



The Putnam County

TIMES

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PUTNAM COUNTY'S LOCAL NEWSPAPER

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WEDNESDAY, MARCH 5, 2025



Michelle Maselli shows fourth-graders how to tap a sugar maple tree at JFK Elementary School in Brewster.

Maple Sugaring: A 40-Year Tradition Continues at Brewster



As winter turns to spring, the sugar maple trees at the Brewster Central School District show signs they are ready to be tapped. Fourth-graders recently trudged out in boots to the best

sugar maple on campus, next to the JFK Elementary School parking lot by the football field. The ground was soft mud, but no one minded as they gathered around the tree.

“How can students tell this is a good tree?” asked teacher Michelle Maselli. The answers were varied: “The canopy is large.”
Continued on Page 15

Action Demanded As Utility Bills Skyrocket

By Holly Crocco

Local elected officials are calling for immediate intervention from Gov. Kathy Hochul and New York State Public Service Commission Chairman Rory Christian as Hudson Valley families are receiving utility bills four times higher than the previous month.

In a joint letter to the governor and chairman, Assemblyman Matt Slater, R-Yorktown, and local supervisors are demanding an immediate re-evaluation of New York’s energy policies and stronger consumer protections.

“Hudson Valley residents are being crushed by rapidly increasing utility bills – some have seen their bills quadruple overnight with no explanation or justification,” said Slater. “Gov. Hochul and Chairman Christian must acknowledge this crisis and take swift action. New Yorkers should not be forced to choose between heating their

homes and putting food on the table.”

Recent reports underscore the mounting pressure on ratepayers, with Con Edison proposing an 11.4 percent increase for electricity and a 13.3 percent increase for gas, potentially adding as much as \$2,000 annually to consumer bills.

Additionally, New York State Electric & Gas’ “recovery charge” is blindsiding ratepayers with unexpected fees, and electricity supply costs have spiked without warning, leaving families and small businesses struggling to keep up.

One Kent resident claims the cost per kilowatt hour reflected on her bill increased by more than 40 percent – from \$0.06/kwh to \$0.09/kwh during peak usage, from December 2023 to December 2024. In January 2025, the peak usage rate further increased to \$0.16/kwh – a 60 percent increase from

Continued on Page 11

Towns & Villages Make Plea for Shared Sales Tax

By Rob Sample

Should Putnam County return a portion of its sales tax collections to the towns and villages? It’s an issue that has been debated ad nauseum in the past, and came back around for discussion during the Legislature’s Feb. 19 Audit & Administrative Committee meeting – when many lawmakers seemed to be receptive to the concept.

Legislator Nancy Montgomery, D-Philipstown, argued most forcefully in favor of returning some sales tax revenue to municipalities. In so doing she read a letter from Cold Spring Mayor Kathleen Foley, which outlined municipalities’ need for additional resources.

“At the local level, towns and villages are struggling to finance major capital projects, to repair and upgrade aging, insufficient

infrastructure, costs rising year on year,” Montgomery read from Foley’s letter. “But the property cap limits our ability to raise sufficient funding needed for major projects. Sharing the county sales tax revenue with municipalities would provide an important alternate source for project costs and would allow us to keep local property tax increases at bay. That means benefits and savings for our shared constituents.”

Bill Gouldman, R-Putnam Valley, agreed.

“We do have a healthy fund balance here in Putnam County, (but) the towns and villages are

Continued on Page 12



Don't Forget!
Set your clocks ahead on Sunday, March 9 at 2:00am



Assemblyman Matt Slater speaks at a press conference Feb. 27, calling for an increase in state funding for local roads and bridges in the 2025-26 budget.

Advocates Demand More Funding for Local Roads

Putnam and Westchester County highway superintendents joined Assemblyman Matt Slater, R-Yorktown, in Somers on Feb. 27 to call for increased state funding for local roads and bridges in the 2025-26 state budget.

Gov. Kathy Hochul's proposed budget maintains last year's \$598 million allocation for the Con-

solidated Local Street & Highway Improvement Program. However, with rising construction costs and inflation, local officials argue this level of funding is inadequate to meet the growing needs of communities in the Hudson Valley and across the state. They are advocating for an additional \$250 million in CHIPS funding to ensure local

infrastructure is properly maintained and repaired.

"The Hudson Valley has the worst-rated state roads in all of New York, yet we continue to be shortchanged when it comes to infrastructure funding," said Slater. "While New York receives billions in federal highway aid, 90 percent of our local roads don't qualify for those funds, which leaves municipalities struggling to keep up with the rising costs and new state mandates."

While the state needs to get its budget under control, the assemblyman said cutting corners on road funding will never be the answer.

"We cannot treat well-maintained roads as a luxury – they're a necessity impacting every driver, resident, and vehicle including first responders, school busses, delivery trucks, local businesses, public transportation – the list goes on," he said.

As a member of the Assembly Transportation Committee, Slater has been urging the state to deliver its fair share of funding. During the joint transportation budget hearing Feb. 6, he questioned the transportation commissioner on the need for increased investment in local roads.

"I will continue to use every tool available to me and take advantage of every opportunity to secure the funding our communities deserve," he said.

Carmel Highway Superintendent Mike Stern joined the call for increased resources.

"It's unfortunate that year after year we have to hold press conferences to fight for the funding necessary to keep our roads safe," he said. "However, we will continue to speak up because taxpayers should not have to put up with deteriorating, unsafe roads. We're not asking for extra funds – we're simply seeking adequate funding to ensure our crews aren't forced to do more with fewer resources."

Putnam Valley Highway Superintendent Shawn Keeler said the potholes that drivers navigate daily will only worsen without the proper funding to fix them.

"With flat funding, we're unable to properly maintain our roads, which forces us to pick up the pieces later and spend far more than if we were able to address issues before they escalate," he said.

Letters to the Editor

Disappointed in Lawler

Dear Editor:

Now that Congressman Mike Lawler has voted to cut Medicaid in the budget resolution that has passed the House of Representatives and is headed for the Senate, he doesn't have to pretend to be bipartisan anymore. His hypocrisy is exposed by his repeated statements that he "will not cut Medicaid benefits to our constituents. Period."

There are 189,447 people enrolled in Medicaid and the Children's Health Insurance Program in Mr. Lawler's district, NY-17, including 74,652 children under the age of 19 and 9,573 seniors over 65. He has abandoned them in the hope that billionaire Elon Musk, who contributed \$1.4 million to his 2024 campaign, will continue to generously support his 2026 run for re-election to the House or possibly his run for New York governor.

We have called Lawler's office repeatedly to request that he hold town hall meetings in the district so he can explain exactly why he is more concerned with Elon Musk's support than the welfare of his constituents. Neither he nor anyone on his staff have responded.

Judy Allen
Putnam Valley

honesty, you can't be "a little" racist or antisemitic – you are one way or another.

Fiji Tolmach
Kent

Lawler's Contradictions on Abortion

Dear Editor:

On Feb. 3, Representative Lawler spoke at the convention of the Conservative Party of NYS, whose legislative agenda states: "... NY's expanded abortion law should be repealed and the Legislature should re-adopt the prior statute permitting therapeutic abortions only under the most clearly defined conditions hazardous to the life of the mother."

On Lawler's deceptive website, his headline for abortion is "Maintain a Commonsense, Mainstream Position on Abortion." Given his interest in running for governor, what was just scrubbed from this website is Lawler's statement that he is "pro-life" and supports abortion only in cases of rape, incest, or danger to a woman's life.

Just be honest, Mike – voting to restrict access to abortions in the military and voting against protecting abortion providers is anti-choice and not mainstream.

Edie Weintraub-Danovitz
Cold Spring

You Can't Be 'a Little' Racist

Dear Editor:

I applaud Assemblyman Matt Slater and Sen. Patricia Canzoneri-Fitzpatrick on their bringing attention to antisemitism and their desire to "define" it. As someone who has experienced antisemitism and witnessed the rise in racism, antisemitism, and other forms of discrimination in Putnam, New York, and Washington in the last few decades, I would like to suggest a few questions with which they can begin.

If a politician (or any citizen) says self-avowed racists and antisemites are "good people," does that make he or she a racist and antisemite? If a politician uses a Nazi salute to exhort his or her crowds, does that make him a racist/antisemite? And if a politician or citizen supports or votes for someone like the examples above, does that make him or her a racist/antisemite?

I also want to remind you that racism and antisemitism are forms of ignorance, and like

Mike Lawler, Where Are You?

Dear Editor:

I have written Representative Lawler on numerous occasions and a variety of topics important to me as a senior citizen in his district. I resorted to email because it's impossible to directly talk or meet with him. His office is by appointment only and his voicemail is useless. Regardless of the topic, I receive the same canned written response.

Mr. Lawler promised the voters he would be their voice of reason in Washington. Unfortunately, the only thing I hear from him is through the media – and those published accounts are embarrassing.

If Representative Lawler held an open town meeting, I would like him to respond to issues on the administration's attack on retirement and health benefits, the chaos in firing and rehiring government workers, veterans benefits, and the cost of living. There are too many issues to list here.

If Mr. Lawler is truly our voice in the House of Representatives, it's time he met with us.

Ethan Margolis
Carmel

Table Talk Tuesdays

CoveCare Center will begin its Table Talk Tuesdays series this week, to promote resiliency and family connections over complementary pizza, soda and light dessert at local pizzerias.

Events are scheduled March 4 at 5:30 p.m. at Sauro's Town Square Pizza in Patterson, March 11 at 6 p.m. at Cacciatori Pizza in Mahopac, March 18 at 6 p.m. at Gaetano Pizza & Café in Brewster, and March 25 at 6 p.m. at Cold

Spring Pizza.

Reservations are required at prevention@covecarecenter.org or 845-225-2700, ext. 117. Include your name, email and phone number, date/location you will be attending, and the number of people.

CoveCare Center provides mental health, substance use, and supportive services for adults, children, families, and seniors in Putnam County.

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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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Northwell Takeover of Nuvance Progresses

Increased Costs Predicted

Northwell Health's takeover of Nuvance Health will likely lead to increased costs for patients – as well as better service, according to a recent report by the Connecticut Office of Health Strategy.

"Outside of the concern that prices will increase, the transaction appears to be positive by nearly every other measure," reads the report, which is the final step in the oversight agency's nine-month review of the proposed merger.

It took into account objections by the two health care systems who argued that the new affiliation would not necessarily lead to price increases. Specifically, Northwell's plan to invest \$1 billion in Nuvance hospitals and medical services sites could pay off in profits without needing to raise prices, the health systems argued.

Nonetheless, Connecticut's health strategy office concluded, based on its review of Northwell's recent hospital takeovers in New York, that "prior acquisitions by Northwell demonstrates significant increases in inpatient hospital prices and commercial revenue following the acquisition."

If the takeover proceeds, the new healthcare system would include 28 hospitals – including Putnam Hospital in Carmel – and 99,000 employees in New York and Connecticut.

The \$20 billion affiliation was proposed one year ago. In the fall, New York's Public Health & Health Planning Council signed off on the deal. The impact report in Connecticut follows a public hearing in November, when 20 speakers weighed in – all in favor of the merger.

"The affiliation should financially stabilize Nuvance's hospitals and has the potential to keep certain service lines open that otherwise would close," reads the report. "Additionally, access and quality at Nuvance's hospitals appear more likely to stay the same or improve if the affiliation with Northwell is effectuated. Northwell's history of investments in previous acquisitions and its track record of recruiting health care professionals make us optimistic that Nuvance's hospitals will similarly benefit."

According to an article written by Rob Ryser at CT Insider, Nuvance told the Connecticut health strategy office that it came out of

the pandemic bleeding hundreds of millions of dollars in losses, and that it faces a shutdown of its facilities and potential bankruptcy without the affiliation.

Specifically, "Nuvance Health lost over \$220 million during the last two fiscal years, and projects to lose nearly \$150 million during its current fiscal year," Nuvance reported to the state in 2024 as part of its application for affiliation with Northwell.

"Nuvance Health today finds itself at an inflection point where continuing its current course threatens the long-term viability of our facilities and programs and the future of health care in Western Connecticut (and New York's Hudson Valley)," stated John Murphy, chief executive officer of Nuvance Health, in pre-filed testimony at the November hearing. "We firmly believe the time has come to join a larger health system."

According to an article by Katy Golvala at CT Mirror, in Connecticut, providers must obtain state approval before making substantial changes in the health care sector, such as mergers, large purchases of equipment or facilities, or shuttering services. The public hearing was one step in what can be a lengthy process, particularly for complex deals involving multiple hospitals.

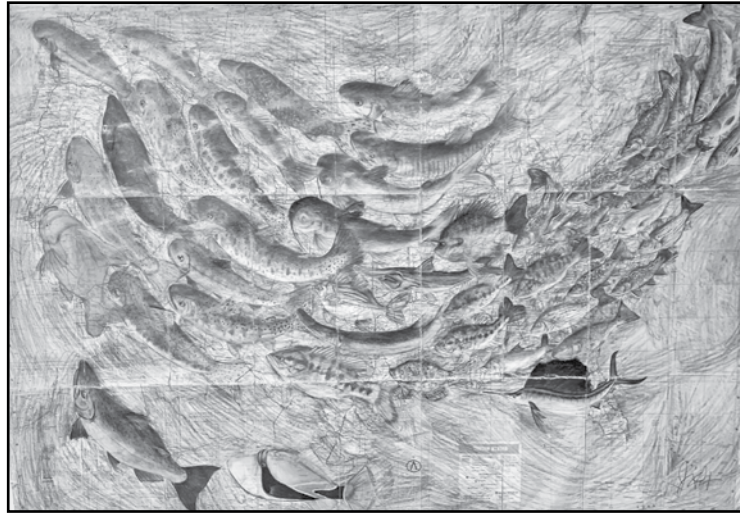
Northwell Health is the largest employer in New York state, according to the company's website, and owns 21 hospitals and 900 ambulatory sites. The health system does not currently own any hospitals outside of New York.

Executives from Northwell Health spoke at the hearing about the health system's track record of acquiring and investing in struggling hospitals, and committed to making a \$1 billion investment in Nuvance's facilities over five years to support a spectrum of capital projects and the implementation of the EPIC electronic medical record.

Mark Solazzo, chief operating officer at Northwell Health, said the company intends to address financial challenges at Nuvance by, among other tactics, increasing staff retention, reducing reliance on outsourced contractors, and driving down costs through collective purchasing.

"We have never closed a hospital, and we don't intend to," he said.

Carmel Senior Wins Art Award



"Fish of the United States" won Jasmine Hall an award in a national arts competition.

Carmel High School senior Jasmine Hall.

Carmel High School senior Jasmine Hall won a Silver Key Award in illustration for the region in the Scholastic Arts & Writing Awards competition – a nationwide arts contest that's among the most prestigious recognition programs for creative teens.

Hall entered her drawing of "Fish of the United States," which she drew in colored pencil on a map of the U.S.

"It's only 47 fish because three states don't have state fish," she said. "I did a lot of research, and I spent a lot of time on it, but I didn't expect to win anything. I hadn't yet checked my email that day, so it was a complete surprise. My teacher put the digital version of the certificate on the screen and I saw it when I came to class."

Hall started drawing in seventh grade and got more serious when she entered high school. She has taken seven art

classes at CHS, and is currently in advanced placement drawing and portfolio preparation – a class for students who intend to pursue careers in art.

"We have an amazing art program at Carmel High School," said Danielle Marino, who teaches the AP class. "We offer about 15 electives in every-

thing from graphics to photography to art history."

All that training gives Carmel students a strong background in art. This month, 11 seniors – including Hall – are exhibiting their artwork at the Katonah Museum of Art in the Young Artists 2025 show, which ran through March 2.

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Access to Mental Health Treatment Expanded

New network adequacy regulations for behavioral health services will now entitle New Yorkers to an initial appointment for behavioral health care within 10 business days of the request, or seven calendar days following hospital discharge, announced Gov. Kathy Hochul recently.

Under the regulations adopted by the New York State Department of Financial Services and NYS Department of Health, insurers unable to meet these timeframes will have to offer out-of-network mental health or substance use disorder coverage without increasing the cost for the consumer.

Additionally, insurers are

required to update their provider directories to include clearer details on the availability of behavioral health services, including provider locations, telehealth availability, and languages spoken by the provider.

"New Yorkers should be able to access high-quality behavioral health care services whenever and wherever they are in need," said NYS Office of Mental Health Commissioner Dr. Ann Sullivan. "These new network adequacy regulations will ensure that commercial insurance carriers provide this coverage in a timely manner by setting a standard and so that people needing this care can easily access it when they need it."

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FrOGS & InterArts Hosting Art Show

Friends of the Great Swamp is collaborating with Hudson Valley InterArts to sponsor an art show, "LIVING Water: WET Land – Tracking Interdependence in the Great Swamp," from June 1 to July 31, at 40 Jon Barrett Road, Patterson.

This is a group art exhibition exploring the meeting of human and ecology, body and place, water and life. Works that display, explore, exemplify, or relate to the ecological community, shared environmental survival, human drinking water, water purification,

biodiversity, species survival, interspecies community, moving water, and the riparian ecosystems of the Hudson Valley are welcome.

All visual art forms will be considered, including drawing, painting, photography, sculpture, fiber, video, mixed-media, and more. Work may not exceed 42 inches by 42 inches, with sculpture not to exceed 36 inches by 36 inches and 30 pounds.

It is free to submit work, and the deadline is May 23. Email info@@hudsonvalleyinterarts.org with the subject "living water art

show submission," attaching up to three jpeg images of each piece to be considered. There is a limit of three works per artist.

Artists selected for inclusion in the show will be notified by May 27.

Accepted work must be wired for hanging, and frames must be sturdy. All work must be dropped off by May 30 and arranged for pickup Aug. 1 or 2 between 10 a.m. and 5 p.m.

Works will be juried to fit the show's theme. They will be for sale, with 30 percent commission – 15 percent for InterArts and 15 percent to benefit FrOGS.

A reception with live music and refreshments is scheduled Saturday, June 21 from 3 to 7 p.m., with a closing reception scheduled Sunday, July 27 from 1 to 4 p.m.

For more information, email info@@hudsonvalleyinterarts.org or visit www.HudsonValleyInterArts.org.

Nutrition Corner

By Allison J. Stowell
MS, RD, CDN



Food Connects Us

Did you know that March is National Nutrition Month (NNM)? This year's NNM theme, Food Connects Us, reminds us that food can be more than just the recipes we choose and the dishes we serve our families. Through food we honor tradition, support our community, and teach children that families all over the world gather to enjoy delicious food. Here are five ways you can honor NNM with your children:

Visit the produce section of your local supermarket. Look for exotic fruits and vegetables that are new to your family. Invite children to learn the produce's origin and explore how to use it. Then create a dish together and remind them that a child from another part of the world may be eating the same meal!

Make a family recipe. Bond children with loved ones (present and past) through with a dish that represents your family's traditions.

A nourished community is a healthier one. Connect your family with local community resources to illustrate for children how we can use food to lift each other up. Help prepare a community garden, donate food, or volunteer time at a local food bank or pantry.

Start a simple food tradition. Maybe it's "birthday pancakes", "snow day waffles", a picnic the first time the temps rise above a certain temperature, or jam made from fresh picked berries every spring. Start an easy tradition with your children that they will grow up with and look forward to.

Spice it up. Prepare a dish your family already loves but add spices and flavors from different parts of the world to introduce different ways foods can be made. Simply add new spices and ingredients to a familiar dish. Or visit Hannaford.com and explore our "World Flavors" recipe round-up.

Allison J Stowell MS RD CDN serves as the online dietitian for Hannaford Supermarket. For more information on free, virtual

nutrition classes and more, visit Hannaford.com/dietitians. For more on the Guiding Stars nutrition guidance program, visit GuidingStars.com.

Mediterranean Orzo Risotto (2 Guiding Stars) Hannaford.com

An easy Mediterranean play on risotto that features orzo pasta, shrimp, and tzatziki for added creaminess.

Ingredients:

- 1 (16-oz.) bag peeled and deveined large raw shrimp, thawed
- 1 lemon, zested and juiced
- 1 Tbsp. finely chopped mint
- 1 yellow onion, chopped
- 1 (16-oz.) box orzo pasta
- 3 cloves garlic, minced
- 2 Tbsp. balsamic vinegar
- 1 tomato, chopped
- 3 cups no-salt-added chicken broth
- 2 Tbsp. prepared tzatziki

Directions:

1. Pat shrimp dry with paper towels. In a medium bowl, combine shrimp, lemon zest, lemon juice, mint, salt and pepper. Set aside to marinate.
2. In a Dutch oven, heat 1 tablespoon olive oil over medium-high. Add onion and cook 4 to 5 minutes, stirring occasionally, until softened. Add orzo and garlic and cook, stirring often, until orzo is toasted, about 2 minutes. Add vinegar and simmer until liquid is absorbed. Add tomato, broth, salt and pepper. Stir to combine.
3. Bring mixture to a boil. Cover and reduce heat to medium-low. Simmer until pasta is cooked and liquid is absorbed, 10 to 12 minutes.
4. Add shrimp with marinade in an even layer on top of orzo. Cover and cook until shrimp is pink and cooked through, 2 to 4 minutes. Remove from heat and let sit, covered, about 2 minutes more. Stir in tzatziki and serve immediately.

Irish Beef & Beer Pot Pie

(Family Features)
Irish Beef and Beer Pot Pie

Ingredients:

- 1 pound ground beef
- 1 cup stout beer
- 3 tablespoons flour
- 1 can (15 ounces) tomato puree
- 1 tablespoon Worcestershire sauce
- 1 tablespoon garlic powder
- 1 cup beef broth
- 1 bag (28 ounces) hashbrowns with peppers and onions
- 1 can (14 ounces) carrots, drained
- 1 can (14 ounces) peas, drained
- salt, to taste
- pepper, to taste
- 1 sheet puff pastry, thawed
- 1 egg

Directions:

Heat oven to 400 F. In large skillet or Dutch oven, brown ground beef; drain and set aside. Over medium heat, deglaze



skillet with beer and whisk in flour. After thickening, whisk in tomato puree and add Worcestershire sauce. Mix in ground beef, garlic powder and beef broth. Add hashbrowns, carrots and peas. Season with salt and pepper, to taste. Simmer 20-25 minutes, stirring occasionally.

Place puff pastry sheet on cookie sheet. Beat egg and brush over pastry. Bake 10 minutes. Place hot puff pastry on top of beef mixture and serve.

Servings: 4-6

Source: Culinary.net



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Jackson Saccomanno. Photo by Gabe Palacio.

Brewster's Saccomanno Named 'Player of the Year'

The New England Prep School Athletic Council has selected Harvey School quarterback Jackson Saccomanno of Brewster as Player of the Year in the 8-Man Football League.

As the starting quarterback of Harvey's 2024 NEPSAC championship team, Saccomanno compiled impressive offensive numbers. The senior QB totaled 2,078 all-purpose yards with 33 touchdowns, passing for 1,558 yards with 18 TDs and only three interceptions, and rushing for 520 yards and 15 TDs.

Saccomanno's teammate, senior Luca Marano of Bedford,

was also honored by the league. Named Lineman of the Year, Marano was dominating as a two-way player, the center on offense and the tackle on defense. He led the Harvey defense with 70 tackles, six sacks, five forced fumbles, two fumble recoveries, and one blocked punt.

Harvey head football coach Kyle Delaney was pleased to get the news from NEPSAC.

"Both Jackson and Luca had outstanding seasons, were hugely responsible for helping us win the league title, and represented Harvey so very well on the field," he said.

Short Plays Feature Local Talent

Tompkins Corners Cultural Center will present "Take Our Words For It," a collection of short plays written by local women exploring loss, infertility, the objectification of women, pageants, and refugees – in the unmistakable voice of the women who've been there, Friday, March 14 at 7:30 p.m., at 729 Peekskill Hollow Road, Putnam Valley.

Presented in honor of Women's History Month and produced by GoJo Clan Productions, the plays will feature local actors and are directed by local directors, most of whom are also women, highlighting the rich talent within the community.

Playwrights include Carol Mark, Tara Meddaugh, Lori Myers, Kathy Rossetter and Misha

Sinclair.

GoJo Clan Productions is a small theater company run by Albi Gorn and Robin Anne Joseph in Westchester County. It is devoted to producing high-quality, contemporary plays that use primarily local actors. Gorn and Joseph have each been involved in theater for 50-plus years in Westchester and New York City and have won multiple awards in playwriting, acting, and directing.

Tickets are \$20 and may be purchased at Eventbrite.com or at the door. Refreshments will be available.

For more information, visit TompkinsCorners.org or Facebook, or email info@tompkinscorners.org.

We Will Miss

Patterson
Veronica "Ronnie" Hasselmann, 82, Feb. 23. Beecher Funeral Home, Brewster, NY, (845) 279-3615.

Carmel
Gerard A. Briccetti, 69, Feb. 20. Cargain Funeral Home, Carmel,

(845) 225-3672.

Walter Brady, 81, Jan. 30. Cargain Funeral Homes Inc., Mahopac, (845) 225-5655.

Cold Spring
James "Jimmy" Markey, 63, Feb. 18. Clinton Inc Funeral Homes, Cold Spring, (845) 265-3333.

Jean E. Brady, 85, Feb. 20. Clinton Inc Funeral Homes, Cold Spring, (845) 265-3333

Harckham Proposes Tax Trim for First-Time Homebuyers

State Sen. Pete Harckham, D-Peekskill, and Assemblymember Linda Rosenthal, D-Manhattan, have introduced legislation that would exempt first-time homebuyers from paying the mortgage recording tax that municipalities impose for legally recording a deed, mortgage, or other documents related to a loan for a home purchase.

With the first-time homebuyer market share falling sharply in recent years because of high real estate prices and other factors, the legislation (S.4488 / A.5350) addresses the financial impacts on first-time homebuyers, and an exemption on the mortgage recording tax is expected to lead to substantial savings.

According to the latest data, the median sale price of a home in New York in 2024 was \$642,500, and with a typical 10 percent down payment, that would result in a \$578,000 mortgage. Harckham and Rosenthal's bill, if enacted, would save a first-time homebuyer \$5,780 in costs for a 1 percent mortgage recording tax, typically paid at the closing.

"Homeownership is a big part of the American Dream, but for many New Yorkers, the high upfront costs in these tough times have pushed the dream farther out of reach," said Harckham. "By exempting first-time homebuyers from paying their mortgage tax, we'll be making this milestone achievement more affordable while also re-energizing our communities."

Mortgage recording tax rates vary statewide, with most mu-

nicipalities charging about 1 percent of the mortgage. However, the mortgage recording tax in Putnam County is currently 1.05 percent. A portion of the mortgage recording tax collected in New York City and seven neighboring counties goes to the Metropolitan Transportation Authority.

According to the New York State Comptroller's office, New York has the lowest homeownership rate in the U.S., with only 53.6 percent of the population owning a home in mid-2022 versus 65.8 percent nationally. Meanwhile, the National Association of Realtors reported in November 2024 that first-time homebuying decreased to a historic low of 24 percent in 2023, dropping from 32 percent the previous year.

The first-time homebuyers were older, as well, and their median household income was \$97,000 – an increase of \$26,000 from 2021.

Some of the factors that are making first-time homeownership

less attainable include a shortfall in housing inventory, stagnant wages, and high mortgage rates. The average interest rate of a 30-year mortgage was 6.87 percent as of Feb. 13.

Also, high home prices are taking a toll on home sales. According to an NAR report released Feb. 21, existing-home sales declined 4.9 percent from December, as the median home price rose 4.8 percent year-over-year to \$396,900 in January.

In the Northeast, sales fell 5.7 percent from December, while the median price rocketed up 9.5 percent to \$476,400.

"First-time homebuyers in New York today face a housing inventory shortage and significant financial hurdles, not the least of which is New York's nation-leading closing costs," said Vlora Sejdi, president of the Hudson Gateway Association of Realtors. "A large part of these upfront costs are real estate transaction taxes, including the mortgage recording tax."

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Hudson Valley Trust Names New President

The Hudson Valley Trust, a nonprofit organization located in Patterson, has named Dan Troge as president for 2025 to 2027.

Troge has been a trustee for 10 years and, like other board members, has worked tirelessly in support of its mission – to foster, advance, and encourage the promotion and betterment of the cultural, historical, environmental, and architectural heritage of the Hudson River Valley, its communities and environs, in addition to protecting and preserving open space for the advancement of the environment.

Troge is taking the reins from Larry Maxwell, who led the Trust for 12 years.

“We are grateful to Larry for his service and are pleased he is remaining with the trust as vice president,” said Charles Arbore of

Hudson Valley Trust. “Marjorie Keith will remain as treasurer and Ian Troge will fill the secretary position, which had previously been vacant.”

Ian Troge recently joined the board, as well as Ted Kozlowski and Amy Cann from Patterson.

The trust is also being joined by Rob Radek, also from Patterson, who assumes the responsibility of overseeing the care of the 47 acres of conservation property that is owned by the Hudson Valley Trust. Radek fills a newly established position of volunteer land manager.

Assisting him are youth and parents associated with the four Scouting America units that are sponsored by the trust – Carmel Boy Scout Troop 1, Carmel Girl Scout Troop 5001, Venturing Crew 1776 and Carmel Cub Scout Pack 1.

March Exhibition Opportunity in Mahopac

All artists age 18 and older are invited to be part of the Putnam Arts Council's 2025 Members Exhibition, scheduled to open Saturday, March 15 at the Belle Levine Art Center, 521 Kennicut Hill Road, Mahopac.

An opening public reception is scheduled from 2 to 5 p.m. The show closes with an artist talk Sunday, March 30 from 3 to 4 p.m.

Public gallery hours are 1 to 5 p.m. Mondays and Wednesdays, and 2 to 4 p.m. Sundays, and by appointment; call 845-803-8622.

Artists are invited to submit one piece of original fine art completed within the past three years and not previously exhibited at the Belle Levine Art Center. Two-dimensional work cannot exceed 36 inches in any direction, including the frame. Three-dimensional work must be manageable by one person.



“Pretty Kitty” by PAC member artist and teacher Therese Fokine.

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Works do not need to be for sale, but if works sell, PAC retains a 35 percent commission.

PAC will accept hand delivered work Saturday and Sunday, March 8 and 9, from 2 to 5 p.m. A \$15 entry fee must accompany each submission.

Digital images are not accepted for this show.

An exhibit prospectus outlining details can be found at www.putnamartscouncil.com, along with an entry form that should accompany delivered work. Entry forms will also be available at drop-off.

Gas Prices Dip

Average gasoline prices in New York fell 1.3 cents per gallon last week, averaging \$3.12 per gallon, according to GasBuddy's survey of 6,118 stations in New York. Prices in New York are 2.9 cents per gallon lower than a month ago, and stand 15.3 cents per gallon lower than a year ago.

The national average price of diesel has increased 1.6 cents in the last week and stands at \$3.64 per gallon.

The cheapest station in New York was priced at \$2.64 per gallon, while the most expensive was \$4.09 per gallon.

The national average price of gasoline is down 4.4 cents per gallon from a month ago, and stands 18.2 cents per gallon lower than a year ago, according to GasBuddy data compiled from more than 11 million weekly price reports covering over 150,000 gas stations across the country.

“With the sharp gas price increases on the West Coast now fading, the national average has dipped slightly over the past week,” said Patrick De Haan, head of petroleum analysis at GasBuddy. “While some areas are seeing increases, others are experiencing stability or even slight declines, as the bulk of the seasonal transition has yet to significantly impact gasoline prices – certainly good news for motorists.”

GasBuddy continues to monitor key developments, including ongoing talks between the U.S., Russia, and Ukraine on a potential agreement.

Putnam County Community Events

Board Members Sought

The Town of Kent is accepting resumes for the Lake Carmel Park District Advisory Board. Submit an application or resume to the Kent town clerk at 25 Sybil's Crossing, Kent Lakes, NY 10512 or lcappelli@townofkentny.gov.

Concessionaire Wanted

The Town of Carmel Recreation & Parks Department is accepting applications for a 2025-28 concession stand operator at Sycamore Park for summer camp and special events. Must attend a Food Service Sanitation Course, hold a Food Service Establishment Permit issued by the Department of Health, and carry their own insurance. The concessionaire RFP can be picked up at Sycamore Park, 790 Long Pond Road, Mahopac, between 8:30 a.m. and 4:30 p.m. Monday through Friday. Proposals must be received no later than 4 p.m. March 6. 845-628-7888.

Dr. Seuss Week

Stop by Brewster Public Library during normal business hours all week March 3 to 7 to celebrate Dr. Seuss's birthday with take-home crafts, scavenger hunts, book displays, and activity packets.

Tuesday, March 4

Make Body

& Foot Scrubs

Kent Public Library will host a foot- and body-scrub-making workshop with Gigi's Melts, Balms & Scrubs on March 4 at 5:30 p.m. For adults and seniors. Registration required at kentpl.librarycalendar.com. Supplies limited.

Kent Town Board

The Kent Town Board will meet the following Tuesdays at 7 p.m. at Town Hall: March 4 and 18, April 1 and 15, May 6 and 20, June 3 and 17, July 1 and 15, Aug. 5 and 19 (daytimes), Sept. 2 and 16, Oct. 7 and 21, Nov. 18 and 25, and Dec. 2 and 16.

Table Talk Tuesdays

CoveCare Center will host Table Talk Tuesdays to promote resiliency and family connections, including complementary pizza, soda and light dessert, March 4 at 5:30 p.m. at Sauro's Town Square Pizza in Patterson, March 11 at 6 p.m. at Cacciatori Pizza in Mahopac, March 18 at 6 p.m. at Gaetano Pizza & Café in Brewster, and March 25 at 6 p.m. at Cold Spring Pizza. Reservations are required at prevention@covecarecenter.org or 845-225-2700, ext. 117. Include name, email and phone number, date/location, and the number of people attending.

Reads at Reed

The Reads at Reed Book Club will meet March 4 at 4:30 p.m. via Zoom to discuss "The Extraordinary Life of an Ordinary Man" by Paul Newman. Email devans.durkin@carmellibrary for details.

Lego Club

Kids in kindergarten through grade four are invited to join Kent Public Library on Tuesdays, March 4 and April 1 at 4:30 p.m. Creations will be displayed in the children's section. This is not a drop-off program; parents must remain in the building. Registration required.

Wednesday, March 5

Carmel Town Board

The Carmel Town Board will meet at 7 p.m. the following Wednesdays at Town Hall: March 5, 12 and 19; April 2, 9 and 16; May 7, 14 and 21; June 4, 11 and 18; July 2 and 9; Aug. 6 and 13; Sept. 3, 10 and 17; Oct. 1, 8 and 15; Nov. 5, 12 and 19; and Dec. 3 and 10.

Comix and Crafts

Join Mahopac Public Library the first Wednesday of each month to discuss a graphic novel, then do a craft or activity related to the reading. Discuss "Lunar New Year Love Story" by Gene Luen Yang on Wednesday, March 5 at 4 p.m. For grades eight and older. Read ahead and bring your copy of the book. Register at www.mahopac-library.org or call 845-628-2009, ext. 115.

Thursday, March 6

Southeast Town Board

The Southeast Town Board will meet at 7 p.m. the following Thursdays at Town Hall: March 6 and 20, April 3 and 17, May 1 and 15, June 5 and 26, July 10 and 24, Aug. 7 and 21, Sept. 11 and 25, Oct. 9 and 23, Nov. 6 and 20, and Dec. 4 and 18.

Deni Bonet

& Chris Flynn

Adults age 18 and older are invited to Patterson Library on Thursday, March 6 at 6:30 p.m. for a concert by Deni Bonet and Chris Flynn – an Americana, folk-rock duo whose blend of music and humor have entertained and captivated audiences from Carnegie Hall to the White House. Registration is required at 845-878-6121 or www.pattersonlibrary.org.

Republican

Women's Club

The Putnam County Republican Women's Club meets the first Thursday of each month in Brewster. The 2025 dates include March 6, April 3, May 1, June 5, Sept. 4, Oct. 2, Nov. 6 and Dec. 4. Email putnamwomensgop@gmail.com for information.

Friday, March 7

Teen Trivia Night

Mahopac Public Library will host a trivia night for teens Friday, March 7 at 5 p.m. Make a team and win prizes! For grades six through 12. Register at www.mahopac-library.org or call 845-628-2009, ext. 115.

Saturday, March 8

Repair Café

Sustainable Putnam's quarterly Repair Café returns to the Mahopac Middle School on Saturday, March 8, from 10:30 a.m. to 1:30 p.m. If parts are needed, they are sold at cost. Free coffee, tea, and snacks are served. To pre-register, visit sustainableputnam/repair-cafe or call 646-598-6560.

Run for Library Board

Mahopac Central School District residents interested in serving on the Mahopac Public Library Board of Trustees are invited to an information session March 8 at 10 a.m. Meet current board members and get to know Executive Director Michele Capozzella. Virtual and in-person. For those attending in person at the library, a light dinner will be served. Register at https://

mahopac-library.org or call 845-628-2009, ext. 100.

Guitar Performance

Reed Memorial Library will present jazz guitarist Abe Ovadia on March 8 at 11 a.m. Registration is required at carmellibrary.org/calendar.

Irish Music

Tompkins Corners Cultural Center will welcome Bruce Foley and John Nolan on Saturday, March 8 at 7:30 p.m., at 729 Peekskill Hollow Road, Putnam Valley. Members of the Mid-Atlantic Region Comhaltas Ceoltóirí Éireann Hall of Fame, they will perform traditional Celtic music. Tickets are \$25 at Eventbrite.com.

Defensive Driving

Brewster Public Library will offer a defensive driving course Saturday, March 8 from 9 a.m. to 3 p.m. Practical information and techniques to avoid collisions and violations. Upon completion, be eligible to receive up to a 10 percent discount on your motor vehicle collision and liability insurance as well as up to a four-point reduction on your driving record. \$40. Age 17 and older. Bring lunch. Registration required, with payment.

Sunday, March 9

FrOGS Hikes

Friends Of the Great Swamp will host winter hikes on the following Sundays at 10 a.m.: March 9 at the Michael Ciaiola Conservation Area, March 23 at Pawling Nature Preserve, April 6 at Laurel Ledges. On Sunday, April 27 at 9 a.m. there will be a hike and trail cam class at the Gordon Douglas Reserve West. \$5 registration; email Ken Luhman at frogspaddle22@gmail.com.

Parade

The 48th annual Northern Westchester/Putnam St. Patrick's Day Parade is scheduled Sunday, March 9 at 2 p.m. along Route 6, Mahopac. Buses will run from the Lake Plaza Shopping Center to the Corner of Route 6 and Croton Falls Road beginning at 11:30 a.m.

Relay Fundraiser

The Italian American Club of Mahopac invites the public to a fundraising dinner to benefit Relay for Life of Mahopac on Monday, March 9 from 5 to 9 p.m. at 141 Buckshollow Road. Dinner, music, raffles, and more. \$40 for non-members, \$35 for members and seniors, \$10 for children younger than 10. RSVP by March 6 to Linda Cefaloni at 914-582-4373 or Giulio Cefaloni at 845-745-2655.

Breakfast

Brewster VFW Post 672 will host a breakfast fundraiser the second Sunday of every month from October to May, from 9 to 11 a.m., at 262 Peaceable Hill Road. Coffee, juice, waffles, pancakes, bacon, sausage, eggs, omelet station, home fries, tater tots, biscuits and gravy, and more. \$15.

Monday, March 10

Irish Soda Bread Sale

Brewster VFW 672 Auxiliary will host an Irish soda bread sale fundraiser with orders accepted through March 10. \$20 per large loaf. Orders will be ready for pick-up Saturday, March 15 between 1 and 3 p.m. at the VFW Hall, 262 Peaceable Hill Road. Call Chris

at 914-588-9497, Karen at 845-721-0265, or Deb at 845-803-1563.

Eucharistic Revival

"Behold + A Eucharistic Revival with Array of Hope" is scheduled March 10, 11 and 12 from 7 to 9 p.m., at St. James the Apostle Church, 14 Gleneida Av., Carmel. Consisting of talks, an exposition of the Blessed Sacrament, confession, praise music, and Mass on March 12. Featuring Fr. Glenn Sudano, CFR; Dr. David Hajduk; and the AOH music team. All are welcome. www.stjamesapostle.org.

Chess Club

Children age 7 to 18 are invited to Kent Public Library on Monday, March 10 from 4 to 5:30 p.m. to play Chess and socialize with other enthusiasts. There is no instructional element; for beginning and advanced players. Chess sets will be available but feel free to bring one. Register online. Snacks will be served.

Quit Smoking

The Putnam County Department of Health will offer Freedom from Smoking, an evidence-based smoking cessation program, to individuals who live or work in Putnam. Classes will be held Mondays from 6 to 7:30 p.m. at the Department of Health from March 10 through April 21, with an extra class Thursday, April 3. Free. Pre-registration required at https://PC-DOHFreedomFromSmoking2025.eventbrite.com.

Wednesday, March 12

College Prep

Reed Memorial Library in Carmel will present "Getting Started with the College Process" on March 12 at 6:30 p.m. Registration is required at carmellibrary.org/calendar.

Marine Corps League

The Marine Corps League Putnam County Detachment meets the second Wednesday each month. For membership, email MCLPutnamCountyNY242@gmail.com.

Greatest Sitcoms

Mahopac Public Library will present "The Greatest Sitcoms of All-Time" on Wednesday, March 12 at 6 p.m. Join award winning author Martin Gitlin for a look into how sitcoms have evolved over the generations in presentation and content. Ages 18 and older. Register at www.mahopac-library.org or call 845-628-2009, ext. 100.

Thursday, March 13

'It Ends With Us'

Watch "It Ends With Us" on Thursday, March 13 at 1 p.m. at Patterson Library. Lily Bloom's life takes an unexpected turn when she meets Ryle Kincaid, a charming neurosurgeon. But as their relationship deepens, shadows from Lily's past and Ryle's secrets challenge her strength and choices. A gripping story about breaking cycles and finding the courage to move forward, this film explores the complexities of love and the power of self-worth. Rated PG-13. Adults only.

Meditation

Reed Memorial Library in Carmel will present the Mindful Meditation Series on March 13 at 6 p.m. Registration is required at carmellibrary.org/calendar.

Social Security Seminar

Mahopac Public Library will present a Social Security educational seminar Thursday, March 13 at 6 p.m. Join Wayne Quint from Quint Investments and Insurance Services to understand your options to make the best choice for your specific situation. Ages 18 and older. Register at www.mahopac-library.org or call 845-628-2009, ext. 100.

Friday, March 14

Women Have Their Say

Tompkins Corners Cultural Center will present "Take Our Words For It," a collection of short plays written by local women exploring loss, infertility, the objectification of women, pageants, and refugees, Friday, March 14 at 7:30 p.m., at 729 Peekskill Hollow Road. Tickets are \$20 at Eventbrite.com.

Dungeons & Dragons

Reed Memorial Library in Carmel will present a Dungeons & Dragons program March 14 at 12:30 p.m. Registration is required at carmellibrary.org/calendar.

Saturday, March 15

Irish Dinner

A St. Patrick's Day dinner will be offered Saturday, March 15 from 3 to 6 p.m. at Patterson Community Church (dine in or take out), 1059 Route 311. Corned Beef, cabbage, Irish soda bread and more. Adults \$17, seniors (65 and older) \$15, children (younger than 12) \$5. Email pattersoncommunity-church.org or call 845-878-3961.

Sunday, March 16

Homemade Wine Contest

The Italian American Club of Mahopac will hold its ninth annual Homemade Wine Tasting Festival & Competition on Sunday, March 16 at 3 p.m. at 141 Buckshollow Road. Admission is \$40 and includes dinner and music. Top scorers will be declared winners and the top winemaker will be crowned Mastro del Vino. Guests will select a Taster's Choice winner. Only IAC members can compete but everyone is invited to attend. RSVP to Linda Cefaloni at 914-582-4373 or Sandra Cefaloni Henderson at 845-745-0762.

Bowling Fundraiser

CoveCare Center will hold a bowling fundraiser Sunday, March 16 at Spin's Bowl Carmel from 1 to 3 p.m. All ages. Raffles and prizes. \$25 per person, includes shoe rental. Max of six players per lane. Register at www.covecare-center.org/community-bowling-day-2025.

Send Us Your Community Events

Let everyone in Putnam County know about your upcoming Community Events and Events Online

Send info to
Editorial@putnampresstimes.com.
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Another Well Dug in South Sudan, Thanks to BHS

Brewster High School students and teachers who participated in We Walk for Water 2024 raised enough money to drill a fifth well in South Sudan, with a sixth well set to be drilled this season. The new well is located at the Yabulu Market in Western Bahr El Ghazal State, South Sudan. The village chief is Ernesto Abdullai, and the GPS coordinates of the well are 7.7237538 26.6959476.



We Walk for Water, which takes place in the spring, is the culmination of a fundraiser in which students have raised more than \$32,000 since 2017 for six wells to be dug in South Sudan through Water for South Sudan.



For six years, BHS teachers and students have walked the footsteps of the children of South Sudan who have to make a daily walk for water – 1.5 hours to “the pond” and 1.5 hours back to their village. We Walk for Water 2025 is scheduled to take place in May.




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Mahopac Middle School students recently participated in a Penny War.

Positive Action Club Raises \$\$\$ for JennaJackPack

The Positive Action Club at Mahopac Middle School hosted a Penny War from Jan. 27 to Feb. 7, to raise funds for the Jenna-JackPack Project, an organization dedicated to supporting children who have experienced the loss of a parent or sibling.

The JennaJackPack Project partners with schools, youth groups, businesses, and local communities to create and deliver customized “JennaJackPacks,” which are filled with comforting items to help grieving children cope during a challenging time.

The project is named in part to honor Jenna Nolan, a former Mahopac Middle School student who passed away. Nolan was known for her dedication to her studies,

leadership on the soccer field and, above all, her unwavering empathy and compassion. Her legacy of kindness and support continues to inspire all who knew her.

During the Penny War, each class had its own jug placed outside the cafeteria. Students competed by donating pennies and dollars to their class jug, which added points. Silver coins were used to sabotage other classes by deducting points.

One day, donating \$1 or more earned students a fresh bag of popcorn during their lunch period.

The team with the highest total at the end of the Penny War was Team 7A, which earned an ice cream party as its reward for supporting a great cause.

Carmel Celebrates 100 Days of Learning



Carmel elementary schools recently marked the 100th day of school with fun activities and learning challenges – from dressing up like they’re 100 years old to counting to 100 in creative ways.



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George Fischer Middle School students at the 2025 District 3N Spring District Meeting Championships on Feb. 7 at Carmel High School.

Carmel Students Excel in Business Leadership

A group of George Fischer Middle School students have demonstrated their business leadership skills by qualifying and competing at the 2025 District 3N Spring District Meeting Championships on Feb. 7 at Carmel High School. Schools from Putnam, Or-

ange and Sullivan counties were represented, with students competing in the areas of business ethics, public speaking, leadership, and financial literacy.

Winners from GFMS included:

Exploring Public Speaking

– Stanley Smith (first place) and Janelle Saucedo (fourth place).

Exploring Business Ethics – winner Elle Rosenquest (second place).

Financial Literacy – Ryan Munez (first place) and Ava Hall (second place).

Social Security Announces Operational Changes

The Social Security Administration is announcing an organizational realignment of the functions provided by its Office of Analytics, Review & Oversight, which it says remain critical to ensure the programs SSA administers are of high quality and effective, that it uses the latest tools to recommend opportunities to improve the programs, and to detect and prevent fraud.

“President Trump has made it clear that good government must do better at identifying and eliminating fraud, waste, and abuse,” said Lee Dudek, acting commissioner of Social Security. “Realigning functions previously under the Office of Analytics, Review & Oversight is an important, common-sense step in the right direction to further strengthen the integrity of the Social Security and Supplemental Security Income programs millions of people depend on.”

Moving the office’s functions to existing parts of the agency will streamline layers of man-

agement, increase data sharing with essential SSA components, and speed the opportunities to identify fraud, waste, and abuse and implement needed solutions, according to the administration.

Dudek said an important part of identifying fraud, waste, and abuse is timely and meaningful engagement with a range of stakeholders, including many in the advocate community – which will resume in earnest. With the realignment of the office functions, Gina Clemons, formerly the deputy commissioner, will take the lead for SSA to engage directly with key outside stakeholders on topics including protecting the integrity of programs and identifying opportunities for efficiencies such as program simplification and technology.

These improvements will build on recommendations that Department of Government Efficiency team members provide the agency and help to improve how SSA serves America, said the administration.

Avoid Unwanted Telemarketing Calls

The New York Department of State’s Division of Consumer Protection is providing tips to help New Yorkers combat unwanted telemarketing calls.

Consumers are encouraged to register their phone numbers with the Do Not Call Registry and to file an individual complaint each time they receive an unwanted telemarketing call after registering for more than 31 days.

On Jan. 1, New York State enacted the so-called Seinfeld Law, named after the hit comedy series “Seinfeld,” to help protect consumers from potentially deceptive telemarketing practices while promoting transparency and accountability in the telemarketing industry. The new law requires telemarketers to identify themselves in the first 30 seconds of an unsolicited phone

call, including their name, the company they represent, and why they are calling.

Callers must also give the person they’re contacting an option to be added to their company’s “do not call” list, as well as disclose if the call is being recorded.

“We’ve all been on the receiving end of annoying and unwanted telemarketing calls, and too many New Yorkers don’t know there are tools available to help make them stop,” said Secretary of State Walter Mosley. “Every consumer should take the time to put their phone number on the Do Not Call Registry and report any instance of an unwanted telemarketing call so we can track down bad actors and take legal action against them.”

The Do Not Call Registry (part of the Federal Trade Commission)

is designed to stop companies from promoting their goods and services by making unwanted sales calls to potential customers. Once you register your phone number, telemarketers have up to 31 days from the date you register to stop calling you. Calls from or on behalf of political organizations, charities, and telephone surveyors are exempt, as are companies with which you have an existing business relationship, unless you ask them to place your number on their own do not call list.

Seventy-five percent of New Yorkers belong to the registry. To join them, visit DoNotCall.gov or call 888-382-1222 (TTY 1-866-290-4236) from the number you want to register.

Even if your number is listed on the Do Not Call Registry, telemarketers are permitted to contact

you when you request the call – and they may try to lure consumers into doing so. For instance, when you are looking for information online, make sure you read the fine print below any click boxes. These may include references to “marketing partners” that you are “agreeing” to receive calls from with one click of your mouse.

File a complaint if you receive unwanted telemarketing calls after registering for more than 31 days, either online or by calling the office. It is important to submit individual complaints for each unwanted call, and provide as much information as you can, as this helps the Division of Consumer Protection track down the caller.

If you receive a call that uses a recorded message instead of a live person (known as a “robocall”), you

can also file a complaint regardless of whether your number is on the registry.

In addition, beware of scammers, as not all calls are from legitimate companies. Scammers will try to impersonate legitimate companies, government entities, utilities, and even charities. Common scams often involve technical support, debt collection, student loan repayment, the IRS or law enforcement. If you suspect a call may be a scam, hang up immediately.

Avoid pressing any buttons, as that only confirms your number is active. Even if the prompt says, “press 1 to be removed from the list,” doing so can still signal to a possible scammer that your number is valid and could result in more calls.

Never give out personal or financial information to an unsolicited caller. Rather, ask callers to send you information in the mail or contact them separately through their official, publicly listed phone number or website.

As always, if the offer seems too good to be true, it probably is. Calls claiming you won a free prize, medical device, lottery, or vacation are likely scams.

The Department of State’s Division of Consumer Protection enforces New York’s telemarketing law. In 2024, New Yorkers logged a total of 109,692 telemarketing complaints with the Federal Trade Commission. By filing a complaint, New Yorkers help the division track down and identify violators and take legal action against the businesses making those unwanted, unsolicited, and often annoying telemarketing phone calls.

Businesses can be fined up to \$20,000 per violation by the Department of State and may be subject to additional fines.

The division uses consumer complaints to take enforcement action against the violators, and the more complaints filed by New Yorkers, the higher the fine that may be levied.

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Youth Help Seniors Connect With Technology



The Office for Senior Resources recently received a visit from members of the Putnam County Youth Bureau, who stopped by the Carmel Friendship Center to share their knowledge of technology as part of the Senior Tech-Connect program – a collaboration between the youth bureau and the sheriff's office. The youth assisted seniors with learning how to video chat, text, and use apps to connect with family who may not live locally.



Action Demanded As Utility Bills Skyrocket

Continued from Page 1

November 2024.

"My power bill, as well as many, many others in this area, has almost tripled from a year ago," she wrote in a letter to state representatives. "Our January 2025 bill, adjusting for increased usage due to a colder winter, was more than \$400 higher than for January 2024. These increases are unconscionable and we have received no satisfactory explanation from NYSEG."

Representatives from NYSEG will be available at two pop-up events: Wednesday, March 12, from 1 to 3 and 5 to 7 p.m., at Yorktown Town Hall; and Thursday, March 13, also from 1 to 3 and 5 to 7 p.m., at Carmel Town Hall in Mahopac.

Ratepayers with a day-night meter have been paying more in supply costs than customers with standard meters. Customers with a day-night meter are able to switch to standard meters, and these sessions are an opportunity to request this switch from NYSEG, according to communication from Slater's office.

The assemblyman has intro-

duced two pieces of legislation aimed at protecting consumers: one that would require utility companies to notify customers when supply costs increase and mandate that utility companies post information about available bill assistance programs on their websites, ensuring consumers are informed and can access help when needed; and one that requires PSC to hold mandatory in-person hearings before approving any rate hikes, ensuring residents have a voice in decisions that impact their financial stability.

"I continue to hear from constituents daily who have been blindsided by outrageous utility bills," said Slater. "This is an economic emergency that cannot be ignored. Working families and seniors are being crushed under the weight of New York's affordability crisis. They cannot afford to wait while bureaucrats sit on their hands. Immediate relief is essential."

Town of Putnam Valley Supervisor Jacqueline Annabi said rising utility costs are placing a heavy strain on families and businesses, making it increasingly difficult to afford basic necessities.

"Urgent action is needed to ensure transparency, accountability and relief for ratepayers facing an unsustainable financial burden," she said. "We appreciate Assemblyman Matt Slater for holding utility companies accountable and advocating for the public."



WWE Hall-of-Famer Tony Atlas.



WWE legend Tommy Dreamer.

Professional Wrestling Event to Benefit Lake Mahopac Rotary

The Lake Mahopac Rotary Club will host East Coast Professional Wrestling on April 5 at 3 p.m., in a family-friendly show at the Mahopac High School gymnasium.

Witness WWE/Extreme Championship wrestling legend Tommy Dreamer take on Brolly in the afternoon's main event, while WWE Hall-of-Famer Tony Atlas and WWE wrestling great Gino "Mr. Italy" Caruso take on Captain Pain and Prince Akkantan for the ECPW tag team title.

Additionally, ECPW Heavyweight Champion Trey Felipe will put his title on the

line against Alex Reiman in this fundraising event, in which a portion of the proceeds will benefit Guardian Revival – a local nonprofit organization that offers free programs and resources to improve the mental health and well-being of military and first responders, and their families.

This must-see show will highlight additional matches

featuring the rising stars of East Coast Professional Wrestling.

Tickets are available at www.ecpw1.com, as well as at PCSB, and Arthur Avenue Deli and Route 6 Deli in Mahopac.

Additional information can be obtained by calling the Rotary Club at 914-588-0394 or emailing lakemahopacrotaryclub@gmail.com.

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

Free Tax Prep for working families and individuals



**The VITA Program
Runs From
February-
April 15th
at 9 Sites**

For more information, or to make an appointment, call: 211 or 1-800-899-1479

The Volunteer Income Tax Assistance (VITA) program has provided free tax prep & millions of dollars in tax refunds to thousands of Westchester residents since 2004.

"You earned it, keep all of it."

Westchester County | Westchester-Putnam Career Center Network

A proud partner of the americanjobcenter network

VITA Program Partners:



Funding for the VITA grant program provided by the IRS and Westchester County.

NYS Seeks to Strengthen Ag. Industry

Several proposals that would provide a boost to New York's agricultural industry were recently announced by Gov. Kathy Hochul as part of her 2025 State of the State. The governor unveiled plans of cross-cutting initiatives that she said will support farmers, strengthen the industry, and promote a more resilient future for New Yorkers.

- Advance the Sustainability of the Dairy Industry

New York is the fifth largest milk-producing state in the nation, with dairy farming accounting for half its agricultural economy. Building on last year's \$82 million investment in agricultural stewardship programs, Hochul is proposing additional funding to research and implement climate-resilient practices on dairy farms.

- Enhancing Local Food Supply Chains

The COVID-19 pandemic exposed weaknesses in supply chains, disrupting food access, and highlighting the need to strengthen New York's local food system. Building on New York's work to bolster the supply chain and food processing capacity in recent years, Hochul said the state will establish the Food & Fiber Small-Scale Processing Grant Program to further fuel the supply of diverse products for New York's many local purchasing programs.

In addition, Senior Farmers' Market Nutrition Program benefits will be maintained, and the governor said the state will expand its supply of locally grown seafood.

- Expand Affordable Farmworker Housing

Safe and affordable housing for farmworkers is essential to maintaining a robust and sustainable agricultural industry. To help farmers address aging infrastructure and updated housing standards, the state will increase fund-

ing for the Farmworker Housing Program to help farms provide safer, healthier housing for their workforce while continuing to meet their production goals.

- Positioning New York as a Regional Leader in Fiber Production

As the national fiber supply chain has consolidated in other portions of the U.S., northeastern farmers have faced barriers to processing and marketing their wool and other natural fibers affordably. To mitigate these challenges in New York and connect the state's producers to new buyers, including New York's fashion industry, Hochul said the state will make key investments to position it as a leader in fiber production. This includes determining the best location and most sustainable operating model for a fiber sorting and aggregation center.

- Launching a Maple Industry Growth Strategy

Home to the largest source of tappable maple trees in the nation, New York ranks second in national syrup production and is home to more than 2,000 sugar makers. Last year, Hochul signed three bills to strengthen New York's agricultural industry, including a new law that allows state land to be leased for sap production. She said the state will further expand its support of the maple industry through investments in marketing and research, helping it to become the leading maple innovator.

- Protecting Farmland

The 2022 Census of Agriculture outlined a concerning trend in U.S. agriculture – fewer farms, reduced farmland, and larger average farm sizes. New York is also experiencing these challenges. While the state achieved an impressive milestone of more than 100,000 acres of protected farmland in 2023, a significant amount of New York's farmland remains unprotected.

To support New York's agricultural sector for future generations, Hochul said the state will make investments to improve tracking of lost farmland, and increase capacity within New York's network of community-led land trusts.

- Expanding Agriculture Education in Schools

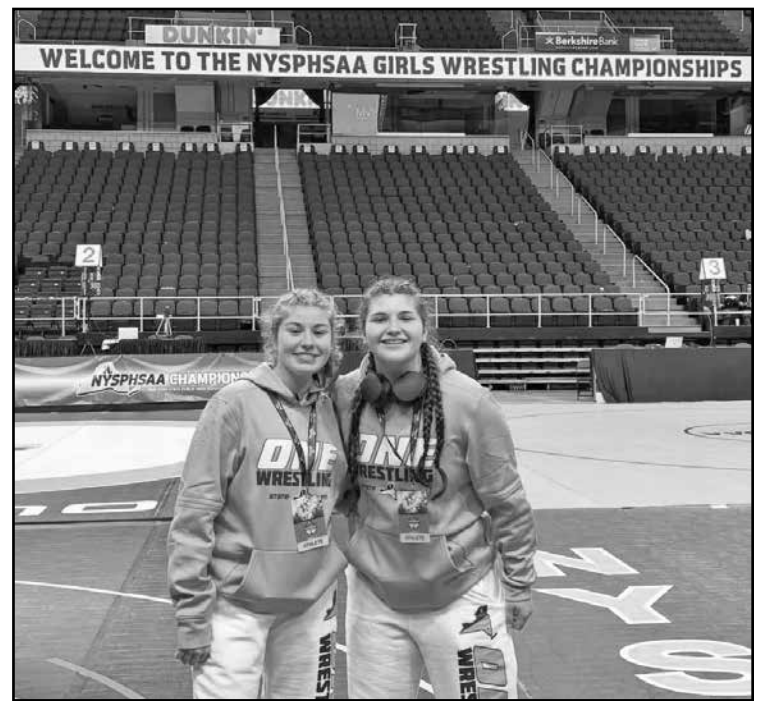
Introducing young people to the importance of local agriculture and the food system early on is critical to developing a pipeline of future agricultural leaders. New York has more than 400 agricultural teachers and is adding MANRRS chapters across the state, and it has nearly 200,000 4-H students in every corner of the state. New York Future Farmers of America is growing faster than any other state and is currently celebrating its 100-year anniversary.

To build on these successes and further access to agricultural education, Hochul said she will support the integration of agriculture education into the public school curriculum, ensuring students gain knowledge and hands-on experience. New funding for the successful New York Agriculture in the Classroom program will ensure educators have the resources and assistance they need for successful implementation, she said.

- Facilitating Advanced Injury Detection for Thoroughbred Racing

New York's equine industry has an estimated impact of \$7 billion on the state's economy and supports a total of 52,300 jobs. The Thoroughbred and Standardbred racing industries are a significant part of this sector.

To help ensure the health and safety of the state's horses in Thoroughbred racing, New York will invest in advanced medical imaging and screening protocols that will facilitate advanced injury detection for Thoroughbred racing.



Female Wrestlers from Put Valley Make History

Delina Gritz and Julia DiMichele of Putnam Valley High School made history by participating in the first New York State girls' wrestling championships Feb. 27 in Albany. Gritz finished in fourth place at the event.

Towns & Villages Make Plea for Shared Sales Tax

Continued from Page 1

really struggling for the infrastructure repairs, services, and everything they have to do on a daily basis," he said. "If we share some of the sales tax it could be very beneficial to all of us. We are all in the same boat together." Legislature Chairwoman Amy Sayegh, R-Mahopac Falls, pointed out that a great deal of revenue sharing already takes place, in the form of shared services such as libraries and emergency services.

"It adds up to about \$35 million, and our sales tax (collection) is approximately \$79 million," she said. "On top of the shared services, the county is mandated to provide services to the taxpayer that are not always funded by Albany. We have no idea at this time what further mandates will come down from Albany that we will be required to pay for."

Montgomery countered that Putnam is one of the few counties statewide that does not have a formal revenue-sharing mechanism. In Rockland County, she said, a portion of the sales tax goes to support town and village police departments. Moreover, local restaurants generate large sums of sales taxes – but they also generate high volumes of garbage, which is a responsibility that falls on local municipalities.

Erin Crowley, R-Carmel, said the concept of revenue sharing is popular with constituents.

"In a survey done by the county executive of 822 residents, 591 of them pushed for property-tax alleviation, 156 pushed to give it back to the towns," she said. "Either way, whether it's relieving property tax or giving back to the towns, I think it's important that we

recognize what the people have chosen."

Paul Johnke, R-Brewster, called the survey flawed. "That is the least scientific survey I've ever seen in my life," he said. "There's nothing that stops somebody from voting a hundred times."

Further, he said the discussion reflected a false divide between the county and municipalities, since everybody's a taxpayer regardless of where they live in Putnam.

Commissioner of Finance Michael Lewis cautioned that further pressure exists on county revenues – such as the need for government to improve its "human infrastructure." He indicated that the county is now trying to catch up with peer organizations in salaries and benefits, to better retain county employees.

Toward the meeting's end, several town supervisors made their cases for sales tax sharing.

"The distribution of county sales tax back to our towns and villages is not a request for something new or unprecedented," said Putnam Valley Town Supervisor Jacqueline Annabi. "It worked in 2022, the year that sales tax revenue was shared with towns and villages. In Putnam Valley we used those funds to repair vital infrastructure and to create a much-needed recreational space – all without increasing a tax burden on our residents. Half a percent could make a huge difference for towns like Putnam Valley, Kent, or Philipstown."

"My taxpayers are stressed to the max," added Patterson Town Supervisor Richard Williams. "We got handed an MS4 (municipal stormwater) program, which I've estimated is going to cost the Town of Patterson, when fully implemented, about \$250,000 to \$300,000 a year. That's all getting pushed on my property taxpayers."

"There's got to be another source of revenue for the towns," continued Williams. "I would love to have a further dialog on that."

PUTNAM CAP NEEDS YOUR HELP!

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- Soap
- Deodorant
- Feminine pads
- Laundry detergent



DONATIONS CAN BE DROPPED OFF AT THE CAP OFFICE, LOCATED AT 121 MAIN STREET IN BREWSTER MONDAY – FRIDAY 8:30 AM – 4:30 PM AND UNTIL 6:30 PM ON WEDNESDAYS.



For more information, please contact us at: 845-278-8021

putnamcap.org

PUTNAM COUNTY AND TOWN NOTICES

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

PUBLIC NOTICE

Kent

LEGAL NOTICE OF A PUBLIC HEARING CONTINUATION BY THE KENT PLANNING BOARD #2 2025 FOR THE GUYLAZACA-MAYET PROPERTY 24 SOL DRIVE KENT, NY 10512 TAX MAP: 33.17-1-48

NOTICE IS HEREBY GIVEN that a Public Hearing pertaining to the property noted above was held before the Town of Kent Planning Board on Thursday, February 13, 2025 and was adjourned to be continued on Thursday March 13, 2025 at 7:30 P.M. at the Kent Town Hall, 25 Sybil's Crossing, Kent, NY 10512 or as soon thereafter as the matter may come to be heard.

This Public Hearing pertains to an application from:

Daniel Mayet
24 Sol Dr.
Kent, NY 10512
Tax Map: 33.17-1-48

This application proposes to an alteration and a two car garage addition which will be 40,511 square feet on a single-family residence on the property.

The subject property is located at 24 Sol Drive in the R-40 Zoning district.

At this hearing all persons speaking in favor of or in opposition shall be heard. If there are any questions or comments pertaining to this project, please send them to: planningkent@townofkentny.gov. The telephone number for the Kent Planning Board is: 845-306-5612.

Date: February 17, 2025
By order of:
Vera Patterson, Secretary for The Town of Kent Planning Board
County of Putnam
planningkent@townofkentny.gov
Kent Planning Board Public Hearing Notice #7 2025

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PUBLIC NOTICE

Putnam

County of Putnam Local Law #2 of 2025

LOCAL LAW #2 – STRENGTHENING THE TERM LIMIT PROVISIONS FOR THE OFFICE OF PUTNAM COUNTY LEGISLATOR

This Local Law Amends the Charter of the County of Putnam, as approved and adopted by the Putnam County Legislature November 12, 2024 by resolution #309, modifying section 2.02 to exclude partial terms from the calculation of a County Legislator's maximum term in office, as well as requiring a unanimous vote by the entire County Legislature to amend, modify, or repeal the term limit provisions in section 2.02. Subdivision (d) of Section 3.04-B is amended to modify the veto process as it relates to amended section 2.02, requiring a unanimous vote to override a veto of an enactment to amend, modify, or repeal the term limit provisions in section 2.02. Section 15.01 is amended to modify the process of amending the Putnam County Charter, requiring a unanimous vote to amend, modify, or repeal the term limit provisions in section 2.02.

PLEASE NOTE:

A copy of the Local Law can be found on the Putnam County Website on the Legislature Page

PUBLIC NOTICE

and is also available at the office of the Clerk of the Putnam County Legislature.

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PUBLIC NOTICE

County of Putnam Local Law #3 of 2025

LOCAL LAW #3 – STRENGTHENING THE TERM LIMIT PROVISIONS FOR THE OFFICE OF PUTNAM COUNTY EXECUTIVE

This Local Law Amends the Charter of the County of Putnam, as approved and adopted by the Putnam County Legislature November 12, 2024, by resolution #310, modifying sections 3.01, to require a unanimous vote by the entire County Legislature to amend, modify, or repeal the term limit provisions in section 3.01. Subdivision (d) of Section 3.04-B is amended to modify the veto process as it relates to amended section 3.01, requiring a unanimous vote to override a veto of an enactment to amend, modify, or repeal legislative term limits. Section 15.01 is amended to modify the process of amending the Putnam County Charter, requiring a unanimous vote to amend, modify, or repeal the term limit provisions in section 3.01.

PLEASE NOTE:

A copy of the Local Law can be found on the Putnam County Website on the Legislature Page and is also available at the office of the Clerk of the Putnam County Legislature.

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PUBLIC NOTICE

Carmel

Environmental Conservation Board TOWN HALL - MAHOPAC, NY 10541 – (845) 628-1500

Date: 2-24-25 TAX MAP #65.15-1-17

NOTICE OF APPLICATION FOR A WETLAND PERMIT

Pursuant to the Town of Carmel Wetland Ordinance, Chapter 89-5.

Applicant: **Marino, Jonathan**

Address: **118 Lake Drive, Mahopac, NY 10541**

Has filed an application with the Clerk of the Town of Carmel where the application and associated documents and maps along with published rules and regulations are available for public inspection.

The applicant requests that a permit be issued for:

A 40' x 4' walkway to provide safe path down to lake.

The property is located: **118 Lake Drive, Mahopac, NY 10541**

Situated within the periphery of a fresh water wetland and the "adjacent areas". (100 feet of the wetlands associated with) **Lake Casse, Mahopac, NY 10541**

In the Town of Carmel, Putnam County, New York.

Any person interested in this application who wishes to become a "party in interest" in this proceeding must file a statement of the precise grounds of support of, or opposition to, or interest in the application, with the undersigned no later than **Wednesday, March**

PUBLIC NOTICE

19, 2025. Any party in interest will be eligible to be heard if a public hearing is ultimately held in connection with application.

Nicholas Fannin,

Vice Chairman, Environmental Conservation Board

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PUBLIC NOTICE

PLANNING BOARD Town of Carmel - Town Hall Mahopac, NY 10541 845 628-1500 – Ext 190

LEGAL NOTICE

By the Planning Board of the Town of Carmel, pursuant to Section 267, notice is hereby given that a public hearing will be held on:

MARCH 13, 2024

At 7:30 p.m. at Town Hall, 60 McAlpin Avenue, Mahopac, NY 10541 or as soon thereafter as possible on the following matters:

DOWNTOWN MAHOPAC PROPERTIES, INC.

559 Route 6, Mahopac, NY 10541 – Tax Map #75.12-2-26 – Bond Return

728 ROUTE 6, LLC.

728 Route 6, Mahopac, NY 10541 – Tax Map #76.22-1-54 – Amended Site Plan

PARTENZA/MILLER

257 & 267 Daisy Lane, Carmel, NY 10512 – Tax Map #77.19-1-16 & 77.15-1-2 – Lot Line Adjustment

PIPELINE USA REALTY CORP.

186 Myrtle Avenue, Mahopac, NY 10541 – Tax Map #75.10-2-19 – Site Plan

By Order of the Chairman,

Craig Paeprer

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PUBLIC NOTICE

Southeast

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals (ZBA) of the Town of Southeast shall hold a public meeting on Monday, March 17, 2025, at 7:30 P.M. at the Town Hall, 1360 Route 22, Brewster, NY, where the ZBA will conduct a work session to review potential applications and to deliberate upon applications for which public hearings have been previously held. Thereafter, at or about 8:00 P.M., or as soon as interested parties may be heard, public hearings will be conducted on the following application:

1. **DEBONIS BREWSTER, LLC.**, owner of premises located at 1617 Route 22, Tax Map #46.-1-21, seeks a authorization for the Premises to be used as a "Fast-Food Eating Establishment" and a variance from the provisions of §138-61.A of the Zoning Code which requires such establishments to be situated not less than 200 feet from a residential district line, to allow the subject structure to be build 41.9 feet from the adjoining R-40 Zoning District. The Subject Premises are situated in the SR-22 Zoning District.

PUBLIC NOTICE

2. **BACK O'BEYOND, INC.**, owner, and **HOMELAND TOWERS, LLC**, applicant, regarding premises located at 212 Federal Hill Road, Tax Map No. 58.-1-32, seek variances from the provisions of Zoning Code §138-541.E(4) as the same requires a minimum front setback of 220' where 175' is proposed (requiring a 45' variance); and requires a minimum side setback of 195 feet where 152 is proposed (requiring a 43' variance). The Premises are situated in an R-160 Zone.

By Order of the ZBA
Roderick Cassidy, Chairman

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PUBLIC NOTICE

Brewster Schools

Brewster Central School District Attention Parents:

In compliance with §3635 of the New York State Education Law, a parent or guardian of children residing within the Brewster Central School District who are attending a non-public school must request transportation services prior to **April 1st, 2025**, preceding the next school year, or within 30 days of residence within the district.

To obtain an application, please visit www.brewsterschools.org/transportation

Each year all new and existing students are required to register and provide proof of residency documents for these services.

If you have any questions, please email us at: transportation@brewsterschools.org.

BY: Mary E. Smith
Supervisor of Transportation
Brewster Central School District
40 Farm to Market Road
Brewster, NY 10509
845 279-4700

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PUBLIC NOTICE

Supreme Court

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF PUTNAM

MORTGAGE ASSETS MANAGEMENT, LLC,

-against-

VINCENT DIBENEDETTO, HEIR AND DISTRIBUTE OF THE ESTATE OF DONATA DIBENEDETTO, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Putnam on December 19, 2024, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and VINCENT DIBENEDETTO, HEIR AND DISTRIBUTE OF THE ESTATE OF DONATA DIBENEDETTO, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the PUTNAM COUNTY COURTHOUSE, 20 COUNTY CENTER, CARMEL, NY 10512, on March 17, 2025 at 9:30AM, premises known as 2102 MARTINGALE DRIVE, UNIT 2102 A/K/A UNIT 136 IN BUILDING NO. 21, CARMEL, NY 10512; and the following tax map identification, 44-1-14.2102.

THE UNIT KNOWN AS UNIT NO. 136 IN BUILDING NO. 21 AS SHOWN ON THE SITE PLAN FILED IN THE OF-

PUBLIC NOTICE

OFFICE OF THE CLERK OF THE COUNTY OF PUTNAM AS MAP NO. 1875-U IN THE TOWN OF SOUTHEAST, PUTNAM COUNTY, NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 500413/2022. Niki Pagones Quinn, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF INACCORDANCE WITH COURT/CLERK DIRECTIVES.**

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PUBLIC NOTICE

PUBLIC AUCTION NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF DEFAULT in a security agreement executed on December 17, 2007 by Susan C. Broadway, and in accordance with its rights as holder of the security, **Nationstar Mortgage LLC**, by Kim Carrino, Auctioneer, will conduct a public sale of the security consisting of 417 shares of common stock in **Woodcrest Gardens, Inc** and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT C10 in a building known as and by the street address, 675 Route 6, Woodcrest Gardens, C10, Mahopac, NY 10541 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT C10 on March 06, 2025 at 12:00PM front entrance of the Historic Courthouse at 44 Gleneida Ave, Carmel, NY, in satisfaction of an indebtedness in the principal amount of \$71,672.36 plus interest from July 01, 2024 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale. **GROSS POLOWY LLC 1775 Wehrle Drive, Suite 100 Williams-ville, NY 14221 (716) 204-1700 ATTORNEYS FOR SECURED CREDITOR 83995**

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PUBLIC NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF PUTNAM, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff, vs. **ROSA ENGLAND, ET AL.**, Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on December 5, 2024, I, the undersigned Referee will sell at public auction at court room 209 of the Putnam Supreme Courthouse, 20 County Center, Carmel, NY 10512 on March 17, 2025 at 11:30 a.m., premises known as 64 Hillside View 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 52, Block 1 and Lot 2. Approximate amount of judgment is \$750,256.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #500420/2023. Cash

PUTNAM COUNTY AND TOWN NOTICES

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

PUBLIC NOTICE

will not be accepted.

Jonathan Victor, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff

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PUBLIC NOTICE

NOTICE OF SALE

SUPREME COURT COUNTY OF PUTNAM, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, Plaintiff, vs. GARY KNOWLES, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 25, 2024, I, the undersigned Referee will sell at public auction at the Putnam Supreme Courthouse, courtroom 209, 20 County Center, Carmel, NY 10512 on March 17, 2025 at 10:30 a.m., premises known as 219 Elm 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 63.82, Block 1 and Lot 47. Approximate amount of judgment is \$488,056.17 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #501931/2023.

Anthony Carlos Carlini, Jr., Esq., Referee

Law Offices of Matthew W. Lizotte, 1 Blue Hill Plaza - Lobby Level, Suite 1509, Pearl River, NY 10965, Attorneys for Plaintiff

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PUBLIC NOTICE

SUPREME COURT COUNTY OF PUTNAM.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, Plaintiff -against- BIBIANA HALAGA; PETER HALAGA, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated January 6, 2025 and entered on January 7, 2025, I, the undersigned Referee will sell at public auction in the courtroom 209 of the Putnam Supreme Courthouse located at 20 County Center, Carmel, NY on March 24, 2025 at 2:30 p.m. premises situate, lying and being in the Town of Carmel, County of Putnam and State of New York; known and designated as Section 86.40 Block 1 Lot 1.

Said premises known as 18 SUMMIT DRIVE, MAHOPAC, NY 10541

Approximate amount of lien \$780,515.32 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment

PUBLIC NOTICE

and Terms of Sale.

Index Number 500826/2022. CHRISTOPHER A. MON-TALTO, ESQ., Referee Pincus Law Group, PLLC Attorney(s) for Plaintiff 425 RXR Plaza, Uniondale, NY 11556

{* PUTNAM CO3*}

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PUBLIC NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF PUTNAM M&T Bank, Plaintiff AGAINST Kristen Sullivan; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 9, 2024, I, the undersigned Referee will sell at public auction at Courtroom 209 of the Putnam Supreme Court, 20 County Center, Carmel, NY 10512 on March 31, 2025 at 10:30AM, premises known as 181 Topland Road, Mahopac, NY 10541. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Lake Secor, in the Town of Carmel, County of Putnam, New York, Section: 74.26 Block: 1 Lot: 28. Approximate amount of judgment \$237,579.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #500953/2022. Anthony C. Carlini, Jr., Esq., Referee McCalla Raymer Leibert Pierce, LLC 420 Lexington Avenue-Suite 840 New York, NY 10170 22-12236NY 84373

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PUBLIC NOTICE

SUPREME COURT COUNTY OF PUTNAM.

ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, Plaintiff -against- FRANCO C. FLORENZINO A/K/A FRANCO FLORENZINO AKA FRANK FLORENZINO, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated November 18, 2024, I, the undersigned Referee will sell at public auction in the courtroom 209 of the Putnam Supreme Courthouse located at 20 County Center, Carmel, NY on April 7, 2025 at 2:30 p.m. premises situate, lying and being a part of a condominium in the Town of Southeast, County of Putnam and State of New York, known and designated as Unit 4-705A together with .9870% percent undivided interest in the common elements. Section: 78 Block: 1 Lot: 20.705

Said premises known as 705 AUTUMN LANE, BREWSTER, NY 10509

Approximate amount of lien \$342,010.79 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 500839/2022. RALPH D. AMICUCCI, ESQ., Referee

Kosterich & Skeete, LLC Attorney(s) for Plaintiff

PUBLIC NOTICE

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* PUTNAM CO3*}

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PUBLIC NOTICE

SUMMONS Supreme Court of New York, Putnam County. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, -against- UNKNOWN HEIRS AND DISTRIBUTUTES OF THE ESTATE OF KATHLEEN DUKE SANTIAGO A/K/A KATHLEEN SANTIAGO; BRENDA SANTIAGO A/K/A BRENDA SANTIAGO A-KIN AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF KATHLEEN DUKE SANTIAGO A/K/A KATHLEEN SANTIAGO; FRANCIS SANTIAGO A/K/A FRANKIE SANTIAGO AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF KATHLEEN DUKE SANTIAGO A/K/A KAHTLEEN SANTIAGO; TERENCE JOHN DUKE A/K/A TERRY DUKE AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF KATHLEEN DUKE SANTIAGO A/K/A KATHLEEN SANTIAGO; KATHLEEN CONNOLLY A/K/A KATHLEEN SANTIAGO AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF KATHLEEN DUKE SANTIAGO A/K/A KATHLEEN SANTIAGO; CHRISTINE FONTANEZ AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF KATHLEEN DUKE SANTIAGO A/K/A KATHLEEN SANTIAGO; THE BOARD OF DIRECTORS OF THE EAGLES RIDGE HOMEOWNERS ASSOCIATION, INC.; THE BOARD OF MANAGERS OF THE EAGLE RIDGE III CONDOMINIUM; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (SOUTHERN DISTRICT); "JOHN DOE" AND "JANE DOE" said names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein Defendants Index No. 500851/2024 Mortgaged Premises: 1404 Eagles Ridge Road Brewster, NY 10509 Section: 56.14 Block: 3 Lot: 50.1404 TO THE ABOVE NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED to answer the Complaint in the above captioned action and to serve a copy of your Answer on the Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the day of service, or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service hereof. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECTIVE of the above captioned action is to foreclose on a Mortgage to secure \$201,175.00 and interest, recorded in the Putnam County Clerk's Office on September 26, 2008, in Liber Book 5347, Page 369, Document Number 1604610, covering the premises known as 1404 Eagles Ridge Road, Brewster, NY 10509. The relief sought herein is a final judgment directing sale of the premises described above to satisfy the debt secured by the mortgage described above. Plaintiff designates Putnam County as the place of trial. Venue is based upon the County in which the mortgaged premises is located. 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

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PUBLIC NOTICE

LLC

Notice of Formation of DREAM LASER WORKS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 1/10/2025. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Chad Andrews 16 Beverly Warren Road Garrison, NY 10524 Purpose: Any lawful activity.

P. 1/29, 2/5, 2/12, 2/19, 2/26, 3/5

PUBLIC NOTICE

Notice of Formation of Upstate Animation, LLC. Articles of Org filed with SSNY on 11/27/24. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: Upstate Animation, LLC, 226 Logan Ln, Mahopac, 10541. Purpose: any lawful purpose or activity.

P. 1/29, 2/5, 2/12, 2/19, 2/26, 3/5

PUBLIC NOTICE

Notice of Formation of Healing Minds Therapy LLC. Articles of Org filed with SSNY on 12/07/2024. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: c/o Healing Minds Therapy LLC, 113 Old Road, Brewster, NY 10509. Purpose: any lawful purpose or activity.

P. 2/5, 2/12, 2/19, 2/26, 3/5, 3/12

PUBLIC NOTICE

Notice of Formation of 36 KLD LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/14/2025. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 44 Gramercy Park N, Apt. 4B, New York, NY 10010. Purpose: any lawful activities.

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PUBLIC NOTICE

Notice of Formation of DAV Properties, LLC. Arts. of Org. filed with SSNY on January 23, 2025. Office location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 3402 Danbury Road, Brewster, New York 10509. Purpose: any lawful act or activity.

P. 2/19, 2/26, 3/5, 3/12, 3/19, 3/26

PUBLIC NOTICE

DDCDL, LLC Articles of Org. filed NY Sec. of State (SSNY) 1/30/25. Office in Putnam Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 470

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PUBLIC NOTICE

Gage Rd., Brewster, NY 10509, which is also the principal business location. Purpose: Any lawful purpose.

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PUBLIC NOTICE

MFS REAL ESTATE HOLDINGS, LLC Articles of Org. filed NY Sec. of State (SSNY) 1/31/25. Office in Putnam Co. SSNY desig. agent of LLC /who/process may be served. SSNY shall mail process to 8-10 Tilly Foster Rd., Brewster, NY 10509. Purpose: Any lawful purpose.

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PUBLIC NOTICE

MOONDISCO PRODUCTIONS, LLC Articles of Org. filed NY Sec. of State (SSNY) 1/9/25. Office in Putnam Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 913 Gypsy Trail Rd., Carmel, NY 10512, which is also the principal business location. Purpose: Any lawful purpose.

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PUBLIC NOTICE

TFM PROPERTIES, LLC Articles of Org. filed NY Sec. of State (SSNY) 1/30/25. Office in Putnam Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 8-10 Tilly Foster Rd., Brewster, NY 10509, which is also the principal business location. Purpose: Any lawful purpose.

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PUBLIC NOTICE

AERIAL VIEW ESTATES LLC, Arts. of Org. filed with the SSNY on 02/24/2025. 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, 31 Hillside Trail, Mahopac, NY 10541. Purpose: Any Lawful Purpose.

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PUBLIC NOTICE

Notice of Formation of CATSKILLS OH 25, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/17/2025. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: ANDERSON REGISTERED AGENTS, 7014 13th Avenue, Suite 210, Brooklyn, NY 11228. Purpose: any lawful activities.

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PUBLIC NOTICE

Notice of Formation of Mid Hudson Electrolysis, LLC. Arts. of Org. filed with SSNY on February 11, 2025. Office location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 29 Indian Hill Road, Brewster, New York 10509. Purpose: any lawful act or activity.

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PUBLIC NOTICE

Notice of Formation of Upstate Makers LLC. Arts. of Org. filed with SSNY on 2/10/25. Office location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 183 Fairway Dr, Carmel NY 10512. Purpose: Any lawful act or activity.

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

Exam Title & No: Public Health Data and Informatics Specialist 88-121-010
Exam Date: May 17, 2025
Salary: \$80,000-\$85,000
Last Filing Date: March 14, 2025
Exam Filing Fee: \$55

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 3/5, 3/12

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

Exam Title & No: Nutrition Services Manager 88-807-010
Exam Date: May 17, 2025
Salary: \$73,800-\$82,000
Last Filing Date: March 14, 2025
Exam Filing Fee: \$45

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 3/5, 3/12

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

Exam Title & No: Residency Officer (Spanish Speaking) 60-000-180
Exam Date: May 3, 2025
Salary: \$30,000-\$35,000 (Brewster School District, part-time position); Salaries vary according to school district
Last Filing Date: March 14, 2025
Exam Filing Fee: \$25

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 3/5, 3/12

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

Exam Title & No: School Lunch Director II 89-326-010
Exam Date: May 3, 2025
Salary: \$90,000-\$115,000 (Carmel Central School District)
Last Filing Date: March 14, 2025
Exam Filing Fee: \$55

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 3/5, 3/12

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

Exam Title & No: Principal Library Clerk 88-559-010
Exam Date: May 3, 2025
Salary: \$19.00-\$20.00 per hour (Mahopac Public Library); varies with other libraries
Last Filing Date: March 14, 2025
Exam Filing Fee: \$25

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 3/5, 3/12

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

Exam Title & No: Library Director I 60-028-090 T&E
Exam Date: There is no exam date. This is a training & experience examination
Salary: \$65,000-\$70,000 (Reed Library); salary may vary according to library
Last Filing Date: March 15, 2025
Exam Filing Fee: \$45

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 3/5, 3/12

CLASSIFIEDS

WANTED

BUYING VINTAGE CAMERAS, LENSES, WATCHES, JEWELRY, COINS, CLOCKS, FISHING, HUNTING, MILITARY, FIRE HELMETS, SWORDS, KNIVES, MUSICAL INSTRUMENTS, COMICS, SPORT-

ING, TOYS, FOUNTAIN PENS, WESTERN And More. Please Call Frank 914-763-8766. 7/31

WANTED – Private collector buying firemen’s helmets, fishing, hunting items, rods, reels, lures, all types old or new, paintings of fishing, hunting, wildlife art, bows and arrows, no compound bows. Call 845-878-3665 or 845-661-9059. 5/31

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

Exam Title & No: Quality Improvement/Program Evaluation Manager 60-003-150
Exam Date: May 17, 2025
Salary: \$80,000-\$85,000
Last Filing Date: March 14, 2025
Exam Filing Fee: \$55

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 3/5, 3/12

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

Exam Title & No: Compliance Enforcement Officer 60-023-870
Exam Date: May 3, 2025
Salary: \$20.00-\$25.00 per hour
Last Filing Date: March 14, 2025
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 3/5, 3/12

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

Exam Title & No: Dietary Technician 87-996-010
Exam Date: May 17, 2025
Salary: \$50,576-\$61,500 (2023 Salary)
Last Filing Date: March 14, 2025
Exam Filing Fee: \$45

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 3/5, 3/12

*Maple Sugaring:
A 40-Year
Tradition Continues
at Brewster*

Continued from Page 1

“It looks sturdy.”
“There is lichen growing on the trunk, which is a sign of clean air in Brewster.”

“The shape of the canopy.”
Maselli then asked students to make the shape of the branches with their hands.

“The branches are V-shaped,” she said. “And there are red buds at the ends of the branches, which means the tree is ready.”

At C.V. Starr Intermediate, the tradition is 40 years old, with parents of students having tapped the same trees with the same tools. The unit is part of their study of the living history of New York, starting with native Americans and ending with the colonists.

On Facebook, Lindsey Sidcheid wrote: “So glad this is still happening! One of my favorite memories from elementary school! I was telling my current students about it recently because we just had a pancake breakfast as a reward – so fun the kids are still experiencing this.”

Two classes of fourth-graders each turned the drill, which Maselli reminded them is a “simple machine.” They cleaned out the hole with a metal wire, tapped the tree, hung the bucket, and covered it to protect it from rainwater.

The process is hands-on and exciting from the first wood shavings crumbling out of the hole, to the steady drips of sap running.

“It looks like water!” said Camilla.

After the sap is all collected, it will get boiled down – just as the native Americans and early colonists did it – and turned into maple syrup. And after that, just like BCSD students have done for 40 years, students will celebrate with a pancake breakfast with fresh maple syrup.

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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