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PUTNAM COUNTY'S LOCAL NEWSPAPER

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WEDNESDAY, AUGUST 21, 2024



Area youth recently performed in "Annie Kids," which was organized through a collaboration between the Mahopac and Kent public libraries. Provided photos.

'Annie Kids' Gets Two Thumbs Up! Presented by Kent & Mahopac Libraries



Area youth concluded a production of "Annie Kids" at Mahopac Falls School on Aug. 9 and 10, in a collaboration between the Kent and Mahopac public libraries that was not only free for families to participate in – but also free for the community to enjoy.

"Watching our children sing, dance and act on stage in this nurturing environment was truly heartwarming," said organizers. "The program fosters creativity, allowing all participants to learn the importance of dedication to the written word."

The journey began with auditions in May, followed by weekly rehearsals starting in June. By July, rehearsals increased to twice a week, culminating in a final tech week in August, when participants brought everything together on stage.

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From left are Feast of San Gennaro organizer Wendy Wulkan Jacopino, Putnam County Executive Kevin Byrne, Honorary Grand Marshal Frank Lombardi, Italian American Club of Mahopac President and Grand Marshal Giulio Cefaloni, IAC member Anthony Scannapieco and organizer Cody Pomposello.

San Gennaro Feast Planned in Sept.

Putnam County will celebrate its inaugural Feast of San Gennaro from Thursday, Sept. 26 through Sunday, Sept. 29 at Veterans Memorial Park on Gypsy Trail Road in Carmel. The grand marshal for the feast will be Italian American Club of Mahopac President Giulio Cefaloni, and the honorary grand marshal will be Carmel Town Councilman Frank Lombardi.

A statue procession of San Gennaro is scheduled Thursday, Sept. 26 at 6:30 p.m.

Food, music, rides and other activities will be offered Thursday from 5 to 10 p.m., Friday from 5 to 11 p.m., Saturday from noon to 11 p.m., and Sunday from noon to 10 p.m.

The statue originated in Naples, Italy, and made its way to New York in 1926, where it was carried through the streets of lower Manhattan, known as Little Italy. With the assistance of Fr. Quarato, Fr. Peter Pomposello and Bill Russo, the San Gennaro Committee was able to secure this statue for the feast. It is on loan from Most Precious Blood Church on Baxter Street.

San Gennaro was the bishop of Benevento, Italy, and died a martyr for his faith in 305 AD. He is the patron saint and protector of Naples, Italy. Neopolitans pray to him for protection in emergencies, such as fires, earthquakes, plagues, *Continued on Page 8*

Putnam Ranked 8th Safest County In America

In a report released earlier this month, US News & World Reports has named Putnam County the eighth safest county in America.

In the report, communities across the country are ranked by a series of metrics across "three key areas" – crime, injuries, and public safety capacity. According to pending 2024 data, Putnam's crime rate shows a decline of 15 percent in 2023.

This report comes on the heels of Putnam consistently being ranked one of the healthiest counties in New York State and the country.

"Putnam County is a place where anybody, regardless of their background, has an opportunity to be healthy and successful," said County Executive Kevin Byrne. "This recognition is a testament to the hard work of all who have

made public safety a priority and a reflection of the remarkable people who call Putnam County home."

He noted that the county has "incredible individuals" working in emergency services, law enforcement, rehabilitation, prevention, education and treatment, "and we have successfully worked to foster a safe environment for all to thrive."

Sheriff Kevin McConville said that while he is pleased with the ranking, his goal is for the county to be number one.

"This achievement is the result of the hard work of our deputies, investigators and corrections officers," he said. "Every member of the Putnam County Sheriff's Office is well trained and aware of their role in keeping our

Continued on Page 15



Brittany Carrasco will host the Aug. 22 open-mic event at Studio Around the Corner in Brewster.

Share Your Talent at Summer Coffeehouse

The Town of Southeast Cultural Arts Coalition will host a Summer Coffeehouse on Thursday, Aug. 22 at 8 p.m., at Studio Around the Corner at Old Town Hall, Suite 101, 67 Main St., Brewster.

Poet Brittany Carrasco will

host this unpredictable open-mic-style evening of poetry, acoustic music, comedy and stories. Don't miss the chance to participate in a supportive, cabaret-style environment – or just watch.

Signups to perform start at 7:30 p.m.

Admission is \$5 at the door, and refreshments will be served.

The next coffeehouse event is scheduled Nov. 7.

For more information about TOSCAC's upcoming events, or to volunteer, visit www.culturalartsco.com.

Letters to the Editor

No Single Person Owns the Flag

Dear Editor:

I write today because Congressman Mike Lawler recently said Democrats hate America. Well, I am a disabled services provider and advocate, community volunteer, historical speaker, lifelong Putnam County resident and proud Democrat.

I can say with my whole heart and soul that I love America! I know how lucky I am to be an American. I don't think it ever lost its greatness.

However, what I truly do disdain are bullies and phonies like Mike Lawler, Trump, and the entire MAGA movement that has infected the Republican Party. Bullies like Mike Lawler who disrespect a Gold Star Mother in his district, mock the disabled to gain MAGA brownie points, and who spend more time attacking his detractors instead of doing the work of the people.

Lawler pretends to be moderate because he thinks no one is paying attention. He is too spineless to wear the red hat but also too feckless to stand up against the MAGA hate machine.

He voted with the MAGA wing of the party more than 80 percent of the time; he backed the extreme views of Mike Johnson and voted for him as speaker of the House. He has called to defund the FBI and DOJ; he allows the poisoning of our waterways while lining his pockets with oil and gas money. He sold out the brave people fighting in Ukraine in their time of greatest need; and, finally, he has time and again failed to protect a woman's right to her own body and health. He is far from a moderate and I am so done with hearing that lie.

I am tired of the bullies in every area of the MAGA movement. The Republicans sold their souls to Trump and allowed the charlatans to hijack the party of Lincoln. They normalized hate speech and built a tent big enough for the likes of the proud boys and David Duke. In the past year alone, in just our county, I have seen MAGA bullies "boo" children – including special needs children at a local Christmas parade. Elected officials saying horrible, sexist and racist (things) online, without any checks or fears of repercussion at the ballot box.

These MAGA folks act as if they own the flag. They do this while backing a criminal who disrespects our veterans. A man who sides with dictators like Putin, Xi and Maduro because he wants to be a dictator just like them. They cheer while our rights and benefits are stripped away. As the Supreme Court, a court that he, himself, packed, conferred the powers of a king to the office of president. They ignore the truth of Jan. 6 and perpetuate the big lie.

I am tired of these bullies targeting the marginalized, minority communities and anyone who does not fit their definition of a "loyal American." They seek to divide us and make us hate our neighbors. They fail to see that the beauty and strength in our

diversity is, indeed, what makes America great.

Mike Lawler does not get to define who does or does not love America. He does not own the flag; it is not his right to decide what an "American" is or is not, or what patriotism looks like. Moreover, his rhetoric on this is dangerous and shameful.

But I got news for Mike Lawler and all politicians like him – that's over now. People from all ends of the political spectrum are done with this nonsense. We are done being told who to hate or who to fear, what book you can or cannot read, what choices you make about your body and, finally, what makes a proud American.

We want hope and dignity in government again. We demand policy that helps all people, not just the few. Most of all we love this country, we believe in its promise and we will work tirelessly every day to ensure we live up to its great promise.

No one person owns the flag. That flag represents all of us – do not wrap yourself in it while defiling its very meaning.

So, yes, I am a Democrat, and my God do I love this country so much and I know I am not alone.

*Zach Disador
Brewster*

Grateful for Slater

Dear Editor:

The ongoing migrant crisis is a major issue facing New York State. This is a direct result of the Biden/Harris open borders policy, coupled with New York's insane sanctuary state policies that invite illegal immigration into our communities.

Thankfully, Assemblyman Matt Slater has been a strong voice in Albany, shining a bright light on the state's continued mismanagement, which is costing taxpayers \$4.3 billion. Assemblyman Slater has sponsored comprehensive legislation that would end New York State's sanctuary policies, allow ICE agents to apprehend illegal immigrants who break our laws, and protect hardworking taxpayers by putting an end to the no-bid contracts New York City has deployed.

In fact, a recent audit by the NYC comptroller concluded that 80 percent of millions of our hard-earned tax dollars, which has been spent by NYC, should not have been allowed in the first place. This included \$1.7 million for unoccupied hotel rooms, wasting 100,000 meals and overpaying \$2 million on security subcontractors.

All of this could have and should have been avoided with the proper oversight by New York State, which our assemblyman has been demanding.

I am extremely grateful for Assemblyman Slater's voice and leadership on behalf of Hudson Valley taxpayers. He always stands on the side of common sense.

*Anthony Zito
Southeast*

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is available at the following locations EVERY WEEK, and prints the OFFICIAL NOTICES for PUTNAM COUNTY, the towns of CARMEL, PATTERSON, SOUTHEAST, KENT AND BREWSTER VILLAGE

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Affordable Energy Pilot Program

The New York State Public Service Commission has approved the implementation of the Energy Affordability Guarantee pilot program, providing a plan for the design and implementation of an energy affordability pilot program for low-income households who fully electrify their space and water heating through the EmPower+ program.

This pilot program will provide approximately 1,000 participants with tailored bill assistance to ensure they pay no more than 6 percent of their annual household income toward electricity costs.

To be eligible for the guarantee, the customer's home must meet the income eligibility standard for low-income programs, which is set at annual household income equal to or lower than 60 percent of the state median income; and the customer must also be electrified through the EmPower+ program.

The initiative, administered by the New York State Energy Research & Development Authority, provides no-cost and subsidized energy efficiency and clean energy upgrades for low-to-moderate income households.

"This effort will be a game-changer for low-income families, as we seek to balance the equally important goals of decarbonizing our housing stock, while advancing energy affordability for low-income customers," said PSC Chairperson Rory Christian.



The ensembles of the Putnam Chorale perform in the summer and during the winter holidays, expanding from the classical repertoire to include jazz, Broadway show tunes, Americana and other genres.

Putnam Chorale Welcomes New Voices for 40th Season

The Putnam Chorale will begin its fall season in September, preparing for its 40th anniversary concerts to be held in December. “With Strings Attached, A Putnam Chorale Holiday” will showcase Saint-Saens’ “Christmas Oratorio,” Vivaldi’s “Gloria,” and music by the contemporary composer Ola Gjeilo.

The 60-person chorale will be accompanied by an ensemble of string instrument musicians.

The Putnam Chorale began singing in 1984 and remains the largest community chorus in the county, drawing nearly 60 singers from Putnam, Dutchess and Westchester. In the fall of 2023, the chorale began a new season under the direction of Dr. Jason Tramm, music director, orchestra conductor, podcast host and artistic consultant.

“I selected the Vivaldi ‘Gloria’ work for this semester for two reasons: It’s a classic and beautiful work,” he said. “It was also written during Vivaldi’s tenure as composer at the Pio Ospedale della Pietà, a convent, orphanage and music school that was renowned in the early 1700s for its advanced choral ensemble – composed only of women and young orphaned girls.”

After the chorale’s 40th anniversary concerts, members – as part of the Viva Vivaldi Festival Singers Tour – will reprise this

work in May 2025, when they will travel and perform in Rome, Assisi and Venice.

“The final concert will be held at the same orphanage where Vivaldi’s ‘Gloria’ was composed and first performed,” explained Tramm.

In discussing the chorale’s robust membership growth, President Nick Simonelli explained that singing is therapeutic, fun and collegial.

“It allows for an immediate connection with other singers and audiences, and it brings a sense of hope, teamwork and inspiration rarely found in other pursuits,” he said.

Due to the variety of Putnam Chorale’s programming, and the opportunities to sing both in the fall and spring and in specialized ensembles that perform during the winter holidays and in the summer, the chorale has drawn new members from around the region. With the fall semester beginning next month, the chorale seeks to increase numbers from 60 to 70, so that it can aptly perform the new works Tramm selected for its 40th anniversary concerts.

Prospective singers can contact the chorale at contactus@putnamchorale.org or 845-520-7574. Registration and rehearsals begin Thursday, Sept. 5 at 7 p.m., at the Carmel High School Music Building, 30 Fair St. Rehearsals will then switch to Mondays at 7 p.m. for the remainder of the season.

Tuition is \$135 per person and includes the music scores.

Registration is open to all members of the community that have prior experience singing in a choral group, choir, or who previously or currently sing in college or high school. No auditions are held, except in order to properly place the singer in the appropriate section. Recordings, sectionals and supportive members help with learning the music.

Beyond the in-person concerts, videos of chorale performances appear regularly on local public access cable channels.

NY Invests in Health Care Workers

Three workforce investment organizations – including 1199SEIU Training & Employment Funds – will receive awards totaling up to \$646 million over the next three years to implement the Career Pathways Training Program, which will recruit and train thousands of new health, mental health and social care workers across New York.

This program, made possible through the governor’s 1115 New York Health Equity Reform Waiver approved in January, will also provide new career advancement opportunities to many current health care workers throughout the state.

This funding will help the workforce investment organizations conduct outreach and recruit thousands of new workers for participation in the program; provide tutoring and other academic support such as apprenticeship and mentorship programs; and supplement tuition program fees, textbooks and supplies.

In addition, the program will aid participants in job readiness and placement to meet service commitments; provide educational programs for new and current

workers, including application and enrollment assistance; help form partnerships with educational institutions and other stakeholders to increase career opportunities for participants; and perform data collection and reporting on performance metrics, spending and other information.

Through the program, the workforce investment organizations will address statewide workforce shortages by subsidizing education and training services to provide holistic educational and professional placement support for New Yorkers in the program who are newly entering the workforce or advancing their careers.

Participants must fall under one of the eligible titles specified in the waiver and make a three-year service commitment in their new professional title to Medicaid providers that serve at least 30 percent of Medicaid members and/or uninsured individuals.

Career training will be organized to support both new careers in health, mental health and social care, and career advancement in these fields.

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Martin C. Carl, 79, August 9, Beecher Funeral Home, Brewster, NY, (845) 279-3615.

Gary Wilkinson, 70, August 3, Beecher Funeral Home, Brewster, NY, (845) 279-3615.

Carmel

Betty Marie Behr, 92, August 4, Cargain Funeral Home, Carmel, (845) 225-3672.

Anthony J. Berardi, 51, August 5, Cargain Funeral Home, Carmel, (845) 225-3672.

Robert “Bob” J. Baisley, 87, August 7, Cargain Funeral Home, Carmel, (845) 225-3672.

Claire Emanuele, 90, August 9, Cargain Funeral Home, Carmel, (845) 225-3672.

Donald “Bud” Clarke Jr., 60, August 6, Clinton Inc Funeral Homes, Cold Spring, (845) 265-3333.

Mahopac

Sophie C. Gardineer, 96, August 9, Cargain Funeral Home, Carmel, (845) 225-3672.

John L. Lemmens, 79, July 23, Joseph J. Smith Funeral Home, Mahopac, (845) 621-1992.

Cold Spring

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Patrick Roche, 40, August 4, Beecher Funeral Home, Brewster, NY, (845) 279-3615.

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ARE YOU READY FOR THE SUMMER SEASON?



Tree on Powerlines Erupts in Flames

Mahopac Volunteer Fire Department worked to extinguish a fire caused by a tree that had fallen on primary power lines on Buckshollow Road at about 5 p.m. Aug. 9. The street was temporarily closed from Route 6 to Astor Drive, while New York State Gas & Electric was called to the scene.

Nutrition Corner

By Allison J. Stowell
MS, RD, CDN



All About Corn

Summer is all about fresh produce and no doubt that makes August the time for fresh corn. Versatile corn is packed with nutrition and ready to round out many dishes and recipes. Pick up local corn at your nearby market and add it to your menu today.

Nutrition

One cup of sweet corn offers important micronutrients (vitamin B and Magnesium). It's also rich in fiber and provides about 5 grams of plant-based protein. However, with 41 grams of carbohydrate, it's important to remember that corn can also raise blood sugar levels (especially if it's not balanced with additional protein and/or dietary fat). It's particularly essential to keep this in mind when adding corn to another carbohydrate-rich food (like beans, breads, or other grains).

Cooking Corn

Fresh August corn is delicious "as is" without anything added (even raw in salads or soups) or prepared in a variety of ways. When cooking in water, it needs just a couple of minutes to retain its nutrition and fresh bite. Alternatively, try grilling it with all husks removed (coat well in olive oil) to caramelize the kernels and develop a sweet, roasted flavor. I recommend preparing extra, cutting kernels off the cob, and combining with black beans and avocado. Then season with oil, lime juice, salt, pepper and smoked paprika (add edamame beans for extra protein). You can also grill it with husks on to "steam" it. Enjoy these leftovers in an array of recipes like the one below. Lastly, wrap cobs in foil with added seasonings and oil or a bit of butter to create fun sides like Mexican street corn (visit Hannaford.com for a fantastic recipe).

Allison Stowell MS, RD, CDN is a registered dietitian for Hannaford Supermarket. For more information on free, virtual nutrition classes and more, email: astowell@hannaford.com.

Grilled Clams with Buttered Corn (1 Guiding Stars) Hannaford.com

Grilled clams are sure to be your favorite summer meal. Finish with buttery corn and herb sauce and dip your crusty bread for a flavor overload.

Ingredients:

- 1/2 cup (1 stick) unsalted butter, divided
- 1 clove garlic, thinly sliced
- 1 cup fresh corn kernels (about 1 ear)
- 1/4 cup dry white wine
- 1/4 cup chopped parsley
- 2 Tbsp. chopped chives
- 1/4 tsp. crushed red pepper
- 48 to 50 littleneck clams, scrubbed (3 to 3 1/4 lbs.)
- Baguette slices, to serve
- Olive oil, for brushing

Directions:

Melt 1/4 cup butter in a saucepan on medium-low, until foamy. Add garlic and corn and cook, stirring frequently, until garlic is translucent, about 1 minute. Add 1/4 cup water and simmer until corn is bright yellow and starts to soften, about 2 minutes.

Add wine and simmer until slightly reduced, about 30 seconds. Add the remaining 1/4 cup butter, 1 tablespoon at a time, whisking constantly, until sauce is thick enough to coat the back of a spoon. Remove from heat and stir in parsley, chives, and crushed red pepper. Season with salt. Keep warm until ready to serve.

Preheat grill to medium. Place clams directly on the grill. Cook 5 to 10 minutes, removing as soon as clams pop open. Carefully transfer clams to a large bowl, discarding any that have not opened. Brush baguette slices with oil and grill 1 to 2 minutes per side, until lightly toasted. Pour sauce over the clams. Serve immediately with grilled bread.

Tomato, Bacon, Onion and Cheddar Scramble

(Family Features)

Tomato, Bacon, Onion and Cheddar Scramble

Ingredients:

- 1 Minute Chicken & Herb Seasoned Rice Cup
- 1 tablespoon butter
- 1/8 cup diced onion
- 1 egg, lightly beaten
- 2 strips bacon, cooked and crumbled
- 1/4 cup diced tomato
- 1/4 cup shredded cheddar cheese
- sliced scallions or parsley, for garnish (optional)

Directions:

Heat rice according to package directions.

In medium, nonstick saute pan over medium heat, heat



butter. Add onion and saute 1 minute.

Add egg to pan and cook, stirring frequently, until scrambled and cooked through.

Add rice, bacon and tomato to pan; stir to combine until heated through. Stir in cheese. Garnish with scallions or parsley, if desired, and serve.

1 Servings: 1

Source: Minute Rice

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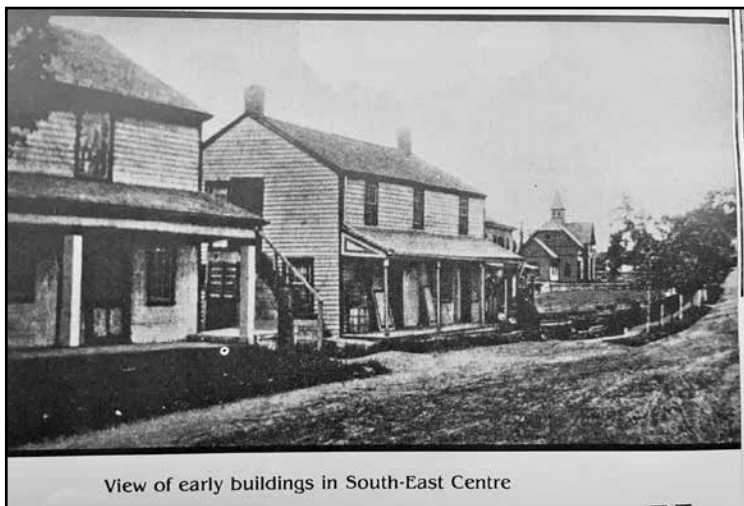
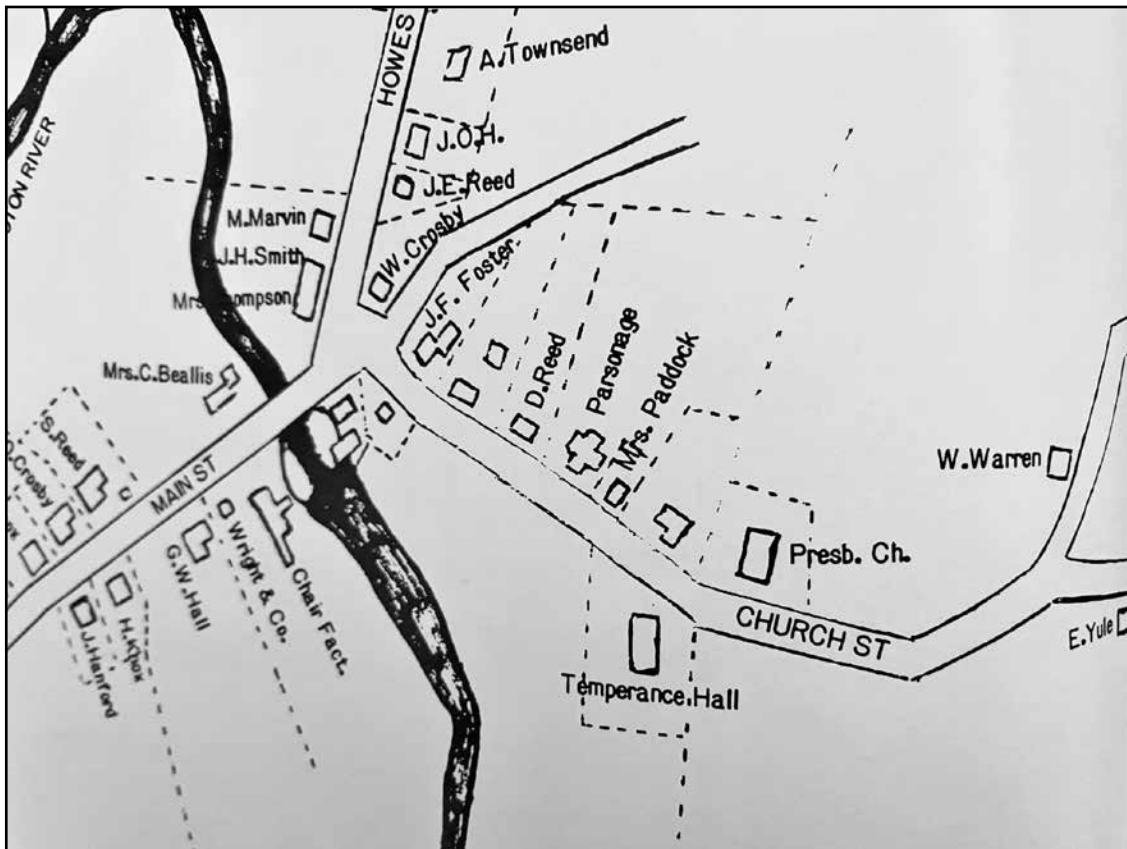
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History Column

Jack Alcott, Southeast Historian

From Church Street to Sodom



View of early buildings in South-East Centre

Prior to the flooding of the Sodom Reservoir (aka East Branch Reservoir), that section of Brewster – despite its ominous and licentious biblical name – was the religious heart of Southeast Centre before 1860.

The town’s classically colonnaded Presbyterian Church stood on a bluff there until its removal, along with 28 homes and other businesses in the bustling Sodom hamlet that included sawmills and a factory, to make way for the reservoir about 1893.

Note “Church Street” on the accompanying map, which is now reduced to a shortcut over to Route 22 and Interstate 684.

Also, Howes Street, now Brewster Hill Road, which is the route to the high school.

Not only was there a church, but a Temperance Hall and parsonage.

When the first trains came to Brewster in 1849, the village boomed and drew much of the population away from Southeast Centre (along what is now Route 22 into Sodom).

Churches, including the Pres-

byterian, all moved “downtown” with the growing population center, which explains the village’s picturesque spires, steeples and towers.

With all the straitlaced, religious types occupying the village, there was allegedly a movement (think Temperance) to push the drinking, carousing circus men, miners, cattlemen, railroad workers, Borden’s factory hands and the usual young riff-raff to the outskirts of Brewster village, where taverns and brothels had now ironically sprouted in the once God-fearing neighborhood of Church Street.

Thus, the likely origin of Brewster’s “Sodom,” an appellation based on the biblical city destroyed by God for its wickedness.

It does appear the Devil won that round in Brewster for a while, from the 1850s through Prohibition and the Roaring 20s, when the Church Street area morphed into Sodom — and maybe Gomorrah.

The reservoir was only the first big erasure for the Sodom community.

The widening of Route 22

over the decades and the completion of its transition into I-684, circa the early 1970s, further altered the former Church Street landscape, which would today be unrecognizable to time-traveling folk from the 1800s.

A number of well-preserved homes from the 1700s and 1800s still stand proudly in the present-day Sodom hamlet.

Jack Alcott is the Town of Southeast historian and a Brewster history enthusiast. See more on Facebook, at “Southeast, NY – Historian.”

Calling All Smartphone Photographers!

The Putnam Arts Council has issued a call to artists for its upcoming exhibition in the A. Eric Arctander Gallery in Mahopac, “Exploring Life Through Your Smartphone Lens.” This unique show celebrates the power of mobile photography and invites artists of all levels to share their creative vision.

“We believe everyone has a unique perspective to offer,” said Carlos Passi, head of the Gallery Committee at PAC. “With smartphones becoming increasingly sophisticated, the possibilities for capturing stunning images are endless. We can’t wait to see what the community brings to this exhibition.”

From breathtaking landscapes to candid moments, the gallery seeks to showcase the diversity and artistry of smartphone photography. Whether you’re a seasoned photographer or simply enjoy capturing everyday life, this exhibit is an opportunity to share your work with the community.

The show is open to all artists age 13 and older.

All submitted works must be taken exclusively with a smartphone and be ready to hang.

Artists may submit up to three pieces for a fee of \$25 for PAC members or \$30 for non-members. Submissions will be accepted Saturday or Sunday, Sept. 7 or 8, between 2 and 5 p.m. at the gallery, 521 Kennicut Hill Road, Mahopac.

The exhibition will run from Sept. 14 to 29, with an opening reception Saturday, Sept. 14, from 2 to 5 p.m.

For more information, contact PAC at 845-803-8622 or joyce@putnamartsouncil.com

The Putnam Arts Council is a nonprofit organization dedicated to fostering creativity and cultural enrichment in Putnam County. Through exhibitions, workshops and events, it provides a platform for artists of all ages and disciplines to showcase their talent.

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**Looking For Something to Do?
Check Out Our Community
Events on Page 7**

Celebrating Pollinator Week by Building Homes for Bees & Wasps

By Karen Heller
CCE-Putnam Volunteer

Aspiring bee- and wasp-house builders from age 8 to 80 recently gathered at Desmond-Fish Public Library in Garrison for a peek into the world of local pollinators and to help meet their habitat needs by constructing bee- and wasp-friendly houses out of soda bottles, cardboard tubes and other materials.

The building project was preceded by a discussion about ben-

eficial insects, given by Cornell Cooperative Extension-Putnam County Master Gardener Janis Butler, who holds a certificate from the Native Plant Center in Valhalla and has often spoken on native plants and their relationship with native insects.

Audience attention was immediately arrested by a frank discussion of stingers, when it was learned that native solitary bees and wasps for whom the houses were being



Bee- and wasp-friendly habitats were recently created at a Cornell Cooperative Extension-Putnam County workshop in Garrison. Provided photo.

built only sting as a defense when they feel threatened. They are not aggressive since they do not defend their nests.

And these insects are hugely beneficial to humanity, since every third bite of food we eat requires insect pollination. Pollinators and other insects are food for birds and other critters up the food chain. They, themselves, prey on pest species, and they participate in decomposition – recycling dead plant and animal tissue.

But insects are in trouble. The population of insects as a whole was not scrutinized until two biomass studies – one in Puerto Rico and the other in Germany – published in the 2010s, alerted scientists to their decreasing numbers over the past three to four decades. The alarming declines are attributed to loss of habitat, misuse of pesticides, competition from invasive species including pathogens, and increasing pressure from climate change.

Understanding the life cycles and habitat needs of these insects enables scientists and concerned citizens to help them. The recent talk focused on three local insects that regularly visit our backyards but whom we rarely notice: mason bees, leaf-cutter bees and grass-carrying wasps.

All three are solitary native bees who lay their eggs in hollow plant stalks and other tunnel-like places, which the manmade houses imitate. Eggs laid in fall will stay protected all winter, so another great way to help them is to leave plant stalks and stems standing in place over the winter, until their inhabitants (bees, wasps, beetles and other insects at various life states from egg, to larva, pupa and adult) depart in late April or early May.

In front of the Desmond-Fish Public Library's stage were ingredients for homemade insect houses, such as cut-off bottoms of plastic bottles, twine, cardboard and bamboo tubes, and lots of collected plant stalks of all diameters.

Butler passed around a ready-made bee house featuring very tiny holes (3/32nds of an inch in diameter) already filled by tiny native bees and wasps, and encouraged participants to seek the smaller stalks to help these smallest visitors.

Larger insects may seek stalks that are 5/16ths of an inch in diameter, but no wider.

All participants went home with their creations, and encouragement to hang the bee homes facing east – to catch the morning sun and avoid hot afternoon sun, as protection from the elements is also appreciated by the insects.

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Putnam County Community Events

Farmers' Market

The Hudson Valley Regional Farmers' Market takes place every Sunday from 10 a.m. to 2 p.m. at Hudson Valley Cerebral Palsy Association, 15 Mt. Ebo Road South, Brewster. Fresh vegetables, fruits, meats, eggs, baked goods (gluten-free, too), hand-made objects, knife sharpening and more. A community market experience year-round. Voted best Farmers Market in Putnam County.

Street Festival

The Greater Mahopac-Carmel Chamber of Commerce will present its Mahopac Street Festival on Sunday, Oct. 6 (rain date Oct. 5) from 11 a.m. to 4 p.m. along Route 6. Food, vendors, entertainment. To reserve a space, call 845-628-5553 or visit www.mahopaccarmelchamber.com.

Tuesday, Aug. 20

Kent Town Board

The Kent Town Board will meet at 7 p.m. at Town Hall on the following Tuesdays: Aug. 20 (daytime), Sept. 3 and 17, Oct. 1 and 15, Nov. 12 and 19, and Dec. 3 and 17.

Library Boards Meet

The Kent Public Library Board of Trustees will meet the following Tuesdays at 7 p.m. in the library: Aug. 20, Sept. 17, Oct. 15 and Nov. 19.

The Patterson Library Board of Trustees will meet Tuesdays, Aug. 20 and Sept. 17 at 6:30 p.m.

Genealogy for Teens

Mahopac Public Library will host "Genealogy Adventure for Teens" on Aug. 20 at 4 p.m. Let The Family Tree Climber, Sarah Gutmann AG, colorize your ancestors' lives by discovering the stories behind those names, dates and places. For grades six through 12. Register at www.mahopaclibrary.org, or call 845-628-2009, ext. 139.

Ancient Olympians

Reed Memorial Library in Carmel will host a program called Ancient Olympians via Zoom on Aug. 20 at 6 p.m. Registration is required at carmellibrary.org/calendar.

Wednesday, Aug. 21

National Night Out Rescheduled

Carmel Fire Department and its PBA will celebrate National Night Out on Wednesday, Aug. 21 at Chamber Park on Route 6 in Mahopac from 6 to 9 p.m. Enjoy music, BBQ, bounce house, police vehicles, cotton candy, balloon animals, games and more.

Thursday, Aug. 22

Coffeehouse

The Town of Southeast Cultural Arts Coalition's third in the quarterly coffeehouse series, Summer Coffeehouse, will take place Thursday, Aug. 22 at 8 p.m. at Studio Around the Corner, 67 Main St., Brewster. Poet Brittany Carrasco will host this open mic-style evening of poetry, acoustic music, comedy and short-stories. Sign-ups start at 7:30 p.m. Admission at door is \$5. Refreshments will be served.

Mahopac

Library Meetings

The Mahopac Public Library Board of Trustees will meet at

6:30 p.m. Aug. 22, Sept. 26, Oct. 24, Nov. 21, Dec. 19, Jan. 23, Feb. 27, March 27, April 24 and May 22. The annual meeting is June 2 (7 p.m.), with the reorganizational meeting July 10.

Friday, Aug. 23

Americana Music

On Friday, Aug. 23 at 7:30 p.m., Tompkins Corners Cultural Center in Putnam Valley will once again welcome celebrated Americana singer/songwriters Kieran Kane and Rayna Gellert. This concert will be held indoors. Light refreshments available. Tickets are \$25 and may be purchased at Eventbrite.com or at the door.

Saturday, Aug. 24

Kayak Tour

The Putnam History Museum will host its second guided kayak tour in collaboration with local kayak outfitters Hudson River Expeditions on Saturday, Aug. 24, at 4 p.m. Journey from Cold Spring to Little Stony Point, exploring the rich geological, indigenous, industrial and environmental history of the Hudson Highlands. Tour registration is \$95 includes all necessary gear (kayaks, life vests, etc.), kayak guides and historical guides. Putnam History Museum members receive a 10 percent discount. For more information and to register, visit www.hudsonriverexpeditions.com.

Family Art Saturday

A Family Pottery Pod one-day workshop for families and friends will take place from 12:30 to 3 p.m. Aug. 24, at the Belle Levine Art Center, 521 Kennicut Hill Road, Mahopac. The cost is \$60 per person. All levels. Visit www.putnamartscouncil.com to register for a class.

Monday, Aug. 26

Dungeons & Dragons

Reed Memorial Library in Carmel will host a Dungeons & Dragons program Aug. 26 at 1 p.m. Registration is required at carmellibrary.org/calendar.

Wednesday, Aug. 28

Patterson Town Board

The Patterson Town Board will meet the following Wednesdays at 7 p.m. at Town Hall: Aug. 28, Sept. 11, Oct. 9 and 23, Nov. 6 and 20, and Dec. 4 and 18.

'Arthur the King'

Patterson Library will show 'Arthur the King' on Wednesday, Aug. 28 at 1 p.m. Based on a true story, this film follows a Swedish adventure racers team and Arthur, the street dog that joins them, on a 10-day, 435-mile race for the Adventure Racing World Championship. Pushed to their limits, victory, loyalty and friendship are redefined by Arthur. Age 18 and older.

Thursdays, Aug. 29

Genealogy

Reed Memorial Library in Carmel will host a program called Boots on the Ground Genealogy via Zoom on Aug. 29 at 6 p.m. Registration is required at carmellibrary.org/calendar.

Southeast Town Board

The Southeast Town Board will meet at 7 p.m. at Town Hall on the following Thursdays: Aug. 29, Sept. 12 and 26, Oct. 10 and 24, Nov. 7 and 21, and Dec. 5 and 19.

Friday, Aug. 30

Blood Drive

The Kent Volunteer Fire Department will host a blood drive Friday, Aug. 30 from noon to 5 p.m., in partnership with the American Red Cross. All donors will receive a \$20 Amazon gift card via email. Schedule an appointment at www.redcrossblood.org.

Movies in the Meadow

The Town of Carmel Recreation & Parks Department will present outdoor movies Paul A. Camarda Park, 226 Seminary Hill Road, on Friday, Aug. 30 at dusk. Free.

Tuesday, Sept. 3

Garden Club

The Lake Mahopac Garden Club will meet Tuesday, Sept. 3 at Airport Park in Mahopac. Participants are asked to bring their own lunch. The meeting begins at 11:30 a.m. and the program presentation begins at 1 p.m. Master Gardener Lynne Berstein will present "Planning Native Landscapes: Issues and Ideas." For information, visit www.lakemahopacgc.com or email lakemahopacgarclub@gmail.com.

Wednesday, Sept. 4

Carmel Town Board

The Carmel Town Board will meet at 7 p.m. at Town Hall on the following Wednesdays: Sept. 4 and 18; Oct. 9 and 16; Nov. 6, 13 and 20; and Dec. 4 and 11. The March 6 and Oct. 9 meeting will be held at the Carmel firehouse.

Saturday, Sept. 7

Grandparents' Crafternoon

Reed Memorial Library in Carmel will host a Grandparents Day Crafternoons Weekend on Friday, Sept. 6 for ages 2 to 5, and Saturday, Sept. 7 for ages 2 to 12, when Grandparents and littles will enjoy bonding over crafts, stories and snacks. For more information and to register, visit carmellibrary.org/calendar.

Fall Festival

The Brewster Rotary Club will host this year's Brewster Fall Festival on Saturday, Sept. 7, from 10 a.m. to 3 p.m. along Main Street. Free. Food, music, vendors, 5K run/walk and more.

Art Fair

An affordable art fair is scheduled Sept. 7 from 10 a.m. to 3 p.m. at Old Town Hall in Brewster, to take place during the Brewster Fall Festival. Stop by 67 Main St., and be inspired by the work of local artists. Browse or buy a piece of art you love at an affordable price. For information visit www.culturalartsco.com.

Watershed

Communities Legacies

The Sedgewood Club will welcome April Beisaw, renowned author and associate professor of anthropology at Vassar College, along with Kate McGloughlin, celebrated Hudson Valley artist

specializing in landscape paintings of the Ashokan Reservoir, on Saturday, Sept. 7 from 2 to 4 p.m., at the Sedgewood Club Boathouse, 1024 Barrett Circle West, Kent. The program is free to attend, but RSVP is required by emailing socialcommittee@thesedgewoodclub.com.

Ham Radio

On Sept. 7 from 10 a.m. to 4 p.m., the Metro-North Railroad Amateur Radio Association, with the Candlewood Amateur Radio Association, will commemorate the Danbury Railway Museum's 30th anniversary and First Responders Day, at 120 White St., Danbury. The clubs have two amateur radio stations active and will be showcasing what amateur radio can do. Get on the radio with experienced operators to make contact with other amateur stations in the U.S. and worldwide.

Pet Blessing

A "blessing of the pets" will take place Saturday, Sept. 7 from noon to 2 p.m. at MCB Church, 76 Gleneida Ave., Carmel, by Pastor Andrew Columbia. Special guest speakers will be joining the event. Takes place outside behind the church if not raining; inside fellowship hall if raining. For more, visit mcbchurch.online.

Jewelry & Mineral Show

The 72nd annual Gem, Jewelry & Mineral Show sponsored by the Danbury Mineralogical Society will be held Saturday, Sept. 7 from 10 a.m. to 5 p.m.; and Sunday, Sept. 8 from 10 a.m. to 4 p.m., at New Milford High School, 388 Danbury Road (Route 7), New Milford, Conn. Displays of minerals, fossils and jewelry; retail vendors; and free mineral identification. Door prizes. \$5 for adults, \$4 for seniors and students with ID, free for kids younger than 12 and Scouts in uniform.

Sunday, Sept. 8

Backyard Habitats

Learn how to improve your backyard habitat by supporting biodiversity in whatever space you have, Sept. 8 at 2 p.m., at Studio Around the Corner, 67 Main St., Brewster. Janis Butler, Master Gardener volunteer with CCE, will discuss how to create a welcoming backyard for critters in all seasons, especially insects and birds. There is a fee of \$10 for this program. Register at cceptnamcounty.org/events.

F.D. Open House

The Mahopac Falls Volunteer Fire Department will hold its annual open house Sunday, Sept. 8 from 11 a.m. to 3 p.m. at its headquarters at 17 Luccaro Lane, Mahopac Falls. Meet local law enforcement, games, face painting, fire safety education, interactive displays, demonstrations, dog adoption. Blood drive from 10:30 a.m. to 3:30 p.m.

Tuesday, Sept. 10

Seed Harvesting

Cornell Cooperative Extension Master Gardeners will be at Patterson Library on Tuesday, Sept. 10 at 1 p.m. to teach the techniques for harvesting and saving seeds. Snip seed heads from the vegetable garden and practice harvesting and preserv-

ing the seeds so you can plant them next year. Age 18 and older. For information or to register, contact the Patterson Library at 845-878-6121 or go to www.pattersonlibrary.org.

Thursday, Sept. 12

'Ezra'

Patterson Library will show "Ezra" on Wednesday, Sept. 12 at 1 p.m. Divorced stand-up comedian Max struggles to raise his autistic son, Ezra. Forced to confront difficult decisions about the boy's future, Max and Ezra embark on a cross-country road trip that has a transcendent impact on their lives. Adults 18 and older. Register at www.pattersonlibrary.org.

Cornish Estate Lecture

Putnam History Museum will offer a hybrid lecture on The Cornish Estate on Thursday, Sept. 12 at 7 p.m., in person at 63 Chestnut St., Cold Spring; and via Zoom. Join expert Thom Johnson on a dive into the history of the ruins known as Northgate or the Cornish Estate. \$10. Register at putnamhistorymuseum.org.

Friday, Sept. 13

Rakish

Tompkins Corners Cultural Center will welcome Rakish, the duo of world-class violinist Maura Shawn Scanlin and guitarist Conor Hearn, on Friday, Sept. 13 at 7:30 p.m. at 729 Peekskill Hollow Road, Putnam Valley. Tickets are \$25 and available at Eventbrite.com.

Saturday, Sept. 14

Blues & BBQ

Patterson Rotary will host its annual Blues & BBQ Festival on Sept. 14 from noon to 7 p.m. and Sept. 15 from noon to 6 p.m. at the Patterson Fire Department on Route 311. Artie Tobia Band, Not Tuna, Nite Train, Grapefruit Head, TNT Dyn-O-Mite Band, Dylan Doyle Band and North Country Band. Free.

Brewster F.D. Parade

The Brewster Fire Department parade is scheduled Saturday, Sept. 14 at 2 p.m. near the North Brewster Road/Route 312 station.

Sunday, Sept. 15

Poets' Corner

Tompkins Corners Cultural Center will host a Poets' Corner on Sunday, Sept. 15 at 3 p.m., at 729 Peekskill Hollow Road, Putnam Valley, featuring Anne Graue. Open mic will follow. Register on-site. Admission is \$10.

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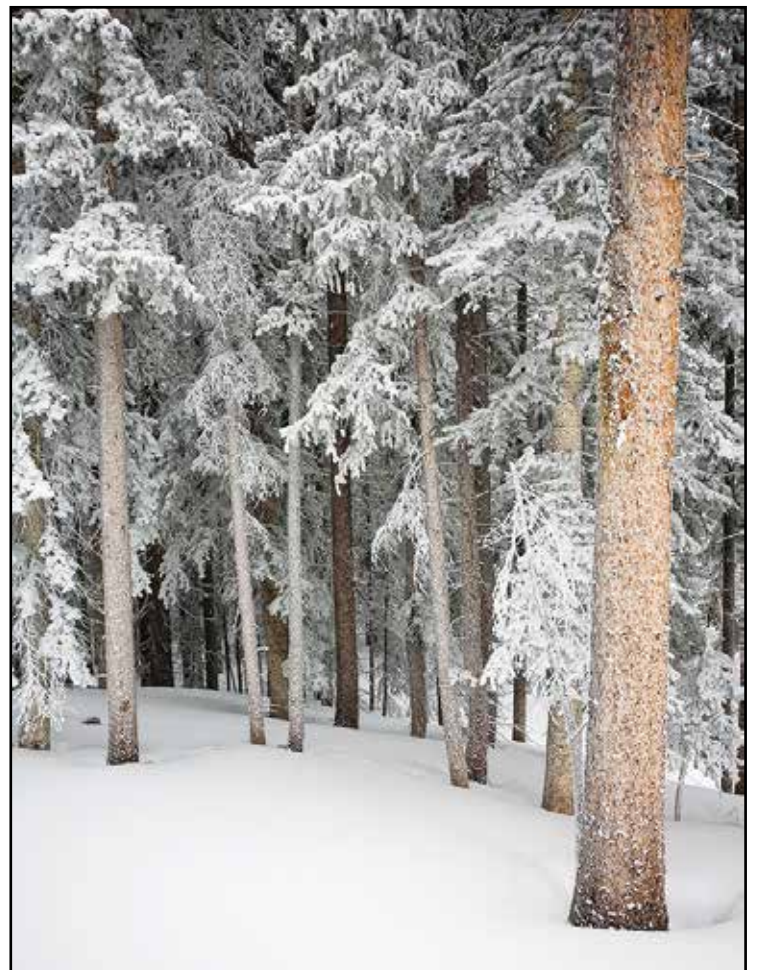
All proceeds benefit the Yorktown Grange Agricultural Society, a 501(c)(3) corporation.



Work by Carmel Photographer on Display in Kent



Landscapes by Eliot Scher will be on view at Kent Public Library through the end of the month.



A collection of large nature photographs by Eliot Scher are on display at the Kent Public Library through Aug. 30.

Scher is a fine art photographer from Carmel who retired from a 37-year teaching career to find joy behind the lens of a camera. His images are digitally processed, giclee prints, museum matted and framed, as well as printed on metal using a Chromaluxe dye sublimation process.

Although he is most often a landscape photographer, Scher also creates compelling sports images, children's photography, portrait photography, and photographs of model railroads. His

work has been published in quite a few magazines and has been put into book print form.

Scher said he believes art is the story of life in visual form, be it an image, sculpture, song, poem, or any type of creative expression.

He said that without art, life would be dull and without a special kind of joy, and believes that every image in your home should be something you want to look at every day – otherwise, it's just a space on a wall.

"We're all here for some purpose," said Scher. "If we can make our lives more vibrant and meaningful through art, we're on the right road."

San Gennaro Feast Planned in Sept.

Continued from Page 1

with each region settling on a different street. The Neopolitans settled on Mulberry Street and in keeping with their traditions, began celebrating the feast with a block party. Over the years, this has turned into an 11-day event, encompassing the 11 blocks of the Little Italy neighborhood.

This feast honors the faith, culture and traditions of Italian ancestors.

For additional information, call Cody Pomposello at 845-720-2399.

droughts, and the eruption of Mt. Vesuvius.

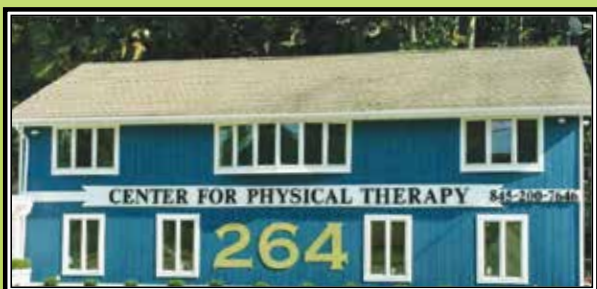
At the turn of the 20th century, Italian immigrants settled on the lower east side of Manhattan,



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Animal Embassy Visits Carmel Library



Reed Memorial Library in Carmel was delighted to welcome Cooney the Pig – and many other friends – from Animal Embassy on Aug. 7. Youngsters and their caretakers were able to touch a lizard, turtle, bunny and other animals.

Down Hill Strugglers Return to Put Valley

The Down Hill Strugglers, an old-time string band whose music reflects and extends the strong feeling and diversity of sounds found on old commercial and field recordings from as early as the 1920s, will return to Tompkins Corners Cultural Center in Putnam Valley on Sunday, Sept. 8 at 4 p.m.

Keeping that music alive with new interpretations, the band has released albums on Smithsonian Folkways Recordings and Jalopy Records, and is featured on the soundtrack to the Coen Brothers film "Inside Llewyn Davis," produced by T-Bone Burnett.

"Old Juniper," "The Down Hill Strugglers' new album and the first to feature all original songs and tunes, will be issued by Jalopy Records this month.

"If it's possible to be at the forefront of something old, The Down Hill Strugglers are right there with this new recording," said Bruce Molsky. "Imaginative arrangements of interesting tunes played with soul, all while reaching back to the best of the old mountain sounds."

This is the third of four events in this year's John Cohen Memorial Music Series.

"They have found resonance with the intensity of rural music, while delighting in the nuances that preserve the individual uniqueness of the genre," Cohen said of the Strugglers. "This is music that will keep your mind dancing."

The Strugglers are Eli Smith, with whom TCCC collaborates on this series, Jackson Lynch and Walker Shepard.

This concert will be held indoors, and light refreshments will be available. Tickets are \$25 and may be purchased at Eventbrite.com or at the door.

Tompkins Corners Cultural Center located at 729 Peekskill Hollow Road. For more information, visit TompkinsCorners.org or Facebook, or email info@tompkinscorners.org.

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Belden House was not subject to state preservation nor to city landmark laws. Why? DEP is a city agency and not subject to state preservation laws and Belden House is located in Putnam County and therefore not subject to city landmark laws.



The 2020 Collaborative Concepts exhibit at Tilly Foster Farm featured this larger-than-life worm in front of the barn.

Collaborative Concepts Sculpture Exhibit Returns to Tilly Foster

Collaborative Concepts invites the public to experience a new sculpture exhibition nestled amidst the picturesque rolling hills of the county-owned-and-operated Tilly Foster Farm on Route 312 in Brewster.

The opening reception, featuring live music, will be held Saturday, Aug. 31 from 1 to 4 p.m. (rain date is Sunday, Sept. 1). The exhibition will be on view daily through Oct. 27, from 10 a.m. to 4 p.m.

This year's exhibition showcases the artistic talents of 25 sculptors who have created a diverse collection art works. The pieces engage with the farm's natural beauty, exploring themes of flora, fauna, water and the sun. Visitors can expect to encounter sculptures crafted from a variety of media, including metal, wood, stone, fabric, and even repurposed materials.

Featured artists include Max

Yawney, Donna Casteluccio, Herman Roggeman, Carol Paik, David Link, Philippe Halaburda, Natalya Khorover, Patrick Todd Bernard Klevickas, Jim Lloyd, Kevin Stapp, Richard Ross, Jo-Ann Brody, Inez Andrucyk, Peter Schlemowitz and Kevin Laverty, as well as the Storm King School.

Tilly Foster Farm offers a unique opportunity to immerse oneself in art, nature and a charming rural atmosphere. In addition to the sculpture exhibit, visitors can enjoy encounters with farm animals, explore the community garden, or indulge in a farm-to-table dining experience.

Collaborative Concepts is a nonprofit organization dedicated to presenting professional art in accessible spaces, with a long history of curating engaging exhibitions throughout the Hudson Valley.

For more information, visit www.collaborativeconcepts.org.



The 2024-25 New York State DEC Hunting & Trapping Regulations Guide, which provides an easy-to-read collection of pertinent rules and regulations, is available at <https://dec.ny.gov/sites/default/files/2024-07/huntingtrappingregsguide.pdf>, as well as at license-issuing agents.

Hunting & Trapping Licenses on Sale Now

Hunting and trapping licenses and Deer Management Permits for the 2024-25 season are now on sale – kicking off the first time that all hunting, fishing and trapping licenses and associated tags are being printed on plain paper rather than plastic stock.

Licenses and permits can be purchased online at any of the New York State Department of Environmental Conservation's license-issuing agents (find one at <https://decals.east.licensing.app/>

vendor_location_search) or by calling 866-933-2257. Hunting and trapping licenses are valid Sept. 1 through Aug. 31 each year, while annual fishing licenses are valid for 365 days from the date of purchase.

With the transition to plain paper licenses this year, licenses purchased online or over the phone can be emailed to a customer and printed at home, making them almost instantly accessible.

Additional information on the transition to plain paper licenses and how to properly tag your harvested deer, bear or turkey using paper tags can be found at <https://dec.ny.gov/regulatory/permits-licenses/sporting-and-use/sporting>.

Also new this year, hunters are no longer required to wear a backtag while afield anywhere in New York. Carrying a proof of licensure in the field (hard copy license or electronic license through the HuntFishNY mobile app) is still required.

In addition, while a recent law change gave DEC the authority to accommodate electronic carcass tags for deer, bear and turkey, this

requires a regulatory change. Electronic tagging will not be available for the 2024-25 license year and tags are required to be printed on plain paper and carried while afield.

Individuals should have the following items ready when buying a license: Complete contact information, a DEC customer ID number (if applicable), proof of residency (driver's license or non-driver's ID with a valid NYS address), a credit card if purchasing by phone or internet, and, if not already entered in DEC's automated licensing system, individuals are required to provide proof of hunter or trapper education certification or a copy of a previous license for all hunting and trapping license purchases. DMPs, tags for antlerless deer, are available at all license-issuing outlets, by phone or online through Oct. 1. They are used to manage the deer population and are issued through an instant random selection process at the point of sale. The chances of obtaining a DMP remain the same throughout the application period; hunters need not rush to apply.

Discounted Broadband for Low-Income NYers

The New York State Public Service Commission has reached a settlement agreement with Charter Communications, Inc., parent company of broadband provider Spectrum, which operates in 58 out of the 62 counties in New York, requiring the communications company to provide discounted broadband service to low-income customers in the National Free School Lunch Program or receive Supplemental Security Income benefits.

An earlier merger order had a number of enforceable public interest conditions, including a condition that Charter offer a low-income broadband program with download speeds of at least 30 Megabits per second for \$14.99 per month.

However, the commission

alleged that Charter increased the price of its low-income broadband program to \$24.99 per month at a higher speed of 50 Mbps, without commission approval, in violation of the 2016 merger order.

The company disputed the allegations.

The settlement will require Charter to re-establish the program at \$15 per month for 50 Mbps download speed for four years to New Yorkers in the National Free School Lunch Program or receiving SSI benefits.

For years two through four of the program, Charter can't raise the price by more than the rate of inflation, as measured by the Bureau of Labor Statistics' Consumer Price Index beginning in second year of the program.

Adoptable Pet of the Week



Atlas

The Putnam Humane Society has dozens of animal friends in need of homes. Atlas is a fun, loving boy. He's quite the athlete and would do well with an active owner who can take him on hikes and walks. He's as sweet as he is adorable. To learn more, contact Putnam Humane Society, 68 Old Route 6, Carmel, at 845-225-7777.

Enhanced WIC Benefits at Farm Markets



The state has expanded WIC benefits that can be used at farmers' markets.

Families participating in the Special Supplemental Nutrition Program for Women, Infants & Children can receive double the benefits to spend at participating farmers' markets, helping to supplement their food budgets and purchase healthy, local products, announced Gov. Kathy Hochul recently.

Eligible individuals can visit their local WIC clinic to receive up to \$50 in Farmers' Market Nutrition Program coupons this season – helping to expand access to food and meet families' nutritional goals while providing a boost to New York farmers.

The New York State Depart-

ment of Agriculture & Markets, working in partnership with the New York State Department of Health, administers the program. The program traditionally provides a \$25 coupon booklet for WIC-eligible participants, but this season, through a waiver requested by Ag & Markets and approved by the U.S. Department of Agriculture, New York has been able to expand those benefits to \$50 per participant.

Pregnant, postpartum or breast-feeding women, infants and children up to the age of 5, who are enrolled in WIC, are eligible to receive FMNP coupons, which can only be used at participating farmers'

markets and farm stands to purchase local, fresh vegetables, fruit and culinary herbs. Coupon booklets are available at participating local WIC clinics on a first come, first served basis. Coupons must be used by Nov. 30.

Find a clinic at www.health.ny.gov/prevention/nutrition/wic/local_agencies.htm.

"Since the pandemic, the department has doubled down on its efforts to strengthen the local food system, increase food access, and connect more consumers to farmers to support the state's agricultural economy," said NYS Agriculture Commissioner Richard Ball. "This new program meets all these goals, helping to offset the

rise in food prices and encourage our eligible families to maintain their healthy consumption of fruits and vegetables by shopping at their local participating farmers' market, while supporting our farmers at the same time."

To find a farm market near you, visit agriculture.ny.gov/farmersmarkets.

Realtor Commissions Unaffected by Settlement

As a result of a \$418 million class action lawsuit settlement involving the National Association of Realtors, new nationwide changes to Multiple Listing Services must be completed by Aug. 17, and updates to the OneKey MLS took effect Aug. 8.

The Hudson Gateway Association of Realtors reminds members, real estate professionals and consumers on what these changes – which may influence how consumers negotiate and provide compensation to their buyer or seller agents and brokers – mean for their homebuying and selling experiences.

"At HGAR, we believe in being proactive and informing our members and the public about how these new MLS rules will impact their home buying and selling procedures," said HGAR CEO Lynda Fernandez. "Consumers need to be fully aware of their options when choosing a listing agent to sell their home or working with a buyer's agent when searching for a home. The key takeaway is that commission compensations are always negotiable."

The new rules mean sellers still have the choice of offering compensation to buyer brokers, which can serve as a way of marketing the home or making the listing more attractive to buyers. Agents must also disclose in writing and obtain approval for any payment or offer of payment the listing agent will make to another agent or broker who is acting for the buyers. The amount or percentage of payment must also be specified in writing.

If the seller does choose to approve an offer of compensation for the buyer's agent, the listing agent cannot include it on the MLS. However, sellers can still offer buyer concessions (for example, closing costs) on the MLS.

Compensation to the listing agent remains fully negotiable.

On the buying side, home-seekers will need a written agreement with their agent before touring a home. Buyers can negotiate the terms of the agreement, which must include a written disclosure from the agent or broker stating that fees and commissions are fully negotiable and not set by law. The homebuyer and agent must also sign an agreement about the specific amount or percentage of compensation the buyer's agent will receive.

Written agreements apply to both in-person and live virtual home tours.

The buyer agreement limits the amount the buyer agent can receive to the amount stated in the buyer agreement.

If a potential homeowner is just speaking with an agent at an open house or asking about services, the buyer does not need a written agreement.

If the seller agrees to compensate the buyer's agent, the offer cannot be shared on an MLS.

Buyers can still accept concessions from the seller, such as offers to pay closing costs.

"Purchasing a home is one of the most important financial decisions most Americans will make," said Fernandez. "HGAR prides itself in that our realtors are a trusted source of advice and stand ready to help navigate the homebuying or selling journey, and help consumers to make the best choices."

The Hudson Gateway Association of Realtors is a not-for-profit trade association consisting of more than 13,000 real estate professionals doing business in Manhattan, the Bronx, Westchester, Putnam, Rockland and Orange counties. It is the second largest realtor association in New York, and one of the largest in the country.



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Town of Southeast Cultural Arts Coalition
presents the third of a
quarterly series:

Summer Coffeehouse

Thursday
Aug. 22nd 2024
8:00pm
sign-ups start at 7:30

Hosted by poet
Brittany
Carrasco

Studio Around
the Corner
(67 Main st.
Brewster, NY)

Spoken word
poetry?
Performance
art?
Comedy?
Acoustic
music?
Safe queer
space!

Share your
talents

Refreshments
served
\$5 suggested
donation

See you there!

www.CulturalArtsCo.com

This project is made possible, in part, through the Putnam Arts Council's Arts Link Grant Program with public funds provided from Putnam County.



IT teacher Chris DeChent has a long history with Carmel Central Schools.

Carmel Teacher Reflects on Experience With the District

Come October, Chris DeChent will have worked in the Carmel Central School District for 20 years – but that anniversary doesn't include the time he worked in the district before graduating from Carmel High School in 2004.

DeChent, the information systems technician, started helping out with district technology when he was a CHS student. By 10th grade, he had a summer internship in the IT department and, later, an after-school job.

"In high school, I was always the student ready to jump in and help the teacher if the computer had a problem or the projector wasn't working," he said. "I enjoyed building computers, understanding how they worked, and figuring out how to repair them. My name became known to the IT department and they let me help out. I started here full time after graduation."

DeChent credits his teachers with encouraging his interests and talents.

"Carmel schools opened a door for me," he said. "The technology teachers in the middle school at the time – Mr. Naso and Mr. Diamond – first sparked my interest in technology. They were great teachers, and they made me want to explore more. Then the high school technology and business department teachers pushed my interest even further."

DeChent's first computer

lab was in fourth grade, and his family didn't get a personal computer until he was a high school freshman.

But times have changed. Now, every student at CCSD gets a device to use starting in kindergarten. By the time they graduate, it is hoped that Carmel students have computer skills that prepare them for business and academic success, and many graduate with college credits in high-level computer engineering courses.

DeChent, who went to flight school after graduation, holds a commercial pilot and flight instructor certificate. He earned IT certifications after attending the New York Business Institute.

"When I walk down a school hallway and see students in their classrooms communicating and collaborating within Microsoft Teams or watching a teacher present a lesson using the technology that I helped to implement, it feels very rewarding," said DeChent.

"Our department has a hand in so many things that affect students," he continued. "From repairing student devices and managing accounts, to supporting educational applications, we manage the student information system and maintain networks that enable students to connect to the internet. This department helps keep the schools running. I am so proud to serve the school district that gave me so much."

'Annie Kids' Gets Two Thumbs Up!

Continued from Page 1

imagination, builds confidence, and teaches essential life skills such as teamwork, communication and empathy. As they step into different roles, children learn to understand diverse perspectives, express themselves creatively, and embrace the value of commitment and perseverance.

Under the guidance of Director Miss Chris, Assistant Director Miss Dayna, and Production Assistants Miss Leah (also a choreographer) and Mary Grace, the young actors delivered a strong and memorable performance.

Theater is more than just entertainment – it nurtures their

"These four librarians poured their hearts into ensuring that our children could experience the magic of theater," said organizers. "We are proud to offer this transformative and vital program to our community, knowing that the skills and memories our children gain will benefit them for years to come."

Friends
of
Kent Library

The Book Nook

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THEIR MUSEUM PASSES,
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KENT LIBRARY, 17 SYBIL'S CROSSING, KENT LAKES, NY 10512

PUTNAM COUNTY AND TOWN NOTICES

To Place Legal Notices, Email (legals@putnampresstimes.com) or Call 845-628-8400

PUBLIC NOTICE

Brewster Schools NOTICE TO BIDDERS

The Board of Education of Brewster Central School District of the Town of Southeast, New York (in accordance with Section 103 of Article 5-A of the General Municipal Law) hereby invites the submission of electronic bids on **GM ORIGINAL EQUIPMENT MANUFACTURER SCHOOL BUS PARTS and RECAPPING AND DISPOSAL OF TIRES** for use in the school bus transportation department.

Bids will be received through 10:00 AM at www.bidnetdirect.com on the 23rd day of August 2024. By the office of the Supervisor of Transportation at which time and place all bids will be publicly opened. Specifications and bid form must be obtained electronically at www.bidnetdirect.com. The Board of Education reserves the right to reject all bids. Any bid submitted will be binding for *60* days subsequent to the date of bid opening.

The Board of Education reserves the right to reject all bids.

Board of Education
Brewster Central School District
of the Town of Southeast
County of Putnam, New York
30 Farm to Market Road
Brewster, New York 10509

By Mary E Smith
(Supervisor of Transportation)

Date: August 9, 2024

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PUBLIC NOTICE

Southeast PUBLIC NOTICE

PLEASE TAKE NOTICE the Town Board of the Town of Southeast shall hold a Public Hearing at the Town Hall, 1360 Route 22, Brewster, NY, on August 29, 2024 at 7:00 PM or as soon thereafter as interested parties may be heard, to consider a proposed local law pursuant to the Municipal Home Rule Law which, if approved, would amend Chapter 138 ("Zoning"), Section 138-6 ("Zoning Map") of the Town Code to change the zoning designation of certain properties located on the northerly side of NYS Route 312 between the New York Central Railroad right of way and the Maybrook Rail Trail (Tax Map Nos. 45.-2-10, 45.-2-12, 45.-2-13, 45.-2-14, 45.-2-15, 45.-2-16, 45.-2-17 and 45.-2-18) from R-160 residential to ED commercial. All persons having an interest in the foregoing matters will be given an opportunity to be heard at this time.

By Order of the Town Board
Kathleen Chiudina, Town Clerk

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PUBLIC NOTICE

Putnam NOTICE OF PUBLIC HEARING

Notice is hereby given that, pursuant to the provision of the Older Americans Act of 1965 as amended, a Public Hearing will be conducted by the Putnam County Office for Senior Resources ("OSR") on Thursday, September 12, 2024 at 10:30am. The Public Hearing will be held at:

Putnam County Office
for Senior Resources

PUBLIC NOTICE

William Koehler
Memorial Senior Center
180 Route 6, Mahopac,
NY 10541

The purpose of this hearing is to consider the Putnam County Office for Senior Resources 2024 - 2028 Four-Year Plan of the Older Americans Act, the New York State Community Services for the Elderly, and the Supplemental Nutrition Assistance Program.

Discussion regarding Adult Day Services, Nutrition Programs, Health Insurance Counseling, Legal Services, Caregivers Programs, Transportation, and other issues which affect the quality of life for older adults in Putnam County will follow the hearing.

Interested parties will be given the opportunity to speak at the Public Hearing. Testimony will be limited to 10 minutes per speaker and will be scheduled in the order in which they are received. Anyone wishing to speak may contact Michael Cunningham, OSR Director, at 845-808-1700 x-47105.

A written copy of your testimony must be presented prior to the hearing to be submitted by close of business on Thursday, September 5, 2024 to michael.cunningham@putnamcountyny.gov.

An abstract of the plan will be available for public review prior to the hearing.

In order to meet the needs of those who may have a disability and in accordance with the 1990 American with Disabilities Act (ADA), OSR has made its facility accessible to individuals with disabilities. For individuals with disabilities, accommodations will be provided, upon reasonable request, to afford such individuals access and admission to the public hearing. Should any accommodation be needed, please contact OSR by Thursday, August 29, 2024 at 845-808-1700.

For additional information, contact the Office for Senior Resources @ 845-808-1700.

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COUNTY OF PUTNAM NOTICE FOR PROPOSAL NOTICE IS HEREBY GIVEN that sealed bids will be received by the Director of Purchasing of Putnam County for the following commodities and/or service:

RFP-04-2024 - REAL ESTATE BROKERAGE AND PORTFOLIO SERVICES (RE-ISSUE - NARS SETTLEMENT)

Detailed specifications may be secured at the office of the Director of Purchasing, Putnam County Office Building, 40 Glenelg Avenue, Room 105, Carmel, New York 10512 between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday or you may download from the Empire State Bid System's website at www.empirestatebidssystem.com.

Sealed proposals must be filed in the above office on or before **1:00 P.M., FRIDAY, SEPTEMBER 13, 2024.**

dated: Carmel, New York August 15, 2024
Sgd/John Tully, Purchasing Director
Putnam County Purchasing Department
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PUBLIC NOTICE

Supreme Court

REFEREE'S NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF PUTNAM
HSBC BANK USA, NATIONAL ASSOCIATION, AS

PUBLIC NOTICE

TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR14, Plaintiff - against - **JENNIFER GUMBRECHT**, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 4, 2024, I, the undersigned Referee will sell at public auction at the Putnam Supreme Courthouse located at 20 County Center, Carmel, NY 10512 on the 9th day of September, 2024 at 9:30 AM. All that certain plot, piece or parcel of land, situate lying and being in the Town of Putnam Valley, County of Putnam and State of New York.

Premises known as 16 Pheasant Run Road, Putnam Valley, NY 10579.

(Section: 84., Block: 2, Lot: 70)

Approximate amount of lien \$1,302,481.75 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 800034/2021. Frank D. Lombardi, Esq., Referee. McCalla Raymer Leibert Pierce, LLC
Attorney(s) for Plaintiff
420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

Dated: June 24, 2024

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.
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PUBLIC NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF PUTNAM U.S. Bank National Association, as Trustee for

PUBLIC NOTICE

MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1, Plaintiff AGAINST **Richard E. Hasselbach** a/k/a Richard E. Hasselbach; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered March 15, 2024 I, the undersigned Referee will sell at public auction at the Courtroom 209 of the Putnam Supreme Court, 20 County Center, Carmel, NY 10512 on September 9, 2024 at 11:30AM, premises known as 133-137 Bullet Hole Road, Carmel, NY 10512. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Patterson, County of Putnam, State of NY, Section 34.13 Block 1 Lot 71. Approximate amount of judgment \$1,015,019.34 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 501905/2019. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 9th Judicial District. Michael J. Khader, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: May 13, 2024 80616

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PUBLIC NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF PUTNAM **Lima One Capital, LLC**, Plaintiff AGAINST **739 Holdings LLC**; Charles F. Thompson; Kindhee M. Koutouan, Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered June 21, 2024, I, the undersigned Referee will sell at public auction at the Supreme Court in Courtroom 209 of the Putnam Supreme Court, 20 County Center, Carmel, NY 10512 on September 16, 2024 at 10:30AM, premises known as 4030 Old Route 22, Brewster, NY 10509. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Patterson, County of Putnam and State of New York, Section: 35 Block: 5 Lot: 12. Approximate amount

PUBLIC NOTICE

of judgment \$468,361.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #500611/2023. The aforementioned auction will be conducted in accordance with the PUTNAM County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Julie A. Cherico, Esq., Referee McCalla Raymer Leibert Pierce, LLC 420 Lexington Avenue-Suite 840 New York, NY 10170 23-14268NY 81671

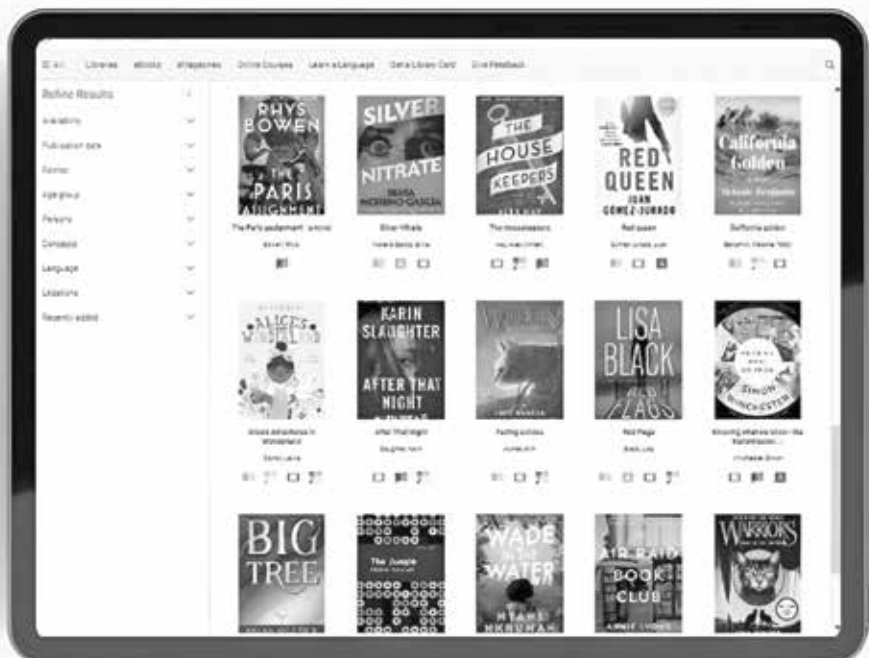
P. 8/14, 8/21, 8/28, 9/4 - 47

PUBLIC NOTICE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF PUTNAM INDEX NO. 500928/2023 FILED: 06/25/2024 SUPPLEMENTAL SUMMONS

Plaintiff designates PUTNAM County as the place of trial. The basis of venue is: The location of real property being foreclosed **MCLP ASSET COMPANY, INC.**, Plaintiff, against **BENJAMIN B. BOCHICCHIO**, if they be living and if they be dead, the respective heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant(s) who may be deceased, by purchase, inheritance, lien or inheritance, any right, title or interest in or to the real property described in the Complaint; **CAPITAL ONE BANK (USA), N.A.**; **TD BANK USA, N.A.**; **UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE**; **NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE**; and "JOHN DOE No. 1" through "JOHN DOE No. 100" inclusive, the name of the last 100 defendants being fictitious, the true names of said defendants being unknown to plaintiff, it being intended to designate fee owners, tenants or occupants of the lien premises and/or persons or parties having

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PUBLIC NOTICE

or claiming an interest in or a lien upon the lien premises, if the aforesaid individual defendants are living, and if any or all of said individual defendants be dead, their heirs at law, next of kin, distributees, executors, administrators, trustees, committees, devisees, legatees, and assignees, lienors, creditors and successors in interest of them and generally all persons having or claiming under, by, through, or against the said defendants named as a class, of any right, title, or interest in or lien upon the premises described in the complaint herein, Defendant(s). To the above named Defendants: YOU ARE HEREBY SUMMONED to answer the complaint in this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a notice of appearance on the plaintiff's attorney(s) within 20 days after the service of this summons, exclusive of the day of service (or within 30 days after service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Gina C Capone, a Justice of the Supreme Court of the State of New York, Putnam County, granted on the 24th day of June, 2024, and filed with the Complaint and other papers in the office of the County Clerk of Putnam County. The object of this action is to foreclose a mortgage upon the premises described below, executed by MARIA MAURO and BENJAMIN B. BOCHICCHIO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS, ACTING SOLELY AS A NOMINEE FOR WACHOVIA MORTGAGE CORPORATION, bearing date May 6, 2003 and recorded in Book 3857, at Page 338 in the County of Putnam on November 3, 2003, which was assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION by instrument executed August 29, 2012 and recorded November 5, 2012, in Book 6077, at Page 264, which was modified by agreement effective August 1, 2013 and recorded on September 23, 2013, in Book 6294, at Page 127 creating a new principal amount of \$240,689.54, which was further assigned to FEDERAL NATIONAL MORTGAGE ASSOCIATION by instrument executed November 15, 2016 and recorded December 27, 2016, in Book 6670, at Page 310, which assignment was corrected by assignment executed April 27, 2017 and recorded July 19, 2017, in Book 6734, at Page 77, which was assigned to MTGLQ INVESTORS, L.P. by instrument executed March 12, 2018 and recorded April 5, 2018, in Book 6814, at Page 273, which was further modified by agreement dated March 13, 2018 and recorded August 2, 2018, in Official Record Book 6844, at Page 265 creating a new principal amount of \$256,878.14, which was further assigned to U.S. BANK NA-

PUBLIC NOTICE

TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS4 by instrument executed June 28, 2021 and recorded September 10, 2021, in Book 7452, at Page 116, which was further assigned to MCLP ASSET COMPANY, INC. by instrument executed October 14, 2022 and recorded December 7, 2022, in Book 7734, at Page 244. Said premises being known as and by 172 Main Street, Cold Spring, NY 10516, bearing tax map designation Section: 48.8, Block: 5, Lot: 31, which is more fully described in the Schedule "A" attached to the Complaint. To the above named Defendants: YOU ARE HEREBY PUT ON NOTICE THAT WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. There is due and owing to plaintiff the sum of \$251,271.30 plus interest thereon from October 1, 2019, in addition to those accumulated late charges and those recoverable monies advanced by Plaintiff and/or Plaintiff's predecessor-in-interest on behalf of Maria Mauro and Benjamin B Bochicchio together with all costs, including but not limited to, attorneys' fees, disbursements, and further allowances provided pursuant to the underlying loan documents and applicable law in bringing any action to protect the Mortgagee's interest in the Subject Property. The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt described above. UNLESS YOU DISPUTE THE VALIDITY OF THE DEBT, OR ANY PORTION THEREOF, WITHIN THIRTY (30) DAYS AFTER YOUR RECEIPT HERE-OF THAT THE DEBT, OR ANY PORTION THEREOF, IS DISPUTED, THE DEBTOR JUDGMENT AGAINST YOU AND A COPY OF SUCH VERIFICATION OR JUDGMENT WILL BE MAILED TO YOU BY THE HEREIN DEBT COLLECTOR. IF APPLICABLE, UPON YOUR WRITTEN REQUEST, WITHIN SAID THIRTY (30) DAY PERIOD, THE HEREIN DEBT COLLECTOR WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR. IF YOU HAVE RECEIVED A DISCHARGE FROM THE UNITED STATES BANKRUPTCY COURT, YOU ARE NOT PERSONALLY LIABLE FOR THE UNDERLYING INDEBTEDNESS OWED TO PLAINTIFF/CREDITOR AND THIS NOTICE/DISCLOSURE IS FOR COMPLIANCE AND INFORMATIONAL PURPOSES ONLY. HELP FOR HOMEOWNERS IN FORECLOSURE New York State requires that we send you this notice about the foreclosure process. Please read it carefully. SUMMONS AND COMPLAINT You are in danger of losing your home. If you fail to respond to the Summons and Complaint in this foreclosure action, you may lose your home. Please read the Summons and Complaint carefully. You should immediately contact an attorney or your local legal aid office to obtain advice on how to protect yourself. SOURCES OF INFORMATION AND ASSISTANCE The State encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid, there are government agencies, and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by New York State Department of Financial Services' at 1-800-269-0990 or visit the Department's website at <http://www.dfs.ny.gov> Rights and Obligations YOU ARE NOT RE-

PUBLIC NOTICE

QUIRED TO LEAVE YOUR HOME AT THIS TIME. You have the right to stay in your home during the foreclosure process. You are not required to leave your home unless and until your property is sold at auction pursuant to a judgment of foreclosure and sale. Regardless of whether you choose to remain in your home, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY and pay property taxes in accordance with state and local law. FORECLOSURE RESCUE SCAMS Be careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. Aldridge Pite, LLP, Attorneys for the Plaintiff, 40 Marcus Drive, Suite 200, Melville, NY 11747 631-454-8059 File # 1092-12135B

P. 8/14, 8/21, 8/28, 9/4 - 317

PUBLIC NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF PUTNAM WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff AGAINST ABIR ALJARIRI INDIVIDUALLY AND AS SURVIVING SPOUSE OF HAMID ELJARIRI, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered July 26, 2022, I, the undersigned Referee will sell at public auction at the Supreme Court in Courtroom 209 of the Putnam Supreme Court, 20 County Center, Carmel, NY 10512 on September 23, 2024 at 2:30PM, premises known as 9 JIM LANE, PUTNAM VALLEY, NY 10579. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Putnam Valley, County of Putnam and State of New York, Section 84., Block 2, Lot 17. Approximate amount of judgment \$1,056,609.24 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #501043/2021. The aforementioned auction will be conducted in accordance with the PUTNAM County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Jack Elliott Schachner, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 18-001146 81776

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PUBLIC NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF PUTNAM, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST, Plaintiff, vs. CARLA TAYLOR; UNKNOWN HEIRS OF THE ESTATE OF MICHAEL TAYLOR, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 17, 2024, I, the undersigned Referee will sell at public auction at courtroom 209 of the Putnam Supreme Courthouse,

PUBLIC NOTICE

20 County Center, Carmel, NY 10512 on September 23, 2024 at 10:30 a.m., premises known as 15 Jackson Road f/k/a 226 Jackson Road, Mahopac, NY 10541. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, Section 65.15 a/k/a 64.15, Block 1 and Lot 44. Approximate amount of judgment is \$230,678.37 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #501284/2023.

Anthony J. Centone, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No. 211436-6

P. 8/21, 8/28, 9/4, 9/11 - 50

PUBLIC NOTICE

NOTICE OF SALE SUPREME COURT PUTNAM COUNTY

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff against

LEONARD MAIETTA, ADMINISTRATOR AND HEIR-AT-LAW OF THE ESTATE OF SANDRA MORRISSEY, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230, Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered July 12, 2024, I will sell at public auction to the highest bidder at the Putnam County Courthouse, Courtroom 209, 20 County Center, Carmel, NY 10512 on September 23, 2024 at 9:30 AM. Premises known as 41 Bear Hill Road, Patterson, NY 12563. Sec 23.13 Block 1 Lot 8. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Patterson, County of Putnam and State of New York. Approximate Amount of Judgment is \$377,932.16 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 500902/2023.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the sale including but not limited to wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

Justin L. Sweet, Esq., Referee File#NY202300000232-1

P. 8/21, 8/28, 9/4, 9/11 - 71

PUBLIC NOTICE

LLC

Notice of Qualification of PECKHAM TETZ, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 07/03/24. Office location: Putnam County, LLC formed in Delaware (DE) on 05/11/23. Princ. office of LLC: 172 Prospect Hill Rd., Brewster, NY 10509. SSNY designated as

PUBLIC NOTICE

agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co. (CSC), 80 State St., Albany, NY 12207-2543. DE addr. of LLC: c/o CSC, 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State of DE, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

P. 7/17, 7/24, 7/31, 8/7, 8/14, 8/21

PUBLIC NOTICE

C3 CUSTOM CARS LLC, Arts. of Org. filed with the SSNY on 07/05/2024. Office loc: Putnam County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 2644 Route 22, Unit 2, Patterson, NY 12563. Purpose: Any Lawful Purpose.

P. 7/24, 7/31, 8/7, 8/14, 8/21, 8/28

PUBLIC NOTICE

Notice of Formation of LITTLE HOUSE 9 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/10/24. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 34 Sunnyside Place, Lake Peekskill, NY 10537. Purpose: any lawful activities.

P. 7/31, 8/7, 8/14, 8/21, 8/28, 9/4

PUBLIC NOTICE

Notice of Qualification of i.Park Brewster LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 07/23/24. Office location: Putnam County. LLC formed in Delaware (DE) on 09/14/20. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with Secy. of State, 401 Federal St., #4, Dover, DE 19901. Purpose: Any lawful activity.

P. 7/31, 8/7, 8/14, 8/21, 8/28, 9/4

PUBLIC NOTICE

COXEN BOUARI LLC Articles of Org. filed NY Sec. of State (SSNY) 7/25/24. Office in Putnam Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 100 Dahlia Dr., Mahopac, NY 10541, which is also the principal business location. Purpose: Any lawful purpose.

P. 8/7, 8/14, 8/21, 8/28, 9/4, 9/11

PUBLIC NOTICE

THE JUNK REMOVAL COWBOY LLC Articles of Org. filed NY Sec. of State (SSNY) 7/25/24. Office in Putnam Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 34 Maple Ln., Mahopac, NY 10541, which is also the principal business location. Purpose: Any lawful purpose.

P. 8/7, 8/14, 8/21, 8/28, 9/4, 9/11

PUBLIC NOTICE

40 HUNTVILLE ROAD, LLC Articles of Org. filed NY Sec. of State (SSNY) 7/16/24. Office in Putnam Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 435 Union Valley Rd., Mahopac, NY 10541, which is also the principal business location. Purpose: Any lawful purpose.

P. 8/7, 8/14, 8/21, 8/28, 9/4, 9/11

Home Projects to Improve Your Return on Investment



Provided photos.



(Family Features) Whether you're looking to add value for potential sale or simply create a more comfortable living space, now is the perfect time to breathe new life into your home with projects that provide a high return on investment.

Consider the following top home renovation projects from the experts at Westlake Royal Building Products – a leader in innovation, design and production of exterior and interior building products including siding, trim, mouldings, roofing, stone, windows, outdoor living and more – based on the 2024 Cost vs. Value Report from "Remodeling Magazine."

• Remodel the Kitchen & Bathroom

The average seller can expect a 96.1 percent return on a light touch to the kitchen, according to the report, and 73.7 percent on a modest bathroom renovation. Because personal preferences can vary widely among buyers, minor upgrades can provide a higher ROI than large, upscale remodels. A few easy ways to refresh your kitchen or bathroom include updating shelving or adding new hardware.

Decorative trim and mouldings are also cost-effective ways to add visual interest.

• Upgrade with Stone Veneer
As natural and textured home trends continue, homeowners are gravitating toward stone veneer, or manufactured stone, as it can replicate the look of real stone, adding comfort, character and beauty to homes. There's also no need to paint, coat or seal once

installed. Ideal for its ability to add texture and dimension throughout both home interior (accent walls and fireplaces) and exterior applications (siding, entryways and walkways), stone veneer – which comes with a 153.2 percent ROI – can influence mood, emotion and energy levels while serving as a focal point of your home's design.

• Install New Windows

Depending on the harshness of winter in your area and the age of your home, you may notice certain windows have developed drafts, allowing cold air to enter and heat to escape. Replacing drafty or outdated windows with modern, energy-efficient models is one of the most effective ways to enhance your home's energy efficiency.

Additionally, a vinyl window replacement brings approximately 67.1 percent ROI.

• Replace Siding

In some cases, applying a fresh coat of paint is enough to refresh your home. However, if you're looking to enhance your home's curb appeal while making a long-term impact, consider installing new siding or replacing existing siding. Because vinyl siding serves as an additional layer of insulation, improving the energy efficiency of your heating and cooling systems, it offers a 80.2 percent ROI.

• Update Decking

If you want to entertain guests outside, it's a perfect time to get your patio or deck ready. While a new coat of stain can update your existing deck's appearance and help protect it, now is also an ideal

time to build a deck if your home doesn't currently have one. When choosing a decking material, cost and maintenance are two factors to consider. Composite decking offers a 68.2 percent ROI and is low maintenance, as it's not susceptible to cracking, warping and weather damage.

Source: Westlake Royal Building Products

CLASSIFIEDS

WANTED

GENERAL MERCHANDISE

LIONEL ELECTRIC TRAINS, TY BEANIE BABIES, JIM BEAM LIQUOR DECANTERS, STEAM CLEANING MACHINE FOR CARPETS, CHRISTMAS ITEMS. CALL FOR INFORMATION. 845-282-2031.

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Putnam Ranked 8th Safest County In America

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residents and communities safe. I congratulate them for their efforts and this recognition."

Eight counties across New

York State were recognized in the U.S. News & World Report's "Top 25 Safest Communities in America" – more than any other state in the nation – for a their decline in crime. They include Nassau, Suffolk, Rockland, Putnam, Westchester, Brooklyn, Queens and Staten Island.

Statewide, crime is down 6 percent year over year, according to data from both the New York State Division of Criminal Justice Services and NYPD CompStat.

PUTNAM COUNTY PERSONNEL ISSUES CIVIL SERVICE EXAM PLEASE VISIT WEBSITE FOR DETAILS

Exam Title & No: Senior Clerk 89-242-010 OC
Exam Date: October 26, 2024
Salary: \$45,517-\$55,097
Last Filing Date: August 26, 2024
Exam Filing Fee: \$35

To apply and for information about minimum requirements, job duties, and subject of the exam, as well as the exam announcement, please visit: <https://putnam.munisselfservice.com/employmentopportunities/default.aspx> or call Putnam County Personnel Department (845) 808-1650 X46105. EEO/AA 8/14, 8/21

PUTNAM COUNTY PERSONNEL ISSUES CIVIL SERVICE EXAM PLEASE VISIT WEBSITE FOR DETAILS

Exam Title & No: Administrative Services Coordinator 88-681-010 OC
Exam Date: October 26, 2024
Salary: \$50,000-\$60,000 (Town of Putnam Valley)
Last Filing Date: August 26, 2024
Exam Filing Fee: \$35

To apply and for information about minimum requirements, job duties, and subject of the exam, as well as the exam announcement, please visit: <https://putnam.munisselfservice.com/employmentopportunities/default.aspx> or call Putnam County Personnel Department (845) 808-1650 X46105. EEO/AA 8/14, 8/21

CLASSIFIED ADS

PRINT CLEARLY your AD on the form below and send it to: PUTNAM COUNTY PRESS, P.O. BOX 608, MAHOPAC, NEW YORK 10541 by the Wednesday before publication, or email your ad to advertising@putnampresstimes.com. We will run your ad for four (4) weeks. If after that time you wish to renew for another four weeks, resubmit your AD on the form. The price for classified advertising is \$17.50 for 25 words. Please include a check with your submission.

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