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SMALL NEWS IS BIG NEWS

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## WP Common Council Rejects 'Platinum Mile' Apartment Plan

By Bailey Hosfelt

An application by Senlac Ridge Partners to tear down an office building at 701 Westchester Avenue in White Plains and build a five-story, 360-unit apartment building was rejected by the White Plains Common Council at its monthly meeting on Oct. 4.

Senlac Ridge Partners, which owns the office park at 701-777 Westchester Avenue, asked the city to apply the Planned Campus Development District overlay zone to its 54.8-acre property.

With a special use permit, assuming set standards are met, approval must be granted. But approval of Planned Campus Development District overlay mapping is at the discretion of the Common Council, the resolution to reject the application said.

Communication from the Westchester County Planning Board, which was read aloud at the meeting, said that "if the city's vision is to continue to add more residential

development to the Westchester Avenue corridor, the city should consider how these new properties will relate to their surroundings."

The resolution underscored that Senlac's plan for turning the office building into a five-story residential one did not describe how it would promote the public health, safety and welfare of the city or the needs of the surrounding community. It continued that the plan did not constitute environmentally sustainable building or site design, nor did it have public or private space proposed which could be integrated into the city's open space network.

"For about six months, we've been working on the process to update our Comprehensive Plan, One White Plains as we're calling it," Councilman John Martin said. "I believe, as the resolution states that we've acted upon tonight, that it be inappropriate at this time for us to exercise our zoning discretion in approving this petition."

Councilman Justin Brasch highlighted that

if a zoning amendment was made during the Oct. 4 meeting, the Common Council would not be able to take that decision back.

"This gives us time to think about how we want to plan our city and how we want to do it to respect our neighbors," Councilman Justin Brasch said. "And quite frankly, that seems to be the smartest thing for our city at this particular time."

Council President Nadine Hunt-Robinson highlighted that while she has supported planned campus developments in the past, she was not persuaded that the 701 Westchester location was suitable for a Planned Campus Development District overlay.

"The Common Council takes its responsibilities very seriously, one might say soberly," Council Member Victoria Presser said. "We listen to our constituents, we review all the documents, we make site visits whenever we can, and we take the time to think through these matters because

*continued on page 2*



Mayor Tom Roach

## Hearing Held on Westchester Ave. Mixed-Use Development

By Bailey Hosfelt

A public hearing was held at last week's White Plains Common Council meeting in relation to an application submitted by Armonk-based Saber-North White Plains LLC for a special permit, site plan approval and removal of the special setback for a \$120 million development at 70 Westchester Avenue.

The proposed project looks to transform 70 Westchester Avenue into a mixed-use development consisting of three buildings containing 175 apartment units, approximately 15,000 square feet of streetscape retail, restaurant and motor vehicle sales space and related parking and infrastructure.

Eleven of the 175 units will be affordable at 80 Area Median Income (AMI) and 10 units will be bought out through the White Plains Affordable Housing Assistance Fund.

"This is a very important site as it sits



Rendering of proposed \$120M development at 70 Westchester Ave.

in between a commercialized area and a residential area," said Mark Schulman, the project's architect.

The site will include three buildings: a four-story residential building over a podium of commercial space, a single-level restaurant space and eight levels of residential space over three levels of parking. A pedestrian pathway through the site will link residents and the Franklin Avenue community to commercial Westchester Avenue.

Two different zonings make up the site, B-3 and RM-0.35, and as a result, the redevelopment of 70 Westchester is slightly more complicated, said Mark Weingarten, Partner at DelBello Donnellan Weingarten Wise & Wiederkehr LLP, who is representing Saber-North.

Saber-North requested special permit approvals to increase the building height in both the B-3 and RM-0.35 district, to

*continued on page 2*

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# Waterstone of Westchester Appoints New Executive Director

By Rick Pezzullo

Waterstone of Westchester, a new upscale senior living community opening in 2022 in White Plains, has announced the appointment of Lauren Freifeld as its Executive Director.

Freifeld, a resident of Mamaroneck, has more than 20 years of experience serving in the senior living and healthcare industries. Prior to joining Waterstone, she served as the Executive Director of a senior living community in Ardsley.

"Lauren is a great addition to Waterstone of Westchester. As a Westchester resident, she is familiar with the community and has extensive background in the senior living industry," said Joanna Cormac Burt, COO of Epoch Senior Living. "In addition, as a Licensed Clinical Social Worker, Lauren has skills that will be a great asset to Waterstone of Westchester as we welcome residents to this new community."

Freifeld started her career as a social worker in the healthcare industry working with older adults and later took management positions in senior living communities. In her latest position she was responsible for the overall management of a 175-apartment senior living community offering a continuum of care. During her time there, she successfully led the community during the COVID-19 pandemic, ensuring all state regulations were met for the safety of residents. She received two Quality Enhancement awards recognizing her for her outstanding management skills.

As Executive Director of the new Waterstone of Westchester, Freifeld will oversee operations including hiring, customer service, sales and finances, as well as build relationships with future residents, families and local professionals and organizations of the greater community.

Located at 150 Bloomingdale Road in White Plains, Waterstone of Westchester

features a choice of spacious one-bedroom, two-bedroom and two-bedroom plus den apartments, complete with elegant high-end finishes and upgrades. Residents can enjoy a full array of exceptional amenities including a movie theater, fitness center, indoor pool, lobby bar, art studio and salon. Services include chauffeured car service, parking and on-site concierge. Gourmet cuisine, which is served in a variety of on-site dining venues, is prepared by professional chefs who use locally sourced and seasonal ingredients.

Waterstone of Westchester is the latest best-in-class independent senior living community created by leaders in the field EPOCH Senior Living and National Development. EPOCH Senior Living operates 12 senior living communities with four currently under construction. Waterstone of Westchester is the company's first independent senior living community in New York State.



Lauren Freifeld

## WP Common Council Rejects 'Platinum Mile' Apartment Plan

*continued from page 1*

it is our job to make decisions for the benefit of the entire community."

"In this instance, it is to the benefit of the community that we deny this proposal," Presser said.

Various neighborhood associations expressed opposition to the zoning proposal, including the Gedney Association, North Street Civic Association, Old Oaks Association and Rosedale Residential Association.

"This is a key example of strength in numbers," The Gedney Association stated. "The Gedney Association worked closely with the South end neighborhood associations including North Street Civic Association, Old Oaks Association, and Rosedale Residential Association. This coalition of neighborhood associations was essential in the Common Council's decision to deny this application."

Council Member Jennifer Puja said that several months ago she spoke to many neighbors about their concerns about the prospective project at 701 Westchester

Avenue. Puja said she heard their concerns and agreed with many of them.

Puja then went on to encourage White Plains residents to take part in the City of White Plains' listening tour, which is ongoing and will be held next on Oct. 14.

"Each person that lives in White Plains has an idea of what they would like to see as the future of White Plains, how they would like to see their neighborhood," Puja said. "This is your chance."

Mayor Tom Roach said that the Planned Campus Development District overlay was done to provide flexibility to the uses of a property while, at the same time, keeping the Common Council in control of reviewing what can and cannot be permitted on a particular site.

"It is not simply rezoning the entire campus office district but giving each project a review on its own," Roach said. "So you could say 'yes' to this and 'no' to that."

"In this case, you're looking for an overall project that fits with the site and works well, and I don't think this one does."

## Hearing Held on Westchester Ave. Mixed-Use Development

*continued from page 1*

relocate 19 dwelling units from the front zoning in B-3, to increase the coverage in the RM-0.35 district, remove a special front yard setback along Westchester Avenue and get a special permit for a motor vehicle retail space.

Weingarten also highlighted the public benefits of the site in addressing the Common Council.

"We'll remind you that this is a blighted property that will be cleaned up, as it is an environmentally-contaminated site that has been accepted into the New York State Brownfield [Cleanup Program], so that is a benefit to the community," Weingarten said.

In addition, Weingarten emphasized the site's public walkway, which will create connectivity between the Franklin Avenue neighborhood and Westchester Avenue, its manicured public parks, a public dog park and open public outdoor space for eating.

Saber-North has conducted outreach to local co-ops, condos and neighborhood groups, as well as spoken to the local building trades.

"I think that using local labor and union labor when we can in these situations is certainly something that would be positive for our city," Councilman Justin Brasch said.

Brasch also underscored that because solar energy is now economically beneficial and we are in a climate crisis, he would like to see the project implement solar panels as much as possible. Weingarten said that they are currently evaluating the site to determine the feasibility of solar panels.

Council President Nadine Hunt-Robinson expressed concerns about pedestrian safety.

"It's all about walkability," Hunt-Robinson said. "I want people to feel safe, so help me feel comfortable that people are safe, as I'm seeing the pedestrian walkways overlapping with the roundabouts."

Schulman said that they have considered

pedestrian safety extensively in this project proposal, designing it so the primary pathway for pedestrians to get up to Franklin Avenue will be on the development's eastern side, which is much quieter and will have no vehicular traffic along that edge.

"We divide our sidewalks into zones," Schulman said, noting that parked cars will serve as a buffer between moving cars and pedestrians walking.

There will also be a zone for outdoor seating and planters, which will serve as an additional buffer.

"I completely understand the concern, but that has been addressed in this proposal," Schulman said.

White Plains resident and member of International Brotherhood of Electrical Workers (IBEW) Local 3 Mark Lalloo said that while he commends the development proposal for including 11 affordable units, he would like to see additional units being considered as opposed to the buyouts.

"This is a great opportunity to have actual affordable housing because the residents of White Plains could use it," Lalloo said.

Mayor Tom Roach responded to Lalloo saying the money from the buyouts would be used to create affordable housing, both at Brookfield Commons, the former Winbrook Houses site, and the Lake Street Apartments. The funds, Roach said, can also be used to create additional affordable housing in White Plains, including building projects that are entirely affordable.

"I'm not saying the buyout is not going to give us affordable housing, but this is a great location to have that affordable housing," Lalloo said.

Lalloo also spoke on the importance of green space, using the City Center as an example.

"It has open space, but in terms of actual living, green, growing things, there's not much there," Lalloo said. "So that's something to consider."

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# Latimer Signs Anti-Discrimination Measure Extending Protections

Martin Wilbur

Westchester County Executive George Latimer signed the Anti-Discriminatory Harassment Bill last Friday, a measure that expands the type of offenses against groups or individuals that can be prosecuted under the law.

The law includes threats, intimidation, harassment and vandalism of property where perpetrators can be found liable and have fines levied against them. The original county law, which was approved in 1999 when Latimer was chairman of the Board of Legislators, has focused on employment, public accommodations, housing, commercial space, land transactions and the issuance of credit.

By including consequences into the law, the county is sending a clear message that hate, harassment and threatening behavior against someone because of who they are will not be tolerated, Latimer said.

"It has a punishment mechanism, a penalty mechanism to deter," Latimer said. "It expands the areas of protection, not because we seek to just catch people who are doing things wrong, but for them not to do these things. We do not want them to have hatred that drives them to put a swastika on a synagogue or use words that are harassing to another group or to scream out epithets when they drive by and see somebody who is different."

Tejash Sanchala, executive director of the county's Human Rights Commission, said if a complaint is lodged and it falls under the statute, there would be an investigation. After that, if the complaint is deemed to have merit, it will be sent to an administrative law judge for a hearing, and that judge would make a determination.

If someone is found to be responsible, they can be fined, Sanchala said.

He said the updated law makes Westchester a leader in combatting the scourge of hate incidents that have arisen in recent years locally, regionally and nationwide.

"This new law goes beyond the protection of the New York State human rights law and provides another area of protection for victims of hate and discrimination," Sanchala said. "We all know that tears at the fabric of our society, it's meant to instill fear in our communities."

Requiring remuneration from an individual, not just businesses or organizations, sends a clear message by the county that discrimination will be addressed in Westchester, whether it's based on race, religion, ethnicity, gender or sexual orientation, said Board of Legislators Chairman Ben Boykin (D-White Plains).

"This law says enough is enough," Boykin said. "If you threaten, intimidate, vandalize property or otherwise harass another human being because of who they are, we will not tolerate it. 'This law will send a message that hate and harassment are not welcome in Westchester County.'"

James Young, who serves on the county's LGBTQ Advisory Board, said many residents will benefit from the protections that are included in the law. It is particularly meaningful that the law was signed while commemorating LGBT History Month and just three days before National Coming Out Day.

"This means that no matter how we identify, how we express our genders, we can take the bus, sit at our local parks, hold our partner's

hands on all the main streets, style our hair, not worry about the clothes that we wear, not live in fear and enjoy our own space, and more importantly, enjoy our own homes without fear of harassment," Young said.

The legislation, which was introduced in June, was approved unanimously by the Board of Legislators. It will take effect 60 days after last Friday's signing by the county executive.

County Executive George Latimer, surrounded by Westchester officials and representatives from an assortment of advisory boards, signs the Anti-Discrimination Harassment Bill that broadens protections for residents who are subjected to certain offenses.



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# Mt. Pleasant Officers Honored for Saving 7 People From Overdoses

By Martin Wilbur

Seven Mount Pleasant police officers were honored last week for each saving a life using the overdose-reversing drug Naloxone.

The officers – William Brunke, Conor Elliott, Brian Givney, Jonathan Kramel, Andrew Mancusi, Kiana Oliva and Andrew Teixeira – were joined on Oct. 5 by state Sen. Peter Harkham (D-Lewisboro), Police Chief Paul Oliva and other town officials at a special ceremony at Town Hall.

In a little more than a year, the officers were credited with saving the lives of seven people who had overdosed. Every Mount Pleasant police officer is trained in administering Naloxone, which is sometimes referred to as Narcan, one of two brand names associated with the drug, Oliva said. The department-wide training occurred about four years ago, he said.

“The job that the police officers in the Town of Mount Pleasant do on a regular basis is phenomenal and (they) usually don’t get the recognition that they should,” the chief said. “So I appreciate you taking the time to recognize these officers for their lifesaving.”

Harkham, who chairs the Senate’s Alcohol and Substance Abuse Committee, said last year there were more than 93,000 overdoses nationwide, which is about four times the number of gun violence victims. Naloxone has played a significant role in preventing that number from mushrooming even higher, which was highlighted by the



MARTIN WILBUR PHOTO

State Sen. Peter Harkham, with Mount Pleasant Supervisor Carl Fulgenzi and County Legislator Margaret Cunzio, during a special ceremony last week to honor seven town police officers each with saving the life of an overdose victim using Naloxone.

Mount Pleasant officers’ actions in reversing what would have been seven additional fatalities in the town alone.

“Seven people are alive today because of the professionalism and the training and the humanity and the quick thinking of the officers here today,” Harkham said. “We want you to know how much we appreciate what you have done and what you do each and every day.”

While most police departments in Westchester and Putnam have trained their officers in using Naloxone, Harkham said that isn’t necessarily the case throughout the state. In his travels across New York in his capacity as chair of the Alcohol and Substance Abuse Committee, the senator said there are police chiefs and communities that shy away from officers’ training either because of the stigma of substance abuse or

it is believed it will encourage more people to experiment with substances, including opioids.

Supervisor Carl Fulgenzi said whenever the town can provide its officers with additional training, every attempt is made to follow through because it ultimately helps the public.

“I know that Chief Oliva and the Town Board have always been enthusiastic about any type of training that our police officers can do and this is one that’s very important, a lifesaving measure which we all value,” Fulgenzi said.

Oliva said that while there had been a lull locally with having to administer Naloxone, over the past year the number of incidents has been on the upswing. Complicating matters is the inclusion of fentanyl and other components in opioids and other substances that make drugs exponentially more powerful than in the past, he said.

In some cases, officers and other emergency personnel have needed to use more than one shot of Naloxone to revive a person, Oliva said.

Typically, Naloxone training takes a couple of hours to complete, he added.

Two weeks ago, Harkham hosted a Naloxone training session at the Cortlandt Community Volunteer Ambulance Corps/EMS headquarters, providing first responders and any residents interested in training the chance to learn how to reverse the effects of an opioid overdose.

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# Field Dedicated for Former Ossining Councilman Harter

By Abby Luby

If Geoffrey Harter was alive today, he would beam with pride at last Saturday's baseball field dedication in Ryder Park in Ossining. He would have loved seeing three of his grandchildren unveil the stone-embedded bronze plaque with the words Geoffrey Harter Field.

The dedication ceremony celebrated Harter's deep commitment to his community and years of involvement on local boards and committees. Several local officials, family members and friends spoke of Harter's generosity and devotion of giving back to his community.

Harter died in July 2020 at 72, but because of the pandemic, no proper dedication was held. Saturday's event saw more than 50 people attend.

Town of Ossining Supervisor Dana Levenberg recalled attending a public event with Harter when she realized she forgot her American flag lapel pin.

"Geoff took off his own pin and pinned it on me. That simple act of kindness epitomizes who he was," Levenberg said.

Harter was a six-term councilman for the Town of Ossining, spanning 24 years. As a member of the Recreation Advisory Board, he was integral in vastly improving local baseball fields and tennis courts at municipal parks.

"My kids loved being out here on the fields as we all watched them play ball," recalled Assemblywoman Sandy Galef (D-Ossining).

When Ossining Councilman Northern



The Geoffrey J. Harter Field plaque unveiled last Saturday at Ryder Park in Ossining.

Wilcher Jr. was first elected to the board, he remembered befriending Harter.

"He never raised his voice," Wilcher said. "He advised me in the beginning how to best learn about the board, which was to just watch and listen."

In addition to the Recreation Advisory Board, Harter served on several other boards, committees and volunteer groups including the Ossining Volunteer Ambulance Corps, the Ossining and Briarcliff Manor fire departments and the Ossining Historical Society.

Other officials who shared their memories of Harter included former county legislator Richard Wishnie, Ossining Town Clerk Sue Donnelly, former mayor Victoria Gearity, who spoke on behalf of state Sen. Elijah Reichlin-Melnick, and Thomasina Laidley-Brown,



ABBY LUBY PHOTOS

Ossining Pride 12U JCYS baseball team with three of Harter's grandchildren, Andrew Cowan, Molly Cowan and Charlotte Harter, and their grandmother Suzie Harter, unveil the dedication plaque honoring the Geoffrey J. Harter Memorial Field last Saturday.

chair of the Ossining Town Democratic Committee.

In her tearful and heartfelt words, Harter's wife Suzie said she was deeply thankful to the town.

"Your kindness means more to me and my family; you've brought us all such joy," she said.

Knowing that a favorite phrase of her husband of 45 years was "Play Ball!" Suzie Harter looked up at the sky and said "Geoff, I want you to know we all miss you and we love

you each and every day. Let's play ball!"

Harter's son, David, remembered him as a gentle and humble man while others extolled his sense of humor and the ability to break any tension in the room.

Unveiling the plaque were three of Harter's grandchildren, Andrew Cowan, Molly Cowan and Charlotte Harter.

At the end of the ceremony, a rousing rendition of "Take Me Out to the Ball Game" was sung, followed by a pitch from the mound by Harter's grandson, Andrew.

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# Briarcliff Manor Calls on DOT to Improve Flood Control Route 9A

Severe flooding of homes near Route 9A last month has Briarcliff Manor officials demanding that the state take quick action to replace and expand a 90-year-old Pocantico River bridge that chronically causes the river to back up during severe rainfall.

Mayor Steven Vescio said several state legislators representing the area will tour Ash Road, the scene of severe flooding on Sept. 1. Remnants of Hurricane Ida dumped about eight inches of rain on the area.

More than a dozen homes along Ash Road had up to three feet of water in their basements and ground floor, the second such flood in 10 years with many others over the decades.

"The increasing severity of storms in our region requires that county and state officials be more aggressive in adding resilience to our infrastructure," Vescio said. "That includes expanding the flow capacity of the concrete arched bridge for the Pocantico River as it passes under Route 9A so that our residents who live upstream from the existing bottleneck are not repeatedly flooded out of their homes. It's a problem that can be addressed and solved, and we hope our state legislators can help."

State highway officials are aware of the inadequacy of the Route 9A bridge. In a Jan. 2, 2020, letter, the state Department of Transportation (DOT) acknowledged that the drainage structures under Route 9A become fully submerged during 10-year storm events. The DOT's letter stated that improving the hydraulic flow under Route 9A would require a replacement of the Pocantico River bridge but gave no timetable to do so.



Jackson Road Park near Route 9A, shortly after the remnants of Hurricane Ida blew through the area in early September. Briarcliff Manor officials are appealing the state Department of Transportation replace and expand the Pocantico River bridge to address severe flooding during heavy rains.

The homes along Ash Road are located about three-quarters of a mile north of the small, low bridge that goes barely noticed by passing motorists. The arched bridge has a clearance of about four feet during normal water levels as it carries the Pocantico River under Route 9A near the intersection of Beech Hill Road and Long Hill Road East. Because it is arched, as the water rises, the opening narrows and less water can pass through.

Route 9A was built as the Briarcliff-

Peekskill Parkway and opened in 1932 when there was significantly less developed land in northern Westchester County. In the 1940s, the state converted the parkway into a general use highway that could be used by all vehicles, including large trucks.

However, virtually no design changes were made to accommodate the trucks. This remains the case nearly a century after the heavily trafficked highway was built.

"Like the low-arched overpasses on 9A

that endanger thousands of daily travelers as large trucks must abruptly shift to the left lane to clear the bridges, the low bridge that carries the Pocantico River under 9A is completely outdated and utterly inadequate," Vescio said. "It simply isn't designed to handle the capacity of the increased flow in the river resulting from a century of development, as well as the increased frequency of major storms."

Village officials have repeatedly called attention to the river bottleneck and numerous other Route 9A safety and design issues. Last year the DOT advised the village that it would ask its planning and design departments to consider expanding the bridge as a "future project."

"What is the status of advancing this important study and developing a plan to upgrade these outmoded, undersized facilities?" Vescio said. "Essentially nothing has happened. We're asking again that this comprehensive corridor study be undertaken immediately."

He added that in the short term, the village is asking the DOT to expedite a specific plan for replacing the Pocantico River bridge to provide relief to homeowners suffering from the major flooding it causes.

"All anyone needed to see was the ruined furniture and other household items piled up at the curb for pickup after the flooding to know that these residents have suffered long enough and deserve to have the situation corrected as soon as possible," Vescio said.

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# Police Blotter

## County Police/Mount Kisco

**Oct. 5:** Report of loud music from the area behind the American Legion on Legion Drive at 8:36 p.m. Officers found three men in a wooded area listening to music on a cell phone. The men were advised to leave the area. One of them reported that he was suffering from abdominal pain and was taken to Northern Westchester Hospital.

**Oct. 6:** A Lexington Avenue resident reported at 6:50 p.m. that her roommate had damaged her air conditioner. Officers determined that someone had removed the woman's air conditioner from her bedroom window and placed it on her bed but the unit was not damaged and still functioning properly.

**Oct. 7:** Police responded to a Lexington Avenue residence at 10:40 p.m. on a report of a domestic dispute. When officers arrived, they heard yelling from inside an apartment. A

woman in the residence told officers she had been in a loud argument with her boyfriend but that the dispute was verbal in nature only. A friend of the couple who was present during the dispute also told officers that no physical assault had occurred.

**Oct. 8:** Report of a hit-and-run property damage accident at TJ Maxx on Main Street at 1:36 p.m. A woman told officers that her parked car was struck by another vehicle but the other driver did not remain at the scene.

## North Castle Police Department

**Oct. 1:** Report of a possible structure fire on Smith Farm Road at 11:59 a.m. The responding officers confirmed a structure fire; all residents clear of house. Fire was ultimately extinguished.

**Oct. 3:** A caller reported a large spool of wire in the roadway on Route 22 near

## Peekskill Resident Who Fatally Stabbed H.S. Soccer Star Pleads Guilty

A Peekskill resident recently pleaded guilty to manslaughter for the stabbing death last year of a standout Peekskill High soccer player.

Matthew Torres, 18, could face between five and 25 years in state prison when he is scheduled to be sentenced on Dec. 1.

On Nov. 28, 2020, at about 9:15 p.m., several teens gathered at China Pier on Louisa St. in Peekskill to settle a dispute that began on social media. During that gathering, Torres

stabbed 18-year-old Joaquin Salazar multiple times.

Salazar was taken to Westchester Medical Center in Valhalla, where he was pronounced dead. A second victim, who sustained a single stab wound, was also taken to the hospital and underwent surgery.

The Peekskill Police Department, assisted by state police, investigated the incident and arrested Torres.

—Rick Pezzullo

Business Park Drive at 10:43 a.m. The responding officer stated that there was a cable wire on the side of the roadway near the location.

**Oct. 5:** An Old Mount Kisco Road resident reported receiving a threatening phone call from an unknown party at 10:29 a.m. The complainant stated that the individual said "you are going to die." There was no further conversation with this party, whom he did not recognize, and when he called the number back, it was not in service. The complainant did not want an officer to come to his residence, but wanted the incident documented. The caller was told that the post officer would conduct frequent checks of his residence.

## Pleasantville Police Department

**Oct. 6:** Report of a possible landlord-tenant dispute on Seneca Lane at 4:01 p.m. The tenant called police to state that he did not want his landlord around while moving out. The landlord complied and there was no incident.

**Oct. 9:** At 10:53 p.m., there was a report of youths ringing doorbells and on Academy Street and running away since 6:30 p.m.

## White Plains Police Department

**Oct. 4:** Destyne Johnstone was arrested for third-degree burglary following an investigation into several commercial burglaries that have occurred in recent weeks. One additional suspect has also been identified, and the White

Plains Police Department expects to make that arrest in the near future.

**Oct. 5:** A 2020 Audi A4 was stolen from a driveway on Jared Drive between 11 p.m. last night and 8:15 a.m. this morning. The vehicle had been left unlocked with the key fob inside.

**Oct. 6:** Damar Fields was arrested for third-degree robbery, menacing, stalking and criminal possession of a controlled substance in the seventh degree. Fields was observed on city surveillance cameras by police communications personnel following and casing a victim. He was then seen pulling up his face mask and running toward the victim. Police units were dispatched and learned that he had overpowered the victim and stole his cell phone. He was subsequently arrested.

## Yorktown Police Department

**Oct. 2:** Frank Forte, 42, of Mahopac, was charged with petty larceny at 3 p.m. for allegedly stealing multiple items from two unlocked vehicles parked at 214 E. Main St. on Sept. 27.

**Oct. 4:** Keith Mulligan, 47, of Pomona, was arrested at 5:35 p.m. on a warrant for petty larceny for a Mar. 19 incident during which he allegedly stole a handbag valued at \$358 from Macy's. The arrest was made when Officer Premuto responded to Dick's Sporting Goods for an unrelated incident.

**Oct. 8:** 2:55 a.m. — Edgar Bermeo Minchala, 44, of Cortlandt, was charged with DWI and other offenses at 2:55 a.m. following an accident on Crompond Road.

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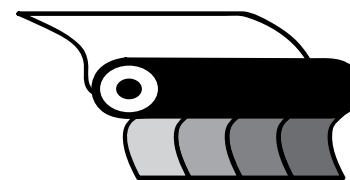
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# DEP Working Toward Start of New Water Tunnel Construction for 2024

By Martin Wilbur

A nearly two-mile-long tunnel is being planned by the New York City Department of Environmental Protection (DEP) to carry water between the Eastview ultraviolet facility to its Kensico Reservoir campus in Valhalla.

The DEP is conducting environmental reviews for what will be one of the world's largest water tunnels, measuring 27 feet in diameter and extending 10,325 feet that will allow the agency greater flexibility in performing maintenance work on its connections as well as preparing for future potential increases in demand, said Adam Bosch, director of public affairs for the DEP.

There has been declining usage since the 1980s, but the city must prepare for additional demand in the decades ahead, he said.

Work is part of a \$1.5 billion decade-long, multifaceted project that is tentatively scheduled to commence in 2024, pending approvals from various regulatory agencies at every level of government, Bosch said.

The water needs to flow from the reservoir to the ultraviolet facility, where it is disinfected, to customers in New York City and southern Westchester. About 9.8 million people, a little more than half of New York State, use city water, he said.

"This bigger tunnel, this additional tunnel will allow us to meet demand for not only New York City but Westchester



MARTIN WILBUR PHOTO

The current front entrance of the New York City Department of Environmental Protection campus in Valhalla. A new water tunnel, 27 feet in diameter and more than 10,000 feet long, will be built between this site and the ultraviolet disinfection facility in Eastview.

County, taps into our reservoirs either at Kensico or points to the south," he said. "It will provide some flexibility, as I say, in how we carry water between these two important facilities between Kensico and the UV facilities that will allow for shutdowns or facilitate emergency or planned outages."

The cost will be shouldered by ratepayers, Bosch mentioned.

While construction of the tunnel, which will be placed 400 to 500 feet underground, is the centerpiece of the project, there are other significant portions of the work

as well. A new screen chamber must be installed, which will prevent trees and other debris from entering the tunnel.

There would also be shoreline stabilization performed at the reservoir to protect it from deterioration during severe storms, Bosch said.

Other changes include a new electrical building on the Valhalla campus for the DEP to store its equipment, relocating Westlake Drive and building a roughly 20-space parking lot for Valhalla High School because on-street parking on Westlake that is used nearly exclusively by

students will be eliminated. That work will be completed first so there is no chance the student drivers and pedestrians will interfere with crews as the project gets underway.

Finally, there will be new fencing and a police booth at Valhalla.

Bosch said the tunneling will start on the Eastview side because it is nearly exclusively commercial or industrial, while Valhalla is far more residential. There is also better access to highways near Eastview to truck the material away, he said.

"Where you start the tunnel is where you manage all the pulverized rock and you have a lot more truck traffic there as you pull that rock off the site," Bosch said.

The Environmental Impact Statement that the DEP is required to complete will focus on construction traffic volume and dust mitigation around the sites and on adjoining roads, he said.

The DEP manages the largest water supply in the United States, where water is derived from a network of 19 reservoirs and three lakes. Kensico is arguably the most critical of the reservoirs because it is here the entire system's unfiltered water supply is stored, Bosch said.

"So Kensico is extremely important to us," Bosch said. "It is the point of regulation for New York City's water supply, so all the regulations related to our unfiltered system are managed at Kensico."

## Welcome to Our World



State Sen. Peter Harcham (D-Lewisboro), second from right, presented a New York State Empire Award and a Certificate of Recognition last Friday to Ilene and Eric Marcos, left and second from left, respectively, owners of Bicycle World in Mount Kisco. Bicycle World recently received the 2021 Bicycle Retailer Excellence Award from the National Bicycle Dealers Association, the ninth consecutive year it has been honored with the award. In addition, Bicycle World received a special distinction as a "gold" level bicycle dealership, one of only 30 retailers in the country given this recognition. Also pictured is Mount Kisco Mayor Gina Picinich.

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# Letters to the Editor

## Stultifying Letter, Ad Made Little Sense When Trying to Decipher it

It's hard not to feel bad for Dan Pagano, the Cortlandt Republican chair, who ponied up more than \$1,000 (of his own money, apparently) to print two full pages of Cortlandt town financial statements in last week's Examiner, data purporting to prove fiscal mismanagement by outgoing Cortlandt Supervisor Linda Puglisi.

Happily, for him, Mr. Pagano also scored over 20 column inches on the letters page that he could have used to explain how the financial data (nearly 100 lines of very fine print) supported his thesis that the town has been borrowing money to meet its operating expenses for the last decade. Instead, he squandered most of his letter to the editor on an incomprehensible

rebuttal of his Democratic counterpart's defense of Supervisor Puglisi's record.

I may have a graduate degree in public policy, but I'm as clueless as the next person when it comes to appreciating the finer points of a financial statement. However, after squinting through the data presented in Mr. Pagano's two-page ad, I did have a couple of observations:

First, expenditures for capital improvements ("outlays," in accountantese) are typically funded through borrowing, so counting such spending against revenues is misleading. Over the 10 years covered in Mr. Pagano's data, the town ran a healthy surplus, nearly \$15 million in total, once capital outlays

are backed out of total expenditures. In addition, since 2011, debt service as a percentage of expenditures steadily fell from 4.8 percent in 2011 to 2.1 percent in 2020. That's probably what motivated Moody's to upgrade the town's bond rating.

Secondly, the annual amount of property taxes collected by the town increased from \$18.5 million in 2011 to \$21.5 million in 2020, about 1.5 percent per year, lower than the rate of inflation.

Perhaps Mr. Pagano's legal training has given him an insight into all these numbers that is escaping me, but it would be hard to argue that his presentation in last week's Examiner did much more than

induce eye strain among the wonkish sorts, like myself, who bothered to plow through the data he paid so dearly to place on the record.

**Rob Abbot**  
Croton-on-Hudson

## Mailer Revealed Multiple Shortcomings in Candidate's Arguments

Recently I received a letter and brochure from a town resident who is running for a seat on the North Castle Town Board. He portrays himself as a successful New York City businessman, who is running to correct shortcomings in the present board's governance.

The first shortcoming (repeated several times) is to stop "Block Voting." Is block voting code for deep state? Isn't it possible that Town Board members discuss issues and arrive at a consensus whereby they vote together?

Another shortcoming that needs correcting is reference to the "overbearing" building inspector, who slows down the whole permit-to-construction process. Perhaps the process can be streamlined, but why take a personal shot at a town employee?

And the state of our parks and playing fields are a source of embarrassment to this candidate. Visits to away games at nearby towns finds that the grass is always greener somewhere else. Why be condescending towards our Parks Department?

A successful businessman who knows what is best for the town and will change things for the better? Haven't we heard this before? How about a new slogan, Make Armonk Great Again.

**Robert Cappio**  
Armonk

## Langley Violated Public Trust With Recorded Talk With Town Supervisor

Recently a taped recorded conversation between Sheriff Bob Langley and the Town of Carmel supervisor was released. The town supervisor was not informed he was being recorded and the call was political in nature.

The call was not released by Sheriff Bob Langley; instead, it was posted on a Facebook site operated by his political operatives.

An act such as this raises serious concerns about the ethical behavior of the sheriff and endangers the credibility, trust, confidence and transparency in the Putnam County Sheriff's office. Actions like this undermine the very efforts of Executive Order 203 (July 2020), which was designed to ensure confidence, honesty and transparency in law enforcement.

The 18-plus-minute phone call was recorded by Sheriff Langley while in the sheriff's office. The call was political in nature and can best be described as Putnam County's version of Watergate. Simply put, it was a violation of public trust and so unethical it would make President Richard Nixon and former FBI director J. Edgar Hoover blush.

The citizens need to know why Putnam County's chief law enforcement officer is secretly recording and releasing taped conversations with elected officials.

Sheriff Langley needs to immediately answer the following questions:

- Why did he record a conversation with the Town of Carmel supervisor?

- Who else has he recorded conversations with?
  - How often does he record conversations?
  - Who has access to these taped conversations?
  - Where are they stored?
  - Is it standard operating procedure in the sheriff's office to record conversations with probable cause or evidence that a crime has been committed?
  - Why is he having political conversations with other elected officials from the sheriff's office?
- In addition, I'm calling on the district attorney to immediately open an investigation into the actions of Sheriff Langley so that we can restore the public trust and ensure this never happens again.

**Kevin McConville**  
Republican/Conservative Candidate  
for Putnam County Sheriff  
MTA Police Department Chief (Ret.)

## Correction

In the article titled "P'ville Alumni, School District Retirees Honored at Alumni Plaza Ceremony" in the September 28-October 4 issue, it was incorrectly reported that last year's Pleasantville High School valedictorian was a member of the same Lee family that had all six of its members graduate from the school.

In last week's article on lawyer Dan Schorr's debut novel, the name of the book was incorrect. The correct title is "Final Table: A Novel."

The Examiner regrets the errors.

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## Guest Column

### There Are Alternatives to Consider for Hudson Ridge Wellness Center

By Karen Wells

The Examiner's recent investigation into the Hudson Ridge Wellness Center ("Big Dollars, High Stakes Embroid Cortlandt Rehab Proposal," Sept. 7-13, Northern Westchester Examiner) covers a wide breadth of community concerns, from traffic to the environment to the developer's background. These are critical issues which the town must consider, but we must also consider whether this facility will truly serve our community.

When I and fellow Cortlandt residents raise red flag after red flag about the Hudson Ridge Wellness Center, it is because our community and our neighbors deserve community-focused addiction treatment and support. Many of us concerned about this proposal have firsthand experience with addiction and the ways of the rampant cash-centric treatment industry. These experiences have made us dedicated advocates for high-quality community-based care that provides effective, long-term treatment and is available to all – not just the 1 percent.

Our concerns about Hudson Ridge

Wellness are based on this fundamental desire for dignified and accessible care for our community, and we believe the Town of Cortlandt should NOT bend its established rules for a facility that will not deliver that dignified, effective and accessible care for our community members.

At its proposed location, the Hudson Ridge Wellness Center cannot be built as-of-right. In fact, it would require the town to blatantly disregard local zoning law altogether. The developer has applied for a special permit that would allow a community hospital in a residential area, and the law requires the facility to be on a state road so emergency vehicles can have immediate, easy access. As planned, this facility will not be a community hospital and Quaker Ridge Road is certainly not a state road; it's a small, winding residential street.

In short, the developer is asking the Zoning Board of Appeals to waive well-established rules to allow a for-profit project. All of this despite the project's focus on serving wealthy non-residents, extensive impacts on a residential area and an unrealistic project plan that cannot deliver the type of dignified environment those brave enough to seek

treatment deserve.

If a reliable owner-operator wants to build an appropriately sized facility that will truly serve the local community and provide the proper living environment while minimizing community impacts on essentials like water and access to emergency services, then and only then is it appropriate to discuss allowing the community hospital exemption to be used.

If the developer does not want to take this approach but would rather build a large for-profit business meant to serve wealthy out-of-towners, other options exist. For example, there is a 31-acre parcel only six minutes away from the proposed site that qualifies as-of-right. In other words, this developer would not have to ask the town to bend the rules.

Unlike the proposed Hudson Ridge Wellness location, this alternative site has municipal water and sewer connections, reliable access for emergency vehicles and connections to public transportation. I am not suggesting this is where the project should be built, but I am highlighting it so everyone can understand there are as-of-right alternatives that the developer has

actively decided not to pursue.

Since the Hudson Ridge Wellness Center was first proposed six years ago, neighbors have had a singular goal: basic transparency so that if a facility is built, we can be assured it will be done in a manner that minimizes impacts and provides accessible and effective care for community members in a dignified living environment. Yet, we have been stonewalled every step of the way and falsely attacked by the developer's attorney as being against addiction treatment.

Thanks to The Examiner's reporting, we now have more information and we hope to make progress in resolving this matter.

The town has a simple choice: bend local zoning laws that have been in place for years to take a gamble on a for-profit enterprise and let this non-community-focused facility be built in a residential neighborhood or follow the laws on the books and deny their application unless it is modified to deliver what the laws require. The correct decision is obvious.

*Karen Wells is a Croton-on-Hudson resident and an opponent of the Hudson Ridge Wellness Center proposal.*

## Letters to the Editor

### Gilbert's Record of Accomplishments Merits His Return in Yorktown

This year, we will be voting to fill the very large shoes left by retiring Councilwoman Alice Roker, who was elected to the Yorktown Town Board in 2017, after serving for 26 years as town clerk.

Ilan (Lanny) Gilbert is running for a seat on the Town Board, and I believe that he is the most qualified candidate to replace Roker. He has the experience and vision needed to move Yorktown forward.

Lanny was a former Yorktown town justice (2006-11) and supervisor (2018-19). He currently serves as law judge for the Health Department of Westchester County, and is on the Board of Commissioners for the New York State Bridge Authority.

Having spent a lifetime serving the town, county and state and raising his family

here in Yorktown, Lanny understands this community. Like Alice Roker, he has a strong sense of the need to serve for the betterment of the people, and to ensure that Yorktown is positioned for a healthy future.

Lanny's previous accomplishments during his term as supervisor speak to his priorities, and how he would be a voice of the people on the Town Board.

Here are some of his varied accomplishments as town supervisor:

- Prioritized addressing neglected infrastructure by allocating funds to repair roofs, pave additional roads and install emergency generators in public buildings.
- Obtained \$875,000 investment from Westchester County for Hilltop Hanover

- Farm to ensure its continued viability.
- Collected delinquent taxes of over \$400,000 in the first three months of enforcing existing laws.
- Brought in an additional \$3 million of revenue from Entergy after their pipeline project was delayed.
- Saved the town potentially millions of dollars by requiring Con Edison to repave the roads they worked on, from curb to curb, at no expense to the town.
- Renegotiated contracts for the Granite Knolls site, saving the town \$700,000.
- Searched for vendors for the Granite Knolls solar canopies project, which has been followed through by the current administration and will generate \$145,000 a year in revenue that will go to the Parks & Recreation Department.
- Saved future costs to the town by requiring Lowe's maintain its own

sewer and water system.

- Created a Business Revitalization Committee and built upon their recommendations.

Yorktown needs representatives on the Town Board to recognize the priorities of the working people and to address their everyday challenges. They should also have a vision for maintaining the attractiveness of the town by ensuring that investments are made in critical areas and that growth is intelligently managed.

Based on his previous record, Ilan Gilbert has demonstrated that these are his priorities and should, therefore, be our choice to serve on the Yorktown Town Board.

**Rama Iyengar**  
Yorktown

### Yorktown Candidates Should Debate With Impartial Moderators

I hear that the Yorktown Democrats are pushing for a debate amongst the four candidates for town council, but what's causing the delay?

Yorktown is always in the news during local elections for want of a debate. Yorktown is probably the only town in Westchester that's had its Chamber of Commerce host and moderate debates in the past. A chamber whose board is largely composed of former and current Republican office holders (including one arrested on suspicion of four counts of felony grand larceny and 19 misdemeanors). So, clearly this year they should be disqualified as a host because their president is running for office.

I've heard the Democrats have been

pushing for months to arrange the details of the debate, but if not the chamber, then with whom? Does anyone know if the Republicans plan on debating? Does anyone know where and when there will be a debate? The election isn't far off, and I'm certain residents, like myself, want to know where the four candidates stand on local town issues.

Maybe Yorktown should have the League of Women Voters, known for their skills and nonpartisanship, organize and manage a debate for this and every local election.

**Kenneth Morris**  
Yorktown

### Insurrection Was More Serious to Nation Than What is Being Portrayed

I recently read in The Putnam Examiner that Anthony Vuksanaj of Mahopac was arrested and is being charged with a variety of crimes, all involving his illegal entry into the Capitol on Jan. 6. Sadly, the charges all seem to be relatively trivial misdemeanors. Vuksanaj participated in what was the attempted violent overthrow of the U.S. government. How is this guy not being charged with multiple felonies? He should go to jail for several decades and have his property confiscated.

For 245 years this nation has had

peaceful transfers of power until for the first time this year. Why is not everyone's hair on fire about this? Sadly, The Examiner referred to the attempted violent overthrow of our government as a "riot." The word "riot" trivializes what was happening here. This was NOT a riot; it was the attempted violent overthrow of our government. Is this so hard for people to understand?

**Nicholas Kuvach**  
Putnam Valley



# Ways to Boost Yorktown Economy Discussed at Roundtable

By Rick Pezzullo

Businesses and property owners and other town stakeholders shared their ideas about how to boost the local economy in Yorktown during a recent roundtable discussion.

The Sept. 30 event at the Northern Westchester Executive Park was co-hosted by Yorktown officials, the Business Council of Westchester and the Yorktown Chamber of Commerce.

"This is something we wanted to do for some time," said Supervisor Matt Slater. "This is about partnerships. We need to know if there is anything on our end that is preventing them from growing or reinvesting in our community."

The informal session was moderated by John Ravitz, CEO of the Business Council of Westchester. Ravitz told attendees that businesses and municipal officials must cast aside old ways and creatively adapt to the emerging economy.

"We can't let status quo rule the day," Ravitz said. "There is a pathway to successful economic development in Yorktown."

Andrew Greenspan of GHP Office Realty and representatives from the Jefferson Valley Mall suggested the town update its signage rules to more effectively welcome visitors and to help the public find their business or retail destinations.

Others maintained that the approval process in Yorktown for many projects is too long and discouraging to potential developers and investors.

"The prime purpose of the Planning Board is to get people to build," said Planning Board member William LaScala, who is also a longtime area developer. "Shortening the process will be a boon to the town."

One idea mentioned for speeding up the approval process was to eliminate a standalone public hearing for a project and combine it with another meeting. Brad Toothman, director of leasing at the Jefferson Valley Mall, said a simple change to the mall such as the installation of a new patio for The Peekskill Brewery should not have required mall representatives' attendance at three Planning Board meetings.

Meanwhile, Toothman reported the mall had 89 percent occupancy and attracts about 22,000 visitors in an average week.



TOWN OF YORKTOWN PHOTO

Pictured, left to right, are Supervisor Matt Slater, Business Council of Westchester CEO John Ravitz and Councilwoman Alice Roker at a recent forum to explore the potential of energizing the Yorktown economy.

Some attendees asked about the proposed overlay zoning districts for Yorktown Heights and Osceola Lake. Councilwoman Alice Roker said that more flexible land uses allowing residential units on top of retail are essential to attracting more young adults to Yorktown.

The town has a higher percentage of senior citizens than New York State and the nation.

"Companies don't want to come in if all you have are old people," Roker remarked.

Slater noted town officials were hoping to report the findings of a consultant's report on the overlay zoning districts by the end of October.

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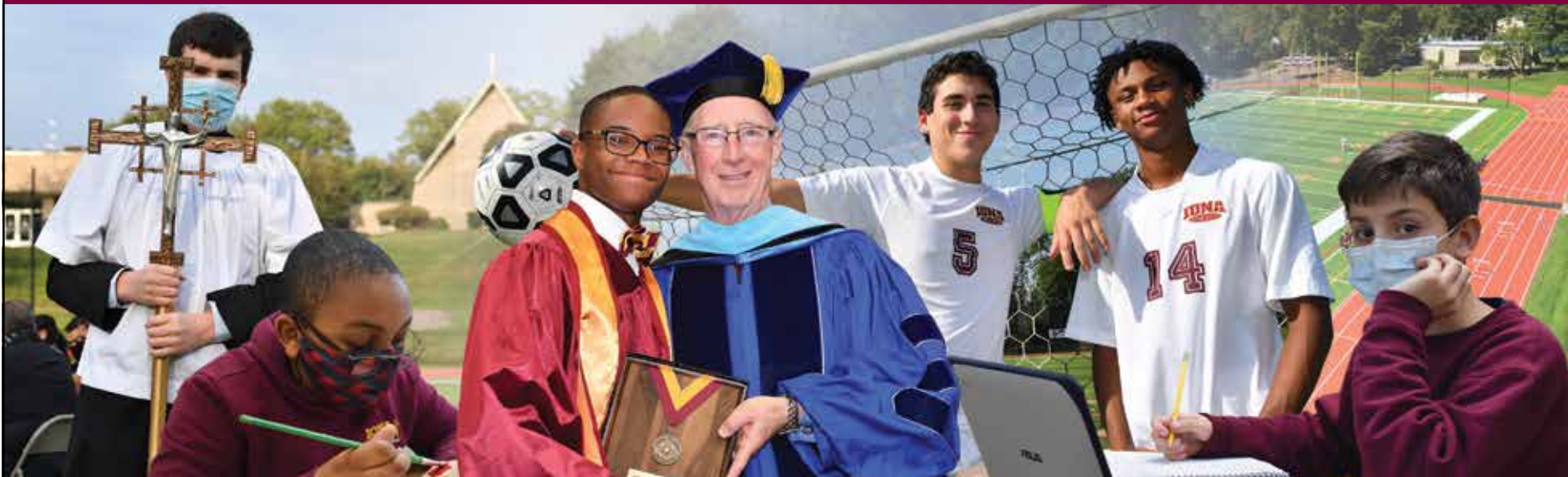
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# Decades Later, Singer-Songwriter Returns to Recording Her Music

By Martin Wilbur

Sue Larsen no longer has to worry about rushing out of the house each morning to go to work, so she can now indulge herself in her true passion.

After years of splitting her attention between her full-time work as a human resources professional and as a singer-songwriter, Larsen retired three years ago at 57, to devote herself full-time to her music career and see where it leads her.

The North White Plains resident is releasing her third single this Friday, a song titled "You Will Always Be There." It will eventually be one of 10 songs that will make up her album "Life's Work."

"I'm doing it because I have a passion for it, because I want to create," said Larsen, who began playing in bands as a teenager. "I'm not attached to the outcome. I don't have this pre-set notion in my head of what is supposed to happen or not happen."

Becoming a rock star more than 40 years ago may have seemed like the end-all and be-all for Larsen. She chased that dream for about seven years, performing at clubs in the city and down the Jersey



North White Plains singer-songwriter Sue Larsen is releasing her third single, "You Will Always Be There," on Friday. She writes, records, mixes and markets her music on her own.

Shore, playing bass, guitar and piano before deciding to get a "real job."

For years, she played weddings and parties, and later performed at nursing and rehab centers sometimes more than 150 times a year. But Larsen never lost the burning desire to write and record her own music.

She realized that at her stage, she would have to do everything herself – playing all of the

instruments, recording each track separately, then mixing and mastering it into a finished product. Larsen now also produces her own music video for each song and does her own marketing, the ultimate one-woman band.

In early 2019, Larsen established her own publishing and recording company, Bijoux Music Group LLC. The most challenging part was the steep learning curve when trying to operate all the equipment.

"I retired from my day job at the end of 2018," said Larsen, who grew up in Rye, the daughter of a trumpet player who took piano lessons for many years as a kid. "I didn't start recording until the winter of 2020. The learning curve was incredible, not only for the software, but the mixing, the mastering of an actual recording. I also had to brush up on instruments I had not been playing since I was predominantly going into the therapeutic milieu and playing guitar."

She released her first single, "Sleeping Alone Again," last December. The song was on Pandora's premium services and received some radio play around the country. Not bad for her first attempt out of the box.

The second single, "Hardly Hiding," which came out earlier this year, was featured on the local artist's segment on WHUD, where Larsen was interviewed by on-air personality Andy Bale.

For Larsen, the pandemic forced her to concentrate on her music with few other distractions.

Larsen always records the rhythm tracks first. The drums help inspire the rest of the song, she said, followed by the bass and the vocals. The ancillary parts, any

strings or brass, are added later.

"If you're lucky to have three of four musicians with you, then you throw it all together," Larsen said. "Of course, that happened all the time in the '70s and '80s, but now people are recording each other's digital files, which I can do, too."

Larsen has continued to write her own music, some of which dates back decades. But there were insecurities to overcome.

"I had to get over my fears of am I going to be good enough," she said. "Can I learn all this stuff? Can I play guitar well enough? Can I play bass well enough? Can I sing well enough? All of these fears even after getting paid for 40-something years (playing music)."

Now that Larsen has completed her first three recordings, she doesn't plan to stop. She is going to write a couple of ballads to add to her repertoire.

Larsen is busier today than when she was working full-time.

"It doesn't feel like retirement, but it feels good," she said. "It feels good."

To learn more about Sue Larsen's music and to hear her first two releases, visit [www.suelarsen.biz](http://www.suelarsen.biz).

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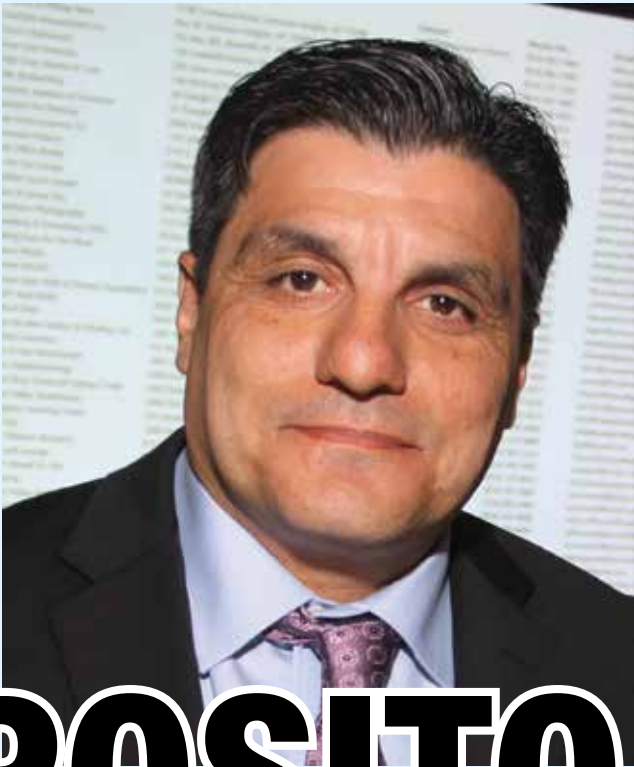
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# The Best Steps to Take When Dealing With a Noisy Neighbor

Unless you live in a single-family home in some remote location, you probably experience some kind of noise that doesn't emanate from your own household.

Sometimes it can be accommodated with grace, but depending on your personality and level of tolerance, it can be a real problem.

Shortly after I moved to New York City and shared an apartment with two other guys, I knew that I needed to live alone unless I was going to be in a relationship. Maneuvering my lifestyle to accommodate the personalities and quirks of other people definitely did not suit me and, within three months, I had moved out to get my own apartment. How happy I was to be on my own for the first time in the big city.

I moved into new construction, and I was one of the first tenants in the building. I got a second-floor apartment that was cheaper than those on the fifth floor and I lived happily and quietly for three months, with no one living in the apartment directly above mine.

But then, things changed when a divorced woman with a five-year-old child moved in the apartment above mine. Suddenly I was sharing my life with heels clicking on uncarpeted floors above my head and the rambunctious behavior of a very active child. The building was obviously

constructed with little regard to sound proofing, and suddenly I was living with the pitter-patter of little feet. Or I should say, the galloping of heavy feet.

It was unbearable for me. I tried to pressure the woman to cover 80 percent of her floor with carpeting, which was the promoted but unenforced guideline from building management. My first strategy was to find the woman's telephone number and to call her each time the activity became too unbearable. She often responded crudely, but I still kept calling when disturbed. It got to the point where she sent her boyfriend banging on my door, calling me crazy and threatening to punch my face in. I had no choice but to move.

From that point on, I rented only top-floor apartments so no one would be above me. While I was able to accommodate sounds through the side walls, I found it oppressive to deal with noise from above my head.

Years later, when I moved to the suburbs and hopefully would be more insulated from the sound of neighbors, little did I realize that I had moved diagonally across the street from a cacophony of sound – a guide dog school that allowed its pups in training to “socialize” outside from 9 a.m. to 5 p.m. After I had started my own public relations firm from my home, those were the hours when I was expected to be most productive,

*“Being willing to work with your neighbors to find a compromise will go a really long way,”*

—ANNA POST

but I found myself constantly distracted by the raucous sound of barking dogs, close to 100 of them, all at the same time.

Other neighbors also took issue with this unbridled disturbance, and we joined forces to put pressure on the school to build soundproof kennels. It took some years, but we finally accomplished that goal.

Confronting a noisy neighbor about perceived transgressions can be a delicate and stressful situation, but it doesn't have to be, according to Anna Post, an etiquette expert who is the co-author of “Emily Post's Etiquette, 18th Edition” and the great-great-granddaughter of Emily Post.

Post advises to think first about choosing your battles. Not every battle may be worth the fight.

“If you're picking every battle, you're going to be pretty unpopular, and you're probably unreasonable,” Post said.

Approaching your neighbor about playing their music the night before is one thing. Confronting that neighbor every time the music is too loud for your liking may be an indication that you're “allergic to them, and maybe they're not doing so many bad things as you think they are,” she added.

It's okay to report your neighbor's disagreeable behavior to your landlord, condo board or homeowners' association if you need to, but it is advised to try to speak to your neighbor first yourself, if possible.

“You're getting your neighbors in trouble before they've had a chance to remedy the situation,” Post said.

It's best to meet noisy neighbors in person. If you do decide to confront your neighbors in a diplomatic fashion, Post advises to be sure to limit the amount of time you spend explaining your complaint.

“It can get grating if you go on and on about how (their behavior) affects you,” says Post. “One mention is fine.”

“Also avoid the whole it's-a-free-country argument,” she added. “Just don't go there.”

Above all else, Post said resolving issues with your neighbors can be a friendly and peaceful affair. It all boils down to how you approach them.

“Being willing to work with your neighbors to find a compromise will go a really long way,” Post said. “It shows that you're reasonable.”

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

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# New Castle Dedicates Park to Beloved Children's Author in Ceremony

By Martin Wilbur

The Town of New Castle dedicated its first new park in nearly 20 years on Sunday, honoring a beloved late town resident and treasure to generations of children.

On Sunday, the town officially added Jean Craighead George Park to its inventory of parkland, a roughly half-acre triangle of land bordered by Dunbow Drive, Douglas Road and Park Drive in Chappaqua, the neighborhood where she lived for many years.

The dedication recognized the renown children's author, environmentalist and nature lover who wrote more than 100 books for children and young adults before her death in 2012 at 92 years old. Many of her books centered around wildlife themes.

"She captured the magic of this place in her life and her work, whether it was the tarantula in her purse or the crow that walked the George children down Begg Drive to the bus stop on the corner or the story of the other 172 wild pets that spent time in the George house," said Jennifer Bounds, one of George's neighbors who is leading the effort to transform the area covered with invasive vines into a park and memorial. "Jean taught generations of children to value and conserve the wild spaces that are entrusted to us."

An hour-long ceremony on Sunday was held at the site, with her three children, daughter Twig and sons Craig and Luke, on hand. Her children, neighbors and

fellow town residents shared stories, read selected passages of her work and reminisced about her impact on her readers and everyone else who came to know her.

Her son, Craig George, called her "the most interesting mom in America." Her children said she gave each one of them their love of nature and the outdoors and she never worried when they returned with muddy clothes playing near the pond or in the woods.

"The impacts she had on so many lives was just incredible, and what she wanted to do with her writing was instill a love of literature, a love of nature and art and, of course, creating with people and that sort of thing," Craig George said. "This park is a great tribute and I can't thank you enough, all the people who put it together. I hope it's a lasting honor."

Two of George's best-known works was "My Side of the Mountain," which was published in 1959, and "Julie of the Wolves," released in 1972. "My Side of the Mountain" was a Newbery Medal runner-up, while "Julie of the Wolves," which took her to Barrow, Alaska one summer to research the animals, captured that coveted prize.

In 2016, George was inducted into the New York State Writers Hall of Fame.

With all of the accomplishments in her life, however, George could be seen shopping downtown and was a frequent visitor at local schools to speak to children.

"Jean George is not only a Chappaqua



MARTIN WILBUR PHOTO

Twig George, daughter of the late acclaimed children's author Jean Craighead George, center, picture with her brothers, illustrator Wendell Minor, right and New Castle Town Historian Gray Williams, among other community members, celebrated the dedication of the new park named in George's honor.

treasure but she is a treasure in the world of children's books," said Ronni Diamondstein, the president of the Chappaqua Library Board of Trustees. "I can't think of a better way to honor her than to celebrate her in this neighborhood park."

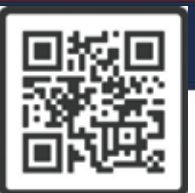
Town Historian Gray Williams, who grew up in the neighborhood and in the new park, is hopeful that the local volunteers can make it a healthy and thriving habitat.

"I do hope the park can be restored to

*continued on page 20*

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# New Castle Dedicates Park to Beloved Children’s Author in Ceremony

*continued from page 19*  
the way it was when I was growing up – open and accessible in many seasons of the year,” Williams said.

Last spring, Bounds wrote to the town’s Recreation & Parks Commission to pitch the suggestion. Volunteers have been doing the work of clearing the invasive vines while the town’s Recreation & Parks Department has been assisting. Donations will help pay for benches, plaques and other costs, Bounds said.

The idea is to keep the area a bit wild to attract various species but to supplement with plantings, she said.

This fall George’s 106th book is being released, “Crowbar: The Smartest Bird in the World.” It is illustrated by Wendell Minor who collaborated with George on 22 books starting in the early 1990s.

Minor said he approached George around 1990 asking if he could work with her. Their first book was about the Florida Everglades, which turned out well, before she told him that the next time, they would be going someplace cold. He also went to Barrow.

Even when she would lose power at home for a week, George would always make the best of any situation.

“Nothing would ever faze her,” Minor said. “So it’s been my honor to be associated with Jean Craighead George for so many years.”

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# Pen and Ink Artist Featured This Month By Putnam Arts Council

The Putnam Arts Council is pleased to announce an exhibit of works by award-winning pen and ink artist Paul Kmiotek in its vestibule starting this month and lasting until mid-November.

As the son of a gifted watercolor artist, Kmiotek began drawing at a very young age. He continued drawing through high school and the years that followed graduation, mostly designing works including flyers for his band The Torpedoes.

Kmiotek is self-taught, which he considers "to be a clear case of nature over nurture."

After working as a draftsman, he became a zookeeper. Kmiotek's employers recognized his talent, having him design manuals and enclosures, as well as, graphics and t-shirts. Recently, he started Kmiotek Art Works.

He has worked in several media, but decided he liked pen and ink the best due



Two of the works by artists Paul Kmiotek that will be on display over the next month at the Putnam Arts Council.



to its permanence and depth.

"I consider myself to be kind of an illusionist," Kmiotek said. "By simply scribbling in a process of tightly controlled chaos with a fine-point pen, I can trick the observer's eye into seeing what I want it to see."

In addition to private collections, his work has been exhibited at the Ridgewood Art Institute; the Hiram Blauvelt Art Museum; The Putnam Arts Council's Belle Levine Art Center; the Flywheel Gallery; and the Lake Carmel Arts Center, among other venues. He has also been commissioned by the Wildlife Conservation, Aerco International, The Komodo Dragon Species Survival Plan and the Wildlife Care Center of Belize.

In addition to exhibiting his work in the Putnam Arts Council's vestibule, Kmiotek

will also be featured permanently on its website under Featured Artist Interviews & Galleries.

For more information about Kmiotek's work, visit [www.sites.google.com/site/kmiotekartworks](http://www.sites.google.com/site/kmiotekartworks), [www.etsy.com/shop/KmiotekArtWorks](http://www.etsy.com/shop/KmiotekArtWorks) or [www.facebook.com/kmiotekartworks](http://www.facebook.com/kmiotekartworks).

The Featured Artist Series is a benefit of membership. Interested artists are encouraged to contact the Putnam Arts Council at 845-803-8622 to learn more about this opportunity.

## New Castle Historical Society to Hold 1860s Family Fun Day

The New Castle Historical Society is hosting a special 1860s Family Fun Day program this Saturday, Oct. 16 from 11 a.m. to 3 p.m. at the Horace Greeley House Museum, located at 100 King St. in Chappaqua.

It will be an afternoon of history, crafts and games. The day's events will feature a member of the 125th New York Volunteer Infantry who will be available to discuss the daily life of a soldier during the Civil War along with a small camp display and artifacts. The 125th New York is a group of living historians, or re-enactors, who are dedicated to educating the public

about the American Civil War, and in particular, those who served in Company C of the original 125th New York.

The fall event will also include old-fashioned games for the whole family and crafts for kids (and adults too!). To satisfy your sweet tooth, we'll be having a bake sale with tasty homemade treats and apple cider. Admission is free, but donations are welcome.

For information on this or upcoming programs, contact Jennifer Plick, executive director, at 914-238-4666 or e-mail [director@newcastlehs.org](mailto:director@newcastlehs.org).

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# Holocaust Education Center Names New Board Member

The Holocaust & Human Rights Education Center in White Plains has announced that Rachel Greenspan has joined its Board of Directors.

Greenspan is senior director at GHP Office Realty, where she focuses on sales, acquisitions and financing of the firm's commercial portfolio throughout Westchester. Since her start at the company two years ago, she has been involved in closing transactions totaling over \$140 million.

Additionally, she works closely with GHP Asset Management on Major Capital Improvement projects across their properties. She is a registered New York State licensed real estate salesperson.

Prior to her real estate career, Greenspan, who grew up in Chappaqua, spent more than five years in the fragrance industry as an account manager helping major companies develop their new product launches in the home and personal care categories. She has been recognized by The Fragrance Foundation as a Notable – a game changer and an up-and-coming talent in the industry.



Rachel Greenspan has joined the Board of Directors of the Holocaust & Human Rights Education Center.

"I am honored to be working with (the) Holocaust & Human Rights Education Center and the Board of Directors to help promote these important societal messages" Greenspan said. "Now more than ever we need to bring light to these issues as well as work together to learn from the past and educate for a better future."

Greenspan graduated from the University of Michigan with a bachelor's in communication and a concentration in marketing. She was a member of Sigma Delta Tau, where she served on the executive board and was Treasurer of the chapter.

"It is with great pleasure that we welcome Rachel Greenspan to our board," said Michael Gyory, the center's board chair. "She brings a tremendous level of energy and experience to our organization as a relationship-builder, and we are very excited to have her join us in our efforts to promote human rights and serve as an education leader here in the greater Westchester County area and, increasingly, across the U.S."

Greenspan currently lives in New York City.

# Clint Eastwood, of All People, Speaking for the Birds

By Brian Kluepfel

You might not look at the legendary actor and director Clint Eastwood as a spokesman for birds.

But at least in his 1976 film, "The Outlaw Josey Wales," a somewhat confusing morality play about a peaceful farmer turned vengeful killer, he gets in one of his classic one-liners, this one on behalf of one species.

The story is based on a novel by Asa Earl "Forrest" Carter, a Klansman who wrote pro-segregation speeches for George Wallace, among other morally abhorrent activities, before re-inventing himself as a novelist. ("Forrest" was named for Confederate general and Ku Klux Klan founder Nathaniel Bedford Forrest, in case you were wondering.)

If you can ignore its origins, the film is an engaging Western. And Eastwood does get off one good pro-bird line.

Wanted by the law for killing a slew of Union cavalry, Wales is cornered by two bounty hunters. With the help of a comrade, the reward seekers are quickly dispatched. When his young partner laments not burying the bodies, Eastwood mutters another

in a long litany of classic one-liners: "Buzzards gotta eat, same as worms."

In Clint's legacy, this might not rank up there with "Go ahead, make my day," or even in Hollywood's annals of wildlife dialog like "Luca Brasi sleeps with the fishes." But it is a good line, and you'd almost hope for some California condors or Turkey vultures to come swooping in on the carcasses as the camera pans out.

Carter's bizarre double life, however, came to an end in 1979, when he died at 53 years old, apparently after a fistfight with his son. He was first interred in his native Anniston, Ala. as "Forrest Carter," his nom de plume, but his relatives soon thereafter removed that headstone and replaced it with one for Asa Earl Carter.

## For The Birds

Brian Kluepfel is a proud Saw Mill River Audubon member and encourages you to join them in their fight for the

wild places and the wild birds. (See the ad on this page.) He writes for Lonely Planet travel guides, Birdwatching Magazine and Westchester Magazine. This column originally appeared in his Oct. 9, 2018, "Brian, Birdwatching" blog.

## THERE'S A WORD FOR IT

A vocabulary-building quiz By Edward Goralski

**Old Slang Time.** Recently the Travel Trivia website released a list of "12 Regional U.S. Slang Words You Should Know." The quiz this week is based on that list. "Each of the 50 states prides itself on having its own collection of colloquialisms thanks to the country's melting pot heritage and multiplicity of languages and cultures."

- |                                |                              |                         |                         |
|--------------------------------|------------------------------|-------------------------|-------------------------|
| 1. <b>bubbler (Wisconsin)</b>  | A) a baby                    | B) a drinking fountain  | C) a fizzy drink        |
| 2. <b>dibs (Chicago)</b>       | A) reserving a parking spot  | B) getting engaged      | C) placing a bet        |
| 3. <b>packie (New England)</b> | A) a group of friends        | B) a backpack           | C) a liquor store       |
| 4. <b>sluffing (Utah)</b>      | A) staying at home           | B) walking through snow | C) cutting class        |
| 5. <b>ayuh (Maine)</b>         | A) indicating agreement      | B) indicating annoyance | C) indicating amazement |
| 6. <b>grindz (Hawaii)</b>      | A) a daily routine           | B) good food            | C) a big wave           |
| 7. <b>juwn (Philadelphia)</b>  | A) a person, place, or thing | B) a favorite song      | C) a cup of coffee      |
| 8. <b>yinz (Pittsburgh)</b>    | A) whatever                  | B) a version of y'all   | C) yonder               |

**ANSWERS:**

1. B. A drinking fountain. Origin may involve water jugs used in one-room schoolhouses.  
2. A. Reserving a parking spot in winter using some sort of object. Originated during the city's 1967 blizzard that dumped 23" of snow on Chicago.  
3. C. A liquor store. Shortened form of "package store," a New England term for a liquor store.  
4. C. Cutting class. Term derived from "sloughing off," to shed or get rid of something.  
5. A. An informal way of saying yes, or indicating "you all," or "you ones." Also spelled "yunz."  
6. B. A term for good food. If it is extra delicious, one would say, "ono grindz." Also spelled "grinds."  
7. A. A catch-all term for a person, place, or thing. The word likely originated in NYC, coming from the slang word "joint," used to describe a dining establishment.  
8. B. A regional version of "y'all." A way of saying "you all," or "you ones." Also spelled "yunz."



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*continued on page 26e*

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# Having a Hearty Laugh Until it Hurts – at Your Expense

*“Laugh, laugh, I thought I’d die  
It seemed so funny to me  
Laugh, laugh you met a guy who  
taught how it feels to be  
Lonely, or so lonely”  
--Beau Brummels*

Few may be able to recall this 1964 song of comeuppance, aside from the author and possibly a few baby boomers, a song that finds laughter and bragging rights inflicted on a former lover for her indiscretions.

In common parlance, it’s a story of karma, basically cause and effect, that rights a wrong by self-inflicted punishment. The storyline of the song offers a life lesson, and to a degree, amorality. What the laughter suggests is a form of humor, where we find laughter in other people’s suffering, misery, misfortune and status in life.

It is also the basis of ethnic humor, and administered by those who think of themselves as wealthier, better looking or more virtuous or wise. Hence, finding it quite humorous to mock other people they believe they are better than while forgetful of the fact that in their “superiority” they, too, are not immune to death, accidents, unfortunate events and morbidity.

To place this in perspective, when the conquering Roman legions returned home from their triumphs and plunder, they paraded their booty, and prisoners – now slaves – in shackles through the streets to a jeering crowd. The Roman centurions would then have the prisoners shout to their captor “and you too will die,” to humble their captors to life’s reality.

Superiority humor is also found in the form of slapstick humor, where some people find it quite funny watching someone fall, believing it will never happen to themselves. And, when it does, they fail to see the humor in their pain. Well, he who laughs last, laughs the best. (Darn clichés!) It



By Richard Cirulli

does make the point, that other people’s pain and embarrassment is amusing to some sadistic people.

*“Laughter without a tinge of  
philosophy is but a sneeze of humor.  
Genuine humor is replete with  
wisdom.”  
--Mark Twain*

Well, philosophy has a lot to say about humor. Superiority humor goes as far back as Plato who believed what makes a person laughable is human evil, folly and self-ignorance. He also went on to say that superiority humor is derived from maliciousness.

This does beg the question: Should we laugh at Adam and Eve’s fall from paradise? Just think, there’s Adam and Eve living in paradise, clad in total bliss, before having an existential breakdown and deciding to eat the fruit of the scared tree to gain all wisdom, only to be thrown out of paradise for their stupidity. This beats any “Survivor” episode by a long shot. Hmm, maybe it was the pilot for “Naked and Afraid.”

The good news is this fall from grace was the genesis – no pun intended – of being an intellectual reaction to something unexpected, illogical or inappropriate in some way. This form of humor eliminates the zero-sum nature of superiority humor – I win, you lose – because I believe I’m better than you.

*“And we should consider every day lost on which  
we have not danced at least once. And we should  
call every truth false which was not accompanied  
by at least one laugh.”  
--Friedrich Nietzsche*

## Existentially Speaking

*“God is a comedian playing to an  
audience too afraid to laugh.”  
--Voltaire*

Below is a quick story by the philosopher Immanuel Kant, who had a quick wit when it came to incongruous humor.

The heir of a rich relative wished to arrange for an imposing funeral but lamented that he could not properly succeed, for (said he), “the more money I gave to mourners to look sad, the more cheerful they look.” Bada bing! Jerry Seinfeld, look out.

The quotes of Yogi Berra are excellent examples of incongruity humor, as we can see from a couple of his sayings below:

- “Nobody goes there anymore, it’s too crowded.”
- “It gets late early out here.”

Sadly, a reporter once told his audience after Berra was hit in the head by a foul ball, he was rushed to the hospital for X-rays, which showed nothing. A good example of superiority humor. But Yogi truly has the last laugh since his wit lives on in history, whereas the reporter is an unknown to history. Yogi was a true master of incongruity humor.

I’m going to add to Yogi’s quote my stating that nobody goes to (superiority) humor anymore, it’s too crowded. Because laughing at the physical and mental defects in others is simply grotesque. When someone stoops to such a low level, it is so sad and too painful to laugh at.

Be well. Be safe. Be happy. Be nice. Amor fati!

Dr. Richard Cirulli is a published author, playwright and retired professor. His body of works can be viewed at [www.demitasseplayers.com](http://www.demitasseplayers.com). He looks forward to your comments and can be reached at [profcirulli@optonline.net](mailto:profcirulli@optonline.net).

## Galef to Hold Climate Change Virtual Town Meeting Oct. 27

On Wednesday, Oct. 27, Assemblywoman Sandy Galef will host a ZOOM meeting titled “Our Climate Emergency” from 7 to 9 p.m. The meeting will feature distinguished panelists from Environmental Advocates of New York (EANY), New York Independent Systems Operator (NYISO) and Croton100.

Conor Bambrick, director of Climate Policy with EANY, will detail the Climate Leadership and Community Protection Act (CLCPA) passed by the state legislature in 2019. He will also describe upcoming legislation that lawmakers must pass to keep our state on track to meet the short- and long-term goals of the CLCPA.

Kevin Lanahan, vice president of government communications with NYISO, will discuss its work planning the power grid of the future and how it aligns with CLCPA goals, in terms of both adherence to clean energy and reliability standards. He will share what that grid will look like and how New York State will get there.

Eric Lewandowski, the Youth Action Coordinator with Croton100, will explain the toll the climate crisis takes on youth. He will address adults can support the

youth in their lives, using the work of Croton100 as an example.

“Although the COVID-19 pandemic persists, we are now able to move some of our attention to other issues of importance,” Galef said. “I know climate change is a topic of great concern to us all, and that is why I am hosting this meeting. I am looking forward to hearing from all of our speakers, who will help us grapple with the gravity of the situation while charting the way forward.”

The meeting can be accessed with video on the web via a ZOOM link. The meeting can also be accessed over the phone with a dial-in number. Either way, those joining the meeting will be able to make comments and ask questions. Those who wish to join the meeting should contact Assemblywoman Galef’s office to obtain the ZOOM link or call-in number by calling 914-941-1111 or e-mailing [galefs@nyassembly.gov](mailto:galefs@nyassembly.gov). Those who subscribe to e-mails from the assemblywoman will have these details delivered to their inboxes in the week leading up to the virtual town meeting.

## New York Times Showcases Examiner+ in Coverage

The New York Times showcased the launch of Examiner Media’s new digital newsmagazine Examiner+ on Oct. 5, citing the publication as an example of an industry effort to seek subscription support from readers online.

Examiner+, which debuted last Tuesday, is an in-depth news and

lifestyle online magazine published on the Substack e-mail newsletter platform.

The article discusses Examiner Media’s partnership with Substack. Examiner+ newsmagazine is the first effort by an existing print/web newspaper to start a new publication on the Substack platform.

“In creating a subscription publication for Substack, Examiner Media is testing whether a company known mainly for its ad-supported community newspapers – a sector of the media business that has struggled greatly in recent decades – can find success by asking readers to pay for news content online,” New York Times media reporter Marc Tracy observed in his coverage.

In the article, Tracy quotes Examiner

Media Digital Editorial Director Robert Schork discussing the centrality of distinguishing the outlet’s newspaper and website coverage from its digital newsmagazine content.

“It can’t just be a rehash of what we’re already serving up in print,” Schork remarked.

Readers receive Examiner+ coverage in sections delivered directly to their inboxes throughout the week, including News+Issues, Eat+Drink, Life+Style, Q+A and Views+Voices. On Saturdays, E+ distributes its Weekend+ Edition, which contains that week’s entire issue of stories, plus additional content.

In its first two days, the five-day per week Examiner+ highlighted its effort to report on meaty issues as well as cover the lighter side, with articles on Westchester’s vulnerability to climate change as well as a piece on eating vegan in Westchester.

Readers can subscribe to Examiner+ here: <https://www.examiner-plus.com/subscribe>.

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# Mosaic of Multicultural Eateries Emerge in White Plains

Downtown White Plains can now boast restaurants of almost every national persuasion. We have Italian, Irish American, Vietnamese, Indian, Greek, Israeli, Middle Eastern, Mexican has been exploding, a growing Peruvian presence, Colombian, Jamaican, Caribbean, Turkish, Mediterranean, Brazilian, Latin fusion, and more. Here is a tasty sampling.

**Ambadi Kebab & Grill, 141 E. Post Rd.** Mr. Alam of Mughal Palace in Valhalla brought White Plains this delightful grill that serves Indian and Halal food with many vegetarian and vegan options. Info: 914-686-2014 or visit [www.ambadiusa.com](http://www.ambadiusa.com).

**The Banh Mi Shop, 148 Mamaroneck Ave.** Once the doors were finally opened by proprietor Len Dang and his family, patronage began growing steadily. The foodie public had been clamoring for a Vietnamese restaurant in White Plains for a long time. Take-out. Limited seating. Info: 914-686-6888.

**Salsa Picante, 359 Mamaroneck Ave.** This past summer, David Dolores took the former three-story Esposito's Ristorante along Mamaroneck Avenue and gave it a big burst of south-of-the-border pizzazz. The street level offers a blackboard menu of casual specialties,



By Morris Gut

upstairs is a more formal dining experience and the dramatic rooftop has signature cocktails and specialties. Info: 914-358-1880 or visit [www.salsapicantemex.com](http://www.salsapicantemex.com).

**Colombian House, 175 Main St.** A second branch of this popular New Rochelle restaurant

has been in the works for White Plains for a year at the former Sofrito space. Once open, it will be serving a Latin menu. Info: Visit [www.colombianhouse.com](http://www.colombianhouse.com).

**Falafel Place, 204 Mamaroneck Ave.** Middle Eastern/Mediterranean food is the focus. The restaurant and take-out counter opened last summer and has been bustling. The company, founded by Chef Ori Apple, has another unit on Central Park Avenue in Yonkers and there is another location in Manhattan. Info: 914-902-0062 or visit [www.falafelplaceny.com](http://www.falafelplaceny.com).

**Cravin Jamaican Cuisine, 74 Mamaroneck Ave.** Peter Murdock brought authentic Jamaican food to Ossining's Main Street in 2015. Now he has opened a second location in downtown White Plains. The vivid flavors of the Jamaican kitchen are right here. Take a look. Info: 914-358-5111 or visit [www.cravinjc.com](http://www.cravinjc.com).

**Pisco Sour Bar & Restaurant, 49 Mamaroneck Ave.** Pisco Sour is the national cocktail of Peru and Chile. This bustling eatery opened a couple of weeks ago and is serving its Latin-fusion menu, but at this writing was still waiting for its liquor license. Specialties include a variety of ceviche and pollo a la brasa. Info: 914-358-1197 or visit on Facebook.

**Mint Restaurant & Lounge, 19 Court St.** Secrecy surrounds this sprawling space, but the paper has been removed from the windows and the interior boasts colorful tropical murals. Mint Premium Foods in Tarrytown denied any involvement. My guess is Indo-Asian, with a sister restaurant on Long Island which operates under the same name. Go to Facebook for the latest info. More on this as it develops. For a hint, visit [www.mintny.com](http://www.mintny.com).

**Qosqo Inka, 51 Mamaroneck**



La Panetiere's 36-year run will be coming to a close at the end of the month after owner Jacques Loupiac recently announced his retirement.

**Ave.** This spot is still in the works and takes its name from the Peruvian city, which is believed to have the oldest Incan civilization in South America. The signage says Peruvian American Rotisserie and cuisine. Info: 914-437-9520 or visit on Facebook.

**Fall Hudson Valley Restaurant Approaching**

This popular dining out promotion sponsored by The Valley Table Magazine will feature about 100 restaurants, including participants and some new establishments from throughout the Hudson Valley. Some of these stretch into Scarsdale, White Plains, Mamaroneck and New Rochelle.

Patrons are always anxious to cash in on the seasonal bounty at reasonable prices. Restaurants are expected to offer three-course luncheons for \$25.95 and three-course dinners for \$35.95. Sometimes there are caveats, so be sure to verify the hours and the menus. Reservations are advised.

For additional information and an up-to-date list of participating restaurants, visit [www.HudsonValleyRestaurantWeek.com](http://www.HudsonValleyRestaurantWeek.com).

**La Panetiere Closing**

Pulling up to La Panetiere in Rye with its lush flowery landscaping, the charm of entering the beautifully decorated dining room and enjoying the French cuisine was a treat in any season. Proprietor Jacques Loupiac has announced his retirement after an impressive 36-year run. La Panetiere had long set the standard for upscale country French cuisine in the region.

Recalling past visits, each course was always artfully plated. Gazing around the lovely genteel dining room during a meal was soothing. The setting went well with a sip of fine wine. It felt nice to be pampered in the Gallic way. Totally delicious, it was the best way to visit Paris without leaving Westchester.

There may still be time to score a reservation. Loupiac plans to close the restaurant by the end of this month. He is still



The pending arrival of Qosqo Inka, a Peruvian restaurant, on Mamaroneck Avenue in White Plains highlights the wide assortment of ethnic cuisine available to foodies in that community.

on the premises. No word yet on the fate of the property.

La Panetiere is located at 530 Milton Rd. in Rye. The restaurant is open for lunch, dinner and Sunday brunch. Reservations advised. Info 914-967-8140 or visit [www.lapanetiere.com](http://www.lapanetiere.com).

*Morris Gut is a restaurant marketing consultant and 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 by e-mail at [gutreactions@optonline.net](mailto:gutreactions@optonline.net).*



Ossining's Cravin Jamaican Cuisine now has a location in White Plains with all the vivid flavors that make its food special.

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## DMV, State Health Department Encourage Organ Donation Registration

In honor of Organ Donor Enrollment Day last Thursday, the state Department of Motor Vehicles (DMV) and the Department of Health urged all New Yorkers to consider becoming organ donors.

By registering with the New York State Donate Life Registry, people can offer hope to thousands of New Yorkers awaiting a life-saving transplant.

According to the U.S. Organ Procurement and Transplantation Network, 8,787 New York residents, including more than 110 children, are currently awaiting a life-saving transplant.

"It gives me great pride that DMV plays such a critical role in getting people to enroll as organ donors," said its Commissioner Mark J.F. Schroeder. "There is no greater gift that one can give than life, and I hope all New Yorkers who have not yet registered will consider doing so today."

Nationally, 17 people die each day while awaiting a transplant, according to the federal Health Resources and Services Administration. A person is added to the wait list every nine

minutes, and one organ donor can save up to eight lives. While 90 percent of adults nationwide say they support organ donation, only 60 percent are registered.

Registering through the DMV is among the simplest ways to sign up to be part of the organ donor registry. By far, the majority of people who enroll as organ donors do so through DMV. The agency enrolled more than 5.7 million of the 6.8 million consenting organ donors.

DMV customers can register as an organ donor by completing the donation section of their driver license or non-driver ID renewal application, by completing the voter registration form, or by visiting the DMV website at [dmv.ny.gov](http://dmv.ny.gov).

New Yorkers can also enroll in the NYS Donate Life Registry at [www.donatelife.ny.gov](http://www.donatelife.ny.gov).

"Over the past year-and-a-half we have seen New Yorkers support each other in remarkable ways," said Helen Irving, president and CEO of LiveOnNY, a nonprofit organization that encourages and works toward expanding the state's organ donor roster. "Signing up to be a lifesaving

organ donor is one more simple way to help your neighbors."

Other ways people interested in becoming donors can enroll in the registry include completing the application when obtaining health insurance through the NY State of Health Insurance Marketplace or by mailing a completed enrollment form to the New York State Donate Life Registry.

In recent years, New York took steps to boost organ donor enrollment. In 2017, 16- and 17-year-olds became able to enroll in the registry and the NYS Health Insurance Marketplace became a portal for registry enrollment.

Under "Lauren's Law," the DMV includes on its license renewal form the choice for New Yorkers to enroll in the NYS Donate Life Registry. Customers are required to check one of two boxes about organ donation for their application to be processed.

The law is named for Lauren Shields, a Rockland County resident who received a life-saving heart transplant at nine years old and who is now a strong advocate for organ donation.

"We are proud to be working with Gov. Hochul and her administration to inspire New Yorkers on this year's Organ Donor Enrollment Day to take action, to save lives and to heal our state through organ and tissue donations by enrolling today in New York's Donate Life Registry," said Aisha M. Tator, executive director of Donate Life NYS.

"One organ donor can save eight lives and restore health to 75 more people through tissue donation. I am confident that New Yorkers will choose to give hope to the 8,500 people who are in need of a lifesaving transplant by enrolling themselves as organ and tissue donors."

DMV also offers a Donate Life custom license plate to raise awareness and support critical research. When a consumer orders the plate, \$20 of the annual fee is provided to the Life Pass It On Trust Fund, which is used for organ donation and transplant research and educational programs promoting organ and tissue donation. Plates can be ordered on the DMV website at <https://dmv.ny.gov/plates/life-pass-it>.



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# Delving Into the Resurgence of Biodynamics



By Nick Antonaccio

Two weeks ago, we explored the numerous claims made for food and wines that are “natural” or “organic.” Producers and marketers use these terms loosely and indiscriminately.

This art of making wines in harmony with nature was once prevalent across all early wine regions. Before the Industrial Revolution, man, out of necessity, was reliant on nature, and learned how to live in harmony with the natural order of Mother Earth, in order to produce exceptional wines.

The Industrial Revolution, with the introduction of petroleum-based products, changed the winemaking landscape. Chemical pesticides, herbicides and fertilizers were inexpensive, easy to apply and increased crop yields. Many winemakers abandoned established vineyard products and techniques and adopted practices that stripped the earth of natural elements and adulterated grapes with unnatural chemicals.

But a number of winemakers persisted in plying traditional methods.

I have vivid memories of watching my grandfather tend his home garden and make his homemade wine every year, following

centuries-old techniques passed down from father to son; mixing the right manure tea for each crop and following the path of the moon across the night sky to determine the precise time to plant crops, pick vegetables, ferment, rack and bottle wine.

At a recent tasting of Chateau Maris wines from the Languedoc region in southwest France, I sampled wines that were unique. The grape varieties were common to the region, but the aromas, flavors and overall profile of the resulting wines were very uncommon. They were fresher and livelier than wines from nearby vineyards and wineries.

Why? I spoke to the distributor, who was very anxious to tell the winery's story. The wines are produced according to centuries-old methods, which they hope to sustain and spread throughout the region.

The distributor summarized the winemaker's approach: “We see the soil, the vines, the weather, the insect and animal life in the field and the men, women and horses that work it as part

of the same, interdependent living system.”

He expanded, explaining that the winery owners view their role as that of farmers and their mission to sustain the land for the enrichment of future generations. Their credo is to place nature in the hearts of man and man at the heart of nature.

Here are examples in the seasonal life

**You Heard It  
Through the  
Grapevine**



cycle that take place at Chateau Maris.

**1. In the vineyards.** Cover crops are a key element. Planted to eliminate weeds, these crops also provide fodder for sheep and goats that roam through the vineyard rows. In turn this keeps the crops in check and fertilizes the soil along the way. After harvest, the crops are tilled, by horse-drawn plows, to nurture the soil for the next growing season.

Farmers also encourage predatory birds and insects to colonize the vineyards. Owls and hawks deter grape-loving birds from the vines; ladybugs keep beetles and other enemies in check. And the farmers harvest their grapes by hand – at night, after a full moon – to capture the full flavor of the grapes.

**2. In the winery.** Chateau Maris includes

a winery and wine cellar built into the side of a hill, partially below ground, to eliminate the need for artificially cooling the facility. The walls and floor are built with bricks composed of hemp (grown on the farmland) infused with lime to insulate the building and to maintain optimal temperatures. Natural yeasts found in the vineyard are utilized to induce and enhance fermentation. Solar panels provide needed power.

**3. Beyond the winery.** Lightweight, recycled bottles are used to reduce the carbon footprint of the wines when shipped. Wines are shipped from France to the eastern United States warehouses by cargo ship (and commercial sailing ships in the future). This creates a smaller footprint than for American wines shipped by truck to New York from California.

Crafting wines while living in harmony with nature is a noble endeavor. While there is a price to be paid by biodynamic winemakers – lower harvest yields, additional cost of labor – the end results are wines like no other. Clean, fresh, vibrant – just as nature intended – for generations to come.

*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.*

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# NWH's Pediatric Experts Offer Healthy Routines for Kids

To help kids adjust to an unusually stressful school year, Northern Westchester Hospital (NWH) gathered a panel of pediatric experts to talk about how parents can help their children develop healthy routines.

The event, held by Northern Westchester Hospital's Center for Healthy Living in collaboration with Phelps Hospital and Cohen Children's Medical Center, both part of Northwell Health, provided strategies for homework, exercise, nutrition and good mental health, as well as the latest information on COVID-19 vaccines.

The panel included Dr. Lauren Adler, pediatrician and lead physician at Northwell Health Physician Partners Westchester Health; Dr. Cindee Ivker, pediatrician and lead physician at Northwell Health Physician Partners Westchester Health; and Dr. Vera Feuer, associate vice president, School Mental Health, Northwell Health and director, Pediatric Emergency Psychiatry and Behavioral Health Urgent Care, Cohen Children's Medical Center. The discussion was moderated by Amy Rosenfeld, community outreach program manager for the Center for Healthy Living and Community Health team at NWH.

**Backpacks:** Some backpacks weigh more than 20 percent of a child's body weight. When backpacks are too heavy, they can pull children forward, potentially causing back and neck strain and leading to falls and other dangerous safety issues. Check the construction on your child's backpack. Are side straps wide enough? Are they padded?

**Screens:** Kids spend more time than ever looking at computer and TV screens. Potential issues include eye strain due to poor lighting and the effect of tracking fast moving objects on video games. Make sure kids don't sit too close to screens.

**Exercise:** Children ages 6-17 need at least 60 minutes of physical activity a day. Aerobic and weight-bearing activities,



To stay healthy, it's important that children two and up wear masks.

such as running, jumping and pushups, are important for bone growth and promote mood-boosting hormones that decrease anxiety and depression. After being sedentary for the past year, help youngsters get back in shape. Make sure they stretch to avoid injury.

**Sleep:** Between ages 6-13, children need nine to 11 hours of sleep; teens 13-18 need eight to 10 hours. Sleep improves attention spans, behavior and the ability to learn. Too little sleep raises the risk of anxiety, obesity and depression.

Younger children who miss naps become overtired and over stimulated. To improve your child's sleep quality, make sure to encourage physical activity during the day and create a bedtime routine. Use this quiet time to encourage children to share any worries. Use bedtime routines to help children who have anxiety rehearse and

prepare for the day ahead.

**Nutrition:** If you want your children to develop good eating habits, be a good role model and involve kids in shopping, healthy meal planning and prep. Make healthy snacks as or more accessible than unhealthy snacks. Keep cut up fruit and vegetables or a bowl of grapes on the table for easy grabbing.

**Homework:** Make sure your child has an efficient place to study. While some can do their work at the kitchen table, others do better with a quiet space in their bedroom. Children should not study lying in their beds or on the floor. Make sure computer screens are at eye level.

**Help kids focus:** Make sure children get down time with a break and snack before starting homework. Have them move around and exercise between school and study, and make sure they are hydrated.

Help them avoid procrastination by creating to-do lists that divide work into manageable chunks.

**Getting help:** If your child is not meeting developmental milestones, speak to your pediatrician. It is important to identify and recognize delays as soon as possible because early intervention helps kids reach their maximum potential. If children are really having trouble concentrating, reach out to their school to see how they're doing and consider an assessment.

**Signs of Stress:** Children who are irritable show lack of interest in activities they used to like, and often complain about headaches and stomach aches. They may be showing signs of stress. If you need help, guidance or mental health support, contact the school counselor, parenting groups or free, pandemic-related resources and emotional support hotlines.

**COVID-19:** The United States has had over five million cases of pediatric COVID-19, about 15 percent of all cases. Though most pediatric cases are mild or asymptomatic, children can spread COVID-19. To avoid spreading COVID-19 among unvaccinated children, make sure everyone wears masks, socially distances and washes their hands. Children two and up should wear masks, and parents should enforce this as a rule, not a personal choice. Parents must also serve as role models.

**Getting kids vaccinated:** The great news is that kids ages 5-11 will be able to get vaccinations, likely around Halloween. The Centers for Disease Control and the American Academy of Pediatrics recommend that children be vaccinated. It's very important that parents realize that doses are different for children of this age. So even if your child is 11, they should not get the same dose as a 12-year-old. Vaccination is a critical tool in fighting COVID-19.

## Leading Investment Firm Partners With Pace Law on Investor Rights Clinic

The Elisabeth Haub School of Law at Pace University has received a generous five-year grant to name its Investor Rights Clinic after RealFi Financial LLC, a leading, technology-driven, alternative investment management firm.

The newly-named RealFi Funding Investor Rights Clinic is recognized across the country as a leader in arbitration and securities dispute resolution, and is considered one of most unique experiential learning opportunities at the Elisabeth Haub School of Law.

For the past 25 years, the RealFi Funding Investor Rights Clinic has provided students with direct legal experience under the supervision of licensed attorneys who are not only great practitioners, but also trained in individually educating and mentoring students. The clinic makes a tremendous impact on the community by providing access to the justice system to investors of modest means otherwise unable to afford representation.

Under the auspices of John Jay Legal Services, Inc., a nonprofit legal services firm that houses and runs the clinic and externship programs at the Elisabeth Haub School of Law, student interns in the RealFi

Funding Investor Rights Clinic represent small investors with claims against their brokers in arbitration and mediation proceedings before the Financial Industry Regulatory Authority (FINRA).

Since its inception, more than 200 students have participated in the clinic, reviewing hundreds of inquiries and handling about 100 cases for investors. Clinic students have secured almost \$900,000 in recovered funds for their clients.

"We deeply appreciate RealFi's generous gift, which will help the clinic continue to expand its important work to bring access to justice to small investors and provide our students with additional educational and advocacy opportunities," said Professor Elissa Germaine, executive director of John Jay Legal Services and director of the RealFi Funding Investor Rights Clinic.

The grant from RealFi was inspired by its founder and CEO John C. Lettera, who is a 1999 graduate of Haub Law and also serves as an adjunct professor at the law school, teaching corporate finance to upper level students.

"Much of my success is rooted in the foundation I received at the Elisabeth Haub School of Law," Lettera said. "I have always



Administrators and faculty from the Elisabeth Haub School of Law at Pace University is now partnering with RealFi Financial LLC on its investor rights clinic.

had a passion for teaching and am addicted to the challenge of how to get students even more engaged in learning. I can't teach every student in the world, but I can make a difference for the ones I teach."

Lettera is another alumni success story for the Elisabeth Haub School of Law. He has over 21 years of legal experience and 27 years experience in real estate debt originations and acquisitions as well as equity investing.

He founded and has successfully managed two financing funds worth over \$100 million.

At RealFi, based in White Plains, he employs 16 graduates of Haub Law, building and mentoring a management team with a diverse combination of legal, financial, management, real estate, transactional and investment skills. His teaching and philanthropic commitments are among many contributions to the law school, as he generously lends his expertise on panels and his broad network for fundraising events.

In 2013, he received the distinguished Haub Law Leadership Award recognizing his support.

"John's commitment to Haub Law is an inspiring example and we are so grateful to have his support," said Horace E. Anderson Jr., dean and professor of law at the Elisabeth Haub School of Law. "He lends his time and resources in so many ways to the school — as a teacher, expert, mentor, connector, and philanthropist. He is truly making a difference in student's lives and this gift will further enhance the rich educational experience of our Investor Rights Clinic to put classroom learning into practice."



# Most Americans Ill-Prepared for Natural Disasters. Are You Among Them?

At a time when natural disasters are growing in frequency, most Americans are not physically or financially prepared to handle them.

According to a new Wells Fargo & Company survey, 84 percent of Americans live in areas that have experienced some form of natural disaster in the past three years and 54 percent live in areas that have experienced severe natural disasters – hurricanes, tornadoes, floods, wildfires or earthquakes.

Despite these sobering statistics, 71 percent admit they don't have a detailed emergency plan and 16 percent haven't thought about emergency planning at all. Even those with some kind of plan seem anxious that it's inadequate. Indeed, 40 percent of those surveyed described their planning style as "barely covered."

According to Rullah Price, head of Public Affairs Resiliency & Enterprise Incident Communications at Wells Fargo, these survey insights can help you tighten your emergency plan.

## Plans Often Incomplete

The 29 percent of Americans who do have an emergency plan prioritize having food and water supplies (78 percent), emergency cash (63 percent), access to important documents (61 percent) and a planned transportation/evacuation route (59 percent). Items of slightly lower priority include a plan for medical needs (54 percent), a family communication plan (52 percent), a shelter plan (49 percent) or plan



for pets (44 percent).

"Most people's plans are lacking detail," Price said. "For example, only a quarter of respondents have outlined specific plans for members in the household of different ages. This is incredibly important for vulnerable ones like children and seniors."

Price points out that less than one-third of respondents have a go-bag packed in case of natural disaster and many of those with cars don't keep their gas tanks filled halfway for emergency evacuation. Ensure your plan includes these details. You should also have an emergency kit containing

supplies for several days.

## Most Not Financially Prepared

In addition to lacking a physical plan, most Americans are not financially prepared for disaster. Only 44 percent have started an emergency savings account and 39 percent say they have no emergency cash in the house.

"We're evolving into a cashless society, but during an emergency, you may not have access to an ATM, and credit cards may not work if electricity is out. Be prepared for all possible events," Price said.

The study also found that only 43 percent of Americans have a consolidated file of important records and receipts safely stored digitally and in a waterproof, fireproof container. And only 55 percent have recently reviewed their insurance policies to ensure they have the right types and amounts of coverage.

"Contact a qualified financial counselor who can help organize your finances for an emergency," Price said. "Less than a quarter of respondents have done this."

## Communication is Key

Although most Americans are likely to be directly affected by natural disasters at some point in their lifetime, only 32 percent have had a conversation with family members about how they would locate each other if they were separated during such an event.

The survey revealed that only 37 percent of parents have discussed the possibility of disasters with their school-age children, only 36 percent of parents have made plans for school-age children in case they can't get home and just 13 percent have discussed disaster plans with their neighbors or community.

"Because a natural disaster can occur anywhere, any time, it's crucial to have a detailed emergency plan and communicate with your family how you will protect one another," Price said.

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