learning access for the 2021-22 school year. A remote learning option will be available for those with “certain medically verified pandemic-related illnesses and quarantining situations.”

The state also is encouraging school districts to partner with their “local department(s) of health, director of school health services and other health professionals when developing their policies and responding to health and safety concerns that may arise during the school year.”

If schools cannot fully re-open while maintaining the three-foot distance rule, schools can implement prevention strategies such as cohorting, according to SED.

“This year, when all students are back in school with universal masking there will be close to 100 percent protection,” Fox-Alter told The Examiner. “Coupled with vaccinated adults we are excited about the school year.”

Last week the county Department of Health confirmed 2,398 COVID-19 active cases throughout Westchester and reported rising numbers of hospitalized COVID-19 patients. On Aug. 13, the county’s COVID-19 tracker showed the Village of Pleasantville had 27 active cases, including four new cases.

“You identify these challenges in these uncertain times,” Fox-Alter said. “But you want to give people hope. We are excited about opening for our kids this fall.”

Three-Foot Distancing Part of Pleasantville Schools’ COVID-19 Protocol
Editorial

Vaccinations Are the Only Way Out of This Pandemic

For most residents in our small corner of the world, asking adults to roll up their sleeve for a dose of one of the COVID-19 vaccines is unnecessary. Just about four out of every five of you have done their part to try and control and end what has turned into the scourge of our lifetime – the COVID-19 pandemic.

However, if you’re part of the roughly 20 percent of the local adult population that is resistant or hesitant it’s time to face the hard truth: Your lives – our lives – will take many years before they return to what most of us deem as normal, if ever, unless those who are eligible take the vaccine.

We’re quite lucky here in Westchester and Putnam counties compared to many areas of the United States. It’s a highly educated populace that realizes when you have life-saving medicine, and it’s free, there is no plausible rationale to play Russian roulette – unless you are under 12 years old or part of that sliver of the population that has a valid medical reason. As of Monday, 81.8 percent of Westchester’s 18-and-over population has received at least one dose of the Pfizer, Moderna or Johnson & Johnson vaccines, according to the New York State vaccine tracker. Putnam County is just off that pace, having had 77.9 percent of its adults receive at least one dose.

If you’re one of the holdouts and not part of that small piece of society that has a medical reason to eschew the vaccine, it’s time to ask yourself why. What are your fears or concerns? Do you not like visiting doctors, afraid of what could be found or is it that you don’t like anyone telling you what to do?

If nothing else, please reconsider your decision for the sake of those adults unable to get a vaccine and children not yet old enough. Schools reopen for the new year, and we all want the students in the classroom for the entire year.

More than 700,000 people in the two counties have received at least one dose, and while some people have felt sick for a short period of time, the chances of a more significant reaction are infinitesimal.

For those of us who are part of the 80 percent who have been vaccinated, now is not the time to berate others for failing to get their shot. Talk to them, appeal to them and try to put yourself in their shoes. That won’t cost you anything, except a few minutes.

This week, The Boston Globe is publishing a section addressing articles exploring the vaccine issue to clear up misinformation and debunk myths. They have appealed to papers large and small throughout the United States to make the case to their readership and try to make a difference in their hometowns.

It’s a noble mission, and one that we take seriously as well. Our communities, our future, our lives may depend on it.

Letters to the Editor

Mount Pleasant Must Protect Pocantico Lake Park From Development

Pocantico Lake Park is one of Westchester’s little gems both ecologically and recreationally. The lake, and surrounding wetlands and forest, are home to numerous waterfowl species such as blue herons, bald eagles, ospreys, cormorants and many other species. The water and surrounding trails are enjoyed by fishermen, hikers, runners and cyclists alike.

The proposed development for 31 new houses will almost certainly diminish the quality of the water and impact all organisms in the area, including people, as the runoff will flow downstream through the Rockefeller Preserve, Philipsburg Manor and the Village of Sleepy Hollow.

We as the community of Mount Pleasant, and the greater Westchester community, have an obligation to protect these sensitive lands for current and future generations. This was one of the major intentions of the county when it acquired the lands in 1992 and designated it as a county park. It had been determined to be a critical environmental area in 1990.

We are calling on the Mount Pleasant Town Board and the town’s Planning Board to not allow this sensitive land to be used for a major development. At the very least, we must request that the boards require a full state Environmental Quality Review (SEQR) of the proposal prior to anything else moving forward. Jackson Sanders
Mount Pleasant

COVID-19 Health Disaster Can Return Here If We’re Not Careful

This is the time of year when we can see license plates from many other states on our local roads and highways. Vacationers hit the road heading north from southern states, and snowbirds have returned to their summer residences. When they unload their cars at parks, local stores and highway rest stops, they are now, more often than not, devoid of face coverings. They are lined up waiting for restrooms or coffee service, pressed up against each other.

We are not an island here in Westchester County. Sure, we have a great vaccination rate (as we are reminded by our elected officials). But our children and grandchildren under 12 are not vaccinated. When we hear of children being very ill and hospitalized in other states, some even intubated, we will be very, very foolish if we think that can’t happen in Westchester County.

We cannot wait until permanent authorization of the vaccines by the Centers for Disease Control. The risk is too great. Our elected officials need to stop playing Russian roulette with the lives of our children and grandchildren.

Judith Sage
Mount Kisco
Letters to the Editor

Town Board, Residents Must Take the Time to Get Downtown Chappaqua Zoning Right

Over the past year, New Castle residents and stakeholders – including the Planning Board and Board of Education – have made hundreds of public comments on an environmental study draft of the proposed Form Based Code that has the potential to remake the character of the Chappaqua hamlet.

This zoning change would allow dense construction of up to more than 50 feet in height (from the current 35) and seriously reduce community input – both from residents and from our Planning Board. We have been waiting patiently for the town’s paid consultants to weigh in on our concerns. Indeed, recently the town authorized an additional $95,000 in fees to the consultants – on top of the original $400,000 – to address the many substantive issues.

The public has seen little feedback from the consultants. Yet our Town Board has seen fit, without the benefit of this input, to plow ahead with the code to pass this legislation, seemingly before the next election in November.

This is unacceptable. For example, the Draft Generic Environmental Impact Study (DGEIS) claimed that the current cap on development at three stories (35 feet) would not generate profit for a developer and used this as justification to propose building higher. However, public comments from real estate experts as well as recent developments here like 91 Bedford Rd. show that three-story development is indeed viable.

The DGEIS also promised vague economic benefits to developing without either assessing how those benefits would arise or what the financial tax impact to current residents would be. There have been many more critical concerns including a lack of parking availability to support anticipated new development; displacement of existing low-income residents and small businesses, which would almost certainly occur; environmental damage to the natural landscape and vistas; and a lack of any mandate to include workforce housing.

I implore the New Castle Town Board to hold off drafting changes or voting to accept the Final Generic Environmental Impact Statement (FGEIS) until the consultants have thoroughly weighed in with responses that demonstrate a deep and thorough understanding of the community’s substantive concerns and address those concerns. After those are shared, residents and stakeholders, and also the Town Board itself, can have a far better assessment of the impacts and possible remediations of those impacts that the consultants were charged with addressing.

The Town Board has repeatedly assured residents that they were listening. We paid for those consultant responses – twice. I expect the Town Board to live up to these assurances, not rush forward without either having or sharing the consultants’ report, which was to address our concerns. If more time is needed, so be it. More information and options will only enhance the final result if this legislation goes forward.

Community buy-in is important. Rushing to the finish line is not good governance no matter how long the process has taken. We need to get this right as any development done now will surely last for generations.

Lynne Lambert
27-year Chappaqua resident

The Time is Now to Fight Proposed Mount Kisco Solar Farm

Once again, a proposal to install and operate a Tier 3 solar farm on Conservation District-zoned property, adjacent to residential homes and a nature sanctuary, has been submitted to the Mount Kisco Planning Board. The initial proposal, submitted in 2020, was reviewed under a cloud of ethical violations, withdrawn this past April and resubmitted with only minor changes. If this application is approved, it will result in the cutting down of nearly 700 trees, destroying the natural habitat and the home of various species of wildlife, damaging the ecology of the area and altering the natural beauty of the last plot of undeveloped land in Mount Kisco.

Is this what we want for Mount Kisco? This location, on the Mount Kisco-Bedford border at 180 S. Bedford Rd., will essentially change this Conservation District property to a commercial zone, right in the middle of a residential neighborhood and adjoining the Marsh Sanctuary. This is not a “not-in-my-backyard” defense; I wouldn’t want it in anyone’s backyard. Solar energy has many advantages, but it also has disadvantages, and potential risks, and belongs in commercial and business areas, or near highways or landfills. And the clear-cutting of almost 700 trees in the name of “going green” is hypocritical.

Many alternative sites for solar development have been identified that do not require cutting trees.

The property is privately-owned by an LLC whose owner does not live in Mount Kisco or even in New York. He plans to not only lease a portion of this property to this solar company, but another segment of the land as well for the installation of a cell tower. What’s next?

Many of us who oppose the development of this property strongly suggest that the Village Board investigate options to acquire the property, perhaps with the help of county and state funds.

Help us stop this senseless proposal. The next public hearing on this matter is scheduled for Tuesday, Sept. 14 at 7:30 p.m. at Mount Kisco Village Hall at 104 Main St., and on Zoom. For Zoom info, refer to the town’s website at www.mountkiscony.gov. Click on government/agendas&minutes/planning board. Written comments can be sent to planning@mountkiscony.gov. Thank you.

Maryann Tarnok
Mount Kisco

Pocantico Lake Park Should Remain Free of Development for All

I recently learned about the potential real estate development on Pocantico Lake (“Proposed Subdivision at Pocantico Lake Park Would Degrade a County Jewel”). Pocantico Lake is a jewel – a place for birders, walkers, swimmers, dog walkers and anyone who loves a quiet, green oasis. Now it’s threatened with the development of 30-plus houses.

According to the New York State Department of Environmental Conservation, “most projects or activities proposed by a state agency or unit of local government, and all discretionary approvals (permits) from a NYS agency or unit of local government, require an environmental impact assessment” known as the state Environmental Quality Review (SEQR).

Westchester residents, please ask your elected officials for an actual SEQR review of the proposal. This is not a kneejerk NIMBY (Not in My Backyard) response; it’s a request for a legitimate discussion of the environmental impact of development on this unique wetland and the surrounding community.

And before or after you make that call or send that e-mail, take a walk around Pocantico Lake. I guarantee that you will find yourself physically and mentally renewed by the beauty of the spot. In this time of enormous changes at the last minute, the public needs access to green spaces like Pocantico Lake more than ever.

Nelle Stokes
Pleasantville

Here’s a Solution to the Bridge Name Controversy

A note to soon-to-be governor Kathy Hochul: When you get a moment, please restore the name of the Tappan Zee Bridge to the Governor Mario Wilson Bridge. He earned that honor and did not deserve to have it removed by His Arrogance.

That said, Mario Cuomo deserves a similar honor, and it should have always been to have the Great Central Parkway in Queens named for him. He lived there all his life, it runs right past Jamaica Estates where he lived, and no toes got stepped on.

The Governor Mario Cuomo Grand Central Parkway. I like the sound of it. And so will the family of Malcolm Wilson when his name is restored to the Tappan Zee Bridge.

Ted D. Gluckman
Rockville Centre, N.Y.

We’re Stuck With the Costs Regardless of What Cuomo Bridge is Called

Many calling for restoring the name of the Mario M. Cuomo Bridge back to the Tappan Zee Bridge missed something. In 1994, then-Gov. Mario Cuomo changed the name to the Malcolm Wilson Tappan Zee Bridge. Wilson was elected lieutenant governor with Nelson Rockefeller in 1958 on the Republican ticket. Rockefeller resigned as governor in 1973, and a year later assumed the Office of Vice President under President Gerald Ford. Wilson became the governor. He subsequently lost to Democrat Hugh Carey in 1974 for a full term.

Gov. Andrew Cuomo always intended to use toll hikes to pay for the $3.9 billion construction cost. He made a political calculation by promising not to raise the tolls when running in 2018. To pay back the $1.6 billion Federal Transportation Infrastructure Finance and Improvement Act (TIFIA) loan and $1 billion Thruway Authority Bond, tolls will periodically go up. How long will it take to pay back both loans?

Cuomo’s departure from Albany will leave taxpayers and commuters stuck paying higher fares, taxes and tolls in coming years to pay for the bridge, regardless of name.

Larry Penner
Great Neck, N.Y.
Swastika Discovered at Nelson Park Playground in Ossining

By Rick Pezzullo

A swastika was discovered Sunday on a slide at Nelson Park playground in the Village of Ossining.

The graffiti was found when a group of community members was cleaning the area as part of an effort called Stash the Trash.

Ossining Mayor Rika Levin said police removed the graffiti after responding to the scene and gathering the necessary evidence and photographs. There are currently no suspects, but police are pursuing all leads and encouraging any resident with information on the crime to contact them immediately.

“Swastikas are nothing humorous or insignificant about a swastika. The equilateral cross was the official emblem of the Nazi Party. It is recognized worldwide as a symbol of oppression, hatred, and the sadistic death of millions of people. I myself am the child of two Holocaust survivors, and this symbol hits me deeply in the most personal way,” Levin continued. “The board and I recognize that for all of us who seek a world where people live a respected and respectful life, there is a delicate balance between trying not to overreact while ensuring such acts are not overlooked or treated lightly.”

Global Account, where his paychecks are deposited, totaling over $450. Report to be filed.

North Castle Police Department

Aug. 7: A report of garbage trucks picking up garbage at commercial businesses in North White Plains in violation of the permissible times listed in the Town Code. The community member was unable to provide specific days of the week but did report it occurs at about 5 a.m. near Ralph’s Famous Italian Ices on North Broadway. The owner of the business was advised him of the town ordinance for garbage collection. Information was forwarded to patrols for attention to this complaint.

Putnam County Sheriff’s Department

Aug. 10: Sheriff Robert L. Langley, Jr. reported the arrest of a 58-year-old Kent man on narcotics possession and sale charges. In November 2020 an investigator assigned to the Sheriff’s Department’s Narcotics Enforcement Unit (NEU) developed information that a Town of Kent resident was involved in the sale of heroin within the county. On Aug. 10, members of the NEU took the suspect into custody in Kent. The suspect was charged with three counts of third-degree criminal possession of a controlled substance and three counts of third-degree criminal possession of a controlled substance.
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Mt. Pleasant Approves $2.3M Energy Efficiency Project for Town Hall

By Martin Wilbur and Abby Luby

The Town of Mount Pleasant last week approved a more than $2.3 million Town Hall improvement project through a New York Power Authority (NYPA) program to make the Valhalla facility greener and more energy efficient.

The board’s vote came a week after a NYPA representative made a presentation to the Town Board. NYPA will oversee and manage the project, including handling of the bidding process.

“This work is way overdue,” said Supervisor Carl Fulgenzi. “I don’t know of any other municipality that will be as green as we are.”

The project carries a cost of $2,349,271, which includes $924,472 for lighting upgrades; replacement of the cooling tower for $150,078; replacing the AHU-7 condensing unit, which will run $156,022, replacing boilers for $401,199; and installing a 600-kilowatt backup generator that is expected to cost $680,743.

According to NYPA, the energy savings is estimated to offset the total cost of the project in 47 years. Upgrades are projected to save the town about $45,000 a year. During the first 10 to 15 years, there is expected to be low maintenance with no repairs, helping the town to save additional money, the NYPA presentation highlighted.

Cost estimates by NYPA are based on the costs of materials over the past six months, although there are concerns about fluctuating costs.

Upgrades will be funded by a 20-year bond with the first payment due by late next year next year. It is expected that the town will approve a bond this October.

All work is expected to take about two years.

The lighting upgrades will see the replacement of all old bulbs with energy efficient LED lights.

Another aspect of the project is the replacement of all 97 single-pane windows with double-pane windows that are more energy efficient and will keep cold out in winter, Fulgenzi said.

Nine HVAC units and the cooling tower, which has had some leaks, will be replaced to also maximize energy efficiency.

The building’s boiler will be replaced with two smaller boilers and multiple emergency generators will be taken out in favor of the one 600-kilowatt generator, which has enough capacity to not only power the entire Town Hall but help provide electricity to the surrounding neighborhood.

The backup generator satisfies a longstanding need for Town Hall and allows Mount Pleasant to enroll in New York State Energy Research and Development Authority’s (NYSERDA) Demand Response Program. This program enables the town to generate net revenue when directed by the utility company to come off the grid and run on the generator when there is peak demand.
Federal Funding for Van Cortlandt Manor in Croton Celebrated

By Samuel Rowland

Congressman Mondaire Jones (D-White Plains) visited the Van Cortlandt Manor house in Croton-on-Hudson Aug. 9 to celebrate obtaining $600,000 in federal money to repair and upgrade the property’s parking lot and pathways.

The funds were derived from the INVEST in America Act, which was passed by the House of Representatives on July 1.

In July, the INVEST in America Act was passed by the House of Representatives. This legislation is part of President Joe Biden’s infrastructure package, which is designed to modernize the country’s transportation systems and infrastructure.

The Van Cortlandt Manor project is officially known as the Restoration of Van Cortlandt Manor Entrance Road Project. Included in the plan are new bike racks and vehicle charging stations in the parking lot, sidewalks connecting the Croton-Harmon station to the Van Cortlandt Manor entrance and new accessibility features for the main pathway through the site. The project was launched initially with a $3 million appropriation from the Federal Highway Administration, with Croton-on-Hudson as the project’s municipal sponsor.

All other seven member-designated projects in the 17th Congressional District are also in Westchester County. The largest project in terms of funding is the Hudson Line Tunnels initiative for the Metro-North Railroad, which will receive $1.5 million for the Half Moon Bay Bridge Reconstruction Project if the INVEST in America Act is passed. The other four projects are in Tarrytown and Ossining.

Van Cortlandt Manor is best known for its Great Jack O’Lantern Blaze, the largest Halloween event in the entire United States, which will have its 17th anniversary this year. Alongside its seasonal events, there has been a new focus on the history of chattel slavery in the Northeast, including an interactive documentary site called “People, Not Property,” funded by the National Endowment for the Arts.

Other speakers included Assemblywoman Karina Dandashi, who is the director of programs for the New York State Historical Association, and Senator Kirsten Gillibrand.

Senator Kirsten Gillibrand to push it through.

“We are confident that they will hear (Jones) and respond,” said Historic Hudson Valley Trustee Joel Motley.

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Other speakers included Assemblywoman Sandy Galef (D-Ossining), Historic Hudson Valley President Waddell Stillman, Croton-on-Hudson Mayor Brian Pugh and Bridget Gibbons, the director of the Westchester County Department of Economic Development.
The Town of Yorktown took another step toward reducing its carbon footprint with the completion of a replacement program for outdated streetlights.

The Streetlight Conversion Project installed 260 bulbs that use energy-efficient light emitting diodes. The new streetlights will cut in half the amount of electricity used for street illumination.

“Yorktown is committed to conservation and protecting our environment,” said Supervisor Matt Slater. “Last month, we celebrated the opening of a new food-scrap composting collection site and in March our police department bought its first hybrid vehicle. These efforts will continue as we identify new conservation opportunities.”

The LED Streetlight Conversion Project began last year in conjunction with New York State Electric & Gas (NYSEG), the power utility that serves parts of Yorktown.

“We at NYSEG have been working hard to become a more energy efficient community,” said NYSEG President Carl Taylor. “We’re working together in conjunction with everyone to reduce energy consumption and LED lights are the perfect opportunity to do that.”

The cost of the project for the town was approximately $17,000 with an expected annual savings of $26,000 a year.

“Although things got a little delayed to COVID, it’s been great to have this come to fruition,” said Highway Superintendent Dave Paganelli. “Yorktown adopting efficient energy alternatives is a huge step in the right direction.”

Besides the new streetlights, Yorktown has approved initiatives designed to conserve large amounts of electricity, including last November’s approval of the installation of a solar panel array in the parking lot of the Granite Knolls Sports Complex; the adoption of new laws regulating solar panel arrays and solar power storage devices; the agreement with Sustainable Westchester to educate residents about vetted solar-power enrollment opportunities; and an energy credit purchase agreement with Lodestar Energy that will deliver solar-produced electricity to municipal buildings, reduce the town’s carbon footprint by 70 percent and save the town an estimated $30,000 a year.
**Westchester to Honor 9/11 Victims With Weekend of Volunteer Opportunities**

By Martin Wilbur

It may be 20 years since the September 11 terrorist attacks, but Westchester County once again is making certain that the nearly 3,000 victims from that day, including more than 100 county residents, will always be honored.

For the 11th year since the catastrophe, the county and Volunteer New York! are partnering to offer the 9/11: Serve + Remember opportunities, this time a full weekend where local residents can participate in community service projects to remember those who perished.

“The most important thing is to remember what the 9/11 Day of Service is all about,” said Jeannette Gisbert, executive director of Volunteer New York! “It’s really about, if you speak to the family members, they want people to remember not the tragedy but how people ran to Ground Zero to help each other. That’s what they want to remember as their legacy, so that’s what we’re trying to do here, give people an opportunity to engage in community through volunteerism.”

Last week the nonprofit organization, along with the Westchester Parks Foundation and County Executive George Latimer, gathered at Kensico Dam Plaza to announce the events that are scheduled for that weekend.

Volunteers are encouraged to participate in a live webinar on Thursday, Sept. 9 at 7 p.m. Volunteer New York! Community Outreach Manager Charles Curtis will present a program called “Volunteering With Equity in Mind.” He will share tips on how to advocate for those in the community and bridge the gap between those who serve and are served.

On Saturday, Sept. 11, there will be two two-hour park cleanup efforts at Tibbetts Brook Park in Yonkers and Croton Point Park in Croton-on-Hudson. The two sessions at each location will run from 9 to 11 a.m. and 12 to 2 p.m.

Gisbert said the two park cleanups are new for this year’s commemoration for people who may be uncomfortable volunteering indoors because of the pandemic.

On Sunday, Sept. 12, there will be two volunteer hubs, one at Westchester Community College in Valhalla and the other at Iona College in New Rochelle. Volunteers can choose between making fleece blankets for children in local hospitals, creating literacy kits for elementary school students or making cards for deployed service members.

Those interested in participating can register in advance for either location for a 90-minute morning session starting at 10 a.m. or a two-hour afternoon effort beginning at noon.

Latimer said that for all the challenges the country is facing, the spirit of helping others is an example of what communities around the country can offer.

“When we think of America, that is the best of America, an America that sacrifices for each other, an America that doesn’t put its own individual desires first… and they sacrifice their lives so other people can live,” Latimer said.

On the afternoon of Sept. 11 at 3:30 p.m., Westchester will hold its annual 9/11 ceremony at Kensico Dam Plaza. That same afternoon it will unveil a memorial to first responders and others who have died from illnesses related to working at Ground Zero.

It will be located near the 9/11 memorial The Rising at the park.

Gisbert said more than 35,000 families and groups in Westchester, Putnam and Rockland counties have volunteered more than 400,000 hours of service for Volunteer New York! Their efforts benefitted over 300 nonprofits.

In the previous 9/11: Serve + Remember events, more than 10,000 volunteers have joined in the effort over the past decade, she said.

Anyone interested in volunteering that weekend, may register in advance by calling 914-948-4452 or visit volunteernewyork.org/service.

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**Immunotherapy: A Game Changer in Cancer Treatment?**

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**Q: What is immunotherapy?**

A: Your immune system is a network of cells, tissues, and organs that work together to keep you healthy by defending your body against harmful invaders. Immunotherapy is a cancer treatment that uses your immune system to thwart cancer cells. Immunotherapies are often used in combination with traditional chemotherapy medications to boost the effectiveness of those regimens.

**Q: Are there different types of immunotherapy treatments?**

A: Yes. The first, called “checkpoint inhibitors,” are drugs that help your immune system respond more strongly to a tumor by blocking the proteins that keep T-cells from killing cancer cells.

Another type of immunotherapy, “adoptive cell transfer,” boosts the natural ability of your T-cells to fight cancer. In this treatment, T-cells are taken from your tumor, and those that are found to be most active against your cancer are grown in large batches in the lab, and then eventually returned to your body to fight off the cancer.

Next are “monoclonal antibodies,” which are immune-system proteins produced in a lab. These antibodies are designed to attach to specific targets found on cancer cells. Some monoclonal antibodies mark cancer cells so they will be better seen and destroyed by the immune system. Another immunotherapy agent is a vaccine called “BGC” that is instilled directly into the bladder to attack very early bladder cancer.

**Who is a good candidate for immunotherapy?**

A: The best candidates for immunotherapy are patients whose disease may have a genetic component. We test for a number of things to see whether a patient’s particular tumor may be due to a genetic cancer syndrome. Those types of tumors seem to have better susceptibility to immunotherapies. Whether or not immunotherapy is used alone or with other treatments is determined on a case-by-case basis.

**What are treatments like?**

A: Immunotherapy can be administered intravenously, orally, topically (for very early skin cancers), or intravesically (directly into the bladder). How often and how long the patient receives immunotherapy depends on the type of cancer and how advanced it is, the immunotherapy agents themselves, and how the patient tolerates and responds to the medications. Exciting new uses of immunotherapy agents are seen on a regular basis, says the doctor. They’re really making their way through the treatment of many different types of cancers now. This is the cutting edge of oncological care.
Our homes are where we eat, sleep, play, sometimes work and store things we’ve finished using but somehow can’t bear to throw away.

There are many reasons we may want to hold on to stuff we no longer need, but where do we find room?

Granted, some homeowners achieve living on the light side where nothing is hidden and what you see is what you get. Or they’ve gotten religion just before the sale of a home. The Internet and big-box retailers are reaching that.

However, we did come up with some interesting alternatives to storage in the attic or basement. My wife stored her fancy table linens, which she used maybe three or four times a year, in my family and I made, starting with our wedding certificate to a special blessing from the Pope when my wife and I married. (My wife had connections.) Since then, that one box has multiplied like loaves and fishes.

By the time I was a teenager, I was collecting books and phonograph records before the time of downloading audio files, never thinning them out and always saving them. (Anybody want a rare collection of impressive 33 rpm’s from the ’60s?) By the time I married, I went on to saving photographs well before the days of digital images. I documented every move my family and I made, starting with our honeymoon.

Then my wife and I started collecting things together and, by the time we got into the sideline of an antiques business, the floodgates opened. We never got to the point of hoarding, and our house was always tidy, but we never really organized our storage of the things we didn’t have room to display.

Perhaps as homes get downsized, efficient storage will be even more important, and today, there are many resources for creative solutions to tucking things away.

The Internet and big-box retailers are rich with the tools needed to store things properly.

And for those who need industrial strength help with storage, there is always the great PODS concept (www.pods.com), whose onetime slogan was “The Best Moving & Storage Idea Ever.” I’m inclined to agree. Where the company will deliver a POD to a private home for “temporary” storage during house renovation or preparing for a move, I have seen them stay on properties seemingly indefinitely, and there may be some local ordinances discouraging that.

A half-dozen years ago, I moved from a large colonial home with seemingly unlimited storage space in the attic and basement, as well as a garage. Today, I live in a condo with a storage cage in a room down the hall. There, I see the storage areas for the other condo owners, and I must admit that in comparison to my neighbors, my space is packed.

Other owners seem to have gotten their act together and store minimal items. If I were to dispense any advice about storage, it would be as simplistic as to suggest that we should all better manage what we keep and don’t use. Now, if only I were able to accept that advice years ago.

Bill Primavera is a licensed realtor (www.PrimaveraHomes.com) affiliated with Coldwell Banker and a marketing practitioner (www.PrimaveraPR.com). For questions or comments about the housing market, or selling or buying a home, he can be reached at 914-522-2076.
Women Winemakers Making Inroads Into French Wineries

By Nick Antonaccio

The origins of winemaking have been traced back nearly 8,000 years. As societies evolved and advanced over this continuum, the face of the wine industry has remained remarkably static in one regard: the role of women winemakers and winery owners. A common thread throughout wine’s history is the dominant role of men in the vineyard and in the winery, and the lack of opportunities for women.

In previous columns I explored the changing role and gaining prominence of women in wine-centric countries as apparent in the United States and Italy. This week I turn my focus to France.

Nowhere is the dichotomy of the role of women in wine-centric countries as apparent as in France. Their role has been influenced by different circumstances in each French region as wine culture, engrained family prejudices and an Old World mentality that blatantly discriminated against women. As these factors begin to ebb in nearly all regions, the fate of women winemakers looks more and more promising.

It seems ironic that women winemakers are at the helm of a number of the most prestigious wineries in the world, yet the winemaking profession as a whole continues to be dominated by men.

Let’s consider three regions.

In the Bordeaux region, a disproportionate number of the most famous, and profitable, wineries either are owned by women or have gained prominence through the efforts of women winemakers. The list of women at the top of the French wine industry is legendary – and long-lived.

Through inheritances, and in several instances sheer willpower, women in Bordeaux have accrued to prominence and have thrived through periods of political and economic unrest. As early as the 19th century, women established and fostered their reputation as artisans and aristocrats. Commanding prices in the hundreds of dollars per bottle today, the wines produced by these women consistently garner accolades as the crème de la crème.

I hold in high regard Bordeaux wines produced by these women. Year in and year out their wines are invariably rated as the top wines in the world: Sandrine Garbay of Chateau d’Yquem, Véronique Drouhin-Boss, the fourth-generation winemaker of Maison Joseph Drouhin, one of the largest and most highly regarded wineries in the region.

Other opportunities are growing. Enterprise in women are the beneficiaries of tactics employed during the early development of France as a world power: marriage into winemaking families; development of France as a world power: aristocrats. Commanding reputation as artisans and aristocrats. Commanding.

Women have historically suffered from male-dominated customs and genealogy. One exception is Véronique Drouhin-Boss of Maison Joseph Drouhin, one of the largest and most highly regarded wineries in the region.

Other opportunities are growing. Enterprise in women are the beneficiaries of tactics employed during the early development of France as a world power: marriage into winemaking families; enhancing by women’s entrepreneurial spirit the role of membership; and interfamily marriages to increase control over land ownership – all enhanced by women’s entrepreneurial spirit and dedication.

Although not as numerous as their counterparts in other regions around the world, French women are increasingly gaining the admiration and respect of wine lovers. Look for highly regarded wines from Nathalie Fèvre of Domaine Nathalie and Gilles Fèvre, Christine Dubreuil of Domaine Dubreuil-Fontaine, Anne-Claude Leflaive of Domaine Leflaive and Lalou Bize-Leroy of Domaine Leroy.

French women winemakers are increasingly making inroads – and being recognized for their talent and innovation.

Vive les femmes.

Nick Antonaccio is a 45-year Pleasantville resident. For over 25 years, he has conducted wine tastings and lectures. Nick is a member and program director of the Wine Media Guild of wine journalists. He also offers personalized wine tastings and wine travel services. Nick’s credo: continuous experimenting results in instinctive behavior. You can reach him at nantonaccio@theexaminernews.com or on Twitter @sharingwine.
College bound this fall? Let this round-up be your guide for a smooth start to the fall semester.

1. **Easy reading.** Eliminate the need for lugging heavy textbooks between the dorm, the classroom and the library by opting for an eReader. Look for a model offering a large display, tons of storage and a long battery life. Prefer to get studying done on the quad? Be sure to prioritize a glare-free screen.

2. **Synced schedules.** The right timepiece will help keep scholars on top of classes, club meetings and other appointments. An Edifice Watch from Casio that uses Bluetooth to link to a smartphone, offers minute-by-minute coordination of daily schedules. Its Auto Time Zone feature updates automatically, ensuring timekeeping is accurate, whether students are studying on campus or abroad. Also, a featured Schedule Timer links with a smartphone’s calendar and shows appointment start times and end times on the watch display. Wearers can even configure settings to have an alarm sound to alert them of these important reminders.

3. **Dorm design.** Peel-and-stick wall decals can instantaneously turn a humdrum dorm room into a place that feels like home. From floral and tropical patterns to inspirational messages, they’re easy to apply at the start of the year and easy to remove when it’s over.

4. **Crunching numbers.** Both those majoring in STEM fields as well as liberal arts students fulfilling key credits need an advanced graphing calculator. Get equipped with one designed for education, like the FX-CG500Prizm. Jam-packed with features, including three-dimensional graphing, programming and a computer algebra system, this non-traditional graphing calculator has a double sized screen for easier number-crunching and concept visualization. USB connectivity offers students the option of dropping their results directly into classwork.

5. **Making music.** Musicians of all levels need equipment and instruments that are right for campus living. Enter the Casio CDP-S150, a lesson-ready compact digital piano delivering an authentic piano sound and playing feel in a sleek chassis that’s not much bigger than the keys themselves, making it the perfect fit for any dorm room or off-campus apartment. Packed with 10 great sounds and educational features, the CDP-S150 brings music to life. And because it’s equipped with a newly-designed scaled and weighted hammer-action keyboard and has the response of an acoustic grand piano, it’s a solid choice for students who need to rehearse when the piano practice lab is closed.

As you do your back-to-campus shopping, consider tools and products that can help a student begin the fall term with academic confidence and personal style.

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Back-to-School Shoe Shopping Tips for Healthy Feet

The start of a new school year brings many “to dos,” including back-to-school shoe shopping. It’s important to find the right shoes for your child at different stages in their lives. Foot and ankle surgeons, often referred to as foot physicians or podiatrists, recommend shopping wisely for the proper shoes to help minimize foot problems caused by poorly fitting shoes and help you address any foot issues your child may have.

Use these tips from the foot and ankle surgeons of the American College of Foot and Ankle Surgeons (ACFAS) in your quest for school shoes for your children.

1. Shoes should fit. Your child’s feet can grow up to two sizes in six months, so account for growth when shopping. This doesn’t mean you should buy shoes that are too big – oversized shoes can cause the foot to slide forward, putting excessive pressure on the toes.

“A good fit is about a finger’s width from the end of the shoe to the tip of the big toe,” said Dr. Brett Sachs, a foot and ankle surgeon and fellow member of ACFAS.

Sachs warns that tight shoes can cause blisters, corns and calluses on your child’s toes; blisters on the back of their heels, or worse, ingrown nails, which can become infected. Signs of infection from ingrown nails include pain, redness or fluid draining from the area. If you notice any of these symptoms, schedule an appointment with a foot and ankle surgeon, who can perform a simple, safe in-office procedure to remove the nail.

2. Shoes wear out. Shoes lose shock absorption over time, so inspect new and old shoes for proper cushioning and arch support. Foot and ankle surgeons caution that worn-out shoes elevate the risk for heel pain, Achilles tendinitis and even ankle sprains and stress fractures. Replace any shoes with wear and tear around the edges of the sole. When buying shoes, check to see that the toe box flexes easily and the shoe doesn’t bend in the middle of the sole.

3. Children with flat feet. Children with flat feet need shoes with a wide toe box, maximum arch support and shock absorption. The best options are oxford, lace-up shoes that have enough depth for an orthotic insert, if necessary.

4. Children who play sports. Athletic shoes can wear down and become uneven on the bottom, causing the ankle to tilt because the foot can’t lie flat. If your child plays sports, use the start of the season to acquire new shoes designed for the sport. For example, don’t mix baseball cleats with football shoes.

5. Pay attention. While many pediatric foot problems resolve themselves with growth, there are clear signs that tell parents when children need medical help. Common pediatric foot problems can range from pediatric flat foot, toe walking, in-toeing and flat or high arches to tarsal coalitions (abnormal connection between the tarsal bones in the back of the foot) and extra bone growth. Many of these conditions share common signs:

   - Pain, swelling and redness that doesn’t subside
   - Development of thick calluses in one area of the foot
   - Problems with the way your child walks
   - Shin or thigh bones that appear to turn inward
   - Ankles that are weak or easily give out

“Bring up any concerns or symptoms at your child’s routine physical,” Sachs said. “Foot and ankle surgeons and your child’s pediatricians can work together to help ensure these conditions don’t affect your child’s overall growth and development.”

For more pediatric foot facts, visit FootHealthFacts.org, the patient education website of the American College of Foot and Ankle Surgeons.

With properly fitting shoes and regular check-ups, you can help keep your child’s feet healthy this back-to-school season and beyond.

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Tasty Surprises Await Diners at Barnwood Grill

While driving through the lovely byways of northern Westchester, we cruised around the glistening Amawalk Reservoir at routes 118 and 202, into the hamlet of Granite Springs, which is part of Somers. On one side of Old Tomahawk Street was Traditions 118 (former home of Maxime’s years ago), and they appeared to be catering a large event. On the other side of the street is Barnwood Grill, which used to be called Fritz’s. I recall, a nice-looking spot with a large outdoor patio, The place looked inviting, so we settled at a window table inside the bar and lounge.

We ordered drinks and surveyed the scene – a warm interior with wooden beams and seasonal fireplace. There was a large bar and a friendly staff. We had arrived during the transition from lunch to dinner, but things went smoothly. We were told they operate another location in Newtown, Conn.

The eclectic menu offered an appetizing selection. We had their brisket tip sandwich on ciabatta bread, which caught my eye. It was heated and layered with crispy brisket chunks, American cheese, arugula, with Gold’s barbecue sauce. My companion went for the organic free-range chicken burrata, a pan-fried chicken breast with panko, arugula, tomato and onions with house dressing, served in a paillard-style.

Both dishes were good with ample portions, which made for a fine share. Oh, that brisket! Liked their thin-sliced fries, too. They also have a full brisket platter on the menu. Maybe next time. Barnwood Grill satiated our hunger nicely.

Additional menu specialties include a daily raw bar, tuna tartar, stuffed pierogis, a natural Kobe burger, homemade pappardelle with shredded short rib, shrimp and grits and baby back ribs.

Barnwood Grill is located at 2 Old Tomahawk St. in Granite Springs. Open daily for lunch and dinner as well as Sunday brunch. Info: 914-248-8100 or visit www.barnwoodgrill.com.

Cooling Off at King Kone

We decided to stop at King Kone on Route 100 in Katonah. As we pulled up to the bustling landmark, it felt like date night. This retro fast food and dessert spot has been scooping it out for almost 70 years.

It was early Saturday evening, and the place was popping with couples and families and a line out front, but it moved quickly.

We shared a large sundae with chocolate mint chip ice cream and plenty of fudge, topped with whipped cream and the ubiquitous maraschino cherry. Soothing for a summer evening. Had a good time watching the crowd from our picnic table.

I didn’t realize they served food, too. Menu items include corn fritters, lobster roll platter, burgers and a crab cake sandwich. May try it next time. Anyone ever order from the food menu?

King Kone is located at 109 Route 100 in Katonah. Open daily in season. Info: 914-232-0571 or visit them on Facebook.

Triple Taco Deal

John Solo, of bustling Cantina Taqueria & Tequila Bar in White Plains, is offering a three-taco lunch for $9.95 all summer long, or you can choose one of their tasty quesadillas with steak, chicken or shrimp or a big burrito. A new street bowl is available, with choice of protein, for $8.95. Might be a good time for one of their frozen drinks, too.

Cantina is a playful, colorful restaurant. A bright aqua pastel façade attracts visitors along Mamaroneck Avenue. They serve a bouncy menu of reasonably priced south-of-the-border fare. Try the new birria tacos or cheeseburger tacos and house specialties such as carnitas, chicken mole, garlic shrimp and steak fajita.

Cantina Taqueria & Tequila Bar is located at 166 Mamaroneck Ave. in White Plains. Open seven days. Happy hours. Festive party facilities. Info: 914-461-3959 or visit www.cantinany.com.

Tesoro D’Italia Weekday Lunch Deal

They have been drawing a good crowd at Tesoro D’Italia Ristorante for their Monday-through-Friday lunch deal, offered from 12 to 3 p.m., for $19.95. Heading the day-to-day operation is Peter Lucaj and his family. Happy hours are popular, too.

The restaurant is divided into a main dining room for 100 guests, a semiprivate fireplace room for up to 40 guests and a lovely glass enclosed wine room seating up to 25. There is an inviting bar and lounge area for networking and spirited conversation, and casual dining too. A dramatic wine wall highlights the dining room along with smoked glass dividers and white tablecloths. Grey and white hues help polish the space.

Check out delightful specialties such as the sumptuous chicken paillard topped with salad; eggplant rollatini; rotelli melanzana; and broiled veal chop.

Tesoro D’Italia is located at 160 Marble Ave. in Pleasantville. Open seven days. Free parking. Info: 914-579-2126 or visit www.tesoroditaliany.com.

Just a friendly reminder: We are not clear of COVID-19 yet, so continue to follow sanitary protocols and keep your mask handy. As of Aug. 16, dining indoors in New York City requires proof of vaccination. Not sure if it will follow here. In the meantime, stay calm and follow the rules. Better safe than sorry.

Morris Gut is a restaurant marketing consultant and a former restaurant trade magazine editor. He has been tracking and writing about the food and dining scene in greater Westchester for 30 years. He may be reached at 914-235-6591 or gutreactions@optonline.net.
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STATE OF NEW YORK
SUPREME COURT: WESTCHESTER COUNTY

In the Matter of the Foreclosure of Tax Liens by Proceeding
In Rem pursuant to Article Eleven of the Real Property Tax
Law, Chapter 602, Laws of 1993 by

THE TOWN OF NEW CASTLE in the Year 2013

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified on Schedule “A” of this Petition, which is annexed hereto and made a part hereof. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.

Effect of filing: All persons having or claiming to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure proceeding in rem.

Nature of proceeding: This proceeding is brought against the real property only and is to foreclose the tax liens described in this Petition. No personal judgment will be entered herein for such taxes or other legal charges or any part thereof.

Persons affected: This notice is directed to all persons owning or having or claiming to have an interest in the real property described in this Petition. Such persons are hereby notified further that a duplicate of this Petition has been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day for redemption.

Right of redemption: Any person having or claiming to have an interest in any such real property and the legal right thereto may on or before said date redeem the same by paying the amount of all such unpaid tax liens thereof, including all interest and penalties and other legal charges which are included in the lien against such real property, computed to and including the date of redemption. Such payments shall be made to the Receiver of Taxes, Town of New Castle, 200 South Greely Avenue, Chappaqua, New York 10514. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record.

Last day of redemption: The last day for redemption is hereby fixed as the 29th day of October, 2021.

Service of answer: Every person having any right, title or interest in or lien upon any parcel of real property described in this Petition may serve a duly verified answer upon the attorney for the Tax District setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the Office of the County Clerk and served upon the attorney for the Tax District on or before the date above mentioned as the last day for redemption.

Failure to Redeem or answer: In the event of a failure to redeem or answer by any person having a right to redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in this petition and a judgment in foreclosure may be taken in default.

Dated: July 13, 2021

Enforcing Officer:

/s/
CHRISTINA PAPES, Receiver of Taxes, Town of New Castle

STATE OF NEW YORK
SUPREME COURT: WESTCHESTER COUNTY

In the Matter of the Foreclosure of Tax Liens by Proceeding
In Rem pursuant to Article Eleven of the Real Property Tax
Law, Chapter 602, Laws of 1993 by

THE TOWN OF NEW CASTLE in the Year 2013

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<th>LIEN NO.</th>
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<th>ASSESSED TO, IF DIFFERENT FROM OWNER OF RECORD</th>
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* Amount due as of August 14, 2014. Such amount does not include any subsequent years’ taxes, interest or fees.
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Effect of filing: All persons having or claiming to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure proceeding in rem.

Nature of proceeding: This proceeding is brought against the real property only and is to foreclose the tax liens described in this Petition. No personal judgment will be entered herein for such taxes or other legal charges or any part thereof.

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Dated: July 13, 2021

Enforcing Officer:

/s/
CHRISTINA PAPES, Receiver of Taxes, Town of New Castle

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* Amount due as of September 9, 2015. Such amount does not include any subsequent years' taxes, interest or fees.
STATE OF NEW YORK
SUPREME COURT: WESTCHESTER COUNTY

In the Matter of the Foreclosure of Tax Liens by Proceeding
In Rem pursuant to Article Eleven of the Real Property Tax
Law, Chapter 602, Laws of 1993 by

THE TOWN OF NEW CASTLE in the Year 2015

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified on Schedule “A” of this Petition, which is annexed hereto and made a part hereof. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.

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Dated: July 13, 2021

Enforcing Officer:

/s/
CHRISTINA PAPES, Receiver of Taxes, Town of New Castle

STATE OF NEW YORK
SUPREME COURT: WESTCHESTER COUNTY

In the Matter of the Foreclosure of Tax Liens by Proceeding
In Rem pursuant to Article Eleven of the Real Property Tax
Law, Chapter 602, Laws of 1993 by

THE TOWN OF NEW CASTLE in the Year 2015

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* Amount due as of July 29, 2016. Such amount does not include any subsequent years’ taxes, interest or fees.
STATE OF NEW YORK
SUPREME COURT: WESTCHESTER COUNTY

In the Matter of the Foreclosure of Tax Liens by Proceeding
In Rem pursuant to Article Eleven of the Real Property Tax
Law, Chapter 602, Laws of 1993 by

THE TOWN OF NEW CASTLE in the Year 2016

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified on Schedule “A” of this Petition, which is annexed hereto and made a part hereof. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.

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Dated: July 13, 2021

Enforcing Officer:

/s/
CHRISTINA PAPES, Receiver of Taxes, Town of New Castle

PETITION AND
NOTICE OF FORECLOSURE

Index No. 2348/2017

SCHEDULE “A”

<table>
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<th>OWNER OF RECORD</th>
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* Amount due as of July 28, 2017. Such amount does not include any subsequent years’ taxes, interest or fees.
The 2021 New Castle Softball season has come to an end. It was deemed a great comeback season after a year with virtually no softball. This year, 23 teams participated, which included over 450 players between the A, B and C Leagues in New Castle. The New Castle League is sanctioned and umpired by the USSSA (United States Specialty Sports Association).

“I’d like to say thank you to all the players in the New Castle Softball League for making this season a success,” said Doug Scott, New Castle Recreation Supervisor and Softball Commissioner. “After a year without a league, it was great to see all the players back on the fields. Thanks to Carmen DeFabio and USSSA for continuing sending us quality umpires, to Jhonattan Marcondes, the New Castle Parks Foreman and his crew for their hard work keeping the fields nice for the league, and finally to Ike Kuzio, New Castle Recreation and Parks Superintendent for his support throughout the season.”
Young Yankees Hold Commanding Divisional Lead

Finding the fences and piling up runs haven’t been much of a problem this season for the first-place Hudson Valley Renegades, who currently sit atop the High-A East’s North Division with a seven-game lead. But Saturday proved to be a bit of a comeuppance for the ‘Gades on ‘Copa Night’ as they were limited to just one hit in a 12-inning 2-0 defeat at the hands of the Jersey Shore BlueClaws. Jersey Shore starter Tyler McKay retired all 18 Hudson Valley batters he faced in his six innings of work, and the Renegades did not have a baserunner until prize prospect Anthony Volpe led off the bottom of the seventh with a walk.

The Renegades were hitless until Elijah Dunham singled in the 10th inning, which sent ghost runner Everson Pereira to third base. But two batters later, Hudson Valley’s bid to win the game was thwarted when Pereira was cut down at the plate trying to score on a grounder to third. Jersey Shore, held to just three hits by Renegades starter Randy Vasquez over the first seven innings, finally broke through in the top of the 12th against Nelvin Correa, Hudson Valley’s third pitcher of the evening. A triple from Herbert Iser brought home the game’s first run, and Jose Tortolero provided some insurance when he followed with a single to center.

Even though ghost runner Volpe quickly moved to third on a passed ball, the Renegades went down meekly in the bottom of the 12th as the BlueClaws’ Mark Potter struck out Pereira, Dunham and Andres Chaparro in succession to end the contest. Hudson Valley, currently 56-34 and in the midst of a two-week home stand, now get set to host the Brooklyn Cyclones over the next six days, concluding with a 6:05 start on Saturday evening and a 4:35 start Sunday afternoon.
Scouts are People too #RespectThem, #RelishYourRole

Let’s Hope Section 1 Admins Back our Student Athletes

There were so many things about high school, Lakeland High, in particular, that were so cool back in the day, yet there were some things that I wish were different. I wish I had started on the gridiron and wasn’t just a scout on the “Look Team” for the Hornet club that knocked off rival Mahopac for the first time in decades back in the ’80s. But I was happier than heck to be on that team when DT Joe Fiorentino’s strip-sack resulted in an upset victory and the ensuing party at Cegielski’s house (Lakelanders know).

With the state Education Department (SED) recently recommending high schools cancel what they deem “high-risk” sports – such as football and volleyball – in areas with high transmission rates of COVID-19 this fall, I just pray to God that our kids get the chance to have what we all once had: Pray that the state doesn’t play politics with our kids; pray that Section 1 administrators across the board follow Section 2’s lead and revise this recommendation and allow our kids to play sports, pray that school boards have the decency to enable it and pray that teachers are on board with getting back to school and getting back to some form of normal on Day 1, despite the raging political rhetoric against doing so.

“This bullet caught us all by surprise,” a Section 1 superintendent said Friday regarding SED’s recent recommendations, including vaxxing for all athletes. “We’re not getting any concrete information now. It’s a disaster.”

It better get revised, or all hell will break loose if our kids are harmed again. Either way, make a dang decision because our kids, who have been tragically affected by COVID since March 2020, need us to do right by them now, not in three weeks when their seasons are slated to kick off. You can’t just throw a football program together on a whim. There’s a ton of preparation for coaches and players, and there are roles to be sorted out, few as important as the scouts on the Look Team.

There’s always so much attention, and deservedly so, being paid to the scholarship athlete and their losses during the pandemic, but what about the average Joe, the scout player or the kid that only pops up along the sideline to high-five a teammate after a key play. They’re hurting, too.

I came to the Lakeland football program late back in the day – having spent my previous years in football-free Putnam Valley and cracking that Hornet lineup, while not meant to be, was the hill I would die on (almost literally). Lakeland Coach Dennis Robinson, famous for baseball in his heyday, was the football coach then, too, and he often told me, whether he was jiving with me or serving to give our top guys a couple of breathers. But that didn’t stop me and my oft-strained “ham-hock” from yanking the screws to our student athletes again.

When it came time to cut loose afterward, it didn’t matter one bit that I hadn’t gained a single yard in the big win over Mahopac. The only thing that mattered to me, and them, was that I had done everything I could – on both sides of the ball as a scout player – to prepare my infantry for the wars we would endure on Saturday afternoons, which began every Saturday at 7 a.m. at what we affectionately called Gino’s Greasy Spoon, along Main Street right there in the heart of Shrub Oak.

My boys were my boys (thick as thieves), whether I played a down or not, because I gave them everything I had Monday through Friday from the middle of August until the start of my beloved basketball season. And they returned the love because I accepted my role as the scout RB of Fox Lane, Yorktown, Mahopac, Greeley, etc. I didn’t fully realize it at the time, but I played an important role in getting my teammates ready.

Beginning this week (God willing), thousands of other student athletes will assume that scout role, and while you may not relish it, understand the importance of it and be the best teammate you can be because you never know when coach will call your number.

Mine was 22, and while it wasn’t called on much during football season, there’s not a single thing I regret about having sacrificed five months of my life each season for the beloved brotherhood that is football. To this day, I can gather with those boys poolside, and the stories we tell are as hilarious about the practices as they are about the games, so make the most of it and be the best teammate you can be.

And that goes for every sport, not just football. #ScoutsAreVital and oftentimes a coach’s best friend #LetThemPlay! #TimetoAdvocateAgain! Don’t let SED put the screws to our student athletes again.

“I read, reviewed and reflected on the state education department’s health and safety plan for the 2021-22 school year and only one word comes to mind, shameful,” DeMatteo said in a tweet Monday morning. “Didn’t realize @NYSED was in the business of leveraging children with back door mandates. Vaccinate or you can’t play sports! Really? It’s time to advocate again.” Indeed it is, my friend!

By Ray Gallagher
Examiner Sports Editor @Directrays

Renegades OF and Yankees 3rd round pick in 2019 Jake Sanford (.293 BA) has set a mean table all season with 88 hits and 44 runs.

Yankees 2019 No.1 pick and Renegades slugger Anthony Volpe swings for the fences in 2-0 loss to NJ BlueClaws Saturday at the Dutch.
Hudson Valley Falls to Jersey BlueClaws in Extras, 2-0

Despite having played a terrific all-around game, Hudson Valley, and IF Robert Chirinos (#9), who forced a sliding Jose Tortolero, suffered a 2-0 loss to the Jersey Shore BlueClaws (40-48), who pushed two runs across the plate in the 12th inning to beat the Renegades, 2-0, on Saturday night at Dutchess Stadium. Hudson Valley (56-34) -- the NY Yankees High-A East North Division affiliate -- maintained its seven-game stranglehold on first place over Aberdeen (47-40). Visit Hudson Valley Renegades | MiLB.com for ticket info and a gander at the future NY Yankees... see Focus on Renegades