



The Putnam County

# TIMES

# FREE

PUTNAM COUNTY'S LOCAL NEWSPAPER

This paper publishes official notices for Putnam County, Carmel, Patterson, Southeast, Kent, Brewster, Nelsonville, Putnam Valley, Philipstown, Brewster Schools, Garrison Schools, Carmel Schools, and Putnam Valley Schools

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WEDNESDAY, JUNE 3, 2026

## Putnam Valley Mourns Siblings Killed in House Fire

By Holly Crocco

Two Putnam Valley High School students were killed in a home fire May 27 in Cortlandt Manor.

The fire began just after 2 a.m. May 27, in a raised ranch on Sherwood Road. First responders found both the front and back entrances completely blocked by flames, preventing firefighters from gaining immediate access.

According to news reports, an adult son who slept downstairs was able to get his mother out of the house, and the two notified firefighters that 17-year-old Alina

Toone and 15-year-old Jeremiah Toone were still inside. The teens were reportedly pulled from a second-story window, both pulseless and not breathing.

Firefighters and EMS provided CPR at the scene, before the two were transported to area hospitals. Alina was pronounced dead a few hours before her brother.

A pet dog was also lost to the fire.

According to fire officials, a preliminary investigation suggests that the fire sparked when a power strip connected to an

extension cord in the dining room failed. The fire activated smoke detectors, which woke up the mother and adult son.

Dad Gregory Toone, a corrections officer for Westchester County, was at work when the fire occurred.

Both teenagers were students of the Putnam Valley Central School District, which activated the regional crisis response team last week and is working in partnership with the Putnam County Department of Social Services & Mental Health to provide clinical

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Alina Toone, 17, and Jeremiah Toone, 15, were killed May 27 when investigators believe a power strip failed, causing an electrical fire that consumed their home.



Mahopac VFW Post 5491 and its auxiliary, and American Legion Post 1080, held their annual Memorial Day parade May 25 from Clark Place to the monument near the library, where a ceremony took place to honor those who made the ultimate sacrifice. Provided photos.

## Memorial Day Traditions Strong in Putnam County



Additional photos of local Memorial Day observances can be found inside this issue.

## Reassessments ... Not Fun, But Necessary

By Holly Crocco

With reassessment notices having recently been mailed out to Kent residents, Town Assessor Seth Plawsky was asked to speak at the May 19 Kent Town Board meeting to address concerns and answer questions.

"Most people seem to think if your assessment is going up, it means your taxes are going up, and that's not the truth," he said.

Plawsky explained that last year the town underwent a reappraisal because there were properties that were grossly over- or under-assessed. This year, the new assessments were applied by neighborhood.

For example, property owners in Lake Carmel all saw their assessments raise by about 8 percent. "That's what we saw in the market, that's what we did," said Plawsky.

However, he explained that those residents aren't going to see an assessment-driven increase in their taxes.

To calculate the tax rate, his office divides the total tax levy (the amount that needs to be collected via taxes), which this year is \$10 million, by the total taxable assessed value townwide, which is \$2.5 billion, to get a tax rate of \$4 per \$1,000 of assessed value.

For a house valued at the average of \$400,000, that's \$1,600 in taxes.

"Now this year we come along and we do a trending reassessment," said Plawsky. He said that since everyone's home value has gone up, the number he's dividing the levy by increases, which lowers the tax rate.

"The lower tax rate ... times the new increased assessment, your taxes don't change," he explained. "They are the same

amount. There's a belief that the more the we raise assessments, the more the town gets to collect, (but) the budget is totally independent of assessments... As long as you're moving with the average – what everybody else is doing – it's net neutral on your taxes."

Councilman Christopher Ruthven reiterated that this year's reassessment is different than last year's revaluation.

"This is a market raise across the board, so it doesn't mean the town is collecting any more money," he said. "We're still at an amount we're looking to collect, it's just that the values of you properties are now assessed for more than they were before."

Plawsky said assessments raised on average last year 68 percent, which brought the tax rate down from \$42 per \$1,000 of value, to \$27 per \$1,000 of value. However, there is more value on the home that the owner has to pay on.

"So yes, you have a higher assessment, but you have a lower tax rate," he said. "As one goes up, the other's going to go down."

The assessor said that every year, homeowners will get a new assessment. And even if the market crashed and assessments were reduced, the tax rate would still stay the same.

"The vast majority of the town is in the Carmel school district," said Plawsky. "We share that school district with five other towns. Every one of those five towns does annual reassessments. Raising and lowering, as long as everybody is going at the same rate, it's not going to impact taxes."

*Continued on Page 14*

# Patriotism in Putnam Valley



Memorial Day was commemorated May 25 in Putnam Valley with a ceremony at the fire department, followed by a wreath-laying in Lake Peekskill. Photos by Chloe Wareham-Gordon.



WWII Marine Corps veteran Nils Mockler, 100, was a special guest speaker. At age 17, Nils enlisted in the Marines – after being turned away the year before prior being too young. He was selected as a combat intelligence scout with the 4th Marine Division's Tank Battalion and, at 18, landed on the black volcanic sand of Iwo Jima on the second day of one of the bloodiest battles of WWII. At the ceremony, he received a proclamation from Town Supervisor Alison Jolicoeur.

Hudson Valley Joining Forces

## VOTERS' CORNER: Primary Mail-In Guide



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**When:** Saturday, June 20th | 10:00 AM – 1:00 PM

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**Where:** Camarda Park, 226 Seminary Hill Rd, Carmel Hamlet, NY 10512

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Food: Free hot dogs and ice cream (while supplies last!).

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Hosted by Reed Memorial Library & Carmel Recreation & Parks Dept



REED MEMORIAL LIBRARY  
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[carmellibrary.org](https://carmellibrary.org)



# Letters to the Editor

## More Coverage of Fjord Trail Needed

The following letter is in response to coverage in a different newspaper, not the Putnam County Press/Times.

Dear Editor:

I'd like to address the recent push by proponents of the Fjord Trail for a referendum, as to whether or not legal action against the NYS Office of Parks, Recreation & Historic Preservation should be pursued, and the lack of information concerning increased taxpayer responsibility should the trail be built.

For the record, there has been no in-depth coverage on this issue. Given what was quoted in (another newspaper) "... State Parks said that HHFT 'avoids, minimizes, or mitigates potential adverse environmental impacts to the maximum extent practicable' and 'will achieve a balance between the protection of the environment and the need to accommodate social and economic considerations,'" we can't expect the state to assess our vulnerabilities. It's not under Hudson Highlands Fjord Trail's purview. It's left up to our local newspaper.

Up until now, we've only seen a scare tactic about the use of taxpayers' money as amplified by HHFT and the press. But what happens to taxes if the trail is built as proposed?

As per above, there is no mitigation for Philipstown or Cold Spring. Indeed, the State of New York has now usurped town and village authority by authorizing the Fjord Trail project to go through (arguably the most impactful since the railway) without any need for approval from the village or town planning, zoning, or municipal boards.

We, the residents, regularly have to go before the appropriate boards on the most minimal of issues, yet a multi-hundred-million-dollar project in the river can stomp its way across our landscape, using our roads and bridges (think: construction, pile driving equipment, cranes, and later maintenance vehicles, not to mention food trucks) without any municipal control.

The state's findings statement as well as HHFT's trivial answers to our very real concerns were insulting, if you were paying attention.

As per the article, when the village and town say that the findings statement "did not adequately address potential visitor impact on parking, traffic, emergency services, and local quality of life," this is a severe understatement.

Let's break it down.

Yes, there are costs to a legal suit. But what are the costs to taxpayers if the trail goes in? Nobody knows. It's not under HHFT's purview. The state has already weighed in with no money but some vague idea of balancing as per above.

So, what are the costs of six years of construction vehicles

carrying fill and cranes and concrete over Cold Spring and Philipstown's roads and bridges? Given the general environmental impact study conducted by HHFT and condoned by the state, it would be up to local taxpayers to take on any meaningful study of financial impacts.

And what would such a study mean when the town and village have no authority to rein the project in? How much should be budgeted for repairs coming from the extra wear and tear? Villagers already pay personally for breaks in their water lines reaching out to the middle of their roads. What will large concrete trucks mean for that?

In my comment to the draft GEIS, I questioned what maintenance vehicles would be required. HHFT's response avoided mentioning any vehicles at all. It did cite regular extraction of sewage from the eight newly built toilets at Dockside, but with no indication of how or where this sludge would go.

Again, it was insulting.

What about water usage? We've had at least two recent years of drought. What happens when we, residents, are restricted use under law, while the visitors (over 250,000 per year, with most coming from the south during the summer) are merely asked to conserve, with no binding law?

Water prices will go up. Who pays? Certainly not the Fjord Trail. Certainly not the state.

None of this has been calculated within the "general" study that the state deemed necessary and then passed. Village and town boards have now been circumvented by authority of the state so that no further recourse can take place. This lawsuit is all that we have to further identify the unknowns.

Now, members of the Putnam Legislature have weighed in with a need for more information. Maybe if there was better coverage of this issue, the county – and Philipstown residents – would be better informed earlier on and some of the divisiveness of this project could have been avoided.

Instead, we have one side of the table searching/FOILING for facts, and the other side inundated with pretty pictures and the lull of a new attraction.

Where is the real reporting on such an important issue to our town?

Susan Peehl  
Cold Spring

# Guest Column

Jeffrey Chang  
Carmel Libertarian

## Principle Over Politics

Editor's note: This op-ed has been edited for length.

As the race for county executive heats up, the Libertarian Party finds itself at a crossroads, torn between the pragmatic desire for influence and the rigid adherence to its core principles. The recent endorsement of Brett Yarris by the local party board, contrasted with the denial of incumbent Kevin Byrne, raises a fundamental question: Are we endorsing a candidate because they align with our philosophy, or are we simply picking a lane in a crowded field?

To understand the gravity of this situation, we must look at the stated principles of the Libertarian Party: individual liberty, limited government, non-aggression, and fiscal responsibility. These are not merely buzzwords; they are the bedrock of our movement.

Byrne has governed more consistently with libertarian principles than anyone in this discussion, particularly on issues of individual liberty, taxation, and government restraint. During his first three years as county executive, Byrne delivered more than \$10 million in cumulative tax relief. He enacted the largest property tax cut in Putnam history, reducing the levy by \$2.5 million over three years... He funded capital projects without new borrowing and reduced long-term county debt by more than half.

On individual liberty, Byrne's record is equally compelling. He is a strong supporter of the Second Amendment, consistently endorsed by the NRA, the New York State Rifle & Pistol Association, and other pro-Second Amendment organizations – positions that place him squarely in alignment with the Libertarian Party's longstanding defense of the right to self-defense and armed individual sovereignty.

During the COVID era, while serving in the State Assembly, Byrne opposed heavy-handed government mandates and was outspoken against restrictions imposed on businesses, houses of worship, and individuals. He voted against efforts that would have weakened religious exemptions tied to vaccine mandates and defended the rights of individuals to make their own medical decisions without government coercion.

I was present for the interview with Byrne in April, where he spoke about Thomas Jefferson and shared principles of limited government and individual liberty. Whatever one thinks of his par-

ty registration, the man articulated a governing philosophy rooted in the same enlightenment ideals that animate Libertarian thought.

Afterward, several individuals expressed support and encouraged Byrne to pursue a Libertarian line – not because of a backroom deal, but because his words and record resonated.

Now consider the alternative. Yarris is a registered Democrat who has run on Democrat ballot lines and has also aligned with the Working Families Party – a far-left political organization rooted in higher taxes and expanded government. He has never held elected office... Yet he now seeks the county's highest executive office, advocating for increased government spending and expanded county involvement, including a costly community college proposal that would grow the footprint and the budget of county government.

Expanding government bureaucracy and increasing taxpayer spending are fundamentally incompatible with libertarian principles, particularly when proposed by a candidate with no track record of managing public funds, cutting budgets, or delivering the kind of fiscal restraint that Libertarians demand. The Working Families Party, in particular, has consistently championed the kind

of redistributive taxation and regulatory expansion that Libertarians have spent decades opposing.

To endorse a candidate with no governmental experience, aligned with such an organization – and then claim the mantle of Libertarian principle – is not just inconsistent; it strains credulity.

Critics have argued that Byrne's attempt to run on an independent Libertarian line without an official endorsement is "despicable" and "underhanded." They claim Byrne is "trading on our name" despite not being a Libertarian.

The Libertarian brand is not a trademark to be hoarded by a committee; it is a set of ideas. And on the ideas that define Libertarianism, Byrne's record speaks far louder than Yarris's rhetoric...

For the Libertarian movement to thrive in Putnam County, we must return to first principles. We must ask ourselves: Does our endorsement advance the cause of liberty? Does it challenge the status quo of big government? Or does it merely lend our credibility to a candidate who will govern as a mainstream Democrat while the most fiscally restrained, liberty-defending executive in recent county history runs without our backing?

The path forward requires honesty. If we believe Byrne's policies align more closely with our values than Yarris's – and the record clearly shows they do – we should say so, regardless of the official endorsement. If we believe the board's decision was a mistake, we must voice that dissent openly...

In the end, the voters of Putnam County deserve more than a

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Angel Elektra and Shay D'Pines will once again lead the celebrations at Putnam Pride. Photo by Jessy Dunn.

## Putnam Pride to Host 7th Annual Celebration

The seventh annual Putnam Pride Celebration is scheduled Saturday, June 13.

This rain-or-shine event will kick off at 1 p.m., at the Historic Courthouse in downtown Carmel, with a rally and march. A photo booth, 40-plus local vendors, face painting, entertainment, food trucks, ice cream, and a kids' tent will round out the day at Veterans Memorial Park.

"I can't believe this is happening in my town," said one Putnam Pride attendee last year. "We needed this."

At 1 p.m., hosts Angel Elektra and Shay D'Pines – in conjunction with Kingston's Unicorn Brass Band – will lead marchers from the Historic Courthouse down Gleneyda Avenue to the rainbow sign at Gilead Presbyterian Church. After returning to the courthouse, attendees will hear from local clergy and speakers before heading to Veterans Memorial Park on Gypsy Trail Road for a celebration.

Guests can also go straight to the park, where there will be vendors and music beginning at 1 p.m.

A 2 p.m. flag raising ceremony

will officially kick off festivities at the park, where there will be more entertainment and speakers than ever before. Elektra and D'Pines, along with DJ Brittany, will welcome Stephanie "Starr" Bermudez, Sasha Renee, I.Den.t.T, and others to the stage this year.

The always popular 4 p.m. open mic event will provide a chance for attendees to share their talents.

A full list of speakers and entertainers is available at [PutnamPride.com](http://PutnamPride.com).

## Nutrition Corner

By Allison J. Stowell  
MS, RD, CDN



### Strong Women

Before we wrap up Women's Health Month, let's take a moment to discuss sarcopenia, or loss of muscle mass. Women naturally begin to lose muscle mass as estrogen declines with perimenopause and menopause. This can lead to increased weakness and other negative impacts on health, including limited mobility and greater injury risk. Regular exercise and strength training, along with the right diet are essential to reduce risk of sarcopenia.

#### Strength training

Strength training, especially resistance training, helps prevent muscle mass loss. If you aren't active, seek guidance on how to safely begin to incorporate regular movement. Even if you're just starting out, you'll be able to engage in something that helps you begin to gain strength and support muscle growth.

#### Protein intake

Protein is essential to support strength training and build muscle. Most women need approximately 1-1.2 grams protein/kg body weight (higher for those on a GLP-1 medication). With aging, daily protein requirements increase (up to 1.5g protein/kg). To meet your needs, include protein in all meals and most snacks. Seek a variety of plant and animal-based proteins. Nutrient dense grains and convenient options like unsalted cottage cheese, plain, non-fat Greek yogurt, hard boiled eggs, cheese sticks, nuts and seeds make it easy to have protein throughout the day.

#### Vitamin D

We typically think of vitamin D as essential for bone health. However, it's also key to maintaining strong muscles. If you're presently vitamin D deficient it can affect your ability to build and maintain muscle mass. Discuss this potential with your doctor if you're concerned before seeking supplementation.

Allison Stowell MS, RD, CDN is a registered dietitian for Hannaford Supermarket. For more information about free, virtual nutrition classes and more, visit [Hannaford.com/dietitians](http://Hannaford.com/dietitians). To learn more about the Guiding Stars

nutrition guidance program, visit [GuidingStars.com](http://GuidingStars.com).

#### Air Fried Salmon Bites with Cucumber Salad (3 Guiding Stars) [Hannaford.com](http://Hannaford.com)

This high-protein, Asian-inspired meal features salmon bites marinated in a soy-mayo mixture and air-fried to tender perfection. Pair with a simple cucumber salad and hearty brown rice.

#### Ingredients:

- 1/2 cup mayonnaise
- 3 Tbsp. reduced-sodium soy sauce, divided
- 1 lb. salmon fillets
- 1 medium cucumber
- 3 green onions
- 2 (8.8 - oz.) pkgs. 90 second whole grain brown rice

#### Steps

1. In a small bowl, whisk together mayonnaise and 2 tablespoons soy sauce until smooth. Set aside.
2. Cut salmon into 1 1/2-inch pieces and place in a large bowl. Pour half of soy-mayo mixture on top. Gently toss to coat. Cover and refrigerate 30 minutes.
3. Meanwhile, thinly slice cucumber and green onions, reserving some of the darker green parts of greens onions for garnish. In a medium bowl, combine cucumber slices, 2 tablespoons sliced green onions and remaining 1 tablespoon soy sauce. Season with salt and pepper, to taste. Toss and set aside.
4. Preheat air fryer to 380°F. Working in batches if needed, lightly shake off excess marinade from salmon and arrange in a single layer in the basket. Air fry until salmon is cooked through and flakes easily, turning once halfway, 6-9 minutes.
5. Meanwhile, heat brown rice according to package directions. Pour into a bowl along with remaining soy-mayo mixture. Mix until rice is evenly coated and creamy. Divide among 4 bowls.
6. Top each bowl with cooked salmon bites along with cucumber salad. Sprinkle with reserved green onions to serve.

### Pearl Couscous and Chickpea Salad

(Family Features)  
Pearl Couscous and Chickpea Salad

#### Ingredients:

- 1 bag Success Pearl Couscous
- 1 can (15 ounces) chickpeas, drained and rinsed
- 1 cup cherry tomatoes, halved
- 1/2 cup cucumber, diced
- 1/4 cup fresh parsley, chopped
- 1 tablespoon za'atar
- 2 tablespoons olive oil
- 1 tablespoon lemon juice, freshly squeezed
- 1/2 teaspoon salt
- 1/4 teaspoon pepper

#### Directions:

Prepare pearl couscous according to package directions.



In large bowl, combine couscous, chickpeas, cherry tomatoes, cucumber, parsley and za'atar. Drizzle with olive oil and lemon juice. Season with salt and pepper. Toss until well combined. Serve warm or at room temperature.

Servings: 4  
Source: Success Rice

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# History Column

*Jack Alcott, Southeast Historian*



Brewster is deserving of many historical markers, like this one on Root Avenue in Southeast.

## Where is Brewster's Blue & Gold?

Isn't it curious that Brewster village has so few historical signs?

The Borden's sign here is an obvious and warranted one.

Yes, there are smaller bronze plaques on Old Town Hall, the Avery Building built in 1850, the war monuments on Main Street and at Veterans Park, as well as a plaque and statue at the fire department, among others.

But none are the eye-catching blue-and-gold historical signs.

Yet, the village has potentially multiple historic sites and buildings – starting with Walter Brewster's railroad station dating back to 1848 – that are worthy of the signs.

And what about the iron mines from the 1860s through 1890s that tunnel under the village and supplied ore to help build the Industrial Revolution?

Or the circa-1860s Lobdell House, the Southeast House, Masonic Lodge (1860s), the saintly Nurses Association (1906), the Diverting Reservoir (1893), Elec-

trazone Field (think RFK landing in a helicopter) – the site of the old covered bridge on Carmel Avenue?

Maybe even the Cameo Theater site where the great pioneering filmmaker D.W. Griffith edited raw footage for his movie "America" because the venue had the only necessary technology – a film projector – for miles around in the early 1920s?

Or possibly the house or address on Oak Street where 7th Cavalry soldier William Losee grew up before he went to his tragic death with Custer at the Little Big Horn massacre?

Brewster village was a dynamic little boomtown in the 19th and early 20th centuries, and I'm sure there are many other historic locales that might be worthy of consideration for the historical signs.

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

## We Will Miss

### Carmel

**Eileen Kineavy**, 85, May 18. Cargain Funeral Home, Carmel, (845) 225-3672.

**Donna Rishty**, 67, May 19. Cargain Funeral Home, Carmel, (845) 225-3672.

**Barbara Pasetti**, 80, May

21, Balsamo-Cordovano Funeral Home, Carmel, (845) 225-2144

**John Edward Muller Sr.**, 82, May 16. Joseph J. Smith Funeral Home, Mahopac, (845) 621-1992.

### Mahopac

**James S. Realbuto**, 67, May 17. Joseph J. Smith Funeral Home, Mahopac, (845) 621-1992.



The Bookends Band performs during last year's series. Photo by Shot By Jessy.

## Free Concerts Return to Southeast Veterans Park

The Town of Southeast Cultural Arts Coalition recently announced the lineup for its 2026 Brewster Summer Music Series, once again bringing a mix of musical talent and community spirit to Brewster Village.

The free concerts take place Wednesday evenings from 6:30 to 8:30 p.m., at the Southeast Veterans Park gazebo on Railroad

Avenue in Brewster.

This year's lineup reflects a range of genres and performers designed to engage audiences of all ages. Each concert will feature a theme, giveaways, and a 50/50 raffle.

For more information, updates, and weather-related announcements, visit [www.CulturalArtsCo.com](http://www.CulturalArtsCo.com).

### 2026 CONCERT SCHEDULE

- June 17 – Loose Wheel
- June 24 – River of Dreams
- July 1 – Bookends Band
- July 8 – Genevieve Faivre
- July 15 – Jay Prince & Friends
- July 22 – Gotham Kings
- July 29 – Jon Bates Band
- Aug. 5 – Laluda Club

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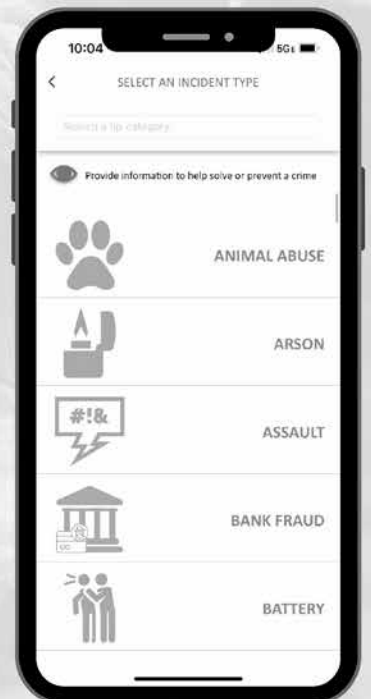
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Among the attendees at the St. Christopher's Inn field blessing were County Legislator Nancy Montgomery, Victoria Cafarelli of Assemblymember Dana Levenberg's office, Lauren Johnson and Lynée Cabiati from Putnam County government, Katherine Reynolds of CoveCare Center, many Friars and Franciscan Sisters of the Atonement at Graymoor, as well as staff and alumni who have gone through the treatment program at St. Christopher's Inn.

## St. Christopher's Inn Celebrates Field Blessing

Community members gathered May 7 on the Franciscan Friars of the Atonement's softball field for a blessing to kick off the upcoming season of sportsmanship, recreation, and fellowship for members of St. Christopher's Inn – a residential substance use disorder treatment center in Garrison.

The field blessing was led by

Fr. Dennis Polanco, SA, president and spiritual advisor at the inn.

The celebration marked the importance of structured activity as part of recovery. For many at St. Christopher's Inn, softball is much more than a weekend pastime to enjoy during the spring, summer, and fall. The game helps build discipline, self-control, accountability, communication, teamwork

and interpersonal skills, while fostering confidence, friendship, and true sportsmanship both on and off the field.

Founder Fr. Paul Wattson, SA, loved baseball and there were said to be many games played on the field in the past between students at the Friars Seminary and the Maryknoll fathers and brothers in the 1930s.



## Real Estate By Vanessa Alfano

### Are Short-Term Rental Regulations Outpacing the Problem?

Short-term rentals have become one of the more closely watched topics in local real estate conversations, including here in Putnam County.

Across the Hudson Valley, towns are increasingly discussing permits, restrictions, occupancy limits, inspections, and enforcement tied to Airbnb-style rentals. In some communities, formal regulations are already in place. In others – including Philipstown – conversations around additional oversight continue to evolve.

The concern itself is understandable. Towns want to preserve neighborhood character, protect housing supply, and prevent the kinds of issues that can emerge when residential properties begin functioning more like rotating hospitality spaces. Parking, noise, septic strain, and absentee ownership are all legitimate considerations.

But an important question is beginning to emerge alongside the regulatory momentum: Are some communities responding to a problem that, locally, may still be relatively limited in scale?

Putnam County is not a market dominated by short-term rentals. Unlike larger vacation-driven regions farther north, the county's housing market is still overwhelmingly shaped by full-time residents, commuters, and second-home owners using properties primarily for personal use.

Short-term rentals certainly exist – particularly around lake communities, rural properties, and scenic areas – but the overall volume remains modest compared to major destination markets.

That distinction matters. And in recent Philipstown discussions surrounding proposed short-term rental regulations, some residents have expressed concern that the response may be becoming overly broad.

At public meetings, several property owners described scenarios in which longstanding, low-impact arrangements would no longer comply under the proposed framework. One resident explained that she had quietly rented rooms within her home for years without issue – something the proposed regulations would no longer allow. Another family described relying on occasional short-term rental income to help offset the cost of maintaining a home in the area including rising

property taxes, yet indicated they, too, would likely fall outside the proposed rules.

Those examples highlight the complexity of the issue. Because while towns are understandably trying to prevent abuse or large-scale commercial activity, regulations can sometimes sweep far beyond that intent – affecting residents who are not operating investment portfolios or hospitality businesses, but simply trying to maintain flexibility within properties they personally use and occupy.

There is also the issue of consistency. With each town approaching short-term rentals differently, buyers are increasingly faced with a patchwork of rules that can be difficult to navigate. What is permitted in one town may require extensive approvals in another. For homeowners evaluating flexibility, that uncertainty becomes part of the purchasing decision itself.

And flexibility matters more than many realize. For some second-home owners, occasional short-term rental income helps offset carrying costs and makes ownership feasible in the first place. For others, the ability to rent periodically provides peace of mind, even if they rarely use the option.

None of this means towns should ignore the issue, but it does suggest that balance matters.

A measured approach – one that distinguishes between isolated nuisance situations and the broader housing market – may ultimately serve communities better than regulations that outpace the actual scale of local activity. Because once restrictions become overly broad, they can begin affecting not just investors or operators, but ordinary homeowners navigating an already expensive housing environment.

Putnam County is still, fundamentally, a residential market. And while short-term rentals are clearly part of the conversation, they are not yet defining the landscape. The challenge for local towns may not simply be whether to regulate – but how to do so without losing perspective on the size of the issue itself.

*Vanessa Alfano is a real estate professional working with buyers and sellers throughout the county. Contact her at [vanessaE-realty@gmail.com](mailto:vanessaE-realty@gmail.com).*

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# Putnam County Community Events

## Book Sales

Friends of Kent Library will hold "third Saturday" Book Cellar sales in June, July, and August, from 10 a.m. to 2 p.m.

## 'Fixers' Needed

Sustainable Putnam needs volunteer "fixers" with skills in either sewing, gluing, basic electrical or mechanical work, to help at its Repair Cafes. These "repair coaches" work together to diagnose and repair a wide array of household items. Volunteers are provided with snacks and lunch. Email volunteer@sustainableputnam.org or call 646-598-6560.

## Farmers' Market

The Town of Carmel Recreation & Parks Department will host a farmers' market every other Sunday from 9 a.m. to 2 p.m. through Oct. 19 at the Michael Geary Memorial Hockey Rink at 740 Route 6, Mahopac. Live music, food, vendors. Updates available on social media @CFMatlakemahopac.

## Tuesday, June 2

### Garden Club

The Lake Mahopac Garden Club will hold its monthly meeting Tuesday, June 2 at 11:30 a.m., at the home of member Mary R. on East Lake Blvd. For directions, call 201-218-8742. The lunch is potluck so let Mary know what you are bringing. Rain date is Wednesday, June 3.

### Storytime

Local author Julie Gonzalez will read from her latest picture book "Don't Splash Grandpa!" followed by some fun and games, Tuesday, June 2 at 11 a.m. (for ages 3 to 5) and 4:30 p.m. (for ages 4 to 8) at Mahopac Public Library. Registration is required at www.mahopaclibrary.org or 845-628-2009, ext. 139.

### Kent Town Board

The Kent Town Board will meet at Kent Town Hall at 7 p.m. (unless otherwise noted) on: June 2 and 16, July 7 and 21, Aug. 4 and 18, Sept. 8 and 15, Oct. 6 and 20, Nov. 10 and 17, and Dec. 1 and 15.

## Wednesday, June 3

### Virtual Candidate Forum

The League of Women Voters-Westchester and LWV-Rockland will host a virtual forum featuring the Democratic candidates for Congressional District 17, on Wednesday, June 3 at 7 p.m., via Zoom. Register at <https://lwww.org/event/democratic-primary-candidate-forum-for-congressional-district-17>.

### Library Meetings

Reed Memorial Library's Board of Trustees will meet June 3, July 1, Aug. 5, Sept. 2, Oct. 7, Nov. 4, and Dec. 2, in Carmel.

### Carmel Town Board

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

### Spelling Bee

CoveCare Center's adult spelling bee returns Wednesday, June 3 at 5:30 p.m., at Centennial Golf Club in Carmel. Have fun while raising funds and awareness for various causes. Register at <https://covecare-center.org/2026-spelling-bee>.

### Little Sprouts Storytime

Youth up to 3 years of age and their caregivers may welcome spring with a charming storytime Wednesday, June 3 at 9:15 a.m., at Brewster Public Library. Enjoy seasonal stories, songs, and bubbles. Registration is required at brewsterlibrary.org.

### Puzzles & Pals

Little ones up to age 3 and their caregivers will have the chance to socialize while practicing motor skills and pattern recognition through wooden puzzles, simple crafts, and sensory play activities Wednesday, June 3 at 10 a.m., at Brewster Public Library. This relaxed program encourages early learning, exploration, and connection. Registration is required at brewsterlibrary.org.

## Thursday, June 4

### Carnival

The Brewster Elks Lodge will hold its second annual carnival Thursday and Friday, June 4 and 5 opening at 5 p.m., and Saturday and Sunday, June 6 and 7 opening at 2 p.m., at 1430 Route 22. Rides, games, food and fun.

### Greeting Cards Craft

Tina Vaitkus will take participants through a greeting card workshop Thursday, June 4 at 1 p.m., at Patterson Library. Learn tips and techniques to create four one-of-a-kind cards. Adults 18 and older. Register at 845-878-6121 or www.pattersonlibrary.org.

### Councilwomen Office Hours

Patterson Town Councilwoman Stacy Dumont will hold office hours at the Putnam Lake VFW on the first Thursday of the month at 6:15 p.m., before the Putnam Lake Park District meeting. Councilwoman Gwen Dougherty will hold office hours the third Tuesday of each month at Patterson Town Hall from 3:30 to 5 p.m. Both Stacy and Gwen invite the public to request a meeting at a time convenient for residents. Email StacyDumont@PattersonNY.org or GwenDougherty@PattersonNY.org.

## Friday, June 5

### 'Dirt'

As part of the Putnam REV250 project, the Putnam Theater Alliance will present staged readings of its successful 2024 production "DIRT:" at the Southeast Museum on Friday, June 5 at 7:30 p.m., in partnership with the Putnam History Museum (make reservations at <https://forms.gle/r6gDY2vFK-B3jiNQH6>); at Mahopac Public Library on Saturday, June 6 at 1 p.m. (free); and at Boscobel Home & Gardens in Cold Spring on Sunday, June 7 at 1 p.m. (tickets available at [www.boscobel.org/events/dirt-america-250](http://www.boscobel.org/events/dirt-america-250)).

## Saturday, June 6

### Community Picnic

A community picnic to celebrate Rev 250 is scheduled Saturday, June 6 from noon to 2 p.m., at Julia L. Butterfield Memorial Library in Cold Spring. Music featuring local musicians Marc Ferris, Karen Kapoor, and Kat Lee Rivers; games & prizes; a baking contest; plus free popcorn, lemonade, and iced tea. Bring your family's favorite dish to share. Register at 845-265-3040 or www.butterfieldlibrary.org.

### Armchair Actors

Brewster Theater Company's Armchair Actors will present a reading of "Lysistrata" by Aristophanes, on Saturday, June 6 at 7:30 p.m., at the Theater at Drew, 28 Gleneida Ave., Carmel. S chorus of woman organizes a sex strike as a means to peace. Tickets are \$15 at brewstertheatercompany.org.

### Union Valley

#### Cemetery Assoc.

The Union Valley Cemetery Association will hold its annual meeting of plot holders and trustees June 6 at 10:30 a.m., in the chapel at the cemetery. All are welcome.

### Defensive Driving Class

Kent Public Library will host a defensive driving class Saturday, June 6 from 9 a.m. to 3 p.m. Save on your insurance and receive up to a 10 percent discount on your motor vehicle collision and liability insurance premium for up to three years, and up to a four-point reduction on your driving record. \$40. Register at kentpl.librarycalendar.com.

### 'Battle of the Redcoats'

Step back in time and witness history come alive during "Putnam County Heroes Battle the Redcoats" on Saturday, June 6 at Putnam County Veterans Memorial Park in Carmel/Kent. Tactical battle reenactments living-history experiences, soldier tents and camp cooking displays, military drills and demonstrations, fife and drum music, and musket firing exhibitions. Shop among coffees, teas, candles, glassware, and stoneware to flags, T-shirts, and more. Free.

### The Lonetown Boys

Tompkins Corners Cultural Center will host a special evening of classic country as The Lonetown Boys take the outdoor stage Saturday, June 6 at 6 p.m., at 729 Peekskill Hollow Road, Putnam Valley, bringing the timeless music of Hank Williams to life. Tickets are \$25 and may be purchased at Eventbrite.com or at the door.

## Sunday, June 7

### Birds of Prey Day

Green Chimneys will hold its annual Birds of Prey Day on Sunday, June 7, from 10 a.m. to 4 p.m., at 400 Doansburg Road, Brewster. The celebration features top wildlife experts and falconers from across the tristate area and over 100 live raptors. Free-flying demos, stage show, and the live release of a rehabilitated bird. Tickets at [www.greenchimneys.org/preyday](http://www.greenchimneys.org/preyday).

### Farmers' Market

The Town of Carmel Recreation & Parks Department will host a farmers' market Sundays from June 7 to Oct. 18, from 9 a.m. to 2 p.m., at Mahopac Chamber Park. Local vendors, live music. No market July 5 and Sept. 6.

### Big Band Night

Boscobel House & Gardens in Garrison will present its Big Band Night on June 7 at 6 p.m. The Big Band Sound is a 20-piece jazz band consisting of saxophones, trombones, trumpets, rhythm section, and vocalists which performs standards from the core of the Great American Songbook, all in the most exciting setting of a big band. Tickets are \$25 for adults and \$15 for kids age 4 to 18, at [www.boscobel.org](http://www.boscobel.org).

## Monday, June 8

### Lake Carmel Parks Dept.

The Lake Carmel Parks Department Advisory Board will meet at Kent Town Hall at 7 p.m. on June 8, July 13, Aug. 10, Sept. 14, Oct. 26, Nov. 9, and Dec. 14.

### Community Preparedness

A community resilience workshop, "Preparing Ourselves & Our Community for Emergencies," will be presented by the Cold Spring Fire Department and Garrison Institute on Monday, June 8 from 6 to 7:30 p.m., at the Julia L. Butterfield Memorial Library in Cold Spring. An interactive workshop that will introduce practical ways to prepare for and respond to natural and human-caused emergencies. Help shape a vision for a more connected, prepared, and resilient community. Light refreshments will be served. Register at 845-265-3040 or www.butterfieldlibrary.org.

### VA Benefits

Veterans needing help with VA benefits and claims may visit Patterson Library on Monday, June 8 between 11 a.m. and 1 p.m., to meet with a national veterans accredited veterans service officer.

### 'The American Revolution'

Reed Memorial Library of Carmel will continue its special six-month series with "The American Revolution - Episode Three: The Times That Try Men's Souls" (July 1776-January 1777) on Monday, June 8 from 1 to 3 p.m. A Film by Ken Burns, this is a powerful portrait of a fragile revolution fighting to survive its earliest trials. It explores Washington's desperate efforts to keep the Continental Army alive, and the iconic moments that tested the resolve of patriots everywhere.

## Tuesday, June 9

### Garden Club

The Brewster Carmel Garden Club will meet Tuesday, June 9 at the Laura Spain Memorial Cornerstone Park building on the corner of Fair Street and Gleneida Avenue in Carmel. The meeting will begin at 10:30 a.m., followed by a brief social before a workshop where members will prepare for the club's flower show in August by learning about the elements of angular design. Members and their guests are encouraged to bring a light lunch. For information, visit <https://brewstercarmelgardenclub.org>.

### Rules for a

#### Long & Healthy Life

Join the Julia L. Butterfield Memorial Library in Cold Spring for an empowering conversation with health expert Dr. Ezekiel Emanuel as he shares his vision for living well and aging with purpose Tuesday, June 9 at 2 p.m. In "Eat Your Ice Cream: Six Simple Rules for a Long & Healthy Life," he explores how to embrace health, happiness, and longevity without falling for quick fixes or unrealistic promises. Register for the watch party at the library, or view from home; 845-265-3040 or [www.butterfieldlibrary.org](http://www.butterfieldlibrary.org).

### Art Workshop Series

Discover the joy of creating outdoors during a three-part plein air

workshop that blends creativity with exploration using a variety of mediums, Tuesdays, June 9, 16, and 23 at 1 p.m., at Patterson Library. Through a series of guided exercises and thought-provoking prompts by Sharon Nakazato, experiment with new ways of seeing and responding to surroundings, reconnect with creativity, and develop a fresh appreciation for artistic voice. Age 18 and older. To register, call 845-878-6121 or go to [www.pattersonlibrary.org](http://www.pattersonlibrary.org).

### Library at Home

Wherever you are spending the summer, take Mahopac Public Library with you. Tuesday, June 9 at 2 p.m., or Wednesday, June 10 at 6:30 p.m., learn how to access eBooks and e-audiobooks on Libby and Hoopla with your library card. Registration is required at [www.mahopaclibrary.org](http://www.mahopaclibrary.org) or 845-628-2009, ext. 100.

### Meet the Author

Jennifer Sadera's latest book "I know She Was There" takes place in the Hudson Valley. Join the author Tuesday, June 9 at 6 p.m., at Kent Public Library, as she speaks about publishers, the difficulty of getting traditionally published, and the intricacies of writing and navigating today's publishing world, as well as the inspiration for using the Hudson Valley as a backdrop. Registration is required at [kentpl.librarycalendar.com](http://kentpl.librarycalendar.com).

### Emergency Preparedness

Mahopac Public Library will host an emergency preparedness workshop Tuesday, June 9 at 6 p.m. The NY Citizen Preparedness Training Program teaches residents to have the tools and resources to prepare for any type of disaster, respond accordingly, and recover as quickly as possible to pre-disaster conditions.

## Wednesday, June 10

### 'Gotham's Oysters'

Mahopac Public Library will present "Gotham's Oysters: The Indigenous Past to Today's Billion Oyster Project" on Wednesday, June 10 at 6 p.m. For almost the past 7,000 years, what is now New York Harbor and the lower Hudson Valley held half the world's oysters in massive reefs. By 1927, New York's oysters faced near extinction due to industrialization, overharvesting, and pollution. The non-profit Billion Oyster Project is restoring the ecosystem, aiming to reintroduce 1 billion oysters by 2035. Registration is required at [www.mahopaclibrary.org](http://www.mahopaclibrary.org) or 845-628-2009, ext. 100.

### 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](mailto:Editorial@putnampresstimes.com). Please allow two weeks notice.



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## Cold Spring Honors Fallen Heroes



Cold Spring American Legion Post 275 and VFW Post 2362 hosted a Memorial Day parade from village hall to the Cold Spring Cemetery, where a ceremony took place. The Hudson Highlands Pipe Band played music throughout the event, while "Taps" was performed by members of the Haldane High School Band. The memorial address was delivered by Vietnam War veteran Joe Hunt, and clergy from area houses of worship offered prayers.



## Birds of Prey Day

Sun June 7  
10am - 4pm

Join Green Chimneys' famous annual tradition dedicated to children, the environment and magnificent birds of prey.

- Over 100 raptors
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[greenchimneys.org/preyday](http://greenchimneys.org/preyday)



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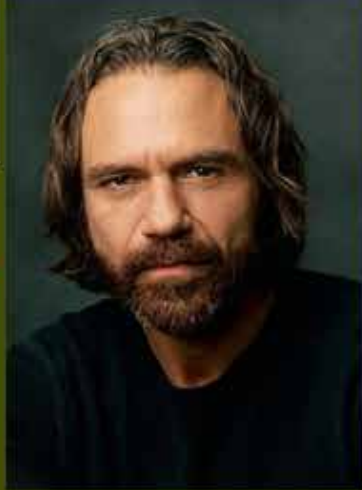


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DIRECTOR



Alice Jankell

Friday, June 5th, 7:30 pm  
Southeast Museum  
Brewster

Saturday, June 6th, 1:00 pm  
Mahopac Library  
Mahopac

Sunday, June 7th, 1 pm  
Boscobel  
Cold Spring



See you also on June 6, 2026  
at Putnam County Heroes battle the Redcoats

A living history event with Revolutionary War reenactments,  
historic military drills, music, period crafts, food and much more.

Putnam County Veterans Memorial Park

10am - 5pm

# Primary Early Voting

Early voting by mail and absentee ballots may be obtained from the Board of Elections, 25 Old Route 6, Carmel, during normal business hours, as well as 9 a.m. to 5 p.m. Saturdays, June 13 and 20; and until 7 p.m. Tuesday, June 16 and Thursday, June 18.

Putnam County will also be participating in in-person early voting for the primary election, with

two voting sites: The BOE offices; and American Legion Post 275, 10 Cedar St, Cold Spring.

Registered voters who are eligible to vote in the primary may cast their ballots between 9 a.m. and 5 p.m. Saturday, June 13 through Monday, June 15; from noon to 8 p.m. Tuesday, June 16; from 9 a.m. to 5 p.m. Wednesday, June 17; from noon to 8 p.m. Thursday, June 18;

and from 9 a.m. to 5 p.m. Friday, June 19 through Sunday, June 21.

There is no early voting Monday, June 22. Primary Election Day is Tuesday, June 23, with polls open from 6 a.m. to 9 p.m.

If you cast a ballot during early voting, you are then not eligible to vote on Primary Day. The results from early voting will be reported after 9 p.m., June 23.



## Garden Club in Full Bloom

The Brewster-Carmel Garden Club has had a busy spring. In mid-April, new officers were installed at the annual spring luncheon at Centennial Golf Club by Ninth District Federation of Garden Club Director Sandy Walters. The following week, all of the district clubs in the region came to Carmel for the district's "luncheon in bloom." In early May, the club held its plant sale at Lake Tonetta Park in Brewster, where hundreds of plants were sold. Monies raised support the club's commitment to education, conservation, and civic pride along with celebrating, protecting, and beautifying local communities. Photo provided by Dee Harrison, publicity chairperson.

## Partnership Expands Support for Cancer Patients & Families

Support Connection, Inc., has announced a new partnership with Smart Patients, a leading online peer-to-peer forum for patients and families, expanding Support Connection's resources available to those affected by breast, ovarian, and other gynecological cancers.

Now, in addition to Support Connection's peer counseling, support, wellness, and educational programs, patients and families can join the Smart Patients breast, ovarian, and gynecological cancer communities – free of charge – to share experiences, ask questions, and learn from one another in a safe and supportive online environment.

Participants gain access to community conversations, resources, and information tailored to their needs. Patients and families can share, connect, and learn from one another in a safe, supportive environment. Join the Smart Patients Community at [www.smartpatients.com/partners/support-connection](http://www.smartpatients.com/partners/support-connection).

"Connecting with others who truly understand your journey can be life-changing," said Laura Markowski, a Support Connection peer counselor. "Through this partnership with Smart Patients, our clients now have another resource for a safe space to share, learn, and

find comfort in knowing they are not alone."

Support Connection, Inc., is a 501(C)(3) not-for-profit organization that provides free, confidential support services and programs to people affected by breast and ovarian cancer. Founded in 1996, it is based in Yorktown Heights, but through a toll-free hotline and website, serves people throughout the country.

Services include one-on-one peer counseling and support groups, offering women the opportunity to connect with other cancer survivors, ongoing wellness classes, holistic health workshops, educational programs, information and referral services, and a toll-free cancer information and support helpline (800-532-4290).

To learn more, visit [www.supportconnection.org](http://www.supportconnection.org) or call 914-962-6402.

Smart Patients is an online community where patients and caregivers affected by serious illnesses learn from each other. Members share personal experiences, ask and answer questions, and gain knowledge in an ad-free, private space that helps them make better-informed decisions about their care. The platform hosts more than 100 disease-specific communities and is free to join.

REV250 COMMITTEE PRESENTS

# WHERE PATRIOTS REST: A REV250 RESTORATION EVENT

Honoring Our Revolutionary War Heroes

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**REV250**

with generous funding from Revolutionary Putnam County 250 of the Community Foundations of the Hudson Valley and the Putnam County Libraries Association.

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## Landscape Architecture of the Hudson Valley

Alex Prizgintas will present his newest local history program Monday, June 11 at 6 p.m., at the Desmond-Fish Library in Garrison.

Highlighting the local and national work of Calvert Vaux, Frederick Law Olmsted, and Andrew Jackson Downing, Prizgintas explores their rise to fame while contrasting their noted national projects with some of their contributions to the Hudson Valley.

Adapted from his 2021 film documentary produced in part with Marist University's Hudson River

Valley Institute, both Olmsted and Vaux remained tied to the Hudson Valley even after their fame with the construction of Central Park – particularly through Vaux's architectural works and the business of the Olmsted Bros firm.

The June 11 program will pay particular attention to multiple landmarks that received influences from both minds, including Matthew Vassar's Springside Estate, Newburgh's Downing Park, Middletown's Hillside Cemetery, the Hudson River State Hospital, and more.

# Overnight Deliveries Considered on Pugsley Road

By Holly Crocco

A public hearing is scheduled June 8 before the Southeast Planning Board regarding an application by Brewster Industrial LLC to allow overnight truck deliveries for Lincoln Logistics on Pugsley Road.

Dan Richmond of the law firm Zarin & Steinmetz explained during the April 27 planning board meeting that currently, no deliveries are allowed between 11 p.m. and 6 a.m. weekends, and 5 p.m. and 6 a.m. weekdays. On Sundays and federal holidays, deliveries may not start until 10 a.m.

“It’s rendering the lease of the large warehouse building on the site infeasible for its intended purpose,” said Richmond, noting that 30 prospects over the last 20 months have been engaged and

found that restriction on hours of operation and prohibition on overnight delivery a “decisive dealbreaker.”

He said that any outside truck traffic would comply with the town’s noise limitations at all hours.

Board Chairman Thomas LaPerch thanked the applicant for working with the town to address residents’ concerns.

“I think that what you did up there looks great,” he said. “You did everything you promised, and I know you have a challenge right now finding a tenant based on the hours. But from a town standpoint, we thank you for doing everything you were supposed to do – from a building standpoint.”

Board member Lynne Eckardt said she’s still cautious about allowing overnight truck

deliveries.

“This was a very contentious project and the one thing we could offer was the 11 p.m. to 6 a.m. ban,” she said. “My concern here is once – or if – this is passed, then Lesser Evil will want the same, other parts of town will want the same... We can’t put the toothpaste back in the tube.”

Eckardt said that if the ban is lifted and neighbors end up complaining about noise or traffic, “there’s no enforcement for this. It’s done.”

Board member David Rush commented on the allowable 50 to 55 decibels of noise, saying, “If you said to somebody 50 is OK but 55 is not, it’s very hard to convince somebody who’s being annoyed” that the business is operating within reason.

# Public Hearing Related to Garden St. Development

A public hearing regarding proposed zoning changes that are presumably related to development of the old Garden Street school property in the Village of Brewster is scheduled June 10 at 7 p.m., at Village Hall.

Proposed Local Law No. 5 of 2026 pertains to updating Chapter 263 of the village zon-

ing code, and is available for viewing at [www.brewsterville-nj.gov](http://www.brewsterville-nj.gov) and at Village Hall, 50 Main St.

The local law seeks to amend the section regarding “mixed-use districts” to say that no building shall exceed five stories or 60 feet, and that residential single-family density shall

not exceed one dwelling unit per lot. The density for multifamily or town home dwelling units shall not exceed 40 bedrooms per acre.

The changes would allow the addition of two more floors to the existing Garden Street building, which is proposed to be developed into housing.



The raised ranch home on Sherwood Road was consumed with flames when firefighters arrived just after 2 a.m. May 27. Photo courtesy of Westchester Fire Wire.



The Putnam Valley Children’s Center shared this photo of the siblings from their younger years, on social media.

## Putnam Valley Mourns Siblings Killed in House Fire

Continued from Page 1

support throughout the district to students and staff.

“As a district, we are committed to supporting our school community in every way possible as we process this heartbreaking loss together,” wrote Superintendent of Schools Dr. Jeremy Luft. “Our thoughts are with the family affected by this devastating tragedy, all those who had personal connections to the victims, and the courageous first responders who arrived on scene and provided care.”

The Putnam Valley Children’s Center also offered its condolences “for the loss of two of the most wonderful children that have ever come through our children’s program. This heartbreaking tragedy is beyond comprehension and belief,” the center shared on social media. “Alina and Jeremiah will forever be in our hearts and memories.”

Lake Mohegan Fire District Chief Thomas Eade recognized the extraordinary efforts of the first responders who arrived on the scene.

“Arriving crews were con-

fronted with extremely dangerous conditions and immediately entered the residence in an aggressive effort to locate and rescue the victims,” he said. “Their actions reflected tremendous courage, professionalism, and unwavering dedication to protecting life.”

According to Eade, firefighters and EMS personnel “did everything within their power in their attempt to save those children. Their efforts represent the very highest standards of the fire service and emergency medical response,” he said. “Incidents such as this weigh heavily not only on the family and the community, but also on the first responders who worked tirelessly under extraordinarily difficult conditions.”

The investigation remains ongoing and is being conducted by the Westchester County Cause & Origin Team in conjunction with the New York State Police-Cortlandt Barracks. Investigators continue to focus on the rear dining room area of the residence, specifically examining a melted extension cord and melted power strip as part of the investigation.

A GoFundMe account has been sent up to support the Toone family which, as of press time, raised more than \$130,000. It can be found at [www.gofundme.com/f/supporting-officer-toone-after-tragic-loss](http://www.gofundme.com/f/supporting-officer-toone-after-tragic-loss).

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- A safe, compassionate space to share and heal
- Peer-led conversations guided with care
- Resources for grief & recovery
- Connections with others who've walked a similar path.

**TO JOIN OR LEARN MORE**  
PHONE: 914.469.7307 | EMAIL: [ettere@nemgf.org](mailto:ettere@nemgf.org) |

**WWW.NEMGF.ORG**

# PUTNAM COUNTY AND TOWN NOTICES

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

## PUBLIC NOTICE

### Brewster

#### LEGAL NOTICE VILLAGE OF BREWSTER BOARD OF TRUSTEES PUBLIC HEARING

PLEASE TAKE NOTICE, that the Board of Trustees of the Village of Brewster will hold a Public Hearing on Proposed Local Law No. 5 of 2026 pertaining to updating Chapter 263 of the Village Zoning Code. Copies of the proposed local law will be available on the Village website, [www.brewstervillage-ny.gov](http://www.brewstervillage-ny.gov), and at Village Hall. The Public Hearing will take place during the Village Board Meeting of June 10, 2026, at 7:00 P.M. at Village Hall, 50 Main Street, Brewster, NY 10509, followed by a special meeting at 7:01 PM or soon thereafter, at Village Hall. At said Public Hearing, all interested persons shall be heard on the subject thereof. The Board of Trustees will make every effort to ensure that the Public Hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk. Anyone wishing to speak may do so.

By Order of the  
Board of Trustees of the  
Village of Brewster  
Michelle Diebold  
Village Clerk

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## PUBLIC NOTICE

#### PUBLIC NOTICE VILLAGE OF BREWSTER ANNUAL WATER QUALITY REPORT

The VILLAGE OF BREWSTER Annual Water Quality Report for 2025 is now available on the Village website under Services > Water > Water Quality Report. The report is also available in the Village Office during normal business hours. If you would like a copy of the report, please email the Village Clerk at [vclerk@brewstervillage-ny.gov](mailto:vclerk@brewstervillage-ny.gov) or call the Village Office at 845-279-3760.

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## PUBLIC NOTICE

### Brewster Schools

**Brewster Central School District Transportation Center  
40 Farm to Market Road,  
Brewster, NY 10509  
845 279-4700 fax 845 279-3458**

#### NOTICE TO BIDDERS

The Board of Education of Brewster Central School District of the Town of Southeast, New York (in accordance with Section 103 of Article 5-A of the General Municipal Law) hereby invites the submission of electronic bids on BlueBird and International School Bus Parts for use in the school bus transportation department. Bids will be received through 10:00 AM at [www.bidnetdirect.com](http://www.bidnetdirect.com) on the 12th day of June 2026. By the office of the Supervisor of Transportation at which time and place all bids will be publicly opened. Specifications and bid form must be obtained electronically at [www.bidnetdirect.com](http://www.bidnetdirect.com). The Board of Education reserves the right to reject all bids.

Board of Education  
Brewster Central School District  
of the Town of Southeast  
County of Putnam, New York  
30 Farm to Market Road  
Brewster, New York 10509  
By Mary E Smith  
(Supervisor of Transportation)

## PUBLIC NOTICE

Date: \_May 22,2026

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## PUBLIC NOTICE

#### NOTICE TO BIDDERS

The Board of Education of the Brewster Central School District in the Town of Southeast (in accordance with Section 103 of Article 5-A of the General Municipal Law) hereby invites the submission

of sealed bids for **STEM Lab Equipment.**

Bids will be received until **10:00 A.M.** on Wednesday, June 17, 2026 at the Brewster Central School

District Office, 30 Farm to Market Road, Brewster, NY 10509, at which time and place all bids will be

publicly opened. Bid forms and specifications may be obtained through BidNet Direct at the following web address: <http://www.empirestatebidsystem.com>.

The Board of Education of the Brewster Central School District reserves the right to reject all bids and to waive minor defects and/or irregularities. Any bid submitted will be binding for 60 days subsequent to the date of bid opening. Bids must be submitted in sealed envelopes which are clearly marked on the outside as a Bid, and indicated which service to which the Bid pertains.

Any questions concerning this bid should be directed to Matthew Wenz, School Business Administrator, at 845-279-8000, ext. 6137.

Bids should be submitted to:

Matthew Wenz  
School Business Administrator  
Brewster Central School District  
30 Farm to Market Road  
Brewster, NY 10509

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## PUBLIC NOTICE

### Carmel

Town of Carmel  
Environmental  
Conservation Board  
60 McAlpin Ave  
MAHOPAC, NY 10541 –  
(845) 628-1500

Date: 5/26/26  
TAX MAP #76.5-1-43

#### NOTICE OF APPLICATION FOR A WETLAND PERMIT

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

Applicant: **Luigi Ciucci**

Address: **16 Sycamore Road, 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 to:

**Install pre-fabricated above ground swimming pool.**

The property is located: **16 Sycamore Road, Mahopac, NY 10541**

Situated within the periphery of a freshwater wetland and the

## PUBLIC NOTICE

“adjacent areas”. (100 feet of the wetlands associated with) **Lake Mahopac.**

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, June 17, 2026.**

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

Robert Laga

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:

#### JUNE 11, 2026

At 7:00 p.m. at Town Hall, 60 McAlpin Avenue, Mahopac, NY 10541 or as soon thereafter as possible on the following matters:

#### VEOLIA NORTH AMERICA – MAHOPAC WELLS

Behind 34 Coventry Circle,  
Mahopac, NY 10541 – Tax Map  
#75.20-2-68 – Bond Return

By Order of the Chairman,

Craig Paepfer

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## PUBLIC NOTICE

### Kent

**LEGAL NOTICE  
PUBLIC HEARING FOR  
PDA CONSTRUCTION INC  
5 DEERWOOD DRIVE  
HOPEWELL JUNCTION,  
NY 12533**

**FOR PROPERTY  
LOCATED ON  
GOLF RIDGE ROAD  
KENT, NY 10512  
TM: 42.11-1-16**

**NOTICE OF  
PUBLIC HEARING  
THE PLANNING BOARD  
OF THE TOWN OF  
KENT, NEW YORK**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before **The Town of Kent Planning Board** on **Thursday, June 11, 2026 at 7:30 PM** or as soon thereafter as the matter may come to be heard, located at:

**KENT TOWN HALL  
25 Sybil's Crossing  
Kent Lakes, NY 10512**

This Public Hearing pertains to an application for approval of a two lot subdivision for the property noted above.

At this hearing all persons appearing in favor or in opposition shall be heard.

Files on the subject may be inspected at the Planning

## PUBLIC NOTICE

Board office Mondays, Tuesdays and Thursdays from 9:00 - 4:00 PM prior to the meeting. The telephone number for the Kent Planning Board is: 845-306-5612

Date: May 26, 2026

By order of:  
Vera Patterson, Secretary for  
The Town of Kent Planning

Board  
County of Putnam  
State of New York  
25 Sybil's Crossing  
Kent, NY 10512  
[planningkent@townofkent-ny.gov](mailto:planningkent@townofkent-ny.gov)

P. May 28, 2026 thru June 11, 2026

Planning Board Public Hearing Notice

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## PUBLIC NOTICE

### Putnam

**COUNTY OF PUTNAM  
NOTICE FOR PROPOSAL**

**NOTICE IS HEREBY**

**GIVEN that sealed bids will**

**be received by the Director of**

**Purchasing of Putnam County**

**for the following commodities**

**and/or service: RFP -02-2026**

**– PUTNAM COUNTY SOIL**

**& WATER CONSERVATION**

**DISTRICT FUNDS SPECIAL**

**AUDIT** Detailed specifications

may be secured at the office of

the Director of Purchasing, Put-

nam County Office Building, 40

Gleneida Avenue, Room 105,

Carmel, New York 10512 between

the hours of 9:00 A.M. and 5:00

P.M., Monday through Friday or

you may download from the Em-

pire State Bid System's website at

[www.empirestatebidsystem.com](http://www.empirestatebidsystem.com).

Sealed proposals must be filed

in the above office on or before

**1:00 P.M., FRIDAY, JULY 17,**

**2026, dated: Carmel, New York,**

**May 28, 2026, Sgd/John Tully,**

**Purchasing Director, Putnam**

**County Purchasing Department**

## PUBLIC NOTICE

Referee will sell at public auction will sell at public auction in the courtroom 209 of the Putnam Supreme Courthouse located at 20 County Center, Carmel, NY on June 15, 2026 at 11:30 a.m. premises situate, lying and being in the Town of Southeast, County of Putnam and State of New York, known and designated as Section 47

Block 2 Lot 32.

Said premises known as 11 FOX HOLLOW ROAD, BREWSTER, NY 10509

Approximate amount of lien \$432,756.69 plus interest & costs.

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

Index Number 500829/2024. JACK E. SCHACHNER, ESQ., Referee

Pincus & Tarab  
Attorney(s) for Plaintiff  
425 RXR Plaza, Uniondale, NY 11556

{\* PUTNAM CO3\*}

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## PUBLIC NOTICE

SUPREME COURT OF THE STATE OF NEW YORK INDEX NO. 500422/2023 COUNTY OF PUTNAM

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-3**

Plaintiff,  
vs.

ANNA P. CORRADO, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF PATRICIA LONGAZEL; WILLIAM J. CARLIN JR AS ADMINISTRATOR OF THE ESTATE OF ERNEST LONGAZEL; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF PATRICIA LONGAZEL, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA,

“JOHN DOE #1” through “JOHN DOE #12,” the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint. Plaintiff designates PUTNAM as the place of trial situs of the real property

#### SUPPLEMENTAL SUMMONS

**Mortgaged Premises:**  
8 COTTAGE ROAD, CARMEL, NY 10512

**Section: 33.51, Block: 1,**

# PUTNAM COUNTY AND TOWN NOTICES

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

**PUBLIC NOTICE**

**Lot: 5**  
Defendants.

To the above named Defendants

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other 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. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you.

**NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT**

THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of \$232,000.00 and interest, recorded on April 17, 2008, in Liber 5276 at Page 370, of the Public Records of PUTNAM County, New York., covering premises known as 8 COTTAGE ROAD, CARMEL, NY 10512.

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

PUTNAM County is designated as the place of trial because the real property affected by this action is located in said county.

**NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME**

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property.

Sending a payment to the mortgage company will not stop the foreclosure action.

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

Dated: April 30th, 2026

ROBERTSON, AN-SCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff  
Matthew Rothstein, Esq.  
900 Merchants Concourse,  
Suite 310  
Westbury, NY 11590  
516-280-7675

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**PUBLIC NOTICE**

REFEREE'S NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF PUTNAM

M&T BANK, Plaintiff - against - MAUREEN WALLIN, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 3, 2026, I, the undersigned Referee will sell at public auction in courtroom 209 of the Putnam Supreme Courthouse located at 20 County Center, Carmel, NY

**PUBLIC NOTICE**

10512 on the 15th day of June, 2026 at 2:30 PM. All that certain plot, piece or parcel of land, situate, lying and being in the Town of Putnam Valley, County of Putnam and State of New York.

Premises known as 76 Pleasant Road, Lake Peekskill, NY 10537.

(Section: 83.65, Block: 1, Lot: 32)

Approximate amount of lien \$155,594.60 plus interest and costs.

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

Index No. 500456/2025.

Kenneth Bunting, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832

Dated: April 7, 2026

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

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**PUBLIC NOTICE**

NOTICE OF SALE SUPREME COURT COUNTY OF PUTNAM U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff AGAINST BRUCE P. MESSUR, Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered March 10, 2025, I, the undersigned Referee will sell at public auction at Courtroom 209 of the Putnam Supreme Court, 20 County Center, Carmel, NY 10512 on June 22, 2026 at 10:30 AM, premises known as 12 Lottie Road, Carmel, NY 10512. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Kent, County of Putnam, New York, Section 33.82 Block 1 Lot 76 FKA Section 96 Block 4 Lot 1. Approximate amount of judgment \$231,154.14 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #500912/2024. Julie A. Cherico, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 24-001430 89601

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**PUBLIC NOTICE**

## LLC

**SIM1 MANAGEMENT GROUP LLC**, Arts. of Org. filed with the SSNY on 04/16/2026. 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, 25 Walton Dr, Mahopac, NY 10541. Purpose: Any Lawful Purpose.

**PUBLIC NOTICE**

**GreystonePV LLC** filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 12/19/2025. Office: Putnam

**PUBLIC NOTICE**

County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, c/o 29 Tyler Rd, Putnam Valley, NY 10579. Purpose: any lawful act.

P. 4/29, 5/6, 5/13, 5/20, 5/27, 6/3

**PUBLIC NOTICE**

**NOTICE OF FORMATION OF Lakeside Sales & Consulting LLC**. Articles of Organization filed with the Secretary of State of New York (SSNY) on 2/19/2026. Office location: Putnam County, New York. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: c/o Lakeside Sales & Consulting, 29 Lakeside Rd, Brewster, NY 10509 Purpose: to engage in any lawful act or activity.

P. 4/29, 5/6, 5/13, 5/20, 5/27, 6/3

**PUBLIC NOTICE**

Notice of Formation of 171 Weber Hill, LLC amended to 6 Brook Avenue, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 2/2/26. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 346 Route 6, #555 Mahopac, NY 10541. Purpose: any lawful activity.

P. 4/29, 5/6, 5/13, 5/20, 5/27, 6/3

**PUBLIC NOTICE**

Notice of Formation of 830 VICTORY, LLC. Arts. of Org. filed with Secy. of State (SSNY) on 3/16/26. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 80 International Blvd, Brewster, NY 10509. Purpose: any lawful activity.

P. 4/29, 5/6, 5/13, 5/20, 5/27, 6/3

**PUBLIC NOTICE**

Notice of Formation of JACK OF ALL TRADES HV LLC. Arts. of Org. filed with Secy. of State (SSNY) on 3/26/26. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 192 East Mountain Road South, Cold Spring, NY 10516. Purpose: any lawful activity.

P. 4/29, 5/6, 5/13, 5/20, 5/27, 6/3

**PUBLIC NOTICE**

**LILLIE'S LITTLE GEMS, LLC**. Arts. of Org. filed with the SSNY on 04/22/26. Office: Putnam County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 27 Kentview Drive, Carmel, NY 10512. Purpose: Any lawful purpose.

P. 4/29, 5/6, 5/13, 5/20, 5/27, 6/3

**PUBLIC NOTICE**

**17 GRANT PLACE REALTY LLC**. Filed with SSNY on 02/12/2026. Office: Putnam County. SSNY designated as agent for process & shall mail to: 34 LAKEVIEW DR, PUTNAM VALLEY, NY 10579. Purpose: Any Lawful

P. 5/6, 5/13, 5/20, 5/27, 6/3, 6/10

**PUBLIC NOTICE**

Notice of Formation of **Tides of Grace LLC**. Articles of Organization filed with the Secretary

**PUBLIC NOTICE**

of State of New York (SSNY) on May 7, 2025. Office location: Putnam County, New York. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: 20 Meadow Ct., Carmel, NY 10512. Purpose: any lawful activity.

P. 5/6, 5/13, 5/20, 5/27, 6/3, 6/10

**PUBLIC NOTICE**

Notice of Formation of **Amanda DeChent Certified Registered Nurse Anesthetist, PLLC**. Articles of Org filed with SSNY on 04/15/2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: 104 Wiccopee road Putnam Valley NY, 10579, USA. Purpose: any lawful purpose or activity.

P. 5/6, 5/13, 5/20, 5/27, 6/3, 6/10

**PUBLIC NOTICE**

Notice of Formation of **M2O Swim Group, LLC**. Articles of Org filed with SSNY on April 30, 2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: 15 Maple Lane, Cold Spring, NY, 10516. Purpose: any lawful purpose.

P. 5/6, 5/13, 5/20, 5/27, 6/3, 6/10

**PUBLIC NOTICE**

Notice of Formation of **Mine then Yours, LLC** Articles of Org filed with SSNY on 4/6/2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: c/o Mine then Yours, LLC, 36 Kent Lake Avenue; Carmel, NY 10512 Purpose: any lawful purpose or activity.

P. 5/6, 5/13, 5/20, 5/27, 6/3, 6/10

**PUBLIC NOTICE**

Notice of Formation of **Elio & Sons Italian American LLC**. Articles of Org filed with SSNY on 3/15/2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: c/o Elio & Sons Italian American LLC, 41 Secor Rd, Side Unit (Next to Deli), Mahopac, NY 10541. Purpose: any lawful purpose or activity.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

Notice of Formation of **AMMA ELIXIRS LLC**. Articles of Org filed with SSNY on 04/27/2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: c/o AMMA ELIXIRS LLC, 15 Kemble Ave., Cold Spring, NY 10516. Purpose: any lawful purpose or activity.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

Notice of formation of **Ship-Point Center LLC**.

Articles of Organization filed with the Secretary of State of New York (SSNY) on 04/18/2026.

Office location: Putnam County.

SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to ShipPoint Center LLC at 40 Duke Drive, Carmel, NY 10512-1597.

Purpose: Any lawful purpose.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

**PUBLIC NOTICE**

Notice of formation of **Ship-Point Center Properties LLC**.

Articles of Organization filed with the Secretary of State of New York (SSNY) on 04/28/2026.

Office location: Putnam County.

SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to ShipPoint Center LLC at 40 Duke Drive, Carmel, NY 10512-1057.

Purpose: Any lawful purpose

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

Notice of Formation of **Grey Cat Lifestyles LLC**. Ar-

ticles of Org filed with SSNY on 04/29/2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: c/o Grey Cat Lifestyles LLC, 1304 Kings Way, Carmel NY 10512 Purpose: any lawful purpose or activity.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

**ALTO Amenities LLC**. Filed 2/26/26. Cty: Putnam. SSNY desig. for process & shall mail 56 Tanager Rd, Mahopac, NY 10541. Purp: any lawful.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

Notice of Formation of **LAUREN DETTLOFF CONSULTING LLC**. Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/05/2026. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to 701 Route 301, Cold Spring, NY 10516. Purpose: Any lawful activity.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

**CARLTON HUDSON VALLEY LLC** filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 12/31/2025. Office: Putnam County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: The LLC, 14 Dancing Rock Rd, Garrison, NY 10524. Purpose: any lawful act.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

**AUTONOMOUS CAPITAL LLC**. Filed 3/26/26. Office: Putnam Co. SSNY desig. as agent for process & shall mail to: 30 Carolyn Way, Patterson, NY 12563. Purpose: General.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

**SILLY GOOSE BOOKS LLC**. Filed 2/25/26. Office: Putnam Co. SSNY desig. as agent for process & shall mail to: Christine F Hogan, 80 Longdale Rd, Mahopac, NY 10541. Purpose: General.

P. 5/13, 5/20, 5/27, 6/3, 6/10, 6/17

**PUBLIC NOTICE**

**GTA VENTURES LLC**, Arts. of Org. filed with the SSNY on 05/08/2026. Office loc: Putnam County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Grant Amato, 6 Academy Road, Brewster, NY 10509. Purpose: Any Lawful Purpose.

P. 5/20, 5/27, 6/3, 6/10, 6/17, 6/24

# PUTNAM COUNTY AND TOWN NOTICES

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

### PUBLIC NOTICE

### PUBLIC NOTICE

Notice of Formation of **Dragonfly Haven Wellness LCSW PLLC**. Arts. of Org. filed with

SSNY on 11/18/25. Office location: Putnam. SSNY designated as agent of PLLC upon

whom process may be served. SSNY shall mail process to Dragonfly Haven Wellness LCSW PLLC 11 Traverse Road, Lake Peekskill NY 10537. Purpose: any lawful purpose.

P. 5/20, 5/27, 6/3, 6/10, 6/17, 6/24

### PUBLIC NOTICE

Notice of Formation of **Bovine Bomber LLC**. Art. Of Org. filed with SSNY on 3/18/2026. Office Location: Putnam County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Bovine Bomber LLC, 160 Ice Pond Rd. Brewster NY 10509 Purpose: any lawful purpose.

P. 5/20, 5/27, 6/3, 6/10, 6/17, 6/24

### PUBLIC NOTICE

Notice of Formation of **Stormsafe Generator Service LLC**. Articles of Org filed with SSNY on 3/02/2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: c/o Stormsafe Generator Service LLC, 37 Luigi Road, Putnam Valley 10579. Purpose: any lawful purpose or activity.

P. 5/20, 5/27, 6/3, 6/10, 6/17, 6/24

### PUBLIC NOTICE

Notice of Formation of **Covington Garden LLC**. Arts. of Org. filed with NY Dept. of State on 3/23/26. Office location: Putnam County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to the LLC, c/o Hogan Rossi & Liguori, 3 Starr Ridge Rd, Ste 200, Brewster, NY 10509. Purpose:

### PUBLIC NOTICE

any lawful activity.

P. 5/20, 5/27, 6/3, 6/10, 6/17, 6/24

### PUBLIC NOTICE

Notice of Formation of **North American Critical Logistics, LLC**. Arts. of Org. filed with NY Dept. of State on 3/14/25. Office location: Putnam County. NY Sec. of State designated agent of the LLC upon whom process against it may be served, and shall mail process to The LLC, c/o Hogan Rossi & Liguori, 3 Starr Ridge Rd, Ste 200, Brewster, NY 10509. Purpose: any lawful activity.

P. 5/20, 5/27, 6/3, 6/10, 6/17, 6/24

### PUBLIC NOTICE

Notice of Formation of **Lions Den 5.0 LLC**. Arts. of Org. filed with Secy. of State (SSNY) on 5/6/26. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 64 Clubhouse Drive, Carmel, NY 10512. Purpose: any lawful activity.

P. 5/20, 5/27, 6/3, 6/10, 6/17, 6/24

### PUBLIC NOTICE

Notice of Formation of **BEAR CREEK SPORTSMAN LLC**. Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/08/2026. Office location: Putnam County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: THE LLC, 1915 RT. 9 - BOX 263, GARRISON, NY 10524. Purpose: any lawful activities.

P. 5/27, 6/3, 6/10, 6/17, 6/24, 7/1

### PUBLIC NOTICE

Notice of Formation of **Grover House LLC**. Articles of Organization filed with the Secretary of State of New York (SSNY) on 10/08/2025. Office location: Putnam County. SSNY designated as agent of the LLC upon whom process may be served. SSNY shall mail process to: 286 Oscawana

### PUBLIC NOTICE

Lake Road, Putnam Valley, NY 10579. Purpose: any lawful act or activity.

P. 5/27, 6/3, 6/10, 6/17, 6/24, 7/1

### PUBLIC NOTICE

Notice of Formation of **Kim Brower Coaching LLC**. Articles of Organization filed with SSNY on 4/9/2026. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: Kim Brower Coaching LLC, 29 Tyler Ct Mahopac NY 10541. Purpose: any lawful purpose or activity.

P. 6/3, 6/10, 6/17, 6/24, 7/1, 7/8

### PUBLIC NOTICE

NOTICE OF FORMATION OF **FOURTH POLE FILMS, LLC** Arts. of Org. filed with the Secy. of State of NY (SSNY) on 5/22/26. Office Location Putnam County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail a copy of any process to: Fourth Pole Films, LLC at PO Box 778, NY, NY 10013. Reg. Agent: eResidentAgent, Inc. 1 Rockefeller Plaza Ste 1204, NY, NY 10020. The principal business address of the LLC is 205 Hudson St, Ste 1002, NY, NY 10013. Purpose: any lawful activity

P. 6/3, 6/10, 6/17, 6/24, 7/1, 7/8

### PUBLIC NOTICE

Notice of formation of **Uncle Fonnies's Attic, LLC**. Articles of Org. filed with SSNY on 6/9/26. Office Location: Putnam County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: c/o Uncle Fonnies's Attic, LLC, 98 Kent Shore Drive, Carmel, NY, 10512. Purpose: any lawful purpose or activity.

P. 6/3, 6/10, 6/17, 6/24, 7/1, 7/8

# Renegades Celebrate 5 Millionth Fan

FISHKILL – 5 million. That’s 5,000,000.

The Hudson Valley Renegades minor league baseball team welcomed their 5 millionth fan last Tuesday but lost to the Bowling Green Hot Rods. Bowling Green is an affiliate of the Tampa Bay Rays, and the Renegades, of course, are an affiliate of the New York Yankees.

The Renegades were known as the Erie Sailors before relocating from Pennsylvania to Fishkill. Previously, the franchise was affiliated with the Rays and the Texas Rangers.

Five million fans over 32 years is pretty good for a franchise that plays in a ballpark that holds less than 6,000 and has only been a rookie league or Single A club. That’s more than 156,000 fans on average per season.

The 155th fan through the gates on Tuesday night was showered with gifts.

“We are so excited to help our 5 millionth fan find their fun at Heritage Financial Park,” said Tom Denlinger, general manager of the Renegades. “This is truly a special milestone for our orga-

nization.”

Also, Minor League Baseball has announced that Hudson Valley pitcher Rory Fox has been named the South Atlantic League Pitcher of the Week for May 19 to 24. Fox is ranked by MLB Pipeline as the Yankees’ No. 20 prospect.

Fox, 22, made one start against the Brooklyn Cyclones last week and threw his first career complete-game shutout, throwing 7.0 innings and allowing two hits and one walk while striking out eight. It was the first complete game shutout thrown by a Renegades pitcher since Kyle Carr on July 2, 2025, and just the second of 7.0-or-more innings thrown by a Hudson Valley pitcher since 2009.

“We are really proud of Rory and excited for him, as he’s been working through some early season unlucky results to start the year,” said Renegades pitching coach Ryan Mossman. “He’s been working on his craft, improving his arsenal, adding some new pitches, figuring out new execution for where his stuff plays the best, and it really came together in his last outing.”

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and arrows, no compound bows. Call 845-878-3665 or 845-661-9059. 6/24

**HELP WANTED** - Looking for **FLAGGERS** for outdoor event for 4/25 and 4/26, 5/25 and 5/26, 9/5 and 9/6, 10/10 & 10/11. Call 845-221-6561. 6/24

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*Reassessments ...  
Not Fun,  
But Necessary  
Continued from Page 1*

Plawsky said the people that experience a tax increase are those whose assessments were below market value, which is why a reassessment is done in the first place. Those people saw

*Principle  
Over Politics*

*Continued from Page 3*

confused signal from the Libertarian Party. They deserve a clear message that liberty is not just a ballot line, but a commitment to a specific vision of governance. Byrne has delivered that vision in practice, cutting taxes, defending gun rights, opposing mandates, and shrinking debt. Yarris has

their values increase more than the 68 percent because for years they were underassessed.

“The language is difficult, but those properties were not paying their fair share,” he said. “That’s all an assessment does, really, is assign your share of the pie... The size of the pie, that’s done through budgeting, and the assessments are just to say, ‘this is what your fair share is.’ Because if you have houses that aren’t paying their fair share, it means everybody else pays a little bit more.”

aligned himself with a party and a platform committed to the opposite.

The choice, on principle, should be clear.

That is why, as a registered member of the Libertarian Party, I am proud to endorse Kevin Byrne for Putnam County executive. And that is why I am actively assisting in the effort to place his name on the ballot under the Libertarian Party line—not as a subversion of our party’s process, but as a fulfillment of its purpose.

*Jeffrey Chang of Carmel is a member of the Putnam County Libertarian community.*



**Scribbles on a Notebook**  
By Rich Thomaselli

# Rooting for the Home Team

This is the time to switch hats from ambivalent reporter to ardent supporter. Yes, the dirty little secret among us sportswriters is out: we root.

Sort of.

No, we don't openly cheer during the regular season. But come the Section 1 tournament, all bets are off. If a Putnam County high school team is playing a team from Westchester, Rockland, or Dutchess, it's only natural to root for the locals.

Why is that? Familiarity and attachment.

You can't help but have a working relationship with these coaches and players. You want to see them achieve success. They spend the preseason and the regular season working extremely hard and you just want them to have something to show for it.

Me? I was spoiled. I started my career covering girls' basketball

with teams like Haldane, Our Lady of Lourdes, Franklin D. Roosevelt, and John Jay-East Fishkill, not to mention Roy C. Ketcham baseball.

I covered the University of Michigan football and ice hockey teams when they both won a national championship. I covered boxer Tracy Patterson, son of former heavyweight champion Floyd Patterson, on his way to his own championship.

That's not bragging – that's just me being grateful to be a part of it.

Deep down, we want these coaches and players to experience the ultimate. So we root. We want them to come out of this with their health and an incredible memory.

A letterman's jacket is pretty cool, too.

*Rich Thomaselli is a longtime sports reporter in the Hudson Valley, and currently covers Putnam County. He can be reached at rich.thomaselli@gmail.com.*

# Put Valley Baseball Makes the Finals

PUTNAM VALLEY – The Putnam Valley High School baseball team continued to roll... Right into the Section 1 Class B finals.

Reece Horan pitched a complete-game three-hitter to lead the Tigers into the finals with a 7-0 victory over Blind Brook. PV is the top seed in the section and

was scheduled to face Pawling in the championship in a double elimination scenario.

In-between, Putnam Valley beat Briarcliff in a semifinal game.

Luis Peduto had three hits in the win over Blind Brook for the Tigers. Teammate Evan Peterson doubled, tripled, and scored three times.

# High School Sports Roundup

MAHOPAC – The glorious season for the Mahopac High School baseball team is not over yet. The resilient team lost to Yorktown, but beat Horace Greeley to advance to the Section 1 Class AA championship.

'Pac was scheduled to meet No. 1 Rye in a double elimination situation. Mahopac has already lost once in the tournament, but Rye has not been beaten.

### Girls Lacrosse

BREWSTER – The Mahopac High School girls' lacrosse team

went on the road to beat a familiar foe in the Section 1, Class D tournament.

Granted, it was a short trip, but a victory nonetheless. The Wolf Pac took the quarterfinal matchup, 11-5.

Mahopac was seeded fifth and the Bears were fourth.

Ashley Koch had four goals and Gianna DeVito had two, as did teammates Gianna Cirelli and Bella Gangemi.

Alas, Putnam Valley, Carmel, and Haldane were all eliminated from their respective tournaments.

# Mahopac Boys Advance to Lacrosse Semifinals

MAHOPAC – The Mahopac High School boys' lacrosse team advanced into the Section 1, Class B semifinals at the expense of one of its archrivals. The Wolf Pac ran away with a 22-9 victory over Carmel.

Mahopac was seeded fourth; the Rams were fifth.

The game was knotted at two at the end of the first quarter. The Wolf Pac then scored nine straight goals.

Liam Jones scored five goals for the winners. Conor Behun and Bobby Egan tallied four goals each

for 'Pac.

David Mahoskey, Braden Ross, and Colin Sullivan all had two goals apiece for Carmel.

Mahopac was scheduled to meet Yorktown in the semifinals and was hoping to atone for a 15-4 loss in the regular season.

Brewster was also scheduled for a semifinal matchup after scoring four consecutive goals at the end of the game for a 14-10 win over Harrison in the quarterfinals. Liam McKenney and Bears teammate Paul Rienzi tallied four times each.

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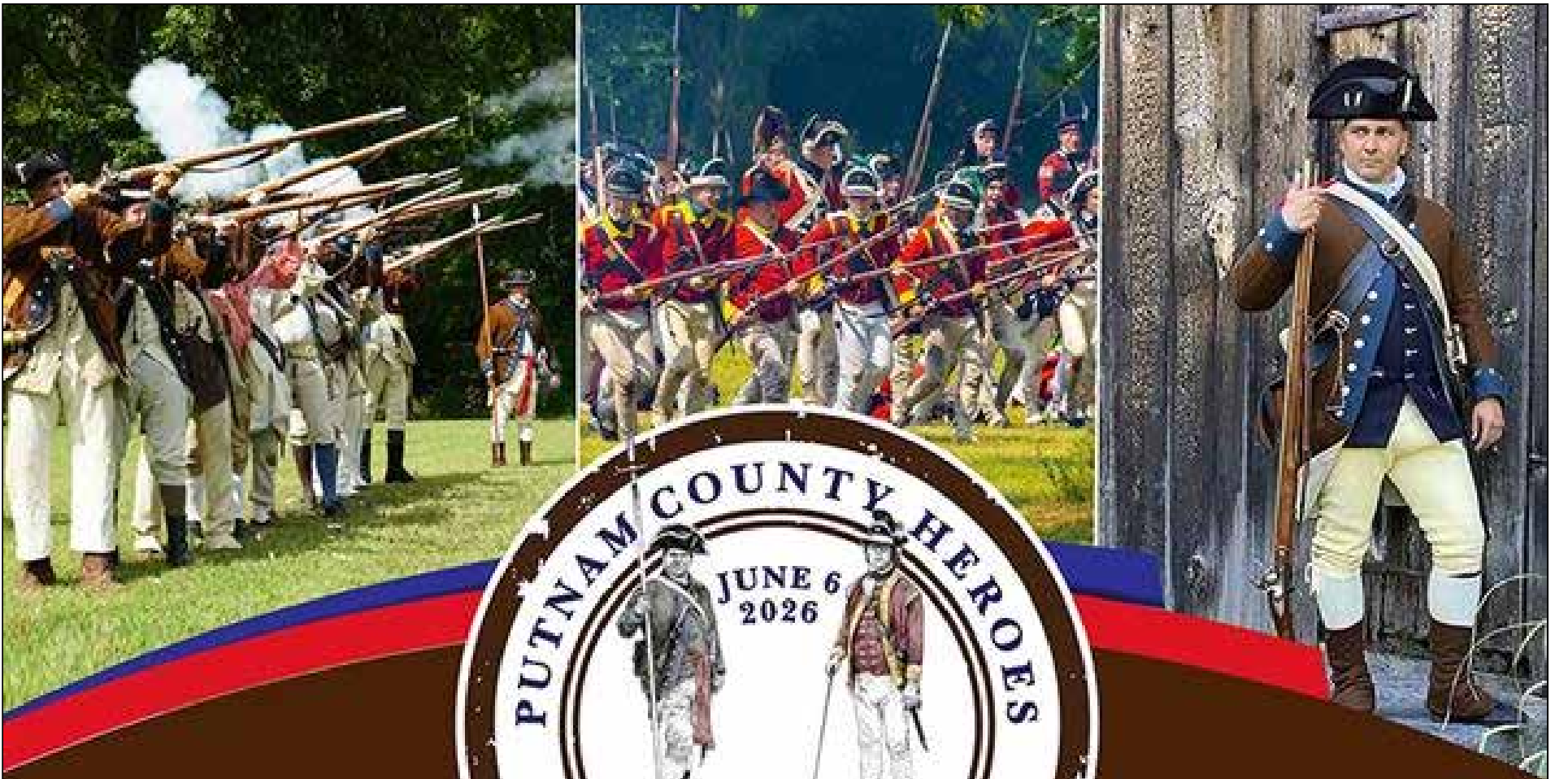
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