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March 1 - March 7, 2016

SMALL NEWS IS BIG NEWS

Volume 10, Issue 443

Developer Begins Push for New P'ville Assisted Living Proposal

By Arthur Cusano

A developer looking to build an assisted living facility on the United Methodist Church of Pleasantville property is hoping the second time is the charm after another plan was rejected by the village board in 2014.

Bedford Road Partners and Sunrise Senior Living, a company that specializes in building and operating senior care facilities, are looking to build a three-story structure containing between 75 and 85 units on the four-acre parcel at 70 Bedford Rd.

Sy Gruza, a land use attorney representing Bedford Road Partners, told village board members and roughly two dozen residents at the Feb. 22 work session that the new plan is not much different than the Benchmark Senior Living

proposal that was rejected two years ago, but has a few notable differences.

Gruza presented two variations of preliminary site plans, which included a larger wooded buffer between the proposed building and neighboring residents than the Benchmark project. Benchmark's proposal earned a negative declaration for no significant environmental impacts, and the new plan would have even less impact, Gruza said.

If density is a concern, he said his client would consider reducing the number of units.

"There are differences we think make it a better project and we hope to make it more attractive and acceptable to the board," Gruza said.

Gruza told board members they would likely seek the same floating zone and *continued on page 4*

County Center Shocker



ANDY JACOBS PHOTO

Fox Lane basketball players celebrate at midcourt after stunning top-seeded Mount Vernon 67-60 on Sunday afternoon in the Section 1, Class AA championship game at the Westchester County Center. The sectional title was the first for the Foxes since 2004 and came against a Knights dynasty that included 14 Class AA titles in the past 16 years. For more details, see sports.

No. Castle Board Agrees to Move Affordable Units From Lumberyard

By Martin Wilbur

North Castle officials agreed last week to give Armonk developer Michael Fareri the green light to move six affordable housing units from his condominium project at the old lumberyard to a downtown property on Maple Avenue.

The decision, made at the town board's Feb. 24 meeting, comes after several attempts by Fareri in recent months to convince officials that the relocation would be beneficial to the town. He argued that by making the change North Castle would reap greater tax revenue and ease a parking space deficit downtown because of the less stringent residential parking requirements. It would also have minimal impact on the schools, he said.

"It's a win financially, it's a win parking-wise and it really doesn't impact the schools



Developer Michael Fareri was able to convince North Castle officials last week to permit him to relocate six affordable housing units in downtown Armonk.

in any way, shape or form," Fareri said.

He had argued that it would be difficult for him to obtain financing for a project that integrated market-rate and affordable housing units. There could also be disagreements over upkeep expenses *continued on page 6*

New Plan for Former Legionaries Land in New Castle

By Martin Wilbur

A revised plan that would demolish the existing building at the Legionaries property on Route 128 was floated last week before the New Castle Town Board by the New Jersey developer who owns the parcel.

Stephen Oder, of Soder Real Estate Equities in Montclair, N.J., said he now hopes to build a new structure with 68 condominiums geared toward empty-nesters. About 10 percent larger than the current building, it would be on the same site as the mansion once owned by the late Broadway producer Billy Rose, although it would use a slightly different footprint.

Oder said new construction is necessary after it was recently discovered that there were problems with the structural integrity of the current building. The plan had been to remove the existing wings but it's unlikely

the main building could survive a partial demolition, he said.

"One change with this concept, after a thorough investigation into the condition of the main structure, we've determined it is not feasible to save the existing building," Oder said.

Revised plans for the project, named Rosehill, have not been formally submitted. The last plan called for 60 condominium units primarily using the existing main structure that would have been renovated. Originally, Oder had proposed a hotel, spa and residences for the 96-acre site.

A Draft Environmental Impact Statement (DEIS) will have to be submitted by the applicant, said Town Attorney Nicholas Ward-Willis. However, it doesn't appear the scoping session would need to be reopened because the change from 60 to 68 units *continued on page 6*

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A: Endometrial cancer arises in the glands of the lining of the uterus. The major risk factor is age: it usually occurs in post-menopausal women between the ages of 55 and 64. Another major risk factor is any condition that produces excess estrogen. Receptors in the uterine lining make it highly reactive to estrogen. Elevated levels of estrogen can overly stimulate receptive uterine cells causing them to grow uncontrollably and turn into cancer. The main cause of elevated estrogen in American women is obesity. A woman who carries extra weight has more fat cells, which store a hormone that converts to estrogen. As a result, obesity puts women of any age at risk for endometrial cancer. Other risk factors include Tamoxifen use, hypertension, familial cancer syndromes (such as Lynch Syndrome), and diabetes.

Q: What symptoms should I look out for?

A: The most common symptom is bleeding after menopause. Non-menopausal women should pay attention to an irregular bleeding pattern: heavy bleeding or bleeding between periods. At the first symptom, see your gynecologist. You will typically have an endometrial biopsy and a pelvic ultrasound. If the biopsy reveals endometrial cancer, see a gynecologic oncologist.

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Q: Can I reduce my risk of developing endometrial cancer?

A: You can reduce your risk by maintaining a healthy weight and exercising regularly. Know your Body Mass Index (BMI), which represents body fat, and strive for under 25. A BMI greater than 30 indicates obesity. And see your gynecologist at the first sign of abnormal bleeding.

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Chappaqua Schools' Proposed \$118M Budget Stays Under Cap

By Arthur Cusano

The Chappaqua School District's 2016-17 proposed budget carries a tax levy under the state tax cap and includes few staffing changes.

The district's \$118.2 million proposed spending plan contains a budget-to-budget increase of \$323,600, or 0.27 percent, over the current year.

When \$3.7 million in tax exemptions for costs such as debt service and capital expenditures are factored in, the district's tax levy increase drops to 0.05 percent, or \$55,000, beneath the Consumer Price Index (CPI) of 0.12 percent that serves as this year's cap, said Assistant Superintendent for Business John Chow.

"We are under the tax cap and obviously we're not looking for supermajority approval, we are looking for a simple majority to approve our budget," Chow told Board of Education members at their Feb. 24 meeting.

Under the proposed budget, salary funding will rise 0.33 percent or \$202,779, while employee benefits costs will decrease by 2 percent for a savings of \$545,365. BOCES costs will remain flat at \$2.1 million. Special education services are estimated to increase 3.81 percent, or \$186,412.

Planned staffing changes were few. There will be an additional full-time nurse at the elementary schools, an additional 0.1 physical education position at the high

school and the reduction of an unspecified 1.75 Core Curriculum teacher position in the middle schools. The plan also calls for the elimination of a district-wide full-time instructional technology coach.

District transportation costs will increase 1.42 percent (\$91,708). Operation and maintenance costs will rise 2.68 percent (\$147,000) while debt service will increase 0.39 percent (\$20,863). Technology costs are projected to increase 2.13 percent (\$32,219).

The district anticipates a \$55,581 increase in property tax revenue and a \$508,019 increase in state aid. The district will use \$2 million of fund balance, \$250,000 less than what was used for 2015-16.

"With this budget, we're not only going to remain strong, we're going to improve," Superintendent Lyn McKay told board members. "And we will not be losing any programs, we will be enhancing programs."

McKay stressed that the few reductions were a result of enrollment declines and that district initiatives to add cutting-edge curriculum and technology would continue unfettered.

Chow said the district anticipates an enrollment decline of five students at the elementary schools, where the number of sections will remain at 65 for the three schools. The district project 52 fewer students at the two middle schools for a reduction in two sections. The high school



ARTHUR CUSANO PHOTO

Chappaqua Board of Education member Jeffrey Mester, second from right, discusses the district's proposed 2016-17 budget with fellow trustees at the Feb. 24 meeting.

will see an enrollment increase of 13 students but with no change in sections.

When asked whether redistricting the two middle schools to balance out the two-year trend of lower enrollment at Seven Bridges Middle School was a consideration, McKay said that there would have to be significantly more of an enrollment change for that to happen. Chow said new construction at Robert E. Bell Middle School could bring new students into that school.

Trustee Victoria Tipp credited Chow, McKay and district staff for filling a \$1.5 million gap projected earlier in the year in order to get below the tax cap while using less fund balance.

"This is truly incredible," Tipp said. "The CPI is so low, and we've managed the funds of this district in such a responsible way, and our programs are getting better at the

same time."

Trustee Jeffrey Mester questioned why the district didn't use another \$50,000 of fund balance to eliminate the tax levy increase altogether as an act of good faith toward voters, particularly as school officials ponder a bond issue for a major renovation project.

"The tax levy is going up by \$55,000. Why don't we make that zero?" Mester asked. "If I'm a voter and the contingency budget is \$55,000 less, why wouldn't I vote no?"

Chow said the district was making a conscious effort to spend less fund balance, a sentiment echoed by PTA President Christina Madden.

"We don't know what's going to come next," Madden said. "If this tax cap formula is not reformed, if we don't get the funding that is owed to us...I just don't think it makes sense to dip into the fund balance for that amount of money when the tax cap is already so low. It just doesn't seem that necessary to me."

The district PTA will hold a public informational meeting tonight (Tuesday) at 7:30 p.m. at the Bell Middle School auditorium. Budget work sessions will be held by the board on March 9, 16 and 30 and Apr. 6.

The board is scheduled to adopt the budget Apr. 13 and hold a public hearing on May 4 ahead of the May 17 budget vote.

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Developer Begins Push for New P'ville Assisted Living Proposal

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easements sought by Benchmark, which Mayor Peter Scherer noted had been a topic of concern among some village officials. Gruza also acknowledged Scherer's concern about a retaining wall that sits on the edge of the property that needs to be repaired.

In June 2014, the controversial vote to rezone the church's property for the proposed 87-unit Benchmark project was supported by three of five village board members, but failed because a valid petition submitted by neighboring property owners required a four-vote supermajority. Mayor Peter Scherer and Trustee Steven Lord opposed the rezone. One of the trustees who voted in favor of the project, Jonathan Cunningham, has since been replaced on the board by Joseph Stargiotti.

Sunrise Senior Living is also willing to build a small community center on the property that would host senior programs and other activities for village residents.

Jerry Liang, vice president of investments and development for Sunrise, said his company has a 30-year track record in senior assisted living. In Westchester, the company operates facilities in Yonkers and Mount Vernon. Sunrise cares for about 27,000 seniors in 310 communities across the United States, Canada and the U.K.



ARTHUR CUSANO PHOTO

Architect Chuck Heath presents two plans for a new assisted living facility on the United Methodist Church's property in Pleasantville as Jerry Liang, vice president of Sunrise Senior Living, looks on.

"We love what we do," Liang said. "We have incredibly passionate team members who spend their days and nights in normal times, through difficult weather, through disasters, through all sorts of times to care for the frailest of the frail."

Residents in Sunrise facilities who receive active care average 85 years old. Liang said one of the largest services they provide is memory care, which includes residents with Alzheimer's.

Liang was joined by Chuck Heath of Heath Architecture LLC in Lancaster,

Pa. to present two plans that had been designed. One plan has a rectangular footprint with the building's lower level set into the ground to reduce its height. There would be a freestanding community center between the facility and the church. The entrance to the parcel would be from Maple Hill.

The second plan has several units less and features a thinner, more horizontal main building that sits further from neighboring properties and allows for a larger vegetation barrier. The proposed community center would sit adjacent to the church. Maple Hill would also be the point of entry.

The retaining wall and evergreen trees that would be planted would screen most of the facility from neighbors for much of the year, Heath said.

The first level of the building will be

built into the incline of the property and the third level will be built into the roof, making the front of the building look like a two-story building. The rear of the building would appear to be a one-and-a-half-story structure.

"By building the windows and the upper floor into the roof, it reduces the effective height of the building so it doesn't look like three whole floors or two whole floors," Heath said.

Units would consist of a sleeping area and bathroom and social and storage areas. There would be no kitchens to prevent residents from hurting themselves. Meals would be provided in a common dining room area and there would be larger common spaces for socialization.

"The units themselves are made to encourage activity outside, in the common spaces," Liang said.

Liang and Gruza said it would be several months before formal plans are submitted to the village. They asked the board for input on any changes that could improve the project and receive a green light from officials.

"We're not set on a specific design," Gruza said. "We want to retain the flexibility to have this conversation with you to make sure we accommodate all of the concerns to the extent that we can."

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Rats Spotted at Westlake Middle School; No Infestation

By Neal Rentz

Rats returned to Westlake Middle School last week.

Mount Pleasant School District Superintendent of Schools Dr. Susan Guiney said two wood rats were found at the school on Feb. 23. The first was discovered in the morning in a hallway and was killed by a school custodian. The second rat was found in the cafeteria during the first lunch period in early afternoon but escaped.

No students were harmed and no food was contaminated in the cafeteria, Guiney said. After spotting the rat in the cafeteria, students ate in other locations in the school while the area was cleaned by custodians, she said.

There has been no subsequent sightings at the school, Guiney stressed. "There's no infestation of rats," she said.

Guiney said there was an increase in wood rat activity at the middle school/high school campus two years ago while renovation work was being done at EF Academy, a nearby boarding school.

The superintendent said district officials are taking steps to ensure the

rodents don't return, including the placement of additional traps inside and outside the building. Outside doors have been closed to prevent any rats from entering the school from the nearby wooded area, she said.

Exterminators regularly visit the school, Guiney said; however, under state law districts cannot use pesticides in schools.

Guiney informed parents about the situation via e-mails and her newsLINK e-mail.

In the newsLINK correspondence, Guiney outlined the steps being taken to protect students.

"The district staff remains vigilant in ensuring that food is stored safely and securely, kitchen areas and food service locations are sanitized, that traps are set and monitored, and that communication to parents is informative," she stated.

As part of the proposed 2016-17 budget that she will soon propose, Guiney said she has asked for money for masonry work to close any openings that rats could use to enter the schools.

Mt. Pleasant Has New ALS Carrier After TransCare Bankruptcy

By Neal Rentz

Supervisor Carl Fulgenzi assured Mount Pleasant residents last week there would be no disruption in Advance Life Support (ALS) service after its previous provider abruptly folded.

Fulgenzi said the town has entered into a temporary agreement with Westchester EMS to cover the town now that TransCare filed for bankruptcy and ceased operations.

"At no time were we going to allow the town to go without coverage," Fulgenzi said.

Town officials terminated its contract with TransCare at 3 p.m. on Feb. 24. The company, which is expected to restructure, will be paid up until then for the services. The annual cost for ALS service is about \$600,000 per year.

TransCare had provided ALS service to the Valhalla Volunteer Ambulance Corps, the Pleasantville Volunteer Ambulance Corps, the Sleepy Hollow Ambulance Corps, the Hawthorne Fire Department, a portion of the Town of North Castle and the Mount Pleasant Police Department, Fulgenzi noted. It had been the ALS service provider for Mount Pleasant since 2008.

That expense is divided among the



NEAL RENTZ PHOTO

Mount Pleasant Supervisor Carl Fulgenzi

various ambulance districts as a special district charge, Fulgenzi said.

For the past year Fulgenzi said he has been working with Police Chief Paul Oliva to seek different ALS options.

"We interviewed and requested proposals from TransCare, Empress and Westchester EMS," Fulgenzi said. "We had been leaning towards WEMS and finalized the seamless transfer without any loss of service with a temporary agreement until a formal agreement can be finalized by the (town) board."

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No. Castle Board Agrees to Move Affordable Units From Lumberyard

continued from page 1

because the market-rate condo owners would likely have the financial wherewithal to spend more on common charges than the affordable unit owners.

Fareri plans to reduce the density of the lumberyard project at 170 Bedford Rd. from 36 to 30 units while renovating his property at 37-41 Maple Ave. featuring six rental apartments, three each containing one and two bedrooms. There would also be 1,000 square feet of retail space on the ground floor.

Fareri said if he couldn't relocate the affordable residences he would likely sell the lumberyard property to Westchester County or locate a developer to build as many as 48 affordable units. Under that scenario, the number of units would increase because the affordable residences would be smaller.

"I'm a luxury builder. That's what I've done in my life," Fareri said. "I don't want a building where I have market rate and fair and affordable in the same building. That doesn't work for me."

Although the town board had rebuffed similar requests from Fareri dating back to September, last week they were receptive to his plan.

Supervisor Michael Schiliro said the board weighed the benefits and drawbacks of his proposal. Board members appealed to Fareri to commit to a deed restriction of 30 units at the old lumberyard and to guarantee he would be the developer at both sites.

Despite a sometimes contentious relationship, Schiliro said the board recognizes that his projects are always high

quality.

"In the end, I'd like to finally see this project built and I'd like to see you do it," Schiliro said.

Fareri said he would agree to a deed restriction at the lumberyard and that he would build both projects.

A special use permit and a zoning change would be needed for the Maple Avenue site. Fareri would also need to receive approval from the planning board. Officials hope to set a public hearing for the zoning change at their March 9 meeting.

Fareri contended that projected total taxes would rise from about \$262,000 a year to more than \$336,000 by factoring in larger condo units at the lumberyard and the affordable units and retail on Maple Avenue, although Schiliro disputed some of his calculations.

Most of the board was open to the change. Councilwoman Barbara DiGiacinto said it was a good plan despite some initial concerns about apartments in the Central Business zone.

Councilman Jose Berra said he was less comfortable with the plan because Fareri had already received a series of concessions to increase the density at the lumberyard and it would be condo taxation.

Fareri said he hopes to receive his approvals by late spring in order to build during the upcoming construction season.

New Plan for Former Legionaries Land in New Castle

continued from page 1

wouldn't be a significant enough change, he said.

The latest plans call for predominantly two-bedroom units along with six one-bedroom units and two three-bedroom residences, totaling 128 bedrooms. There would be 180,000 square feet of residential space, about 51,000 square feet of circulation area and 37,000 square feet for amenities. Amenities would include a health and fitness center, a spin room, spa rooms, a 40-seat theater, a library, an indoor and outdoor pool, a yoga studio, a clubroom and conference rooms.

Although Oder is not seeking an age-restricted project, it will be geared toward the empty-nester. The parcel is in the Bedford School District.

"We feel that someone who is an empty-nester comes in," said Oder who doesn't expect there to be many school-age children. "They want a home office, a study, it's part of what they're trying to buy, part of their home."

A 150-car garage would be underground so no parked cars would be seen, he said.

A two- to three-acre farm-to-table garden will be included on the site and the roof will be covered in solar panels. Rosehill would use town water and septic systems.

Tripp Street resident Sharon Greene, one of several neighbors who has been actively involved in monitoring the site's various applications, said she hopes town officials include them in the review process. Greene said they're looking for maximum transparency because whatever happens at

the site will mark a significant change.

"It's important that our concerns get incorporated into what gets done going forward, and to this end, it would be very helpful as information comes in, if it were available to us we could look at it and not wait until it's a done deal," she said.

Oder said he will invite adjacent property owners to an upcoming site walk with himself and town officials.

"I'm here to work with you," he said. "The property is sitting fallow. Who knows what can show up there and I think we're preparing something that's a benefit and a positive."

Last year, Oder listed the property for about \$35 million. He said he had a few parties interested but no one made him an offer. It is now off the market.



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Downtown Chappaqua Streetscape Could Cost Up to \$15M

By Martin Wilbur

Early cost estimates for the Chappaqua streetscape project fall between \$9 million and \$15 million depending on whether town officials pursue placing the electric lines underground in the hamlet's downtown.

Last week the New Castle Town Board received initial estimates when it met with representatives of WSP Sells, the town's engineering and planning consultant for the long-anticipated project. Infrastructure work, including improving drainage to flood-prone areas downtown and sewer work, road work

and street improvements and aesthetic enhancements featuring up to 17 different elements would fall between \$9 million and \$10 million.

"The sewer and the water repairs that you see in this project is based on need, the need to replace old pipes, old connections, failing connections leaking connections," Town Planner Sabrina Charney Hull said during a wide-ranging discussion on all of the streetscape options facing New Castle at the town board's Feb. 23 work session. "So the underground project really stimulated the direction of doing something on the surface of the project."

Burial of the Con Edison lines would range from about \$3 million if the town did all the ground repaving to about \$5.2 million if the utility did everything for the town, WSP representatives told town officials. Interest in exploring the possibility of placing the Con Ed wires underground gained momentum following Superstorm Sandy when the downtown Chappaqua business district went dark for more than a week.

Bob Severance, of WSP Sells, said his team recommends that if the town were to decide to place the wires underground that it go with the least expensive option.



An artist's rendition of a portion of the Chappaqua streetscape.

Town Administrator Jill Shapiro advised the board that if it were to move ahead with utility burial then it would need to decide soon since it would likely take months for Con Edison to coordinate the project.

Planning and design for the streetscape project is nearing two years, said Supervisor Robert Greenstein. WSP Sells informed officials that state Department of Transportation review would likely take four to six months for potential road changes such as replacing the slip line at South Greeley Avenue and King Street with a right-hand turn lane.

The town board is expected to review in depth the downtown infrastructure options and cost at its work session tonight (Tuesday) at Town Hall with Comptroller Robert Deary and DPW Commissioner Gerry Moerschell. The meeting is scheduled to start at 6:30 p.m.

Mt. Pleasant Agrees to Partial End of Residential Moratorium

By Neal Rentz

The Mount Pleasant Town Board voted last week to end two portions of its moratorium on building department approvals for homeowners.

The board voted 3-0 to remove walls and fences and emergency electrical generators from the moratorium. Councilman Mark Rubeo was absent while Councilman Denis McCarthy abstained.

McCarthy said he didn't vote on the legislation because the public had insufficient information prior to the continuation of the public hearing last week. The hearing was then closed before

the vote.

During the hearing, which had been adjourned from Feb. 9, resident Laura Centi agreed with McCarthy. Centi said town officials noted that information about the moratorium was supposed to be made available to the public. However, there was nothing posted on the town's website and there was no e-mail blast to residents on the issue, she said.

Councilman Nicholas DiPaolo countered that information was posted prior to last week's meeting.

The moratorium was originally approved by the town board last year. On Jan. 26, the board voted unanimously to

extend the original six-month ban until July for certain building department approvals, such as sheds and storage bins, windmills, portable storage pods and clothing bins.

The town board enacted the moratorium last summer because of ambiguities in the current town code, which was last revised in the 1990s. Work on clarifying the residential zoning language is being done by Town Engineer David Smyth, Building Inspector Sal Pennelle and town planning consultant Pat Cleary.

Residents seeking building department approvals can still apply to the town for a waiver.

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North Castle Downzones Residential Parcel to Allow Six Homes

By Martin Wilbur

The North Castle Town Board approved downzoning a 10-acre residential parcel last week off of Old Mount Kisco Road to one-acre that could allow for the construction of six single-family houses.

Board members voted last Wednesday night to accept developer Frank Madonna's request to switch the property from two-acre zoning. If Madonna receives final approval he will extend sewers, including laterals, to half of the properties on Old Mount Kisco Road at his own expense.

The remainder of that street will also be connected to the town's sewer district by Madonna when he builds his age-restricted project in the same area.

Despite hearing concerns from neighbors regarding how downzoning could potentially lead to further subdivision and development of the property, board members said they were comfortable that going from a previous maximum of four as-of-right houses under two-acre zoning to six houses is not a significant difference.

At the board's urging, Madonna also agreed to add a deed restriction to prevent him from building more than six houses on the land as well as adding a note on the plat that will prohibit further subdivision.

"We can't guard against everything

but it seems as though this is not going to cause a problem," said Councilwoman Barbara DiGiacinto. "I'm very comfortable with the deed restriction."

Supervisor Michael Schiliro also mentioned that the deed restriction would be an added layer of protection against more development on the parcel. He also liked that Madonna is paying for sewers for Old Mount Kisco Road residents, which is a public benefit in an area where there are homes on septic systems.

In addition to potentially spawning more development, several neighbors said they were worried that the proposed houses, which will be between 4,000 and 5,000 square feet, could devalue larger homes at the nearby Sands Mill development. There were also concerns about water consumption, visual impacts and preservation of open space.

Resident John Polera said with 6,000- to 8,000-square-foot homes in Sands Mill, there's the threat of these smaller houses devaluing that development.

"To allow a development to go in right across the street is a problem and is a bad precedent to set," Polera said.

Madonna's attorney, Kory Salomone, said the lot sizes would range from 1.1 to two acres. Restrictions caused by topography and the environment would limit more development. Madonna said

he tried coming up with a plan for seven houses but it was too tight.

"Just because it's a 10-acre parcel doesn't mean the max you can get is 10 lots, or nine or eight," Madonna said.

The developer said he believes the houses would sell for between \$1.8 and \$2 million.

No Decision on Age-restricted Plan

In a separate action last week, the board delayed making a decision on whether to allow Madonna to move ahead with a change from the previously approved 14 townhouses in five separate structures on a nearby three-acre property to a single-building with 16 units.

Board members said they were grappling with a difficult issue and needed more time to weigh the matter before reaching a decision.

While the single building would be significantly larger than the five smaller structure, it would be built in the center of the property, which has a lower elevation thereby making the building appear shorter. The five townhouse structures would be more toward the perimeter of the parcel and be more visible to neighbors on Old Mount Kisco Road.

The single building plan would be within the 30-foot height restriction.

"I still struggle with the size of the building and I'm just not ready to move

forward," Schiliro said.

DiGiacinto said she was also torn, calling the plan lovely but that she still worried that it would be out of character with the area.

Salomone said Madonna would be willing to put in a "boulevard entrance" consisting of an island with trees or other types of additional screening measures.

Councilman Barry Reiter was the most enthusiastic about the plan, saying he liked the boulevard entrance concept, which should help with screening.

The board may entertain the matter again at its March 9 meeting.

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Tech Madness Begins at Mobile App Development Bowl Kickoff

By James Best

As March Madness looms for college basketball fans, 250 high school and college students came to the County Center last Friday to celebrate Tech Madness at the second annual #WestchesterSmart Mobile App Development Bowl kickoff.

The pep rally-style celebration recognized students from the more than 30 high schools and colleges throughout the metropolitan area who will be participating in this year's competition, including Ossining, Pleasantville, White Plains and Westlake high schools, among others in Westchester.

During the next two months teams of

students will be designing and creating mobile applications to improve an aspect of daily life for senior citizens, this year's theme.

"The purpose of this is to get the brightest and best of our students that are going to be in high school or college to come up with apps that can help senior citizens," Westchester Deputy County Executive Kevin Plunkett said of the competition. "This year the number of teams has doubled. The teams competing to create this app that will be very helpful to our seniors have decided that this is an important initiative to come out, use their talents and intelligence."



JAMES BEST PHOTO

Part of the pep rally at the County Center in White Plains last Friday to officially kick off the second annual #WestchesterSmart Mobile App Development Bowl. This year the competition involving high school and college students asks participants to develop an app to help senior citizens with an aspect of their life.

New Castle to Host Unfunded Mandates Roundtable March 3

New Castle will host "The Coming Storm: Unfunded Mandates and Their Rising Impact," a roundtable discussion featuring EJ McMahon of the Empire Center on Thursday, March 3 at the Chappaqua Library Auditorium at 7:30 p.m.

McMahon will be joined by state Sen. Terrance Murphy, Assemblyman David Buchwald, Chappaqua Board of Education President Warren Messner,

New Castle Town Supervisor Robert Greenstein and New Castle Comptroller Robert Deary.

In 2014, the New Castle Town Board established a mandate relief committee based on the belief that certain state mandates impose significant financial restrictions on the town, which must be addressed to ensure the stability and sustainability of local services to town residents.

Pace University Seidenburg School of Technology and Information Systems Interim Dean Jonathan Hill congratulated students at the event for their participation and thanked them for their hard work in helping improve the community through their apps.

The event is co-sponsored by County Executive Rob Astorino and Pace's Seidenburg School.

"You are all using your talents for good and that is an amazing thing," Hill said.

"This contest represents Pace's commitment to education and access to skills of the next generations learners and

leaders.

"You high school and college students are the future. We want you all to come to Pace University to study computer science and make a trillion dollars as great mobile app developers, but most of all we want you to use your talents and skills and insights to make the world a better place."

The students will present their apps to a panel of judges on Apr. 15 at Pace University in Pleasantville with the opportunity to work with the Seidenburg School to launch their app in the App Store and be selected for paid internships with Westchester County.

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The following is the fourth in a series of columns from **Matthew Fiorillo, of Ballard-Durand Funeral & Cremation Services. The columns deal with issues families must deal with prior to and after a loved one passes away.**

Question: *What should I do if a death occurs while away from home or during a vacation?*

Answer:

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Our out of state funeral director agent is familiar with all of the necessary procedures we employ right here at Ballard-Durand to make the process easier for you. If the death occurs overseas, the Bureau of Consular Affairs will assist the family as well your local funeral home.



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Police Blotter

County Police/Mount Kisco

Feb. 21: A 25-year-old West Hyatt Avenue resident was arrested at 7:30 p.m. and charged with second-degree criminal contempt, a misdemeanor, after he surrendered to county police at the Green Street precinct. The suspect is accused of sending text messages to a person he is barred from contacting under a Westchester County Family Court order. He was arraigned before Village Justice John Donohue and released on his own recognizance.

Feb. 22: A village resident reported at 10:12 a.m. that she was bitten by a dog as she walked on Croton Avenue. The dog believed responsible was located and the county Health Department was notified. An investigation is continuing.

Feb. 23: County police responded to Northern Westchester Hospital at 8:33 p.m. on a report that a patient in the Behavioral Health Center was being combative with hospital staff. Officers were able to calm the man, who agreed to comply with the directions of hospital staff.

Feb. 24: A 55-year-old Mahopac woman suffered non-life threatening

injuries when she was struck by a car as she crossed East Main Street in front of the TD Bank branch at 1:35 p.m. She was treated at the scene by the Mount Kisco Volunteer Ambulance Corps and transported to Northern Westchester Hospital.

Feb. 25: County police and the Mount Kisco Fire Department responded to Sarles Street at 6:55 a.m. after electrical wires fell and were blocking the road. The street was closed until the condition was corrected by utility crews.

Feb. 25: A village resident arrived at the Green Street precinct at 10:44 a.m. an attempted credit card fraud. The woman's wallet was lost recently and someone tried to use one of the cards to purchase shoes online. The transaction was denied because the woman had promptly canceled her credit cards. An investigation is continuing.

Feb. 26: A Mount Kisco resident arrived at the Green Street precinct at 10 a.m. to report that he has been the victim of identity theft. The resident recently received a notice from a collection agency as a result of an unpaid bill at a hospital in Tennessee, but was never a patient there. Detectives are investigating.

Pleasantville Police Department

Feb. 21: A 20-year-old Malverne, L.I. man was arrested on Bedford Road and charged with unlawful possession of marijuana, a violation.

Feb. 21: A 21-year-old White Plains man was arrested at 8 p.m. on Marble Avenue and charged with unlawful possession of marijuana, a violation.

Feb. 22: A 22-year-old Thornwood man was arrested at 10 p.m. on Booth Street and charged with seventh-degree criminal possession of a controlled substance, a Class A felony, and unlawful possession of marijuana, a violation.

Feb. 23: A 22-year-old Hawthorne woman was arrested at 7:36 p.m. and charged with petty larceny, a Class A misdemeanor, after being caught shoplifting at Key Food on Pleasantville Road.

Feb. 26: A 7-year-old Pleasantville woman was arrested at 12 p.m. and charged with driving with a suspended license following an automobile accident on Nannahagan Road.

North Castle Police Department

Feb. 19: Report of a motor vehicle accident on Whippoorwill Road at 5:13 p.m. A vehicle crashed into a stone wall. The driver was arrested for DWI.

Feb. 20: A house sitter at a Round Hill

Road residence reported at 2:41 a.m. that she hears someone inside the house. She stated that she is not expecting anyone to be home. The responding officers reported that the homeowners returned earlier than what was expected by the house sitter.

Feb. 20: A complainant reported at 10:56 a.m. that she had just exited Business Park Drive and found that her vehicle, a black Mercedes, had apparently been struck by another vehicle that had left the scene. The woman stated that a headlight was damaged and there was white paint on her car.

Feb. 20: Report of fraud at 3:34 p.m. An Armonk business owner reported that in the morning on this date he received a call from someone who identified himself as a Con Edison representative and that his electricity would be shut off unless he went to CVS and wired them \$893. After wiring the money, the person contacted Con Ed and learned the call was fraudulent.

Feb. 23: A subject arrived at police headquarters at 4:03 p.m. to report that she left her license plates on the car after she sold it and that the car was shipped overseas to Poland.

Feb. 25: A Cox Avenue resident reported at 12:49 a.m. that a large tree has fallen between his house and his neighbor's house, which is his father-in-law's residence. The tree damaged the shutters to his father-in-law's house.

Obituary

Marian Silletti

Marian G. Silletti of Pleasantville passed away on Feb. 20.

She was 94.

Silletti was preceded in death by her beloved husband of 62 years, Harry R. Silletti. Prior to moving to New York in 2008, she lived in Hyattsville, Md.

Silletti is survived by her two loving sons, Harry R. Jr. (Regina) of Hilton Head, S.C. and Ronald F. (Ame) of Chappaqua; six grandchildren, Lisa Heydorn (James), Sonya Verrill (Mark), Bryan Silletti (Victoria), Nicole Gonzalez (Andres), Ronnie Silletti and Jordan Schellens (Win); and five great-grandchildren and a new great-

grandchild to be born in April.

One of her greatest joys was cooking Italian spaghetti and meatballs for family and friends. She also delighted in her grandchildren and great-grandchildren and often played puzzles and games with them. One of the grandchildren even nicknamed her "Grandma Bingo" because she played the game with such enthusiasm.

A memorial Mass was celebrated at the Little Church of St. John & St. Mary in Chappaqua on Feb. 26. Interment will take place at the Cheltenham Veterans Cemetery in Cheltenham, Md.



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North Castle Falls Prey to \$11G in Fraudulent Checks

North Castle police are investigating a series of fraudulent checks that were written against the town's account during a 10-day span late last year that cost the municipality about \$11,000.

Town Administrator Joan Goldberg said seven checks were written between Nov. 30 and Dec. 9 that were cashed by Wells Fargo, one of the financial institutions North Castle uses.

Goldberg said the bank paid the party or parties despite using checks that were not town issued and did not resemble the ones that are used by the town.

One check was cashed for seven days during the time span totaling \$11,057.50, Goldberg said, although the town has since recovered \$1,272.22. As of late last week Wells Fargo had not covered the town for the remaining \$9,786.28 because the town did not sign up for advanced fraud protection, she said.

Goldberg mentioned the town issues payroll checks 26 days during the year and the bank should have noticed the irregularities.

—Martin Wilbur



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Cuomo Calls for Re-evaluation of Algonquin Pipeline

By Arthur Cusano

Gov. Andrew Cuomo is calling for an immediate halt to work on the Algonquin Pipeline following a series of environmental concerns at the Indian Point nuclear power plant in Buchanan.

A host of agencies, including the New York Division of Homeland Security and Emergency Services, the Public Service Commission, the Department of Environmental Conservation and the Department of Health, issued a letter on Cuomo's behalf Monday calling on the Federal Energy Regulatory Commission (FERC) to immediately halt construction of the Algonquin natural gas pipeline until a comprehensive safety review is completed.

"The safety of New Yorkers is the first responsibility of state government when making any decision," Cuomo said in a Monday press release. "Over the past several months there have been a series of serious incidents at the Indian Point Nuclear Facility, which my administration is investigating.

"At the same time, the Federal Energy Regulatory Commission has approved a natural gas pipeline in close proximity of Indian Point. I am directing my administration to commence an

immediate independent safety analysis of the natural gas pipeline project and until that occurs, we urge the Federal Energy Regulatory Commission to suspend the project."

State agencies are conducting an investigation into several recent plant failures, including multiple unplanned shutdowns, a transformer fire and a radioactive tritium leak that caused groundwater radioactivity levels to rise more than 65,000 percent.

The announcement comes less than 48 hours after a vigil was held late Saturday afternoon outside Cuomo's Bittersweet Lane home in New Castle by a group of 40 people from Healing and Protecting our Land Together Through Prayer. The new group has about 150 members and a Facebook page.

Group spokeswoman Paola Dalle Carbonare of Croton-on-Hudson said she was thrilled to see immediate action being taken.

"We've already seen results in that Cuomo has decided to step up," Carbonare said. "We are very happy he has come aboard."

Spectra Energy spokesperson Marylee Hanley said the Algonquin pipeline system has been operating



Protestors against the Algonquin Gas Pipeline were arrested by police Monday in Verplanck. Another protest in front of the governor's home in New Castle over the weekend drew more than 40 people.

safely in the area for more than 60 years, with existing pipelines running across the Indian Point property that have operated safely without incident.

She said the 42-inch diameter Algonquin Incremental Market (AIM) Project pipeline will be located about 1,500 feet from safety-related equipment at the facility. Algonquin worked with Entergy to determine an agreed-upon location for the pipeline, Hanley said. Algonquin and Entergy also agreed that the pipeline would be designed and constructed with additional safety measures, above and beyond what is

required by federal law, she said.

On Monday, 26 people representing the group Resist AIM Pipeline blocked access to the construction area in Verplanck for over an hour. Several protestors were arrested. Courtney Williams, a spokesperson for Resist AIM, said the hope is for the governor's words to lead to quick action.

"We strongly support the governor's decision to conduct this independent assessment given the ongoing public safety concerns of sitting this massive pipeline adjacent to Indian Point and the repeated incidents of fires and contaminated water leaks that are happening there," Williams said. "We share the governor's concerns and hope his administration will instruct the New York State Department of Environmental Conservation to reevaluate the water quality certificate in light of these ongoing problems."

The pipeline runs from the Marcella shale region in Pennsylvania, through parts of New York and Connecticut up to Massachusetts. The pipeline crosses the Hudson River near Indian Point, a source of concern for some area residents.

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Editorial

Lumberyard Project, Affordable Units a Plus, But Why the About-Face?

The meeting of the minds last week between the North Castle Town Board and Armonk developer Michael Fareri that will apparently pave the way for 30 market-rate condominium units at the old lumberyard and six affordable apartments on Maple Avenue is a win-win for the town.

The lumberyard has been an empty, fallow property for years now, doing no one any good in its current state. Last week's turn of events should also be the impetus for Fareri to renovate his property at 37-41 Maple Ave. and bring additional and badly needed affordable apartments to Armonk. Almost no municipality in Westchester can have enough affordable housing.

What was intriguing about last week's discussion was the rather abrupt reversal by the town board of its previous

position—wanting to integrate the affordable units with market-rate units. In September, that appeared to be the most important argument for keeping the affordables at the lumberyard.

There really wasn't much difference between what Fareri presented last week and what he proposed nearly six months ago. The only appreciable change was him agreeing to restrict the condominium project at the lumberyard to 30 market-rate units instead of trying to slip in six additional condos once the affordable units were relocated.

There are also the same shortcomings on Maple Avenue as there were six months ago – next to a shopping center and a lack of recreation and open space.

The bigger difference was that Fareri exercised his leverage by telling officials that if he doesn't get to do the relocation,

he might sell the property to the county or an affordable housing developer who could get as many as 48 affordable units there.

As much as it all might be coincidental, perhaps that got the town board's attention. Although no official would ever phrase it this way, some communities like the idea of trying to integrate affordable units with market-rates as a way to hide them, as if affordable units are something to be ashamed of. Therefore, six units on Maple Avenue are more preferable than 48.

Unless there are new delays or surprises, the lumberyard and Maple Avenue projects seem to be on the horizon, and if that's the case, Armonk and North Castle stand to be the winner.

Guest Column

Relocation of Affordable Units to Armonk's Maple Ave. is Correct Move

By Art Adelman

I am writing to offer my thoughts and recommendations on Michael Fareri's current application from the perspective that my 12 years of service and experience on the North Castle Planning Board under several different administrations affords me.

I have watched just about all the town board meetings at which the former Armonk lumberyard proposals were presented/discussed, and of course, have participated in all the many of these before the planning board.

There has been more than a little friction between the applicant and the town board, but I know that both sides want the same result – a project that is best for the town in terms of appropriate land use, neighborhood character, economic/tax impact, etc. So I think it is important that both parties get beyond past differences, take the high road, make a fresh start and focus on achieving the common goals now.

Importantly, my 12 years on the planning board, my career in IBM financial management and in my solo tax and accounting practice, teaching at the college level as well as life experience generally has taught me that the creative process is an iterative process, i.e. one has an idea, and over time as one thinks about that idea, it changes, gets "polished" and evolves, with the final product being the best result possible. The same is true with many site plan applications and I think the lumberyard is an example of that.

I have observed that the town board has been troubled as this application has been amended over time, but it is important to keep in mind the reasons supporting this that you well know; for

example the subsequent acquisition of the property adjacent to the lumberyard, the realization after input from the applicant's professionals, the planning board and the town's professionals that one instead of two buildings on the merged site would work better, including better architecture, affording more/better parking and landscaping opportunities.

This iterative process continued, including the realization that an even better project could be implemented for the town and future residents if the AFFH units were relocated to Maple Avenue, affording the improvement of the streetscape there as well as alleviating the parking deficiency and better implementing the "Walkable Westchester" concept for those living in that more convenient location. The current application is the best and final result.

Additionally, while some "social engineers" consider it better to have market-rate and subsidized housing in the same building, experience shows this often presents conflicts for both parties, as those with less economic means often resist expenditures to maintain/improve shared properties. Two current, in-town examples present themselves: the first being a just settled lawsuit by the Whippoorwill Hills Condo Association against the Whippoorwill Hills HOA over the allocation of charges for common areas, and in Whippoorwill Commons, differences of opinion/voting on maintenance of their shared building. Most would find that the broader idea is integrating communities, and that can be achieved by appropriate placement of AFFH units in areas where there are none, such as the approach taken with the development across from Gavi Restaurant, continuing the mixed and

evolving development of Old Route 22.

Also, the current lumberyard application does not provide any density bonus; the floor-area ratio (FAR) when it was a lumberyard and each iteration of the redevelopment has maintained that same FAR. Further, the current application remains at 30 market-rate units at the lumberyard, so no financial advantage is given, and any hesitancy related to these concerns should be ended.

There is a strong unmet demand for this type of market-rate housing alternative in Armonk, especially by seniors who want to downsize but remain in Armonk. I am personally aware of several such persons, and in fact had it been available when my wife and I as empty-nesters wished to move from our previous 2.2-acre, 3,000-square-foot, four-bedroom home in town 16 years ago, we might have moved into such housing were it available.

Lastly, the alternative, the sale to a developer resulting in 48 AFFH units in Armonk is a beyond reasonable burden for the town and will be totally out of character in that neighborhood and surely have an unfair and negative impact on those living in Wampus Close.

I exhort you to embrace the position of trust and responsibility that town residents have placed in you to exercise fair, reasonable, prudent and responsible judgment and grant the applicant the special use permit needed and also send him to the ZBA with a positive recommendation for the variance(s) he might need.

Armonk resident Art Adelman served on the North Castle Planning Board for 12 years, including as its chairman.

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Lynda Cohen Loigman Novelist, Chappaqua

By Martin Wilbur

For more than 15 years, Lynda Cohen Loigman had what she thought was a great idea for a riveting novel.

But having been a practicing attorney, then raising two children, Loigman had no experience fiction writer.

Shortly after her 40th birthday, Loigman decided to satisfy her personal longing for literary fulfillment by attending a weekly class at the Writers Institute at Sarah Lawrence College in Bronxville. It was there that she began regularly writing down her thoughts, talking to and exchanging ideas with other talented aspiring writers and receiving constructive feedback.

"That was where I really learned, or feel that I learned, how to start putting things down on paper," said Loigman, who has continued to attend the class for the past six years. "It took a long time. I started this book and I just kept going until I finished it."

The book she finished is "The Two-Family House" that is scheduled to be released next Tuesday by St. Martin's Press. It's a story, set in Brooklyn beginning in 1947, of two brothers and their families who

live in a two-family brownstone. The older brother who lives upstairs with his wife has four sons but wants a daughter, while the younger brother has three daughters but longs for a son.

In the story, the sisters-in-law are extremely close, but trouble brews when the wife of the younger brother finds out she's pregnant again and knows that if she has another daughter it will jeopardize the marriage.

While all of the characters are fictional, much of the inspiration for Loigman's novel were the stories she heard from her mother, who grew up in a two-family house in Brooklyn, and grandmother, who always wanted a son. Her mother was one of three girls in her household, while her mother's uncle and his family lived downstairs, also with three daughters. However, that's where the similarities end.

"The characters in the book are not based at all on actual family members, it's just really the setting that I loved and the time period," Loigman said.

Loigman's big break came when attended a conference at Sarah Lawrence

that attracted an array of accomplished people in the publishing field. That is where she met Marly Rusoff, who would later become her agent. Rusoff loved the story and was the main person responsible in getting "The Two-Family House" published.

"I just feel tremendously lucky that someone read it and someone decided to publish it, Loigman said.

Loigman's journey to published novelist started in Longmeadow, Mass. outside of Springfield, where her grandfather had relocated after leaving New York in the late 1940s. A voracious reader, Loigman described her childhood as rather sheltered.

For college, she studied English and American Literature at Harvard, a liberal arts education that she cherished. After graduation, Loigman went to Columbia Law School despite not really wanting to become an attorney. The law firm that Loigman worked for in lower Manhattan gave her the trust and estates assignment, which she enjoyed.

"If I'm going to do this I'm going to be a trust and estates lawyer because it was personal," she said.

After marrying and having her daughter – she and her husband, also an attorney, have a son as well – Loigman worked three days a week. But when the family moved



RANDY MATUSOW PHOTO

to Chappaqua from the city Loigman put her legal career behind her.

Loigman said when she entered the class at Sarah Lawrence she didn't set her goal to be a published author but did want to finish her book. The class has also helped her grow. Since writing is so solitary it's important to have a group of people to work with and exchange ideas, she said.

"It's a helpful thing for structure," Loigman said. "You go once a week and it helps me. A lot of the people have become my friends and they have a lot of insight. You hear their stories that they're working on, so that's a very nice thing."

She's also embarked on a second novel, another family story, which she hopes to complete within a year.

It has been a gratifying experience for Loigman to share with her family. She said her husband has been her biggest fan.

"I'm just very grateful for all the people," Loigman said. "There are so many supportive people. They're really, really special."

Loigman will be having a book launch and reading at the Chappaqua Public Library next Tuesday, March 8 at 7 p.m. For more information, visit www.lyndacohenloigman.com.



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WE'RE RIGHT FOR NEW YORK

Armonk's Tateo Recognized as New York Runner of the Year

By Arthur Cusano

After starting as a runner just five years ago, Armonk's Danny Tateo was named last week the 2015 New York Road Runner's Runner of the Year for the 50 to 54 age group.

Tateo, 51, received the award Feb. 25 in New York City at the 37th annual NYRR Club Night at the Hard Rock Café Times Square. One of six finalists in his age group, Tateo said the win was among the best moments of his life.

"I haven't stopped drinking wine since Thursday night," he said yesterday (Monday).

The Byram Hills High School graduate who owns a heavy construction equipment rental business in Mount Vernon said his wife Elena and members of his running

club, Warren Street Social and Athletic Club, have been extremely supportive of him and were on hand for last Thursday evening's award ceremony.

"You would have thought I was Leonardo DiCaprio winning the Oscar," he said. "Everyone jumped up with tears in their eyes. And they all said the same thing - 'You deserve it. Nobody worked harder than you.'"

Five years ago Tateo took up running to give himself a new goal. He had been a weightlifter, but said that was mostly to compensate for low self-esteem. He lost 35 pounds through exercise and help from his wife, a dietician, and gained confidence running races in Central Park. While he initially finished far behind top competitors, he soon began competing



Danny Tateo of Armonk, center, was named 2015 Runner of the Year by the New York Road Runners Club last week for the 50-54 age group.

Horace Greeley Scholarship Fund Gala Set for March 11

The Horace Greeley Scholarship Fund invites the community to its Spring Gala on Friday March 11 at 7 p.m. at the Mount Kisco Country Club.

This year's event will honor Steffi Green with the Ed Habermann Award for volunteer service to the community and Dr. Raymond "Doc" Lucia with the Horace Greeley Award of Distinction for teaching that goes above and

beyond the classroom. The gala will include a delicious buffet dinner, live auction and presentations to the award recipients.

The Horace Greeley Scholarship Fund was established in 1946 to help cover the cost of college for district families who have a need.

More information and tickets are available at www.hgsf.org.

among the best in his age class.

Tateo, who has a sponsorship from footwear company Sketchers, has been getting up before dawn for one of two daily runs, accumulating over 4,400 miles each year. Last year, he ran six races of various distances in Central Park organized by the New York Road Runners in an effort to qualify for the club's Runner of the Year award. He won four of the races and placed second in two others.

The new award winner said he wasn't

sure what he would do next. Competing to be the best in his age group in the USA Track and Field race series is one possibility, but first he will run a half marathon in Florida and see how he feels. He said reaching his running goal has given him time to relax for the first time in several years.

"It's a funny feeling after four years of running twice a day and getting up at 3:45 a.m.," Tateo said. "I don't feel that pressure anymore."

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That Time of Year to Think About Tax Tips for the Homeowner

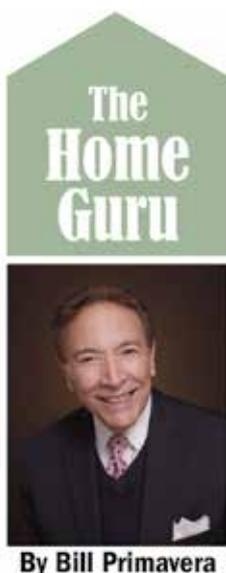
As winter draws to a close, we are reminded that tax time is just around the corner. Those of us who own our own homes are fortunate enough to have many tax deductions and advantageous strategies available to us.

I have some solid advice below, but be prudent and check these out with your tax professional first.

The mortgage interest deduction is the first obvious deduction that comes to mind for many of us. In order to qualify, your mortgage must be secured by your home – and you may be surprised to hear what counts as a “home.” In short, if you can sleep in it and cook in it, and if it has a working toilet, that living space is a home. That includes boats and trailers, so don’t miss out if your home is one of those alternate options.

Interest paid on a mortgage of up to \$1 million (or \$500,000 each for married people filing separately) can be deducted when used for the purchase, construction or improvement of the house.

Second mortgages (also home equity loans or home equity lines of credit)



By Bill Primavera

count toward the \$1 million limit if used to improve your original home or to buy or build a second one. If you use the home-secured loan for any other purpose, you can still deduct the interest on loans up to \$100,000 (or \$50,000 for married filing separately). Use Schedule A to make this deduction.

Prepaid interest (or points) paid when you took out your mortgage is usually 100 percent deductible in the year you paid it. If you refinance and use that money for home improvements, any points you pay are deductible in the same year. But if you refinance

for other reasons, such as to get a better rate or use the money for something other than home improvements, you’ll need to deduct the points over the life of your mortgage. This deduction can also be made on Schedule A, and Form 1098 (sent from your lender) should list the points you have paid.

Don’t forget your property tax deduction, also on Schedule A. If your mortgage has an escrow account, the amount you paid will show up on your annual escrow statement. Property taxes paid when you closed on your

house will also appear on your HUD-1 settlement statement.

Private mortgage insurance (PMI) premiums are deductible as mortgage interest on Schedule A if you itemize your return, but only if your loan was taken out in 2007 or later and if your income is less than \$100,000 (or \$50,000 for married filing separately). If your adjusted gross income is above those amounts, your deduction is reduced incrementally until your income reaches \$110,000, after which you are no longer eligible for the deduction.

There is also mortgage insurance available from the Federal Housing Administration, Veterans Administration and the Rural Housing Service. You can usually deduct the cost of this coverage, but I urge you to use a tax adviser or well-rated tax software instead of figuring out these complicated rules on your own.

Capital improvements – work done to increase the value of your home – can also have tax benefits. If you plan to live in your home for many years and make multiple improvements, the odds of you turning a profit when you sell your house are greater. More profit is good news for the seller, but then taxes must be paid on any profit past the first \$250,000 for single filers or \$500,000 for joint filers.

If the money you expect to make from the sale of your home exceeds these amounts, you can benefit from deducting the cost of your capital improvements. The more of these costs you add, the smaller your profit is in the end and the less you pay in taxes.

The trick is in knowing what improvements are eligible. Basic repairs are not, unless your home was damaged by fire or natural disaster.

Eligible improvements have to last for more than one year and add value to your home, prolong its life or be adapted for new uses. They also have to remain in place when the house is sold, so if you build a new deck but tear it down 15 years later, the cost of building the deck cannot be deducted. IRS Publication 523 has a list of eligible improvements on page 9.

Well, my head is spinning, but there are some things about home ownership that have always been more challenging to me than others.

Bill Primavera is a Realtor® associated with William Raveis Real Estate and Founder of Primavera Public Relations, Inc. (www.PrimaveraPR.com). His real estate site is www.PrimaveraRealEstate.com, and his blog is www.TheHomeGuru.com. To engage the services of The Home Guru to market your home for sale, call 914-522-2076.

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Pleasantville HS to Open Two Weekends of 'Carousel'

By Arthur Cusano

Pleasantville High School's annual musical is a familiar show for any fan of Broadway.

This year the popular March musical production will feature Rodgers and Hammerstein's "Carousel."

"This was the second play that they produced in 1945 on Broadway," said performing arts teacher Kathleen Donovan-Warren who directs the play. "And it's one of their most famous ones. It's known for its beautiful music and a wonderful story filled with some dark and heavy moments; it's about life, and it's about death."

The show includes the well-known songs "If I Loved You," "June Is Bustin' Out All Over" and "You'll Never Walk Alone."

Set in a coastal Maine village in the late 1800s, the play tells the story of swaggering carousel barker Bill Bigelow and a naïve mill worker, whose troubled romance leads to much unhappiness, but ends with hope. Bigelow is played by senior James McCarthy.

"Billy talks with his emotions, mainly his fists, but he has an underlying passion underneath all that," McCarthy said.

Bigelow's life is changed when he lays eyes on cotton mill worker Julie Jordan, riding on a carousel horse.

"She cares deeply about him, and he's never experienced that before," McCarthy said. "He's only had flings with women. So he falls for her."



ARTHUR CUSANO PHOTO

Cast members of Pleasantville High School's musical "Carousel," set to open this Friday night at the school. Pictured, front row, left to right, are Elena Phethean (Carrie Pepperidge), Carina Florio (Nettie Fowler) and Sonya McGaffey (Julie Jordan). In the back row are Michael Bloom (Enoch Snow), left, and James McCarthy (Billy Bigelow).

Julie Jordan is played by sophomore Sonia McGaffey, who said her character and Bigelow fall in love at first sight.

"He quits his job for me and I leave my job for him," she said.

McGaffey said she was drawn to the show and the role for the great songs.

"I love the song 'What's the Use of Wond'rin'?' which is about how you may have rough patches with the person you love but you do love them and they love you and you have to keep trying"

Elena Phethean plays Carrie Pepperidge, Julie's best friend and fellow mill worker.

"I'm in love with a man named Enoch

Snow, a fisherman, who is kind of awkward and goofy and so am I," Phethean said. "We serve as the comedic foil to Julie and Bill. Their relationship is flawed, but we go together and we love each other and accept each other for who we are."

Mike Bloom is cast as Snow, a herring fisherman who strikes gold with his canning business. He said his character's relationship with Carrie is a major contrast with that of Bill and Julie.

"We sing a duet in the first act called 'When the Children Are Sleeping,' about our dreams and aspirations for our future, which come to fruition in the second act,"

Bloom said.

The other lead is Nettie Fowler, played by Carina Florio, who runs a spa in town and acts as a motherly figure to her cousin, Julie, and other town residents.

"I take her under my wing and, along with everyone else, I comfort Julie when stuff happens," Florio said.

She ends the show performing the show's best known song, "You'll Never Walk Alone."

The production includes 65 cast members and 100 crew members, all of them district students, including nine children from the elementary school and middle school, Donovan-Warren said.

Auditions began just before Thanksgiving and rehearsals began soon after.

"There is a lot of dancing in the show, so we had to start with the dancing in December, and the full cast started working in January," Donovan-Warren said.

A student crew began planning the sets in the fall and started building and painting in January.

Show times are Fridays, March 4 and 11 and Saturdays, March 5 and 12 at 7:30 p.m. and Sunday, March 6 at 2 p.m. Tickets are \$15 for adults and \$12 for seniors and students. Ticket can be bought in advance at www.phsplay.org. If available, tickets can be purchased at the door one hour prior to all performances.

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Technology Takes W'chester Med Center, Health Care to New Level

By Martin Wilbur

Westchester Medical Center is using 21st century technology to change the way patients in need of the most critical care are monitored and treated by medical staff.

Late last year the hospital opened its telehealth operations center, a 5,500-square-foot space on the ground floor of the Taylor Pavilion on the WMC campus. Staffed 24/7 by medical staff, state-of-the-art technology is used to check remotely the vital signs of patients in the various ICU units, monitor what they are receiving in drips and work with the bedside team to better evaluate their condition.

Dr. Christian Becker, associate director of telemedicine at Westchester Medical Center, said the operations center, with its banks of computers at 20 multimedia stations, is able to communicate with all staff on the floor, including doctors, nurses and therapists, as well as patients, to more quickly reach an assessment of a patient's situation.

The area around each ICU bed at WMC and MidHudson Regional Hospital in Poughkeepsie, which is also part of the WMCHHealth network, is equipped with a small camera that gives the medical professional inside the telehealth operations center a bird's eye view of the patient. Operations center personnel may also converse with the bedside team via a headset.

Club Fit Offers Swim Lessons, Water Safety Instructor Course

By Dan Malone

In the Northeast, we often associate aquatics with the opening of summer pools. Students are on break for several months and the local swimming pools are open from morning until early evening. Children and parents anxiously await the opportunity to enjoy the water and bask in the sun.

This spring, make sure your child is water ready. Successful swimming programs teach children how to be safe in, on and around water. Children learn how to bob and swim to safety, float on their backs and change directions while swimming. Students are instructed on how to properly size and wear a life jacket. Most importantly, children ascertain how to identify water hazards, identify lifeguards, read water depth markers and make educated decisions when around water.

Parents also should be vigilant when their children are around water.

The best swim programs in Westchester County promote and teach water safety while allowing children to have fun. Water safety instructors need to be highly qualified. Signs of a quality program include several lifeguards on deck, water

With so much data available relating to a patient's condition, the idea is to act as an additional set of eyes and ears for the doctors and nurses, not make decisions for them or replace them, Becker said.

"That's a big problem with critical care," Becker said. "There's a lot of information, and to extract it in a way that's easier to interpret, we're able to do that here."

The staff at the operations center can monitor by computer at their multimedia stations all the vital signs for every patient in WMC's 80 to 100 ICU beds and MidHudson Regional Hospital's 15 ICU beds. Becker compared what he does with video conferencing or facetimeing, except with the most sophisticated equipment and access to voluminous information.

But it's not only the readings that appear on the operations center's computer screens that allows a medical professional to follow how a patient is faring. The center's staff can zoom in with the mounted ICU room camera and evaluate a patient, even check the pupils of their eyes, as if they were bedside.

"We have zoom-in capabilities, so we can assess drips, we can look at the breathing machine and the numbers on the breathing machine," Becker said.

WMCHHealth is the only health network in the Hudson Valley that provides this feature, he added.

Telehealth systems are used by

safety instructors who are in the water, adequate teaching equipment and a clean, structured environment.

Club Fit, with locations in Briarcliff Manor and Jefferson Valley, offers one of the most comprehensive aquatic programs in the area. Swim lessons are offered for children starting at six months old and adults. School-age children develop their swimming skills in the Learn to Swim Program, which spans six levels. Adults have opportunities to enroll in beginner, intermediate and fitness swimmer classes. The water in the recreational pool is a comfortable 86 degrees.

Club Fit also offers lifeguard training, CPR/AED training and the Water Safety Instructor Course for teenagers and adults who are interested in working in aquatic environments. Former collegiate swimmers, EMTs and state certified teachers and school administrators provide the instruction on how to teach water safety and save lives.

When examining programs this spring, seek out professionals who are caring and passionate about aquatic safety.

Dan Malone is a water safety and lifeguard instructor and trains water safety instructors at Club Fit.



MARTIN WILBUR PHOTO

Dr. Christian Becker, associate director of telemedicine at Westchester Medical Center in Valhalla, keeps a close eye on close to 80 patients from inside the hospital's telehealth operations center.

hundreds of hospitals across the United States and research shows that it reduces the mortality rate by 20 percent and hospital stays by 26 percent, said Dr. Corey Scurlock, medical director of WMC's eHealth Center, citing statistics outlined in the Journal of the American Medical Association.

"Telehealth is a proven advance in medicine that leads to better patient outcomes," Scurlock said. "We are proud to provide this service, uniquely, to Hudson Valley residents."

Karen Meyer, director of nursing and critical care at MidHudson Regional Hospital, said with bedside teams' attention divided during busy hours,

the professionals back at the operations center can keep a close eye on all patients at one time.

Becker said eventually the technology, provided by Philips as part of a \$500 million, 15-year partnership with WMCHHealth, will be added to the remaining hospitals that are part of the network.

In a short time the system has been paying dividends, he said.

"We feel very strongly that this is a very positive addition and complement to care in many meaningful ways," Becker said. "I've had very satisfying interactions where we were able to really make a difference."

DEP Internships Available for College Science, Engineering Students

The New York City Department of Environmental Protection (DEP) encourages college students to apply for one of 21 summer internships at offices throughout the watershed. The vast majority of these opportunities are paid internships in the fields related to science and engineering.

Those accepted into the summer internship program will have the chance to work alongside scientists, engineers, planners and other professionals who help run the water supply for the largest city in the United States.

"Our summer internship program is a great opportunity for college students to explore their field of study by working alongside world-class engineers and scientists who operate, maintain and protect New York City's water supply," said DEP Commissioner Emily Lloyd.

The available intern positions include summer work associated with upstate water quality laboratories, water quality field operations, engineering, wastewater facilities, community water connections, wildlife biology, natural resources, stormwater management and science and research. The internships are located at DEP's offices in Delaware, Sullivan, Ulster and Westchester counties.

Prospective interns are encouraged to carefully read the qualifications for each job to determine whether they meet the enrollment, GPA, coursework and other requirements. Candidates must submit applications by Apr. 1.

Information about these internships, including online applications, can be found at www.nyc.gov/html/dep/html/job_opportunities/icims_internships.shtml.

Business of the Week

OLA Consulting Engineers Hawthorne

By Colette Connolly

Behind every new construction, renovation or retrofit project, there's a design team of engineers with expertise in mechanical, electrical and plumbing systems working alongside architects and interior designers to ensure the work comes together.

In Westchester, Hawthorne-based OLA Consulting Engineers has emerged as the leader in this arena, with a focus on sustainable engineering that has made an impact on buildings across the region, including hospitals, schools, churches, multifamily dwellings, government buildings and upscale retail spaces.

The company provides a wide range of services related to building systems and utilities. OLA Consulting Engineers specialize in heating, ventilation and air conditioning, electrical, plumbing and fire protection design.

In addition to engineering design services, the firm also stands out in the region for its energy engineering and commissioning services. The staff

of highly credentialed engineers are committed to integrating sustainable design and energy conservation solutions into every project.

Celebrating more than 40 years of business, Patrick Lynch, one of the firm's five principals, said OLA Consulting Engineers has emerged as a leader of sustainable building initiatives because of its approach.

"We're in the business of creating healthier environments for people to live and work in," said Lynch, referring to the way it collaborates with project team members to improve lighting, air quality and the overall environment inside a building.

There are many projects that Lynch and fellow principals Steven Abbattista, James Dolan, John Torre and Jill Walsh are proud of, but there are some that stand out.

That includes their work on the PepsiCo R&D building in Valhalla, the first LEED EB Gold Research and Development building in Westchester, where OLA



A rendering of the Westchester Pavilion in White Plains, a project that OLA Consulting Engineers is working on with architect Perkins Eastman.

Consulting conducted an energy audit followed by a number of energy-saving projects. They included replacements to the building's air handling system, a new photovoltaic solar power generation system and lighting upgrades, among other improvements.

OLA was also an integral part of the \$150 million redevelopment of the Cross County Shopping Center in Yonkers.

Other notable successes include its work on the Jacob Burns Media Arts Lab in Pleasantville and on the Richard A. Berman Students' Center at Manhattanville College. Both projects received a LEED Gold designation as a result of OLA's innovative improvements.

The firm, which employs close to 50 people, has won a plethora of industry-specific awards over the years. Its

leaders are passionate about the design of energy-efficient buildings, but also about helping other professionals in the building industry do their jobs better.

That's a unique approach, said Dolan, who cited the company's partnerships with myriad local and regional architectural and design firms providing energy consulting and commissioning services.

The firm's current work includes the redevelopment of the Westchester Pavilion in White Plains, commissioning services for the new Sandy Hook Elementary School in Newton, Conn. and multiple renovation and new construction projects at Pace University and White Plains Hospital.

Cultivating a caring environment for employees throughout the firm has helped promote OLA's success. The entire staff is involved in a range of volunteer activities, the premise being that their efforts will help "build a better planet for all," Dolan said.

The company is also active in other community initiatives. It has provided student scholarships to support the next generation of engineers, worked closely with Habitat for Humanity and donated to Operation Backpack through a collaboration with Volunteers of America.

OLA Consulting Engineers is located 50 Broadway in Hawthorne. For more information visit www.olace.com.

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Edge Players Capture Championship Hardware at Local Tourney

By Richard Finn

Players from the Saw Mill Club elite junior tennis development program the Edge walked away with most of the championship hardware at a USTA boys' tournament at the Armonk Sports Center last month.

Singles play was contested in three age divisions – 12 and under, 14 and under and 16 and under – and Edge players competed in all three final matches.

“These results reflect the hard work our Edge team put in each and every day,” said Bob Bull, director of tennis at the Saw Mill Club in Mount Kisco. “Zuka (Mukharadze) and the Saw Mill Club pro staff run difficult practices that all the kids buy into because they see the improvement on an almost daily basis. Now they are seeing the results against other top junior players from across the region.”

The 16-and-under championship match was an all-Edge showdown, with Jack Fife besting Josh Spiro in two sets.

“Jack is the more seasoned competitor and he took control of the match right



Edge Tennis player Jacob Miller, left, winner of the boys 14s competition by a score of 6-3 and 7-6(5), with coach Zuka Mukharadze following his recent victory.

away, but this is a great result for Josh who is just starting to play tournaments,” said Mukharadze, the program’s founder

and assistant director of tennis.

The 14-and-under title went to Jacob Miller of the Edge program. His teammate, Mike Hart, was a semifinalist.

“He kept his cool,” Mukharadze said of Miller. “He stayed in it and fought off a much more experienced opponent.”

The 12-and-under final match was another all-Edge contest that went to Noah Payes, who defeated Blake Quierroz. This was a battle of contrasting styles as Payes stayed anchored to the baseline and played consistent tennis while Quierroz was the aggressor.

“Noah was like a wall out there,” said Mukharadze. “Noah got everything back, high and deep, and there were a lot of highly contested points.”

In a USTA Girls 14-and-under tournament in New Rochelle, Edge player Vanessa Ciano took home the title.

“All of these athletes have worked extremely hard to get to this point and our Edge coaches have done a tremendous job bringing the players along,” Mukharadze said. “These kids

believed in their training, trusted their coaches and preparation and I have no doubt such results will boost their confidence, which should serve them well in the near future.”

The Edge coaching staff is a winning combination of some of the area’s best young pros and seasoned veterans with years of teaching and match experience. Mukharadze saluted the staff’s efforts.

“All the results are the culmination of a huge team effort and we are extremely proud of our players, parents and coaches,” he said. “We look forward to carrying on the same way.”

The championship level of play was matched by the graciousness and respect that the players showed each other throughout the competition, which pleased Bull as much as the results.

“Even more important is the camaraderie the Edge kids develop while training and competing together,” Bull said. “I’m particularly proud of the high level of sportsmanship all of our kids demonstrate day in and day out in practices and now in the heat of battle.”

Navigating the College Application Process: How to Help Your Child

By Dr. Marisa Mahler

High school can be an exciting, creative and stimulating time, but it is also wrought with academic, social and interpersonal challenges.

Students have the daunting task of managing a social life, grades and trying to build a resumé for college. Throw in the SAT and ACT and it’s no wonder they are stressed. Despite standardized tests being only a small part of a student profile, they are a major source of stress for students.

For many students, particularly in competitive academic environments, the goal of a high school education is to be accepted into an elite college, a goal that has become increasingly difficult in recent years as the number of applicants increases. This often causes students to prioritize getting into the best school rather than the best school for them. In my practice, I often hear the narrative of a high school student desperately trying to please their parents, teachers, faculty advisers and peers.

Researchers have been paying increased attention examining the stress associated with high school. School-related stress often results in sacrificing sleep, proper nutrition, exercise and socialization in exchange for academic success.

As adults, how can we create a school and home environment that helps our children thrive and not feel helpless and maxed out under mounting pressure? Here are some practical strategies for

parents, teachers and loved ones to best support a struggling, stressed-out high schooler.

Practice self-awareness

As parents, we communicate both blatant and subtle messages about what we expect from our children. This can prevent the child from choosing the right school for them. It is imperative that parents are aware of the messages they send.

Teach coping skills

Ask your child questions that will provide him with the tools to resolve conflict, collaborate with others and strengthen their communication skills. For example, “How did you and Katie make up after your argument?” or “How did you get through your AP History test even though you were feeling nervous?”

Help soften the blow of rejection

Allow your child time to process their rejection and then help them move past it. Too often, adolescents are reacting off perceived parental pressure, so it is important to check with your child about what you expect and express how proud you are of them.

Be proactive

Encourage goal-directed behaviors for your child such as making a list of qualities they are looking for in a school. The focus should not only be on the colleges that will accept them but what college will they accept? Other examples of proactive behavior in preparation for the application experience include

speaking to students, visiting schools, if possible, and working on application materials together.

Validate! Validate! Validate!

I cannot stress enough the importance of validating, which includes listening, empathizing and trying to understand your child’s experience. For example, when your teenager is stressed about their school performance and getting into college – “I’m never going to get in anywhere!” – rather than trying to stop the anxiety – “That’s ridiculous, you will definitely get in to college” – help them tolerate the discomfort of not knowing. A validating response could be: “I know the application process is overwhelming. It’s hard not to know which school(s) you will get into.”

Encourage self-care

When dealing with an environmental stressor, it is easy to go into crisis mode, neglecting healthy eating, sleeping and hygiene. Help your child find balance by planning a fun outing, watching a television show together or doing something to decompress.

Reduce stigma of mental health services

There are many actions we can take as a community, such as making services more available to students; providing psychoeducation to parents and adolescents; making sure students and parents are familiar with the guidance department and how to seek help; providing outside referrals for the student body; and having club and

organizations aimed at mental health.

Engage in extracurricular activities to de-stress

Encourage your child to attend classes aimed at increasing mindfulness and reducing stress, including yoga and meditation. Many schools are starting to integrate these opportunities into the school day at earlier ages with the correct assumption that the earlier children learn coping skills, the more resilient they will be and the more successful they will become at managing stressful situations.

There are many things we can do to help our children navigate this stressful time. It also helps to breathe, take a step back and put things into perspective. By being grateful for what we have, we can appropriately address the conflict and occasional heartbreak inherent in the college admissions process. We can also offer support and guidance to our adolescents, helping them become stronger, more self-aware and confident individuals truly ready to embark on their next stage of life.

Dr. Marisa Mahler is the founder and director of Mahler Psychological Associates (MPA) located in Westchester and Manhattan. MPA offers neuropsychological, educational and psychological assessment services and psychotherapy for children, adolescents and adults. For more information, contact Dr. Mahler at drmarisamahler@gmail.com or visit www.drmarisamahler.com.

Paramount to Recall Life and Times of Shunned Actor

Imagine an actor as familiar to audiences as Denzel Washington and Morgan Freeman are today who is virtually deleted from public memory. Such is the story of Canada Lee.

New York native Canada Lee, once called "the greatest Negro actor of his day" by The New York Times, has been all but erased from history. A passionate civil rights activist, Lee was branded a Communist and blacklisted during the Cold War. He died penniless in 1952 at the age of 45, and his death is one of a handful directly attributed to the blacklist.

As performed by a brilliant ensemble of actors from Esperance Theater Company, "The Canada Lee Project" explores Lee's meteoric rise to fame and his fall from grace. The characters include some of the famous people in Lee's life: Orson Welles, Langston Hughes, Tallulah Bankhead and Ed Sullivan.

"The Canada Lee Project" is based on Mona Z. Smith's original play about Lee, as well as her critically acclaimed biography of the actor and activist, "Becoming Something: The Story of Canada Lee," (Faber & Faber) now in development for television.

Smith explained her fascination with Lee.

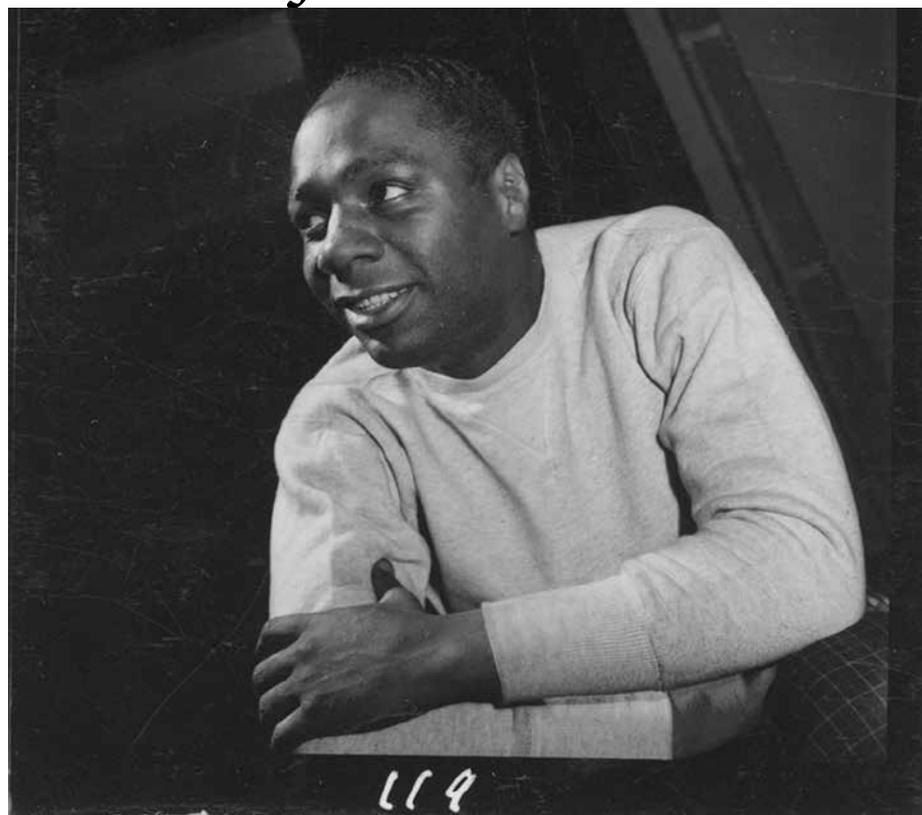
"His story deserves to be told, because Canada epitomizes the American Dream...and what's incredible to me is that while he fought so hard to succeed in his work, he would not shut up about what was happening to his people. He was a tremendous patriot, but his career - and his life - got taken away because of his principles."

Esperance Theater Company will bring Canada Lee to life in a staged reading directed by Ryan Quinn. Quinn was recently seen off Broadway in "Whorl Inside a Loop" and in Hudson Valley Shakespeare Festival's "Suspense." Quinn will also play the role of Canada Lee, joined by Katie Hartke, Charlie Murphy and other Esperance company members.

Admission for adults is \$16; students and seniors get in for \$10. Tickets include a wine and cheese reception at 6:30 p.m. and a Q&A with the acting company and playwright after the performance.

For information and tickets, call 914-739-0039 ext. 2 or visit paramounthudsonvalley.com.

Support for this event comes from ArtsWestchester, Arts Alive Project Grants. Arts Alive Project Grants are made possible with funds from the Decentralization Program, a re-grant



Accomplished mid-20th century actor Canada Lee's work has been largely erased from the public's consciousness after he was accused of being a Communist in the early 1950s.

program of the New York State Council on the Arts with the support of Gov. Andrew Cuomo and the state legislature, and administered by ArtsWestchester.

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LEGALS

LEGAL NOTICE OF FORMATION OF SO MULCH MORE, LLC. Art. Of Org., filed with SSNY on 1/07/16. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: **28 Fox Lane, Mt. Kisco, NY 10549.** Purpose: any lawful activity.

Notice of Formation of CGC Solutions LLC filed with the Department of State on 09/30/2015. Putnam County, SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to The LLC, **74 Hillside Park, Brewster, NY 10509.** General Purpose.

NOTICE OF FORMATION OF: Connected Healthcare Technologies, LLC,

office in Westchester County; Articles of Organization filed with SSNY on 2/17/2016. SSNY designated agent of LLC upon whom process may be served. SSNY shall mail a copy of process to: the company, c/o **Sarah Ball, 80 Central Avenue, Rye, NY 10580.** Purpose: any lawful acts or activities.

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Jacob Burns Hits the 'Road' in Upcoming Wim Wenders Series

By Neal Rentz

Life on the road has been a preoccupation for acclaimed German film director Wim Wenders.

So when a national tour of his films was scheduled, it was fittingly given the title "Wim Wenders: Portraits Along the Road."

The series, consisting of 11 features and a shorts program, is making a 12-day stop at the Jacob Burns Film Center in Pleasantville starting this Friday, March 4.

The Burns' series opens with "Pina 3D," which actually isn't part of the touring program of films, said Jacob Burns programmer Andrew Jupin. The 2011 documentary is about the late Pina Bausch, a German modern dancer, choreographer, ballet director and dance teacher. "Pina 3D" was nominated for an Academy Award for best documentary feature.

Jupin said "Pina 3D" was selected to open the Wenders series because when it was previously screened at the film center, the movie was shown in the traditional format. At the time the theater wasn't equipped to show 3D films.

Wenders began his road films – movies that typically feature characters who move from place to place and can have their perspectives change because they aren't living ordinary lives – in 1974 with



"Alice in the Cities," a 1974 film starring Yella Rottländer, will be screened on March 5 and 8 at the Jacob Burns Film Center as part of the Wim Wenders: Portraits Along the Road series.

"Alice in the Cities," his fourth feature but the work that the director considered his first realized movie. "Alice in the Cities" has been compared to Charles Chaplin's 1921 classic "The Kid," Jupin noted. It stars frequent Wenders collaborator Rüdiger Vogler as a reporter who seeks to write an article about America and meets a youngster played by Yella Rottländer.

"It was the first thing he became known for," Jupin said.

The road has continued to be a favorite theme for Wenders throughout his long career. Jupin said Wenders' "Paris, Texas" from 1984 explored the director's interest in the open roads of the American South. "Paris, Texas" is Wenders' best known and internationally successful work, he said.

Another Wenders documentary about



JACOB BURNS FILM CENTER PHOTOS

The 2011 documentary "Pina 3D" is the opening night film in the Wim Wenders: Portraits Along the Road series scheduled for March 4-16 at the Jacob Burns Film Center in Pleasantville.

the arts is "Buena Vista Social Club," the 1999 film that explored Cuban music, and in particular, his friend and musician Ry Cooder. The movie culminates with a concert at Carnegie Hall. Like "Pina 3D," "Buena Vista Social Club" received a Best Documentary Oscar nomination.

Jupin said Wenders was part of the New German Cinema movement that began in the early 1960s, consisting of directors

dissatisfied with the direction of German films at the time. New German Cinema introduced several new directors just as the French New Wave had, Jupin said.

The Jacob Burns Film Center is located at 364 Manville Rd. in Pleasantville. Call 914-747-5555 or visit www.burnsfilmcenter.org for information, including ticket prices and the full schedule.

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Tuesday, March 1

Chappaqua Library Board of Trustees Meeting. Chappaqua Public Library, 195 S. Greeley Ave., Chappaqua. 7 p.m. Free. (Postponed from Feb. 23.) Info: 914-238-4779.

Wednesday, March 2

Master Networker Meeting. Join this high-energy interactive membership network of learning-based, service-oriented entrepreneurs and business leaders. Come be a guest any Wednesday to learn more about this world-class business training and referral program. Mount Kisco Coach Diner, 252 E. Main St., Mount. 7:30 to 8:30 a.m. Free. Every Wednesday. RSVP suggested. Info and RSVP: Contact Julie Genovesi at 303-929-7203 or e-mail julie@eurobella.net or just drop in.

Zumba Fitness. Achieve long-term benefits while having a blast in one exciting hour of calorie-burning, body-energizing, awe-inspiring movements meant to engage and captivate for life. For all fitness levels. Dance Emotions, 75 S. Greeley Ave., Chappaqua. Every Monday and Wednesday at 9 a.m. and Saturdays at 10 a.m. Drop in or weekly discount rates available. Info: Contact Peggy at 914 960-4097.

Baby Time. A fun interactive lap-sit story time that includes songs, rhymes and a few very short stories. The experience gives babies an opportunity to socialize and parents a time to share. Recommended for newborns through 12 months old. Mount Pleasant Public Library, 350 Bedford Rd., Pleasantville. 10 to 10:30 a.m. Free. Every Monday and Wednesday. Info: 914-769-0548 or www.mountpleasantlibrary.org.

Pound Fitness Program. A 45 minute full-body jam session that combines cardio, Pilates, plyometrics and isometric movements and poses with the excitement and euphoria of drumming. Using lightly weighted drumsticks called Ripstix, you'll rock your entire body into beautiful shape while torching calories, isolating core muscles and strengthening coordination and balance. Dance Emotions, 75 S. Greeley Ave., Chappaqua. 10:15 a.m. \$20. Every Wednesday. Also Saturdays at 11:15 a.m. RSVP required. Info and registration: Contact Peggy at 914-960-4097.

New Mommy Meet-Up. A great way to get out of the house, meet new friends and enjoy time with your baby. For babies up to eight months old and their moms. Romperie Indoor Playground at World Cup Nursery School and Kindergarten, 160 Hunts Lane, Chappaqua. 10:15 to 11 a.m. Free. Every Wednesday through June 24. Info: Contact Kim Bremer at 914-238-9267 ext. 20.

Toddler Storytime. Finger plays, action rhymes, songs and stories to encourage an enjoyment of books and to stimulate

early listening, learning and speaking skills. Recommended for children one to two-and-a-half years old. Mount Pleasant Public Library, 350 Bedford Rd., Pleasantville. 10:30 to 11 a.m. Free. Every Monday, Wednesday and Friday. Info: 914-769-0548 or www.mountpleasantlibrary.org.

Senior Benefits Information Center. Counselors offer older adults one-on-one counseling covering a broad range of topics including Medicare health and prescription plans, food stamps, HEAP, EPIC, weatherization, minor home repair and tax relief programs. Mount Kisco Public Library, 100 Main St., Mount Kisco. 10:30 a.m. to 1:30 p.m. Free. Every Wednesday. Info: 914-231-3260.

Preschool Storytime. This interactive story time uses picture books, songs, finger plays, action rhymes and other activities to encourage the enjoyment of books and language. Recommended for children two-and-a-half to five years old. Mount Pleasant Public Library, 350 Bedford Rd., Pleasantville. 11 to 11:30 a.m. Free. Every Monday, Wednesday and Friday. Info: 914-769-0548 or www.mountpleasantlibrary.org.

Mind Games. A fun way for seniors to help stimulate their minds and improve cognitive functioning by playing group games. Phelps Memorial Hospital Center Boardroom, 701 N. Broadway, Sleepy Hollow. 2 to 3:30 p.m. Free. Registration required. Info and registration: 914-366-3937 or e-mail ewoods@pmhc.us.

The Explorers Club. A new literacy/activity program this fall. Join Miss Debbie to explore a new theme each week (science, art and more) through literacy and hands-on activities. Come read, discover and create. For children five to seven years old. Mount Pleasant Public Library, 350 Bedford Rd., Pleasantville. 3:30 to 4:15 p.m. Free. Every Wednesday. Registration required. Info and registration: www.mountpleasantlibrary.org.

Knitting at the Library. Knitters and crocheters of all skill levels. For ages 10 and up. Mount Kisco Public Library, 100 E. Main St., Mount Kisco. 4 p.m. Free. Every Wednesday. Info: 914-864-8041 or www.mountkiscoliberalry.org.

Zumba Toning With Amy. Sculpt and tone muscle groups while dancing and shaking toning sticks to the sassy sizzling rhythms of the Zumba. Toning sticks provided. PFX Fitness, 10 Castleton Rd., Pleasantville. 6:30 to 7:30 p.m. Drop-in fee: \$12. Every Wednesday Info: E-mail olin.amyj@gmail.com.

Breast, Ovarian and Gynecological Cancer Support Group. Northern Westchester Hospital at Chappaqua Crossing, 480 Bedford Rd., Chappaqua. 7 p.m. Free. Meets the first Wednesday of every month. Registration required. Info and registration: 914-962-6402 or 800-

532-4290.

Screening and Author Discussion. A screening of "Cabin in the Sky," Lena Horne's only leading role in an MGM musical. Followed by a discussion and Q&A with Gail Lumet Buckley, Horne's daughter, regarding her book "The Black Calhouns," which delves deep into her family history, detailing the experiences of an extraordinary African-American family from Civil War to Civil Rights. The discussion and Q&A will be led by Jacob Burns Board Chair Hugh Price. Jacob Burns Film Center, 364 Manville Rd., Pleasantville. 7:30 p.m. Members: \$8. Nonmembers: \$13. Info and tickets: Visit www.burnsfilmcenter.org.

Thursday, March 3

Knitting Circle. This group is open to everyone who has an interest in knitting. Live, love, laugh, learn and have fun together during these creative journeys. Come share patterns and ideas and celebrate creative spirits together while enjoying the ancient art of knitting. North Castle Public Library, 19 Whipoorwill Rd. East, Armonk. 10 a.m. to 12:30 p.m. Free. Every Monday and Thursday. Info: 914-273-3887.

Pleasantville Garden Club Meeting. Featuring guest speaker Caleb Leech, managing horticulturist for The Cloisters Museum and Gardens branch of the Metropolitan Museum of Art. Leech's topic will be "Cloisters: Ancient Mediterranean Gardens that Enhance Artwork." Pleasantville Presbyterian Church, 400 Bedford Rd., Pleasantville. 10:15 a.m. Free.

Toddler Storytime. Finger plays, action rhymes, songs and stories to encourage an enjoyment of books and to stimulate early listening, learning and speaking skills. Recommended for children one to two-and-a-half years old. Mount Pleasant Public Library, 125 Lozza Drive, Valhalla. 10:30 to 11 a.m. Free. Every Tuesday and Thursday. Info: 914-741-0276 or www.mountpleasantlibrary.org.

Preschool Storytime. This interactive story time uses picture books, songs, finger plays, action rhymes and other activities to encourage the enjoyment of books and language. Recommended for children two-and-a-half to five years old. Mount Pleasant Public Library, 125 Lozza Drive, Valhalla. 11 to 11:30 a.m. Free. Every Tuesday and Thursday. Info: 914-741-0276 or www.mountpleasantlibrary.org.

Mahjongg Club. Intermediate players welcome. Participants must bring their own set. Mount Kisco Public Library, 100 E. Main St., Mount Kisco. 1 p.m. Free. Every Thursday. Info: 914-864-8041 or www.mountkiscoliberalry.org.

Storytime Playgroup. Come hear a story and music and join in on playtime with toys and books. Children, parents and caregivers will make new friends and

share time together. For children one to four years old; with a caregiver. Mount Pleasant Public Library, 350 Bedford Rd., Pleasantville. 2 to 2:45 p.m. Free. Every Thursday. Info: 914-769-0548 or www.mountpleasantlibrary.org.

Gaming Old School. Join old school gaming enthusiasts to play board games like a kid again. Open to all ages. Mount Kisco Public Library, 100 E. Main St., Mount Kisco. 4 to 5:30 p.m. Free. Every Thursday. Info: 914-666-8041 or www.mountkiscoliberalry.org.

Read to Rover. Dogs love listening to stories. Come meet Rover and read your favorite story. For children five years old and up. Mount Kisco Public Library, 100 E. Main St., Mount Kisco. 4:30 to 5:30 p.m. Free. Every Thursday. Info: 914-666-8041 or www.mountkiscoliberalry.org.

NT Live: "Hangman." Olivier and Academy Award winner Martin McDonagh returns to the West End with Matthew Dunster's award-winning production of his deeply funny new play. Broadcast live from London's National Theatre. Jacob Burns Film Center, 364 Manville Rd., Pleasantville. 2 p.m. Members: \$25. Non-members: \$35. Also March 9 at 6:30 p.m. Info and tickets: Visit www.burnsfilmcenter.org.

Great Moments in Hudson Valley Architecture, Part I. A discussion led by award-winning architect Michael Molinelli, host of Architecture & Religion on www.radiomaria.us. Presented by the Briarcliff Manor Public Library and the Briarcliff Manor-Scarborough Historical Society. Briarcliff Manor Public Library, 1 Library Rd., Briarcliff Manor. 7 p.m. Free. Continues on March 15 at 7 p.m. Registration recommended. Info and registration. 914-941-7072 or 914-941-4393 or e-mail sglick@wlsmail.org or mail@briarcliffhistory.org.

New Castle Unfunded Mandates Roundtable. The town will host this discussion titled "The Coming Storm: Unfunded Mandates and Their Rising Impact" featuring EJ McMahon of the Empire Center. He will be joined by state Sen. Terrance Murphy, Assemblyman David Buchwald, Chappaqua Board of Education President Warren Messner, New Castle Town Supervisor Robert Greenstein and New Castle Comptroller Robert Deary. Chappaqua Public Library Auditorium, 195 S. Greeley Ave., Chappaqua. 7:30 p.m. Free.

The Lone Bellow. "Then Came the Morning, the second album by this Southern-born, Brooklyn-based indie-folk trio opens with a crest of churchly piano, a patter of drums and a fanfare of voices harmonizing like a sunrise. It's a powerful introduction, enormous and overwhelming, as Zach Williams, Brian Elmquist and Kanene Pipkin testify

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The Restaurant Examiner

WUJI in Scarsdale Begins Sunday Brunch Service

By Jerry Eimbinder

When I visited WUJI in Scarsdale two days before its Feb. 29 opening, its new Sunday brunch was still a work in progress.

Called "Dim Sumsdays," the brunch menu at this Chinese restaurant had not been printed yet and prices were still being finalized.

The brunch menu is à la carte only and most dishes on it also appear on the regular menu but at different prices. Two regular menu dishes that won't be available for brunch are crispy whole fish and wok lobster.

The dishes served at WUJI, a term derived from Taoism meaning unlimited, unsurpassable or sublime, are prepared from organic chicken, pasture-raised pork, grass-fed beef, wild-caught fish, cage-free chicken eggs, Chinatown noodles and organic vegetables.

Beverages include Asian beer, sake, wine, white ginger pear iced tea and fresh squeezed lemonade. Organic house-made beverages include soda, herbal infusion ice tea and Kusmi hot tea.

Brunch is serviced from 12 to 4 p.m. Entertainment is provided by DJ Stereo Monkey.

Owners Jody Pennette and Moodi Zahid of MAAC Hospitality Group in Greenwich, Conn. opened WUJI in Scarsdale last August. They also opened a sister restaurant of the same name in Rye in December.

Another WUJI eatery is being readied for opening in Greenwich next month. In



JERRY EIMBINDER PHOTO

The bicycles used to deliver takeout food at WUJI, a Chinese restaurant in Scarsdale.

the future, WUJI restaurants are planned for Larchmont, Stamford and Westport.

In fulfilling delivery orders, WUJI bicyclists carry food to customers packed in insulated carrier cases to keep it hot. They ride on custom designed bikes, which when not in use can be seen parked at the front of the restaurant.

Pennette depicts the WUJI restaurants as "a hybrid of a Chinese noodle house meets dim sum restaurant meets tapas bar."

WUJI in Scarsdale is located at 2 Chase Rd. Reservations are recommended. For more information and reservations, call 914-713-8811.

Italian School Teaches Students How to Pair Coffee With Food



Student receiving a certificate from Director Manuel Terzi for attending a coffee seminar at The Terzi School in Vignola, Italy.

By Jerry Eimbinder

A new foodie destination should appeal to tourists bound for Italy who take coffee drinking seriously.

The Terzi School in Vignola (Modena), Italy has introduced seminars on coffee-related subjects, including the pairing of cheeses, desserts and other food with the much-loved beverage. All seminars involve the consumption of gourmet local Emilia Romagna cuisine.

Half-day and full-day coffee education/meal sessions are offered to foodies and tourists. Previously the school had limited its educational programs to the training of baristas. English speaking instructors are available.

One of the new full-day classes intended for the general public is called "Everything You Wanted to Know About Coffee - a Fun Day." Attendees enrolled in this class learn about the history of coffee, bean selection, grinding, blending, pouring and tasting.

Also covered in this lesson is pairing

specialty coffee drinks with food.

"Classes for pairing wine to food have existed for a considerable time," said Marvin Alpert, director of sales and marketing for the Terzi School and a former Tarrytown resident.

"But this is the first program to cover pairing with coffee, espresso, cappuccino, macchiato and other coffee drinks. It should appeal to both coffee aficionados and coffee drinkers who are just looking for interesting things to do on a trip to Italy."

Alpert said class attendees will learn about the interaction between coffee beans and water, temperature, steam pressure and other factors that help make a great coffee drink. The participants are guided by a professionally trained master barista and work at individual coffee machine stations.

Half-day morning classes include breakfast and lunch. Dinner is included with afternoon classes. All meals are accompanied by unlimited wine.

Half-day class subjects include coffee and cheese pairing, how to make a perfect espresso or cappuccino and latte-art milk steaming. Advance classes for baristas are also offered.

The Terzi School is directed by Manuel Terzi, the owner of famous coffee shops in Italy and Spain and a respected trainer of baristas.

Americans traveling to Italy can book a meal, wine and coffee class in advance by visiting the school's website. For information about courses, dates and cost, visit www.coffeeschoolitaly.com or e-mail info@coffeeschoolitaly.com.

Hot Dippity Donuts Opens in Croton-on-Hudson

By Jerry Eimbinder

Hot Dippity Donuts has opened in Croton-on-Hudson, sharing a store space with Bagels on Hudson in the Croton Commons Shopping Center.

Donut customers have two options: they can choose from 27 standard donut varieties listed on an order form or they can customize their donut order from five icings, 15 glazes, 10 toppings (up to two toppings per donut) and three sugar coatings. Either way, the donuts are provided fresh, hot and gooey and packaged to go.

Service was swift last Saturday morning with customer names being called quickly at the pick-up counter in the rear of the shop.

The standard donut list includes French Toast with maple icing and cinnamon sugar, Pina Colada with

pineapple glaze and coconut and Chocolate Cherry with cherry glaze and chocolate chips.

Toppings include graham cracker crumbs, Oreo cookie crumbs, crushed Nilla wafers, rainbow sprinkles, crispy granola, shredded coconut, sea salt, crumbled bacon and Rice Krispies.

The donuts cost \$1.49 for one, \$2.79 for two, \$7.99 for six and \$13.49 for a dozen. Coffee, tea and cappuccino are priced at \$1.54 (small), \$1.82 (medium) and \$2.06 (large). Tax is additional.

The shop's hours are 7 a.m. to 4 p.m. Monday through Friday and 7 a.m. to 3 p.m. on Saturday and Sunday.

Hot Dippity Donuts is located at 171 S. Riverside Ave. in Croton-on-Hudson. For more information, call 914-271-5412.



Manuel Terzi, director of The Terzi School.

Happenings

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mightily to life's great struggles and joys, heralding the morning that dispels the dark night. With special guest Escondido. Tarrytown Music Hall, 13 Main St., Tarrytown. 8 p.m. \$30 and \$35. Info and tickets: Visit www.tarrytownmusic hall.org.

"Connecting Through Love and Loss." Support Connection's national toll-free discussion open to adult children at least 18 years old who have lost their mothers to breast, ovarian and gynecological cancers. 8 to 9:30 p.m. Pre-registration required. Info and pre-registration: 914-962-6402 or 800-532-4290.

Friday, March 4

Barre Balance and Core. A free demo of a new class for the 50-and-over population to improve balance, strength, flexibility and stability. Using your own body weight, light hand weights and a ballet barre, this class will help improve balance, core strength and stability for functions of daily living. Addie-tude Dance Center, 42 Memorial Plaza (lower level), Pleasantville. 9:45 a.m. Free. RSVP required. Info and RSVP: Contact Amy Olin at 914-643-6162 or olin.amyj@gmail.com.

Northern Westchester Watercolor Society Exhibit. Mount Pleasant Public Library, 350 Bedford Rd., Pleasantville. Open during library hours. Free. Through March 31. Info: 914-769-0548.

Zumba With Amy. Low-impact Zumba for the older active adult or beginner. Addie-tude Dance Center, 42 Memorial Plaza (lower level), Pleasantville. 11 a.m. Drop-in rate: \$12. Every Friday. Also Tuesdays at 10 a.m. Info: 914-643-6162 or e-mail olin.amyj@gmail.com.

Handbag Bingo Fundraiser. An event to support rare cancer research at Memorial Sloan Kettering. One winner of each game will receive an authentic designer handbag by Coach, Michael Kors, Kate Spade, Tony Burch and others. BYOB and snacks for the evening. Holy Innocents Hall, 431 Bedford Rd., Pleasantville. Doors open at 6:30 p.m. Games begin at 7:15 p.m. Advance registration: \$45 per person. At the door: \$50 per person. Info and registration: E-mail PTFundraising@verizon.net or call Cheryl at 845-735-4200.

Country Line Dance. Dancing followed by a complete dinner. All proceeds to go to the scholarship fund at Fox Lane High School and New York Boys' State. First Friday of every month. Moses Taylor American Legion Post 136, 1 Legion Way, Mount Kisco. 7 to 11 p.m. \$15 per person. Info: 914-241-0136 or contact Commander John A. Graziano at 914-248-7134.

"Most to Succeed." The Ethical Culture Society of Westchester will present a screening of this film hoping to inspire audiences with a sense of purpose and possibility in re-imagining what teachers and students are capable of doing to

improve a school system that was designed in 1893. Snacks available. The Ethical Culture Society of Westchester, 7 Saxon Wood Rd., White Plains. 7:30 p.m. Suggested admission: \$10. Info: Contact Yvonne Last at 914-747-9791 or e-mail ethicalculturefilms@yahoo.com.

Neko Case in Concert. Case as playing and touring with bands for a decade before she realized it was her job. Now more than 20 years into that calling, she is the consummate career artist--fearless and versatile, with a fierce work ethic and a constant drive to search deeper within herself for creative growth. This ardent collaborator, working with a huge roster of Canadian and American artists throughout her career, she's thriving as a member of indie-pop supergroup the New Pornographers and other projects alongside her solo work. Tarrytown Music Hall, 13 Main St., Tarrytown. 8 p.m. \$38, \$48 and \$58. Info and tickets: Visit www.tarrytownmusic hall.org.

Saturday, March 5

Pleasantville Farmers Market. The Pleasantville Farmers Market is the largest, year-round farmers market in Westchester, and the one voted "Best of Westchester" in 2014 and 2015 by the readers of Westchester Magazine. The delicious good time continues indoors each. On Apr. 2, the market moves outside to Memorial Plaza to start the outdoor season. Pleasantville Middle School, 40 Romer Ave., Pleasantville. 9 a.m. to 1 p.m. Every Saturday through March. Info: Visit www.pleasantvillefarmersmarket.org.

Chappaqua Farmers Market. Bringing locally-raised and produced food to the community in a weekly market, creating a connection between shoppers and small-scale food producers in the region. First Congregational Church of Chappaqua, 210 Orchard Ridge Rd., Chappaqua. 9 a.m. to 1 p.m. Saturdays through April. Info: Visit www.chappaquafarmersmarket.org.

Mount Kisco Baseball Minor League and Little League Registration. Children who attend Mount Kisco and West Patent elementary schools and Fox Lane Middle School and those who in live in the 10549 area code are eligible to register. Refreshments served. Exit 4 Food Hall, 153 E. Main St., Mount Kisco. 10 to 11:30 a.m. Info: www.mkl.org or www.mountkisco.org.

Adult Coloring. If you're an adult looking for a relaxing, fresh and new activity that will help bring stress relief to your busy life, try this new coloring class. Drop in anytime. Materials provided. Mount Kisco Public Library, 100 E. Main St., Mount Kisco. 10:30 a.m. to 12:30 p.m. Free. Every Saturday. Info: 914-666-8041 or www.mountkicolibrary.org.

Adult Salsa Class. Addie-Tude Performing Arts Center, 42 Memorial

Plaza (lower level), Pleasantville. 11 a.m. to noon. Free. \$12. Every Saturday. Also Wednesdays from 6:30 to 7:30 p.m. Info: 917-215-1720 or visit www.addie-tude.com.

Teaching Trails: A Community Path for Environmental Education. Join guided trail experience through the woodland forest. Discover who left that track, which tree makes the best animal home or which plant makes its own heat. Program runs about 30 minutes. Greenburgh Nature Center, 99 Dromore Rd., Scarsdale. 11:30 a.m. Free. Also March 5, 12, 13, 19 and 26. Info: 914-723-3470 or visit www.greenburghnaturecenter.org.

Warbler Lecture and Workshop. The five Westchester-based Audubon chapters host Tom Stephenson and Scott Whittle, the authors of "The Warbler Guide," for this two-part series. The first part is a lecture on warbler identification followed by an intensive workshop on warbler vocalizations and birding by ear. The second part is an intensive workshop, where participants learn how to identify birds by their songs and other sounds, one of the most challenging, yet rewarding skills. White Plains Presbyterian Church, 39 N. Broadway, White Plains. Lecture from 12 to 1:30 p.m. Workshop from 2 to 5 p.m. Lecture: Free. Workshop: \$50 per person. Advance registration recommended. Info and registration: Visit www.sawmillriveraudubon.org/warblers.

The Nest, an Exhibition of Art in Nature. The opening of this exhibition that examines the beauty and symbolism of the nest in art and culture. Includes real bird's nests from the Yale Peabody Museum of Natural History collection alongside 25 works by 18 contemporary artists, as well as a selection of Pre-Columbian feathered textiles. Katonah Museum of Art, 134 Jay St. (Route 22), Katonah. 12 to 5 p.m. \$10. Seniors and students: \$5. Members and children (under 12): Free. Exhibit continues through June 19. Museum hours Tuesday through Saturday 10 a.m. to 5 p.m. and Sunday from 12 to 5 p.m. Info: 914-232-9555 or visit www.katonahmuseum.org.

Winter Movie Day. Come in from the cold for a nature-themed movie and popcorn. Cranberry Lake Preserve, Old Orchard Street, North White Plains. 1 to 2:30 p.m. \$3. Pre-registration required. Info and pre-registration: 914-428-1005.

Family Saturdays @ the Lab. Learn about green screening, explore an augmented reality sandbox and make your own claymation stop-motion film! Jacob Burns Film Center educators will be on hand to guide visitors through an experience like no other. Jacob Burns Film Center's Media Arts Lab, 405 Manville Rd., Pleasantville. 1 to 3 p.m. Free. Meets the first Saturday of the month. Info: Visit www.burnsfilmcenter.org.

Wild Mosaics. Make your own mosaic

using natural materials. Fun for all ages. Greenburgh Nature Center, 99 Dromore Rd., Scarsdale. 2 p.m. Members: \$5 per person. Non-members: \$8 per person. Info: 914-723-3470 or visit www.greenburghnaturecenter.org.

"Shout and Whispers" Opening Reception. Photographer H. David Stein and artist Larry Gordon, will be featured in this two-person show. Stein's photographs are paired prints with subtle white-on-white flowers contrasted with even more subtle black-on-black flowers. Gordon uses transparency, overlapping shapes and images. His paintings aim at a joyful and playful celebration of color-embracing color. Mamaroneck Artists Guild, 126 Larchmont Ave., Larchmont. 3 to 5 p.m. Free. Exhibit continues through March 26. Gallery hours are Tuesday through Saturday 12 to 5 p.m. Info: Contact Suzanne Montresor at 914-834-1117 or e-mail mag2120@verizon.net.

"Safety Last!" The comic genius of silent star Harold Lloyd is featured in this family classic. Lloyd plays a small-town bumpkin trying to make it in the big city, who finds employment as a lowly department store clerk. He comes up with a wild publicity stunt to draw attention to the store, resulting in an incredible feat of derring-do that gives him a head start on the climb to success. Jacob Burns Film Center, 364 Manville Rd., Pleasantville. 3:30 p.m. Members: \$8. Non-members: \$13. Children (under 14): \$7.50. Info and tickets: Visit www.burnsfilmcenter.org.

Faith, Food and Friends. A weekly gathering that includes prayer, song, discussion and dinner for all. Emanuel Evangelical Lutheran Church, 197 Manville Rd., Pleasantville. 5 p.m. Free. Every Saturday. Info: Visit www.emanuelelc.org.

RiverArts Presents: Short Films of Alice Guy Blaché. A rare opportunity to view films by one of the most important and practically unknown directors of the silent film era. This female pioneer is credited with inventing the language of narrative silent films a full generation before Chaplin, Keaton and others. Popcorn available for purchase. Program also features pianist David Arner and an introduction and post-screening discussion with Dionne Bennett. Andrus on Hudson Auditorium, 85 Old Broadway, Hastings-on-Hudson. 7 p.m. Adults: \$10. Children: \$5. Info: 914-412-5103 or visit www.riverarts.org.

Sunday, March 6

Maple Sugaring Party. A fun family day during the peak of maple sugaring season, when the warming daytime temperatures stimulate the sap to flow. Featured events include sap collection demonstrations, depictions of Native American and Colonial-style sugaring sites, candy and

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Determining if a Wine Has the Qualities to Be Ageable



By Nick Antonaccio

A few columns back, I expounded on the ageability of wines. In the vineyard of a competent winemaker, there are a number of factors that influence the ability of a wine to age gracefully and ultimately become a pleasurable wine that is highly evolved from its vineyard beginnings.

From the grape varietal chosen to be planted and nurtured in the vineyard comes the underlying components that portend the characteristics of a great wine. From the loving techniques of a winemaker in the winery, come the subtle nuances that differentiate a sophisticated, complex wine from a pedestrian, quaffing wine.

Ageability, as I opined in that earlier column, is a function of nature and nurture. It is both the genetic code and the environmental circumstances exerted in the vineyard and the winery that ultimately determine whether a wine should be drunk when released or after years, even decades, of cellaring.

This week, we'll delve into more objective measurements of a wine's ageability.

There are four basic components of

'the winemaker's manipulation influences a wine.'

wine, each present in varying degrees and exerting varying influences: tannins, acidity, taste and alcohol. The combination of each of these determines the final style and life cycle of wine. While these components are present in all wines, it is the winemaker's manipulation of each that influences the evolution, and longevity, of a particular wine.

Tannins provide longevity. Somewhat harsh and unrefined at first, over time they soften and add a strong backbone and character to wine. Certain winemakers avoid tannins in order to produce a fresh wine that may be enjoyed in its youth. Others seek out high levels of tannins, which, while initially harsh tasting, will soften over time and add complexity, sophistication and longevity to a wine.

The underlying influence of tannins is present in a chemical compound in the skins of red grapes –polyphenols. Oxygen is the enemy of wine, eventually causing oxidation and, by extension, spoiling. It is mainly polyphenols (sometimes referred to as resveratrol by supplement companies) that delay the insidious effects of oxidation.

To a lesser extent, aging in oak barrels also produces tannins. The types of grape varietals, and their manipulation during the winemaking process, have the greatest influence on ageability.

Acidity and taste are inextricably entwined in influencing longevity. The level of acidity and taste (fruit) in a wine will determine its balance. Too little acidity and the wine may be lush but without any distinction. Too much and the end product may be acerbic and off-putting. As a wine matures, its acidity softens and its taste declines, so that the end result may be either a bland wine or a well-balanced, nuanced product with deep-rooted complexity. Each winemaker seeks the ideal balance. At times this is immediately evident; other times it may be years before such balance is achieved.

The level of alcohol remains constant throughout the life of a

wine. Early on, it may create a harsh and unbalanced wine. As a wine matures, the alcohol will tend to mellow the overall character of the wine, making it more approachable and pleasant.

Another external factor is the storage condition utilized to age wines. A wine cellar is imperative to maintain consistency

of temperature and humidity. Excessive heat (over 58 degrees) or significant spikes in temperature are wine's enemies. Warm temperatures accelerate the oxidation of wine, shortening its aging potential. Here's the rub: Enjoying wine at its absolute peak is a sublime experience. Opening and pouring a wine before or after that sometimes fleeting moment can be a nightmare.

Each consumer's palate differs in its appreciation of the elements that contribute to the ageability of a particular wine. However, the reality of wine consumption in the United States today is that most consumers seek instant gratification rather than prolong their anticipation. I encourage these erstwhile consumers to experiment, either at their wine shop or in their makeshift home cellars. New experiences await.

Nick Antonaccio is a 40-year Pleasantville resident. For over 20

years he has conducted wine tastings and lectures. He also offers personalized wine tastings and wine travel services. Nick's credo: continuous experimenting results in instinctive behavior. You can reach him at nantonaccio@theexaminernews.com or on Twitter @sharingwine.

You Heard It Through the Grapevine

Happenings

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porridge making and crafts. Greenburgh Nature Center, 99 Dromore Rd., Scarsdale. 11 a.m. to 3 p.m. Advance registration (online only): Members--\$5 Non-members--\$10. Children (under 2): Free. Day of event: Members--\$8 Non-members--\$15. Children (under 2): Free. Registration: Visit www.greenburghnaturecenter.org. Info: 914-723-3470.

"The Little Prince." Watch a preview screening of this highly anticipated animated film by Mark Osborne, a story of a little girl who lives in a very grown up world with her mother, who tries to make sure she's prepared for it. Her neighbor, The Aviator, introduces the girl to an extraordinary world where anything is possible. Then attend an intergenerational and interactive party throughout the entire Media Arts Lab inspired by the animation, technology and story of the film. Featured activities include green screen dance party, sound effects design, animation stations and more. For all ages. Jacob Burns Film Center, 364 Manville Rd., Pleasantville. Noon (doors open at 11:30 a.m.). Starting at \$40. (All proceeds will benefit our education and outreach programs.) Info and tickets: Visit www.burnsfilmcenter.org.

Pleasantville Chamber Music Society

Concert. A program featuring works composed by its founding director, Joseph Goodman, Mozart and Edward Smaldone, the current director at the Aaron Copland School of Music at Queens College. To be performed by faculty of the Aaron Copland School. Presbyterian Church of Pleasantville, 400 Bedford Rd., Pleasantville. 3 p.m. Free. Info: Visit www.pvillechambermusic.org.

Argentine Tango Dances. Great music and dancing on a 3,500-square-foot dance floor. Enjoy a pleasant time with friends. Refreshments served. Broadway 26 Dance, 26 Broadway, Hawthorne. 3 to 6 p.m. \$12. Also the third Saturday of each month from 8 p.m. to midnight. \$16. Info: 914-725-3023 or 914-484-5101 or e-mail sampelayo@optonline.net.

Downtown Music at Grace White Plains Centennial Concert. In celebration of the 100th anniversary of the incorporation of the City of White Plains, this concert pairs flutist Mindy Kaufman and pianist William Wolfram, two White Plains natives who have achieved illustrious international careers in music. The pair will be accompanied by Downtown Sinfonietta, the resident chamber symphony that features musicians of the Metropolitan Opera Orchestra, with Conductor Vincent Lioni.

Grace Episcopal Church, 33 Church St., White Plains. 5 p.m. Adults: \$25. Seniors: (65 and up) \$20. Students (25 and under with valid ID): \$15. Children (five to 12 years old with parent): \$5. Tickets available at door. Info and tickets: 914-949-0384 or visit www.DTMusic.org.

Monday, March 7

Knitting Group. Hats for our servicemen and women overseas and other ongoing projects for care centers and hospitals. Clinton Street Center, 1A Clinton St., Pleasantville. 9:30 to 11:30 a.m. Free. Every Monday. Info: 914-769-2021.

Young Explorers Story Time. Nature discovery for youngsters. Enjoy a nature-themed story and discover the wonders of nature while exploring fields, forests or landscaped grounds. Dress for outdoor activity. Except in extreme weather conditions, a portion of each class is spent outdoors. For children three to five years old; with a parent or caregiver. Greenburgh Nature Center, 99 Dromore Rd., Scarsdale. 1 to 2 p.m. Members: \$9 per child. Non-member: \$12 per child. Every Monday. Info: 914-723-3470 or visit www.greenburghnaturecenter.org.

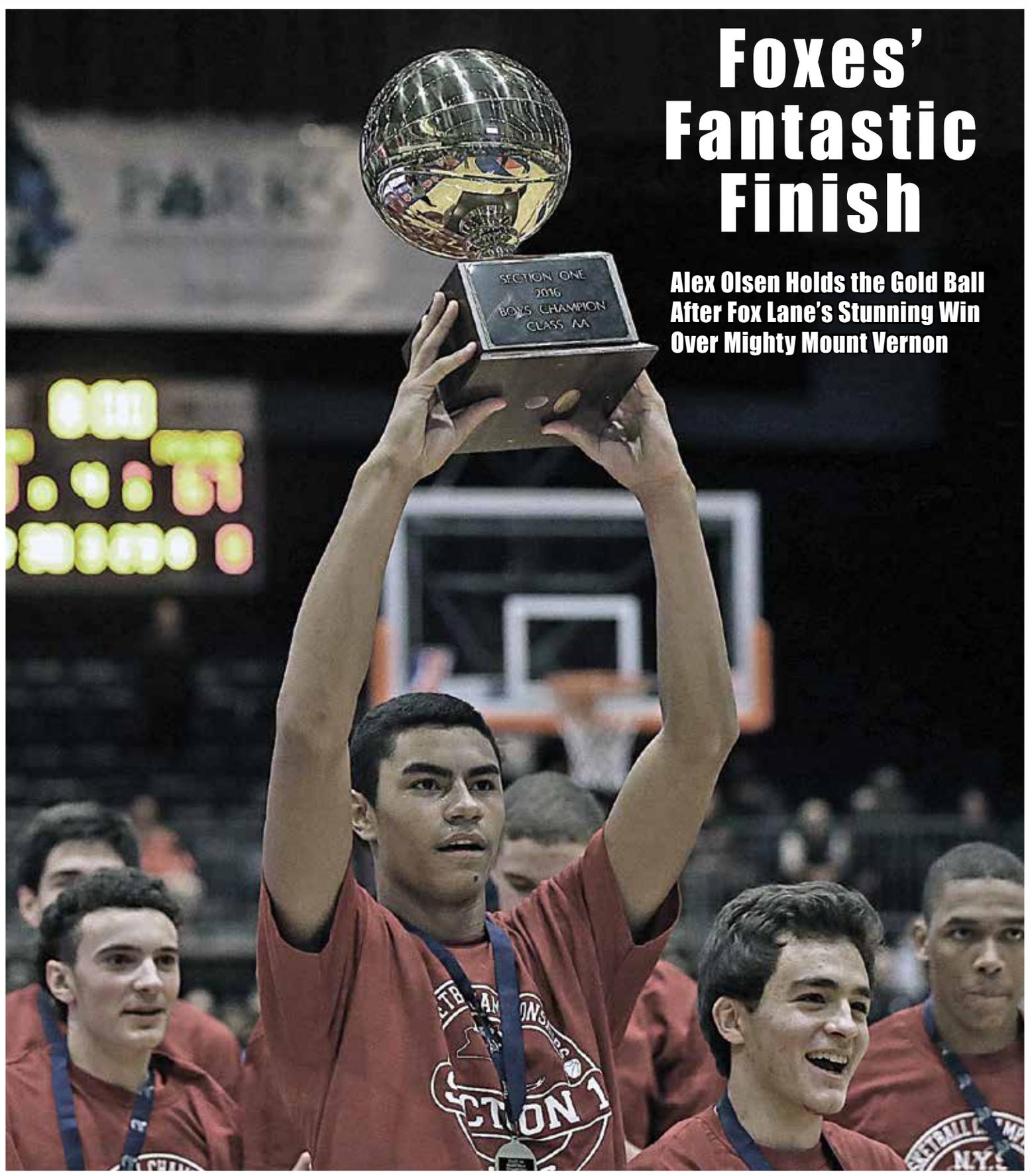
Zumba Class. Open to all. Drop-ins welcome; no membership needed. PFX, 101 Castleton St., Pleasantville. 6:30 to 7:30 p.m.

\$10 a class. Every Monday. Info: Contact Amy Olin at olin.amyj@gmail.com.

Calligraphy Class. Transform simple words into beautiful art. Milt Primer, a longtime Westchester math teacher, leads this class and shares his passion for calligraphy. Mount Kisco Public Library, 100 E. Main St., Mount Kisco. 2 to 3:30 p.m. Free. Registration required. Info and registration: 914-864-0038.

Look Good...Feel Better. A workshop that teaches beauty techniques to women undergoing cancer treatment. The program includes a hair consultation with a professional stylist and a makeup consultation with a cosmetologist. Attendees can take home a complementary wig and a make-up kit donated by cosmetic companies. Phelps Memorial Hospital Center, Room 545, 755 N. Broadway, Sleepy Hollow. 6 to 8 p.m. Free. Registration required. Info and registration: 914-366-3315 or 914-366-3421.

Sports Injury Symposium: Injury Action Plan for Parents of an Athlete. A panel of healthcare experts discuss managing injuries, levels of injuries, student-athlete wellness and injury action plan. Light refreshments served. Presented by ProClinix. Pleasantville High School auditorium, 60 Romer Ave., Pleasantville. 7 to 8:30 p.m. Free. Snow date: March 14.



Foxes' Fantastic Finish

Alex Olsen Holds the Gold Ball After Fox Lane's Stunning Win Over Mighty Mount Vernon

ANDY JACOBS PHOTO

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