

The HIGHLANDS Current



Uke Love
Page 11

SEPTEMBER 13, 2019

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ROUTE 9 OASIS — Chakra Oeur inspects a bitter melon plant in a garden he maintains adjacent to the Nice & Neat dry cleaning shop, which he operates in Philipstown with his wife, Sokhara Kim. On weekends the couple opens a Cambodian food stand in the garden, which includes, to the delight of younger visitors, a koi pond with lily pads, frogs and fish. For more photos, see Page 19.
Photos by Ross Corsair

Cold Spring Ponders Airbnb

*Updated code would
tighten regulations*

By Michael Turton

The Village of Cold Spring is the latest municipality grappling with the long-term effects of short-term rentals such as those booked through Airbnb, including where or if they should be allowed.

Village code prohibits “tourist homes” anywhere but on state roads such as Route 9D or Route 301. At its Sept. 3 meeting, the board discussed a complaint submitted that day by Stephen and Katherine Bogardus, who live on Parrott Street, that a neighbor was “running a hotel” in violation of the zoning laws.

The couple provided the board with a print-out of the Airbnb listing. Although the home no longer appears on the site, at least 25 other rooms or homes in the village are available for \$79 to \$685 per night.

Mayor Dave Merandy said he would direct Code Enforcement Officer Gregg Wunner to issue a “notice to stop” to the homeowners, Bernard and Tracy Bunye.

(Continued on Page 22)

Venturas Make Case for Rock Crushing, But Neighbors Voice Concerns

Philipstown ZBA extends hearing on Route 9 firm into October

By Liz Schevtchuk Armstrong

With 244 pages of documentation and the direct, methodical manner of a courtroom veteran,

on Monday an attorney contended that a rock-crushing and debris-processing business — long opposed by Philipstown officials — should be exempt from laws that ban such operations.

In response to the presentation by the attorney for RNV Green Processing and Supply Corp., two neighbors at the Sept. 9 public hearing before the Philipstown Zoning Board of Appeals (ZBA) criticized what they described as ongoing noise and

(Continued on Page 9)



The former prison site, which was closed in 2013, has 22 buildings. Photo by J. Simms

New Plans for Old Lands

*Facility with hotel, farm
and velodrome proposed
for Beacon*

By Jeff Simms

New details emerged this week on two development proposals being planned in the northeast part of Beacon.

The first, at the 39-acre former Beacon Correctional Facility site, would mix indoor and outdoor cycling and athletics facilities with 20 to 30 acres of farmland and a

(Continued on Page 20)

5Q FIVE QUESTIONS: JOHN PENNEY

By Jeff Simms

John Penney chairs the Complete Count Committee for Dutchess County, which has been charged with encouraging participation in the 2020 federal census.

Why is it important that the census is accurate?

It's about fair representation. For one, it guides how congressional districts are reapportioned. Until 10 years ago, we had three representatives from the Hudson Valley. Now we have two. It also has a lot to do with how federal funds are distributed. There's \$675 billion in federal funds distributed based on population. It affects 132 programs — everything from housing and highways to the Supplemental Nutrition Assistance Program. The big ones for municipalities are the community development block grants.

On a less tangible but just as important scale, there's the idea that no voice should be unheard. What if we think we're in a county of just under 300,000 people but there's actually 320,000 people? We need to account for everyone and be sure that whatever funding we're getting or whatever assistance we're providing is based on actual numbers.

How is the census done?

In 95 percent of the cases, people will get a code in the mail early next year asking them to fill out the census online. If they don't respond, we'll send a couple of reminders. If there's still no response, the Census Bureau goes door-to-door. People who understand the importance of this can be a trusted source by talking to their neighbors and anyone who may be reluctant.

Should people worry about privacy?

The answers will stay confidential for 72 years, which was the lifetime expectancy of a person at the time the census was created. The Census Bureau can't share the information with other federal agencies, let alone the public.

How did you get involved?

I was a journalist for 32 years, with the last 20 at the *Poughkeepsie*

Journal, where I wrote every editorial that the paper published for the last 10 years. I was also in the community engaging with reader advisory committees. I took a buyout and announced my decision to leave in a column in January. The next day, the Poughkeepsie mayor called me and asked me to stay involved in the community. Journalism was my first love. My dad was a copy editor for the *New York Daily News*. It's kind of a family legacy.

Who else is on the committee?

It has 15 members, including people who have been doing outreach for decades. We've been to several festivals already [to promote the census]. There's nothing like a deadline to motivate people.



John Penney
Photo by J. Simms

ON THE SPOT

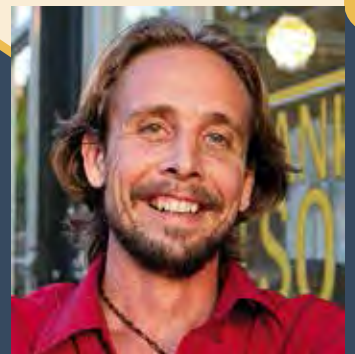
By Michael Turton

What is the most beautiful city you've visited?

“

Prague. Besides its rich history, it has sculptures on buildings and vibrant, happy, sociable people.

”



~Thomas Pruett, Beacon
(visiting from Nicaragua)

“

Paris, because of its gardens, architecture and museums.

”

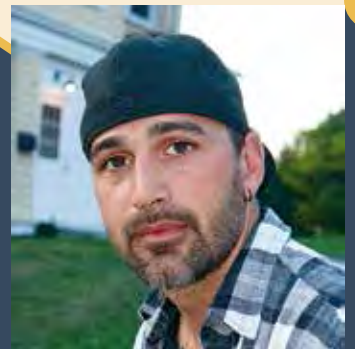


~Marjorie Gage, Cold Spring

“

Nashville. I love the culture, music and the Cumberland River.

”



~Tommy Truss, Beacon

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Town Board Approves Bonds for Renovations

Also: Garrison water problem, solar option, vape regulation

By Liz Schevtchuk Armstrong

The Philipstown Town Board on Sept. 5 approved up to \$2 million in bond financing for upgrades to the town's 152-year-old Town Hall.

The board also adopted a construction package that includes \$796,250 for general contracting; \$105,000 in heating and air conditioning; \$170,000 in plumbing; and \$138,900 in electrical work.

Town Supervisor Richard Shea said all the companies selected are licensed in Putnam County. Major work is expected to begin in November.

Shea, who is a contractor, said the bonding total exceeds the construction total "because we know that when they start tearing into this building, they're probably going to find some surprises — not the good kind."

However, he said, even if contingencies arise, "we don't anticipate spending \$2 million. We're not spending money if we don't have to." Moreover, the project "is not going to have any impact on taxes" because other bond debt obligations are ending, he said.



The Philipstown Town Hall was constructed in 1867.

Photo by L.S. Armstrong

For several years, town officials have emphasized the need for repairs. "If we don't do something with this building, we won't be able to function anymore and the building won't function," Shea said.

In other business ...

■ Shea said efforts continue to resolve problems in the Garrison Landing Water District system, which has been beset by cloudy water and, more recently, by

a failed pump on one of its three wells. "That system has been the bane of my existence," he said. "When it works, it works well," but when it doesn't, "it's an impossible situation." He said the town is buying water that is trucked in to replenish the supply. According to Shea, state law restricts the amount the town can collect from water district customers annually to \$22,000, which must cover operations, maintenance, improvements and debt payments.

■ At a workshop on Sept. 4, four board members were given an introduction to initiatives that allow electricity users, including participants in community choice aggregations (CCAs), to obtain power from solar energy projects. Roberto Muller, the town's Climate Smart Communities program coordinator, helped organize the workshop.

■ With serious illness and deaths being connected to the use of vaping products, Councilor Judy Farrell reported that she and Councilor Mike Leonard are examining ways to restrict vape shops from opening in Philipstown. In June 2018, the board adopted a moratorium that was extended earlier this year on vape shop applications. In December, Putnam County adopted a law regulating vape shops. Earlier this week, President Donald Trump said his administration would seek to ban any non-tobacco flavors to discourage use by children and teens.



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This year's speakers are Matthew Stinchcomb, Board Chair of the Good Work Institute, and Jessica O. Matthews, Founder and CEO of Uncharted Power.

Proceeds are invested back into the community, and have resulted in more than \$1.3 million in grants.



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LETTERS AND COMMENTS

Improving access

On behalf of the many disabled people who live in our area, as well as our tourists, I am grateful that Cold Spring and Beacon have modified sidewalks to make it easier for us to access the facilities the village and city have to offer. However, access to many stores and businesses is still difficult, if not impossible.

While I realize the difficulty of providing easy access to these establishments, building owners must realize that “the problem is not our disability, the problem is accessibility.” For example, many of the stores along Main Street in Cold Spring are inaccessible to people with wheelchairs and difficult for the disabled who are relatively mobile, as I am. There are no ramps, no handrails, nothing to help us. In addition, many of the businesses that provide public restrooms have not modified them for use by the disabled.

The federal Americans with Disabilities Act (ADA) prohibits discrimination based on disabilities in public accommodations, and clearly states the guidelines to accommodate the disabled. It requires businesses that serve the public to remove physical barriers preventing access. As you walk down Main Street in Cold Spring or Beacon, you will see, for many establishments, this is not the case.

It is incumbent upon municipalities and landlords to abide by the ADA and provide easy access to all of us.

Fabiola Gomez, *New Hamburg*

The editor responds: Jennifer Perry, an access specialist with the Northeast ADA Center, a federally funded program based at Cornell University, says there are misconceptions about what building owners must do under the nearly 30-year-old ADA. Buildings



The ADA Route sign outside the Cold Spring medical building has since been removed.

Photo by Bob Polastre

built before the law went into effect for new construction in 1993 that are not accessible are not “grandfathered in,” as many people believe, but instead must make changes that are “readily achievable.” For example, she said, it may be prohibitively expensive to retrofit a building that has 10 steps at its entrance, but inaction is harder to justify if it has one step. See bit.ly/ada-small for guidance. New York State building code requires that ADA standards be incorporated during renovations except in cases where it is “technically infeasible,” Perry said. Complaints can be filed with the Department of Justice at ada.gov, which will decide if an investigation is warranted, or with the New York Department of State for building-code violations.

It has been brought to my attention that the medical building leased to NewYork-Presbyterian/Hudson Valley Hospital does not have street access for disabled persons.

I found that hard to believe so I ran an experiment when I was there for an appointment. There is an ADA sign on the western entrance that points to either nowhere or infinity [see photo, above]. The street entrances of the hospital building are locked and the only other access means climbing a flight of stairs or walking through a parking lot to the sidewalk outside the post office. Am I missing something?

Bob Polastre, *Cold Spring*

You’re right; someone in a wheelchair can’t reach the entrance without going into Butterfield Road (which has about a 10 percent grade) or Julia Lane. Unicorn Contracting, which developed the property, referred us to the hospital. A representative there, Maxine Mitchell, responded: “Every patient and visitor should feel welcome at any of our facilities. We are a tenant of the building, which is ADA-compliant. But, as your reader pointed out, an improvement is needed to the building’s signage which directs visitors to the main entrance. We thank your reader for bringing this matter to our attention, and we will work closely with the building’s management to address the issue.”

Vaccinations

I’m pleased the state’s new vaccination law, which removed the religious exemption for parents of schoolchildren, has had exactly the desired effect in Philipstown (“For Some, Vaccination Law Stings,” Sept. 6). Parents on the fence about immunizations have been forced to follow the consensus of expert opinion, while the staunch anti-vaxxers have retreated to home-schooling or moved out of state, thus boosting herd immunity for the children who remain in school here.

Tom Stephens, *Cold Spring*

Not sure why this is a “tough” decision. It’s basic science.

Brendan McAlpine, *via Facebook*

(Continued on Page 5)



LETTERS AND COMMENTS

(Continued from Page 4)

Lies! The real list of required vaccines to go to school includes Haemophilus influenzae type b (HiB) and Pneumococcal Conjugate (PCV). Apparently you believe that children whose bodies are not even developed should be exposed to heavy metals (adjuvants), dangerous additives, stem cells and environmental contaminants all before the age of 5? Plus, you are OK with the government (aka the pharmaceutical industry) forcing medical treatment on you or your children? HPV vaccine will be mandatory soon, and the annual flu shot. Where does it stop? Forced medical procedures are against our constitutional rights.

Melissa O'Callaghan, *via Facebook*

The editor responds: We did not include HiB and PCV vaccines because they are only required to attend preschool or day care, neither of which is compulsory. Children enrolling in kindergarten are not required by the state to have them.

Call and response

Good job by *The Current* printing Democratic propaganda ("Call and Response," Sept. 6). Your paper is a disgrace.

Steve Sumski, *via Facebook*

The idea that these four members of Congress somehow shouldn't be allowed to

Tell us what you think

The Current welcomes letters to the editor on its coverage and local issues. Submissions are selected by the editor to provide a variety of opinions and voices, and all are subject to editing for accuracy, clarity and length. We ask that writers remain civil and avoid personal attacks. Letters may be emailed to editor@highlandscurrent.org or mailed to Editor, The Highlands Current, 161 Main St., Cold Spring, NY 10516. The writer's full name, village, town or city, and email or phone number must be included, but only the name and village, town or city will be published.

do their jobs or criticize the most unpopular administration in recent history because they're nonwhite or not Christian is vastly more un-American than anything they're accused of. The people so fragile that they see any criticism of their politicians as treason are the ones who don't understand anything about America.

Ryan Biracree, *via Facebook*

Traitors! Nothing to be proud of with these four. Destroying America is their plan.

Denise Gouldner, *via Facebook*

Editor's Notebook

Why No Room Tax?

By Chip Rowe

If someone offered to pay your taxes, would you take them up on it?



Of course you would! That's what makes it so odd that Putnam County collected \$218,000 in taxes last year from its residents that could have been paid by people who don't live in the county but take all the parking spots.

The reason? Unlike Dutchess and at least 27 other counties in New York, Putnam does not have a room tax. That's the 2 percent to 6 percent charge that gets tacked on the bill when you stay at a hotel, bed-and-breakfast, Airbnb or other overnight lodging. When the bottle of water in your room is 5 bucks, you may hardly notice. If you are traveling on business, you especially don't notice.

Towns and villages can't create these taxes; the county has to do it, and the state has to give the OK. In 2012, the Putnam Legislature passed a 4 percent tax but newly elected County Executive MaryEllen Odell vetoed it. She argued that the tax would inhibit "future economic development projects such as a hotel, motel or conference center."

I asked Odell if the subsequent growth of short-term private rentals had changed her mind; she said no.

"I vetoed the resolution because at the time I thought it was ridiculous to tax something that didn't exist," she said. She and everyone else were waiting — and are still waiting — for a 57-room hotel to open in Southeast that has been under construction since 2009. Odell said she can foresee the Legislature discussing a room tax once that happens.

By contrast, she argued that Airbnb is a town and village issue, and any taxes generated should be levied and collected locally. She shared a National Public Radio story about a company called Compliance that acts as a "digital sheriff" for 300 cities and counties to ensure hosts are following local laws. In Nashville, the result has been a 50 percent increase in the permit fees it collects from hosts.

Sam Oliverio, who was a member of the Legislature in 2012 and is now the Putnam Valley supervisor, voted against the room tax and said he would do so again. His view is that taxing Airbnb rentals legitimizes them.

"By doing a hotel tax, we are essentially saying, 'Come on board, everyone, with your rentals and thus deprive hard-working families a potential home,'" he said. "We don't need transient rentals in Putnam. We need stable families living in houses that are a home, not a money-making structure for some rich fat cat from the city."

Of course, both Odell and Oliverio are ignoring the hard truth that Airbnb is already here, with nearly 10,000 bookings in Putnam annually. Even without hotels, visitors dropped \$5.45 million on lodging in the county in 2018, according to a report by Tourism Economics. Airbnb says it recorded \$1.7 million in bookings in Putnam, which would account for nearly a third of that revenue.

In early 2017, Dutchess got smart and told Airbnb to begin collecting its 4 percent room tax. The site has since sent Dutchess more than \$600,000.

In that same period, Putnam received a check for ... zero. If the Tourism Economics numbers are on the money, the county missed out on enough revenue to fund, say, a tourism department. Instead, the taxpayers of Putnam will do it.

If Putnam were to instead distribute the revenue to its towns and villages, Airbnb could certainly provide a geographical breakdown of bookings to divvy it up. Small-town officials such as those in Cold Spring (see Page 1) will be challenged identifying private rentals, let alone enforcing the rules and collecting fees. Airbnb, at least, knows where they are, and no one gets a room unless they pay.

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Chip Rowe, Managing Editor, Sept. 13, 2019

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NEWS BRIEFS

Putnam Approves Revised Secrecy Law

Montgomery again opposes measure

The Putnam County Legislature on Sept. 3 approved a revision of a new law that regulates the disclosure of “confidential” material that it said addresses concerns raised by the county executive.

In July, the Legislature voted 7-1 to pass a law to make many materials secret. The vote on the revised law was 8-1. A public hearing that is required before County Executive MaryEllen Odell can enact the measure is scheduled for Sept. 25 at 4:30 and 6:30 p.m.

The revised law adds two provisions emphasizing that confidential material may be disclosed in response to a Freedom of Information Law request or by whistleblowers. It also removed a provision that would allow any legislator, county employer or contractor to mark a document “confidential” to keep it secret.

Legislator Nancy Montgomery, who represents Philipstown and is the only Democrat on the nine-member panel, cast the lone “no” vote. She reiterated her feelings that, even with the revision, the law is hard to understand.

“Unless we are familiar with every state and federal statute, every county official and every county employee will have to check with the county attorney before releasing any

documents for fear of committing an ethical violation or inadvertently releasing a document that is exempt from FOIL,” she said.

Montgomery added that the legislation needs more work.

“There’s still a lot wrong with this law,” she said. “I feel strongly that it just puts a gag order on certain legislators, and maybe that’s why it came about. My goal is to make us more transparent in the public eye and this puts a big damper on that. We’re putting ourselves in a bad position.”

Legislator Carl Albano (R-Carmel) said the revision clarified the legislation’s intent.

“There are things that the public is entitled to and that will never change,” he said. “There are also documents that shouldn’t be out in the public.”

Garrison School Adopts Gender Policy

Outlines how students will be treated

The Garrison school board on Sept. 4 adopted a policy on student gender identity for the district, which has students in kindergarten through eighth grade.

It states that district employees should “use the language that individual students are using to describe their own identity, appearance or behavior,” such as gender nonconforming (GNC) or transgender, as

well as the preferred pronoun.

If a student legally changes his or her name, the district will change its records but maintain records with the assigned birth name in a separate, confidential file, according to the policy. If the student has not legally changed his or her name, the district will change the name in unofficial records and on any student IDs but use the student’s legal name and gender on state tests.

A transgender or GNC student may use the restroom and locker room that corresponds to “the student’s consistently expressed gender identity at school,” the policy states. Students can also participate in gym class and on overnight field trips based on their gender identity.

Participating in sports requires documentation from a parent, counselor or medical professional, and the gender should be the same as that used to register for school. The athletic director will notify opposing teams if the student needs accommodation.

The board also on Sept. 4 voted to adopt a resolution saying the district is committed to “helping promote our core American value that no one should be targeted because of their racial, ethnic, immigration or refugee status, religion, gender, sexual orientation or other social identities” and “to speak out against discrimination, xenophobia and hatred because when the unacceptable becomes the norm in our society, human rights for all are threatened.”



Excelsior Plate Wins

Gets nearly 50 percent of online vote

The “Excelsior” license plate received nearly 50 percent of the vote in an online ballot to decide which of five designs would be adopted in April by New York State.

The plate has the state motto (Latin for “ever upward”) and drawings of landmarks such as the Statue of Liberty, the New York City skyline and a lighthouse.

About 325,000 people voted, and the design received 49.7 percent of the votes. Three of the other four designs had only the Statue of Liberty, and the fourth showed the Gov. Mario M. Cuomo Bridge (formerly the Tappan Zee). The latter received 9.7 percent of the vote.

Drivers whose plates are at least 10 years old will be required to pay \$25 to upgrade their plates at renewal. The DMV says the new plates are necessary because older plates are not always picked up by electronic toll readers, among other reasons.



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Saturday, Sept. 14, 8:30 p.m.
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Frank Carillo & The Bandoleros

Sunday, Sept. 15, 11:30 a.m.
The Edukated Fleas - No music cover

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Thursday, Sept. 19, 7 p.m.
Ukulele Open Mic - No music cover

Friday, Sept. 20, 7 p.m.
Boom Kat - No music cover

Friday, Sept. 20, 8:30 p.m.
Larry Moses & the Latin Jazz Express

Saturday, Sept. 21, 6 p.m.
Garrin Benfield - No music cover

Saturday, Sept. 21, 8:30 p.m.
Cheryl Wheeler
Cassidy & Robinson Treacher

Sunday, Sept. 22, 11:30 a.m.
Tony DePaolo - No music cover

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NEWS BRIEFS

Dutchess Creates Animal Cruelty Register

Also approves regulations for tethering dogs

Dutchess County on Sept. 10 created an animal abuse registry and established regulations for the tethering of dogs when County Executive Marc Molinaro signed bills passed unanimously by the county Legislature in August.

Anyone convicted of certain abuse crimes will be placed on the registry, which is maintained by the county sheriff, for 15 years. They are also barred from owning or living with an animal, and anyone selling or giving away a pet must first check the registry. Putnam County created an animal abuse registry in 2016 that is posted at spcaputnam.org, although it currently has no entries.

The second law bans tying up a dog outside for more than two hours without shelter, or for more than 12 hours in a 24-hour period. It also bans choke or pinch collars and requires tethers to be at least 10 feet or five times the length of the dog and provide the animal with at least 125 square feet to move. It also prohibits tethering during inclement weather and requires that the dog is at least six months old.

Voters Will Decide on Redistricting

Dutchess residents will see 2020 referendum

The Dutchess County Legislature on Sept. 9 unanimously approved placing a measure on the ballot in November 2020 to create a commission to redraw its political boundaries following each federal census.

The proposal, based on provisions in the Ulster County charter, would create a seven-member panel. Elected officials, party officials and government employees could not be members, and the Legislature would have no say over the boundaries of its 25 districts.

Dutchess lawmakers passed an independent redistricting law in 2009 but it was repealed a year later. Minority Leader Hannah Black (D-Hyde Park) said the new measure would “put an end to the corrupt practice of partisan gerrymandering.”

Haldane Foundation Awards Grants

Includes continued funding of outdoor learning space

The nonprofit Haldane School Foundation on Sept. 8 announced its latest grants, including for an ongoing Outdoor Education Framework Plan. The 20-year-old foundation raises money with events such as its upcoming Prom Do-Over, scheduled for Oct. 4 (see haldaneschoolfoundation.org).

The list of grants for elementary school

students includes \$5,250 for Think Ahead Chess; \$2,500 for STEAM (Science, Technology, Engineering, Arts, Math) for Every Child; \$2,212 for Sensory Path/Fit and Fun Playscapes; \$2,000 for a school musical; \$1,650 for Chef in the Classroom; \$1,250 for a Hudson Highlands River of Words workshop; \$850 for a field trip to Albany; and \$600 for Tea Town Reservation estuary investigations.

At the high school, the foundation awarded \$3,089 to buy five iPads for the history department; \$2,800 to support a Model U.N. trip to the University of Connecticut; and \$2,500 for the foreign-language immersion program.



As part of its ongoing Outdoor Education Framework Plan, the Haldane School Foundation last year funded the installation of a flagpole and garden outside the middle school. *Photos provided*

Tax Deadline Delayed

Processing error pushes back date

Putnam County announced that school tax collection for 2019-20 has been temporarily suspended because of a calculation error when generating the annual invoices. Corrected bills will be mailed the week of Sept. 16.

The county finance department said the vast majority of taxpayers will see a small reduction in their bills, while 3,300 will be about the same. The tax-collection deadlines have been extended for partial payments to Oct. 7 and for full payments to Oct. 21. Property owners who have already paid their taxes will receive a refund of any overpayment.

“We apologize to our school district and municipal officials, and most importantly the taxpayers that we all serve, for the inconvenience caused by this error,” said Finance Commissioner William Carlin. “We will be putting into place procedures to help ensure that this does not happen again.”

NOTICE OF ADOPTION OF RESOLUTION

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Philipstown, Putnam County, New York, at a meeting held on the 5th day of September, 2019, duly adopted a resolution, a summary of which is published herewith subject to a permissive referendum.

Dated: September 11, 2019 | Cold Spring, New York,

Tina M. Merando, Town Clerk

BOND RESOLUTION DATED SEPTEMBER 5, 2019.

A RESOLUTION AUTHORIZING THE RECONSTRUCTION OF THE TOWN HALL IN AND FOR THE TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$2,000,000 AND AUTHORIZING, SUBJECT TO PERMISSIVE REFERENDUM, THE ISSUANCE OF \$2,000,000 BONDS OF SAID TOWN TO PAY THE COST THEREOF.

BE IT RESOLVED, by the affirmative vote of not less than two-thirds of the total voting strength of the Town Board of the Town of Philipstown, Putnam County, New York, as follows:

Section 1. The reconstruction of the Town Hall, including incidental costs and expenses, in and for the Town of Philipstown, Putnam County, New York, is hereby authorized, subject to permissive referendum, at a maximum estimated cost of \$2,000,000.

Section 2. It is hereby determined that the plan of financing of the aforesaid maximum estimated cost is by the issuance of the \$2,000,000 serial bonds of said Town, hereby authorized to be issued therefor pursuant to the provisions of the Local Finance Law.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is fifteen years, pursuant to subdivision 12(a)(2) of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the bonds herein authorized will exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Philipstown, Putnam County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said Town, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of the Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. Such bonds shall contain substantially the recital of validity clause provided for in section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 7. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a longterm basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 8. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 9. Upon this resolution taking effect, the same shall be published in summary form in the official newspaper of said Town for such purpose, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Section 10. THIS RESOLUTION IS ADOPTED SUBJECT TO PERMISSIVE REFERENDUM.

Cold Spring Approves Parade

Also, Garden Street to be repaved

By Michael Turton

The Cold Spring Village Board has approved the request from the Magazzino Italian Art Foundation to organize a parade on Main Street on Saturday, Nov. 16.

Magazzino Director Vittorio Calabrese told trustees during their Sept. 10 meeting that the rain-or-shine event, which is being choreographed by Italian artist Mari-nella Senatore, will involve as many as 100 people, from opera singers and percussionists to string quartets and high school musicians, who will stop for brief performances along the route.

Trustee Marie Early expressed concern about vehicle access from Cold Spring's one-way streets during the parade; however Mayor Dave Merandy said he is not concerned after speaking with Cold Spring Police Department Officer-in-Charge Larry Burke.

"I can make it work," Burke said. "There may be only a minute or two of inconvenience."

Calabrese said performances requiring the parade to pause can take place between intersections, minimizing conflicts with

traffic exiting from side streets.

Much of the activity will take place at the bandstand after the parade, which is expected to take about 45 minutes.

In other business...

■ Residents will have an opportunity to comment on proposed changes to some 30 chapters of the Village Code when the Code Update Committee holds its fifth public hearing on Oct. 2 at the firehouse. Written comments can be submitted for up to 30 days after the meeting. The proposed updates will be available on the village website the week of Sept. 15. The board is expected to approve the revised code by year-end.

■ Garden Street will be repaved in early October. The board awarded the \$135,934 contract to Van Etten Paving, the only firm to submit a bid. The Cornwall-based company reduced its submission by \$16,000 when asked to cut costs by the village engineer, and Merandy said further savings of up to \$14,000 may be possible. The project is expected to take four days. Merandy said steps will be taken to ensure anyone living on the street who needs to leave during the day will be able to do so.

■ Philipstown will pay the cost of paving the grassy area along the shoulder of The



Magazzino Director Vittorio Calabrese spoke to the Village Board on Sept. 10.

Photo by M. Turton

Boulevard. The town will use the area for parking when it moves part of its office operations to the Old VFW Hall on Kemble Avenue during renovations to the Town Hall. Merandy said paving and bumper stops will make the area better suited for diagonal parking during the winter.

■ Cold Spring police officers responded to 80 calls for service in August, Burke said. He reported that 43 traffic tickets were issued, including 16 for speeding, some of which were a result of increased enforcement during the morning commute. Officers wrote 148 parking

tickets, bringing the 2019 total to 972. They made arrests on charges of criminal mischief and unlicensed operation of a vehicle. He said a third arrest, for unauthorized use of a vehicle, occurred after a young woman allegedly took and kept her father's car for three months, despite his requests to return it.

■ Village Accountant Michelle Ascolillo reported that 97 percent of village property taxes have been received, adding that Putnam County reimburses the village for delinquent taxes and will assume responsibility for collections.

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DEPOT DOCS PRESENTS:
Knock Down the House
Friday, Sept. 27 at 7:30pm

"Four women decide to fight back, resulting in a legendary upset in Congress."

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SATURDAY, SEPT. 14
Speed Bumps on a Dirt Road
John Cohen, the Downhill Strugglers & Little
Nora Brown

SATURDAY, SEPT. 21
**Tibetan Singing Bowls
Workshop and Concert**
With Michelle Clifton, LMT

SUNDAY, SEPT. 22
**Malachy McCourt and
Peter Gerety: Story and
Song in the Best Irish Tradition**

FRIDAY, SEPT. 27
Film Night: "La Transazione"
Written, directed, and presented by
Lora Lee Ecobelli

SATURDAY, OCT. 5
"What's Your Story?"

FRIDAY, OCT. 11
North Sea Gas - "The Best of Scotland"

SUNDAY, OCT. 13
Poets Corner with Paul Stark

SATURDAY, OCT. 19
Jerron "Blind Boy" Paxton

FRIDAY, OCT. 25
Film Night - Older than Ireland

SATURDAY, OCT. 26
Andes Manta

729 Peekskill Hollow Road
Putnam Valley, NY 10579 | 845 528-7280

For more information visit:
www.tompkinscorners.org

Rock Crushing *(from Page 1)*

disruption from the enterprise, located at the intersection with Lane Gate Road.

In the end, the board decided to continue the discussion at its October meeting.

RNV's executive, Ricky Nelson Ventura, and his brother Mark have asked the ZBA to override a stop-work order issued by Philipstown in April, after they lost a state appellate court decision capping years of litigation brought by the town. They want the board to rule that their operation was allowed under zoning laws in place four decades ago and is thus a "grandfathered-in" or "legal, pre-existing, non-conforming use."

Adopted in 2011, the present law prohibits "processing of soil, dirt, gravel and rock, including rock crushing" below the intersection of Route 9 and East Mountain Road South, which is about 2 miles north of the Ventura property. But it also stipulates that "any use which existed lawfully" under earlier zoning "may be continued, subject to the provisions and limitations" elsewhere under law.

"We need and are entitled to the benefit" of that 2011 provision, said Michael Sirignano, the brothers' lawyer. To bolster their case, he submitted a stack of documents, including:

- Approved applications for the Ventura business from 1979 to 1987, although they refer to the business only as a construction yard and garage, and one mentioned plans for a delicatessen.
- A violation notice issued by Philipstown in 2007 accusing the Venturas of "non-compliance with the approved site plan."
- A 2009 memo from Philipstown asking the town court "to remove Ricky Ventura" from the docket, because "all violations on file have been removed and the Building Department is satisfied with this property."
- A 2009 invoice and check from Philipstown for \$360, indicating the Highway Department used the site to dispose of 12 loads of "tipping" material.
- A transcript of comments by Supervisor Richard Shea in 2011 in which he said that, under pending changes to the zoning law (adopted three months later), "on Route 9, if you own a business currently, you can continue" and that the zoning update included provisions, "more generous than" those they replaced, "for expanding a pre-existing, non-conforming use."
- An affidavit from William Villette, who wrote that he bought a house on Lane Gate in 1979 when the Ventura brothers' father, August Ventura, was crushing rocks and using construction machinery "regularly and continuously." Six contractors or truckers provided similar written testimony.

Sirignano told the ZBA that the courts in the Ventura case lacked adequate background and that he was now presenting



A pile of rocks and dirt at the RNV site

Photo by L.S. Armstrong

the full record. He also stated that because action shifted to the courtroom early in the dispute, the ZBA never heard the Venturas' arguments.

"Ricky Ventura's livelihood and property rights are at stake," he said. "You have great power to correct what we feel is an unjust stop-work order."

The brothers took over the firm after their father died in 2002. Robert Dee, who chairs the ZBA, observed that the filings from 1979 to 1987 did not mention rock crushing.

The previous zoning code did not define "contractor's yard" or what it meant to process and manufacture goods, Sirignano said, and "when there's any ambiguity in a zoning code, it's got to be resolved in favor of the property owner, not the government, because the government is the one trying to take away our property rights."

He conceded that more rock crushing and processing of other materials may be taking place than once occurred. But he maintained that old zoning protection for producing "goods" further covered RNV because "crushed rock is a good."

Although the operation is legitimate, he argued, "it seems every few years, somebody pushes the code enforcement officer, who goes out and gives Ricky a hard time."

He portrayed the operation as a recycling business and pointed out that RNV Green is registered as a construction-and-demolition debris processor with the state Department of Environmental Conservation. A 2011 DEC registration letter, however, cautioned RNV Green that it must follow local laws.

Wayne Stephens, a Ventura neighbor, told the ZBA that deliveries begin at 5:45 a.m. and continue until 8 p.m. He said the constant activity disturbs the neighborhood and the maneuvering by trucks that pull in and out and sometimes lose items from their loads creates road hazards.

When he moved to Lane Gate 17 years ago, he said, he knew the Venturas were processing materials, but "it was never to the extent it is now. I understand that Mr. Ventura needs to make money and do his work, but this is a quality of life issue for neighbors."

Another neighbor, Denise Grillo, said that 15 years ago, when she arrived, "it wasn't as noisy as it is now."

Sirignano suggested that the Venturas might improve conditions and said that the DEC has ordered debris processors, within about 18 months, to begin moving their operations indoors. He said the Venturas intend to construct a "state-of-the-art facility, completely enclosed."

In the meantime, he acknowledged, "I wouldn't want to live next door to this place" either.

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AROUND TOWN



▲ **KAMEL RETURNS** — Last year, Kamel Jamal sold Angelina's in Cold Spring to concentrate on his four restaurants in Beacon. Under its new owners, the venture lasted only eight months, closing on Sept. 1, and Jamal stepped in to reclaim the business he founded in 2007. "I'm thrilled to be back," he said. "We want to get things back to where they were, but with improvements." *Photo by Michael Turton*



▲ **FEELING OLD?** — During kindergarten orientation the day before school began last week at Haldane Elementary, members of the incoming Class of 2032 received T-shirts donated by mixture.inc and ice cream donated by Moo Moo's. *Photo by Robyn Moreno*

◀ **50 YEARS AND COUNTING** — The Hastings Center, a research institute based in Garrison that addresses social and ethical issues in health care, science and technology, celebrated its 50th anniversary on Sept. 7. "We are facing a tsunami of innovation that is moving so fast individuals, institutions and governments cannot keep up," said President Mildred Solomon, shown here with co-founder Willard Gaylin cutting the cake. The center's other founder, Dan Callahan, died in July. *Photo by Michael Turton*

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Saturday, September 28, 2019, 6:00 - 8:00 p.m.

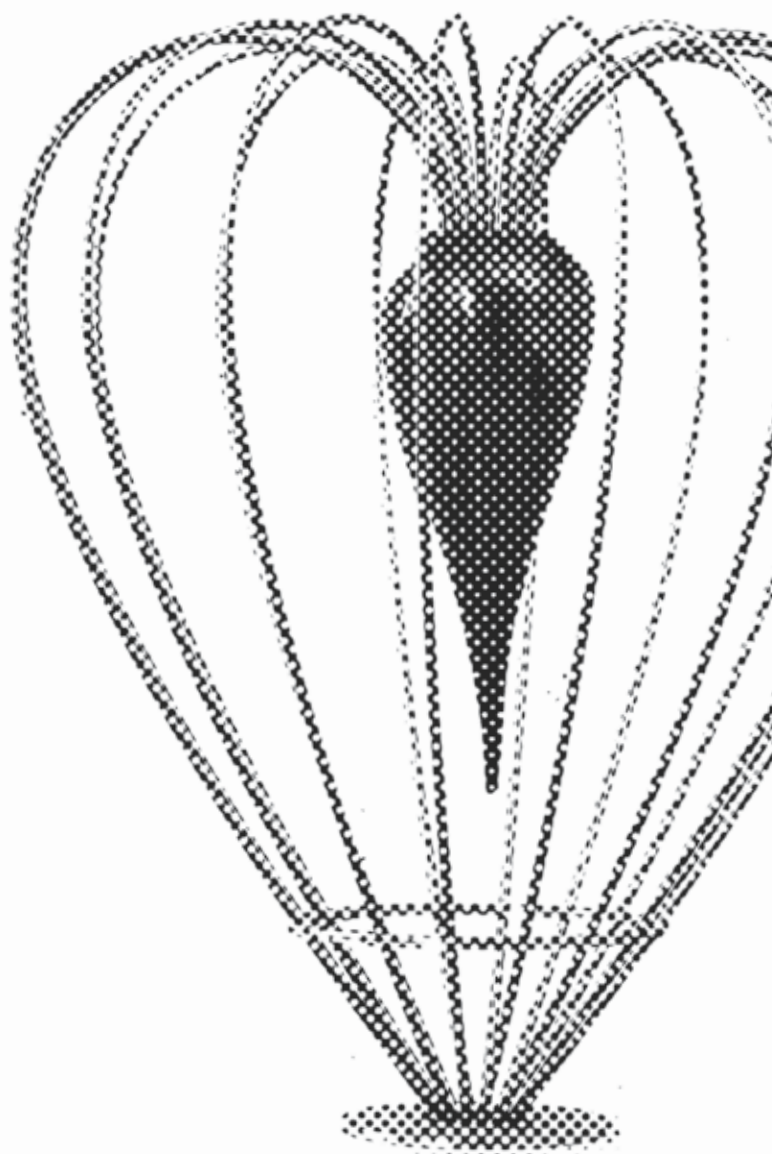
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MAGAZZINO
ITALIAN ART



The Calendar

Don't Judge a Uke by Its Covers

Once dismissed, ukulele has found its voices

By Alison Rooney

If you love to perform the popular music of the 1920s and 1930s, it helps to play the ukulele.

That is what, in part, brought Daria Grace and the diminutive instrument together.

"I wanted to play old jazz songs, and the baritone ukulele is closest to the guitar; it has four strings," explains Grace, who will lead a weekly "uke" class at the Beacon Music Factory beginning Oct. 2. "I was buying old sheet music that had ukulele tablature. Its first burgeoning popularity was right after the 1915 World's Fair, and the second wave came in the 1950s, with Hawaii's statehood.

"There used to always be a connotation that the uke was a joke instrument, chiefly because it was cheap and easy to learn," she says. "If you can't afford a piano in your living room, get a ukulele!"

Not long after teaching herself to play the ukulele (she was trained on the viola as a



Grace (center) with Andrew Hall and Sara Milonovich at the Towne Crier in Beacon

Photo by Ira Chavis

child and learned bass at age 19 after being offered a secondhand instrument for \$175), Grace joined a Hawaiian string quartet, The

Moonlighters. It consisted of two ukes, an upright bass and a Hawaiian steel guitar.

Grace currently performs with The Pre-

War Ponies, which she says unearths "not-quite-hits" from the 1920s to 1940s, and with the Wynotte Sisters, which specializes in three-part harmony covers. She also plays bass for Daisycutter and has toured and recorded with God Is My Co-Pilot and the sextet Melomane.

Six years ago, while living near Woodstock, Grace relocated to Beacon to be closer to New York City and because she knew a few people here, including Stephen Clair, the founder of the Beacon Music Factory. He asked her if she would teach uke.

"I had trepidations, but then thought, well, you taught yourself," she recalls. "Three chords are all you need; some require only one finger. I can teach a 10-year-old to play a song in five minutes." She says she finds it "rewarding once kids — and adults — start progressing. I've had several kids who have made me so proud."

Her group classes are geared toward beginners, and participants should have their own instruments. They also should have basic knowledge of the instrument — three chords will do — or take a lesson or two beforehand.

Grace says there are many decent starter instruments, which come in varieties such as soprano, tenor, baritone and bass. She recommends those made by Martin or Kamaka,

(Continued on Page 14)



Paula Jean Swearengin on the trail in West Virginia



Alexandria Ocasio-Cortez marching in the 2018 Pride parade

Jubilee Films (2)

Leading by Example

Film looks at four women who jumped into politics

By Alison Rooney

When asked about campaigning, Paula Jean Swearengin, a first-time candidate for a U.S. Senate seat, summed it up succinctly: "Words don't matter. What's up there is you."

The daughter and granddaughter of coal miners and a single mother of four, Swearengin identifies as a progressive. Her grassroots, long-shot candidacy in West Virginia is one of four intertwined stories in the documentary *Knock Down the House*, which will be shown in Garrison on Sept. 27. Earlier this year, audi-

ence members at the Sundance Film Festival voted it their favorite of the 121 shown.

The film will be screened as part of the ongoing Depot Docs series at the Philipstown Depot Theatre, and director Rachel Lears is scheduled to take part in a Q&A afterward.

The other three candidates whom Lears followed in the months before the November 2018 election were Alexandria Ocasio-Cortez, who challenged a Democratic incumbent to represent parts of the Bronx and Queens; Cori Bush, a Missouri nurse whose experience in the Ferguson riots compelled her to run; and Amy Vilela of Las Vegas, whose focus

on reforming health care rose out of a family tragedy in which a lack of insurance played a major role.

The women stood out from among the 529 women who filed to run for the House or Senate in 2018 (compared to 312 in 2016) because none had followed the traditional trajectory of political ambition, winning her way up

(Continued on Page 14)



Rachel Lears

THE WEEK AHEAD

Edited by Pamela Doan (calendar@highlandscurrent.org)
For a complete listing of events, see highlandscurrent.org/calendar.

CLIMATE WEEK

SUN 15

Make Art for the Climate Strike

GARRISON

2 – 4 p.m. Garrison Art Center
23 Garrison's Landing | 845-424-3960
bit.ly/climateweek-philipstown

Bring poster boards, markers, and your imagination to make art for the Global Climate Strike scheduled for FRI 20. Another poster-making event will be held at 3:30 p.m. on TUES 17 at Figure Ground Studio, 44 Main St., in Cold Spring.

FRI 20

Philipstown Strikes for Climate

COLD SPRING

2:30 – 4 p.m. St. Mary's Lawn
1 Chestnut St.
bit.ly/climateweek-philipstown

Walk out of your job, home or class to support political action to slow climate change. Speakers begin at 3 p.m.

COMMUNITY

SAT 14

Hudson River Craft Beer Festival

BEACON

1:30 – 5:30 p.m. Seeger Riverfront Park
1 Red Flynn Drive | americaontap.com

Sample any of more than 180 craft beers from 90 breweries (including 2 Way Brewing of Beacon and Newburgh Brewing Co.) at this seventh annual event. There will also be food and live music. No one under 21 admitted. *Cost: \$50 (\$70 VIP)*

SAT 21

Blood Drive

BEACON

10:30 a.m. – 3 p.m. Tabernacle of Christ
483 Main St. | 800-933-2566
donate.nybc.org

Schedule an appointment or walk-in. See website for requirements.



Fairy Walk, Sept. 21

SUN 22

Haldane Athletic Hall of Fame Brunch

BEACON

Noon – 3 p.m. Dutchess Manor
263 Route 9D | 845-265-9254, x160
haldaneschool.org/athletics

The Blue Devil Booster Club will honor inductees Richard Kiesbye, Russell Miller, David Milkovich, Chelsea Lisikatos and the 1998 team that won the first of the school's four state volleyball championships. RSVP requested by FRI 13. *Cost: \$55*

TALKS & TOURS

WED 18

The Early Days of Television

BEACON

1 p.m. Howland Public Library
313 Main St. | 845-831-1134
beaconlibrary.org

Evan Weiner will discuss

the stars of the early days of TV, including Milton Berle, Ed Sullivan and Jackie Gleason, and their impact. *Free*

THURS 19

The Art of the Garden: Bulbs

COLD SPRING

10 a.m. Supplies for Creative Living
165 Main St. | 845-809-5900
suppliesforcreativeliving.com

Landscape designers Liz Kelly and Lindsey Taylor will explain a spring planting design that can be planted now. *Cost: \$15*

KIDS & FAMILY

SUN 15

Storytime with Raven Howell

COLD SPRING

10:15 a.m. Split Rock Books
97 Main St. | 845-265-2080
splitrockbks.com

The children's book author will read from her new book, *Greetings*. *Free*

SAT 21

Fairy Walk

BEACON

10 & 11:30 a.m.
University Settlement Camp
724 Wolcott Ave. | fairywalk.com

Sponsored by BeaconArts, this walking production led by performers from Hudson Valley Theatre will follow a magical path to a hidden grove. Rain date SUN 22. Repeats SUN 28. *Cost: \$12 (\$8 children)*

SAT 21

Concert and Instrument Petting Zoo

BEACON

3 p.m. Howland Cultural Center
477 Main St. | 845-831-4988
howlandmusic.org

Following a concert by local musicians and music educators, children will be able to handle and play instruments such as winds, strings, piano and guitar. Reserve a seat online. *Free*

MUSIC

SAT 14

Choi Fairbanks

BEACON

1:20 p.m. Cliff and Main Bus Shelter

This 20-minute set by the classical and jazz cellist is sponsored by BeaconArts as part of its Tiny Concerts series.

SAT 14

Core of My Heart

NEWBURGH

7:30 p.m. Aquinas Hall
Mount Saint Mary College
845-913-7157 | newburghsymphony.org

The Greater Newburgh Symphony Orchestra will perform works by Apollonio Maiello, Richard Wagner, Bedrich Smetana and Edward Elgar. *Cost: \$25 to \$50 (students free)*

SUN 15

Brentano String Quartet

BEACON

4 p.m. Howland Cultural Center
477 Main St. | 845-765-3012
howlandmusic.org

Misha Amory (viola), Serena Canin (violin), Nina Lee (cello) and Mark Steinberg (violin) will present a program that includes works by Mozart and Beethoven to open the Howland Chamber Music Circle season. *Cost: \$30 (\$10 students)*

SUN 15

Doansburg Chamber Ensemble

COLD SPRING

4 p.m. St. Mary's Church | 1 Chestnut St.
845-228-4167 | doansburg.org

The ensemble will be joined by Christine Smith on flute and Joy Plaisted on harp for a performance that includes *Celtic Suite* by Marino and sonatas by Telemann and Rust. *Cost: \$10*

SUN 15

Music for Humanity

BEACON

8:30 p.m. Towne Crier
379 Main St. | 845-855-1300
townecrier.com

The Slam Allen Band and Jon Shain and FJ Venture will

perform in this fundraiser for music scholarships. *Cost: \$25*

SAT 21

Gary U.S. Bonds

PEEKSKILL

8 p.m. Paramount Hudson Valley
1008 Brown St. | 914-739-0039
paramounthudsonvalley.com

The singer, whose hits include "Quarter to Three," will perform R&B and rock with the Roadhouse Rockers. *Cost: \$35 to \$45*

SUN 22

Duo Scorpio

COLD SPRING

4 p.m. Chapel Restoration
45 Market St. | 845-265-5537
chapelrestoration.org

Kathryn Andrews and Kristi Shade will perform works for two harps by composers Nico Muhly and Robert Paterson. Donations are welcome. *Free*

SUN 22

Magnolia Boulevard

COLD SPRING

5 – 7 p.m. Waterfront bandstand

The five-piece band from Kentucky, which will perform to close out the Cold Spring Area Chamber of Commerce summer concert series, plays funk, blues and rock. *Free*

SUN 22

Graham Nash

POUGHKEEPSIE

7 p.m. Bardavon | 35 Market St.
845-473-2072 | bardavon.org

The two-time Rock & Roll Hall of Fame inductee (with Crosby, Stills and Nash in 1997 and The Hollies in 2010) will perform songs from his most recent album, *This Path Tonight*. *Cost: \$50 to \$75*

SUN 22

Cross Record

BEACON

8 p.m. Quinn's
330 Main St. | 845-202-7447
facebook.com/quinnbeacon

Emily Cross, who performs as Cross Record, will perform songs from her latest album, which "explores the metaphysical in the everyday."



Duo Scorpio, Sept. 22



VISUAL ART

THURS 19
Figure Drawing with Movement

BEACON
6:30 – 9:30 p.m. Catalyst Gallery
137 Main St. | 845-204-3844
catalystgallery.com

The gallery’s new drawing series will feature a model who will provide short and long poses plus some dance and movement. Chairs and tables provided, but no easels. *Cost: \$10*

SAT 21
Method for Proceeding

GARRISON
5 – 7 p.m. Garrison Art Center
23 Garrison’s Landing | 845-424-3960
garrisonartcenter.org

The Center’s visiting artist, Henry Klimowicz, will fill both of its galleries with a sculpture exhibit that spans 12 years.

SECOND SATURDAY

SAT 14
Spirit of Beacon Photos

BEACON
5 – 7 p.m. Howland Public Library
313 Main St. | 845-831-1134
beaconlibrary.org

Meet the photographers who submitted images they felt express the “spirit of Beacon.”

SAT 14
Mark Thomas Gibson and Rebecca Morgan

BEACON
5 – 8 p.m. Mother Gallery
1154 North Ave. | 845-236-6039
mothergallery.art

The artists will display works on the theme “neither devils nor divines.”

SAT 14
Joan Phares and Andrew Rust Barger

BEACON
6 – 9 p.m. BAU Gallery | 506 Main St.
845-440-7584 | baugallery.org

In Beach, Phares will share paintings and assemblages on wood associated with water. *In Porch*, Barger will display a modular moveable structure that can become a porch anywhere it is installed, making a space for everybody.



SAT 14
The Fine Art of Illustration

BEACON
6 – 8 p.m. Bannerman Island Gallery
150 Main St. | 845-831-6346
bannermancastle.org

Andre Junget, a classic-style illustrator, will exhibit his drawings, hand-pulled stone lithographs and scratch-board works.

SAT 14
Planet Rainbow Sparkles 3!

BEACON
6 – 9 p.m. Clutter Gallery
163 Main St. | 212-255-2505
shop.cluttermagazine.com/gallery

SAT 14
Both Sides Now

BEACON
6 – 9 p.m. RiverWinds Gallery
172 Main St. | 845-838-2880
riverwindsgallery.com

Virginia Donovan will exhibit her contemporary acrylic paintings and traditional oil landscapes.

STAGE & SCREEN

SAT 14
Aery Theatre 20/20 One-Act Festival

GARRISON
4 & 8 p.m. Philipstown Depot Theatre
10 Garrison’s Landing | 845-424-3900
philipstowndepottheatre.org

This annual festival, now in its 13th year, will feature 21 original plays by 19 writers performed

five or six at a time. Also SUN 15. *Cost: \$23 (\$18 students, seniors)*

MON 16
Hope on the Hudson

NEWBURGH
7:15 p.m. Downing Film Center
19 Front St. | 845-561-3686
downingfilmcenter.com

Jon Bowermaster will screen three of his short works: *Growing with the Grain*, about efforts to bring sustainable grain production back to upstate New York; *Source to Sea*, about Riverkeeper’s work to collect data that influences clean water protections; and *A Living River*, about restoring the Hudson River’s ecosystem. *Cost: \$7 (\$6 members)*

FRI 20
Happy Days

GARRISON
8 p.m. Philipstown Depot Theatre
10 Garrison’s Landing | 845-424-3900
philipstowndepottheatre.org

In this Samuel Beckett play directed by Carin Jean White, Christine Bokhour (as Winnie) and Sterling Swann (as Willie) star as outlets for Beckett’s search for the meaning of existence. Winnie begins the first act buried up to her waist in a hole and the second buried up to her neck. Also, SAT 21, SUN 22. *Cost: \$28 (\$22 seniors, teens)*

FRI 20
Mary Poppins

GARRISON
7:15 p.m. Boscobel | 1601 Route 9D
845-265-3638 | boscobel.org

Find a spot on the Great Lawn and enjoy a screening of the classic 1964 live-action and animated Disney film starring Julie Andrews and Dick Van Dyke presented in partnership with the Cold Spring Film Society. The Boscobel grounds open at 6 p.m., and the rain date is SUN 22. *Free*

FRI 20
Claire

COLD SPRING
7 p.m. Butterfield Library | 10 Morris Ave.
845-265-3040 | butterfieldlibrary.org

The 53-minute film, presented as part of the library’s ongoing Silent Film Series and set in the 1920s American South, is loosely based on a Japanese fairytale in which an elderly farm couple find a changeling who becomes their adopted daughter. It was created by Atlanta filmmaker

Milford Thomas using techniques consistent with the production of silent films and first shown in 2014. Cary Brown will provide live musical accompaniment. *Free*

FRI 20
Demetri Martin

POUGHKEEPSIE
8 p.m. Bardavon | 35 Market St.
845-473-2072 | bardavon.org

The unconventional comedian, who is also an author, actor and former correspondent for *The Daily Show*, will perform. *Cost: \$47 to \$57*



FRI 20
The Wait Room

OSSINING
8 p.m. Waterfront Park
thewaitroom.eventbrite.com

This outdoor dance performance, sponsored by the Sing Sing Prison Museum and choreographed by Jo Kreiter, will honor women whose loved ones were incarcerated. Also, SAT 21, SUN 22. *Cost: \$25*

SAT 21
Hudson Highlands Poetry

GARRISON
1:30 p.m. Desmond-Fish Library
472 Route 403 | 845-424-3020
desmondfishlibrary.org

As part of this continuing series, Mary Newell will read from her collection *Tilt/Hover/Veer*, Margot Taft Stever from *Cracked Piano*, and Jeffrey Yang from *Hey, Marfa*.

SAT 21
Spring Street Reading

NEWBURGH
7 p.m. Atlas Studios | 11 Spring St.
845-391-8855 | atlasnewburgh.com

Ruth Danon, Faisal Moyhuddin, Natania Rosenfeld and Edwin Torres will discuss how being the children of exiles has affected their work. *Free*

SUN 22
Quarry

GARRISON
12:30 & 4:30 p.m. Manitoga
584 Route 9D | 845-424-3812
visitmanitoga.org

Ivy Baldwin and dancers from her company will transform the former home of designer Russel Wright into a stage in a performance inspired by his desire to blur lines between outside and inside, and nature and the man-made. The rain date is SUN 29. The SAT 21 shows are sold out. *Cost: \$45 (\$35 members)*

CIVIC

MON 16
City Council

BEACON
7 p.m. City Hall | 1 Municipal Plaza
845-838-5011 | cityofbeacon.org

MON 16
Village Board

NELSONVILLE
7:30 p.m. Village Hall | 258 Main St.
845-265-2500 | nelsonvilleny.gov

TUES 17
District Voter Registration

GARRISON
9 a.m. – 4 p.m. Garrison School
1100 Route 9D | 845-424-3689
gufs.org

TUES 17
State Assembly Office Hours

BEACON
6 – 8 p.m. Howland Public Library
313 Main St. | 845-562-0888
nyassembly.gov/mem/Jonathan-G-Jacobson
Jonathan Jacobson, whose district includes Beacon, will meet with constituents.

TUES 17
School Board

COLD SPRING
7 p.m. Haldane High School (Room 211)
15 Craigsides Drive | 845-265-9254
haldaneschool.org

TUES 17
Village Board

COLD SPRING
7:30 p.m. Firehouse | 154 Main St.
845-265-3611 | coldspringny.gov

The board will hold a workshop to discuss the regulation of short-term rentals.

WED 18
School Board

GARRISON
7 p.m. Garrison School | 1100 Route 9D
845-424-3689 | gufs.org

THURS 19
Philipstown Planning Board

COLD SPRING
7:30 p.m. Old VFW Hall
34 Kemble Ave. | philipstown.com

The board will hold a public hearing to hear feedback on a request by the Garrison Gulf station to add a canopy over its pumps and sell used cars.

Ukulele *(from Page 11)*

which is based in Hawaii and uses koa wood. (The firm employs many deaf people, after discovering, according to the company, they “can measure the thickness of sound boxes with complete accuracy. They drum their fingers on the wood and feel the vibrations.”)



Daria Grace

Photo provided

Grace says her group classes are built around rock, pop and Broadway songs that are easy to learn, although some have never been arranged for the ukulele. “And I like to listen to the music that my students like — maybe I trade them a little Velvet Underground for some Billie Eilish.

“I listen to so much [different] music: early jazz to 1960s garage rock, African funk from the 1960s and 1970s — all kinds of stuff that keeps your ears open,” she says. A vinyl fan, she estimates she has 2,200 records — a constant source of new, and old, material.

The Beacon Music Factory is located at 333 Fishkill Avenue. To register for Grace’s eight-session class, which costs \$175 and meets for an hour on Wednesday evenings, see beaconmusicfactory.com or call 845-765-0472.

Knock Down *(from Page 11)*

the ranks. “In the beginning the question is, Why you?” Ocasio-Cortez says in the film. “The reason why is, no one else would. The alternative is no one. We’re doing something controversial: forcing the primary [against the longtime Democratic incumbent]. If we’re good, we’ll win.

“I’m running because everyday Americans deserve to be represented by everyday Americans,” she tells Lears, although she also expresses reservations. “How do you prepare for something when you don’t know what’s coming?”

To identify whom she would follow for the film, Lears connected with political action committees that were recruiting people with little or no political experience to run for Congress. Lears wanted geographic and personal diversity among her subjects, as well as charisma. “I gravitated toward these four women because they had very high stakes, personal stories that had motivated them to run in the first place,” Lears has said. “I wanted to make sure that these would be people that would be great to watch no matter what happened with the elections because, of course, you never know.”

In Missouri, Bush, who is a pastor and the mother of two teenagers, is shown speaking to people in her district. “If change is going to come to St. Louis, this is our moment,” she says. “This is the district where Michael Brown was murdered. It was like a battle, at home. Justice didn’t



Cori Bush campaigning in St. Louis

Jubilee Films

happen. People in my district, this is how we look. It shouldn’t be about one person being king, kiss my ring. It’s got to be about us.”

In Las Vegas, Vilela shared her personal loss. “After 2016, nothing is predictable, nothing,” she said. “I grew up in poverty; now that my eyes are open I will not close them again... You have to remember your whys. Why are you doing this? This [the insurance and health care industry] is a commodity; my daughter’s life wasn’t. We all handle it differently. For me, it’s how could I not? I will never stop. I will not allow my daughter to have died for nothing.”

As the film progresses, what might have been neatly divided into four stories instead is dominated by Ocasio-Cortez’s historic upset of the long-entrenched Joe Crowley. Early in the campaign, while she was working in a restaurant and as a bartender,

Ocasio-Cortez took stock of herself, noting: “When I try to be polite to someone, my voice goes up, too often.”

Yet her determination was evident, too. “For every 10 rejections you get one acceptance; that’s how you win everything,” she said, referring to obtaining the signatures needed to be placed on the ballot.

Although not all four women won, their none appears to regret the attempt. “We did this without knowing shit,” Vilela said. “It’s not about any one of us individually. I’m not sorry that I’m here, that we ran the campaign that we ran. It would be a profound mistake if we believe that those who got us into this mess will get us out.”

The Philipstown Depot Theatre is located at 10 Garrison’s Landing. Tickets are \$25 at brownpapertickets.com/event/4323616 or, if available, at the door.



BEACON 3D
beacon3d.org



Beacon 3D 2019 Site/Sculpture/Artist

- 18 West Main/Executive Action/Ed Benavente
- Beekman & West Main/Monument to Uncertainty/Emil Alzamora
- Beekman & High/Chromatic Substation No. 1/Erica Hauser & Jon Reichert
- Beekman & 9D/Pop Culture/Insun Kim
- Beekman & 9D/Effluence/Lori Merhige
- Beekman & 9D/In the Same Boat/Ed Benavente
- 160 Main/Beacon Moose/Alberto Bursztyn
- DeWindt & Cliff/Namaste/Barbara Galazzo & Carol Flaitz
- DeWindt & Cliff/Not a Chair/Herman Roggeman
- DeWindt & Cliff/Couples/Insun Kim (from the inaugural 2013 exhibition)
- 380 Main/ Inquisition/Ed Benavente
- 427 Main/Reciprocal Ladders to Stack/Steve Rossi
- 427 Main/Beacon Medley/Vivien Collens
- 477 Main/Soft Collapse/Lori Merhige
- 477 Main/Starting from Scratch/Ed Benavente

All the sculptures are for sale

Check out artist bios and statements at beacon3d.org

Beacon 3D is a project of BeaconArts, fiscal sponsor, a 501c-3 organization. To support the project, visit beaconarts.org and go to DONATE. Become a sponsor! For further info or to inquire about purchasing a sculpture, contact Eleni Smolen, founder/director, 917.318.2239 or theoganzstudio@tds.net





Photos by Michael Bogdanffy-Kriegh for Beacon 3D







Local Bestsellers

Based on combined hardcover and paperback sales reported for August by Binnacle Books, 321 Main St., in Beacon and Split Rock Books, 97 Main St., in Cold Spring.

	Position	last month	TITLE	AUTHOR
ADULT	1	1	The Overstory	Richard Powers
	2	5	There, There	Tommy Orange
	3	-	A Gentleman in Moscow	Amor Towles
	3	-	Tree Finder (Eastern US)	May Watts
	5	-	The Nickel Boys	Colson Whitehead
CHILDREN	1	-	Dog Man: For Whom the Ball Rolls	Dav Pilkey
	2	-	Nico Bravo and the Hound of Hades	Mike Cavallaro
	2	-	Science Comics: Polar Bears	Jason Viola
	4	1	The Pigeon HAS to Go to School!	Mo Willems
	5	-	National Parks of the USA	Kate Siber
	5	-	The Rescuers	Margery Sharp



Real Estate



Market Report (August)

	Beacon		Philipstown	
	2018	2019	2018	2019
New Listings	7	13	19	15
Closed Sales	4	7	11	11
Days on Market	102	102	137	38
Median Price	\$385,000	\$335,000	\$632,000	\$395,000
% List Received	97.7	93.2	91.6	93.3
Inventory	31	40	85	95

Source: Hudson Gateway Association of Realtors (hgar.com). Excludes condos. Philipstown includes Cold Spring, Garrison and Nelsonville.

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at Boscobel House and Gardens
1601 Route 9 D



painting © Jerry Smith
www.tomchapin.com



Darryl Gamble and Ed Coviello at their Beacon store

The Art of Clothing

Longtime partners open third store, in Beacon

By Alison Rooney

Darryl Gamble and Ed Coviello, the owners of Darryl's, a women's clothing retailer founded 33 years ago in Manhattan, have added a Beaconesque feature to their third boutique, which opened on Main Street in October: an art gallery.

Its latest exhibit, which will have a Second Saturday reception tomorrow (Sept. 14), features paintings by Beacon artist Catherine Welshman. In October, the store will highlight the work of Jack Fuller, also from Beacon.

Gamble and Coviello, longtime partners in life and work, stock what they describe as "classic, with a twist" clothing lines, with each store — the other is in Rhinebeck — tweaked to reflect its location. In Manhattan, it's "a bit more evening wear, more professional looks," in Rhinebeck it's "a little bit more relaxed" and in Beacon, "even more relaxed," Gamble says.

They decided to display art because the store, at 155 Main St., "wound up being

right in the middle of all the galleries," says Coviello. "I thought, Why not?"

The couple met 37 years ago. Gamble was managing a clothing store on West 72nd Street and ready to open his own place. Coviello was a special education teacher.

"Darryl has a great personality — people really like him," says Coviello. "The store he worked at had a branch on Madison Avenue. Customers would go to the Madison store, try things on, and have them sent to the West Side for Darryl's approval. So, we thought we'd try it for ourselves." They opened Darryl's on Amsterdam Avenue on Dec. 20, 1986.

The business struggled through that first winter, but the spring brought customers. "I remember March 5, a Saturday," Coviello recalls. "Women started coming in, saying, 'I'm looking for a dress,' one after the other. By May we were doing all right."

"At that time, the *Annie Hall* look was popular; more folksy things were big in those days," says Gamble. "We went more

(Continued on Page 17)

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www.hudsonbeachglass.com



(Continued from Page 16)

feminine and classic. Not everyone looks good in a specific trend. The important thing is consistency, as well as the taste level. It's about finding the right mix of 'a look' and quality, price, fit, fabric.

"You have to know what your customer will respond to, what suits their personality as much as anything else," he adds. "There's a whole psychological level to figuring it out, without having a crystal ball."

The men each rotate between the stores; Gamble spends most of his time in Manhattan. They became acquainted with the Hudson Valley in 2006, when they bought a summer home, and later moved north year-round. They opened the Rhinebeck store a decade ago.

When they began considering Beacon for a third store, they feared they had waited too long. "We saw Main Street go from a lot of vacancies to few vacancies to no vacancies," says Coviello. But a spot on the west end formerly occupied by Nella's Bellas

boutique became available.

"The biggest challenge is getting people to know us," says Coviello. "We carry sizes 2 through 18, and if we don't have a particular size at one location, we can easily get it in a day or two." Their stock, which includes many pieces from Joseph Ribkoff (Canada) and Lyssé (France), consists of separates — skirts, pants, blouses — along with coats, dresses and accessories like scarves, handbags and jewelry.

Gamble says the partners have had success at home and work for more than three decades because of communication and the fact "we share the same work ethic, which is basically work, work, work. In any business, it takes time to be established. You have to give it a lot of love, a lot of hours. Plant a seed, water it. We want people to enjoy it as much as we do."

Darryl's is open daily from 11 a.m. to 6 p.m., and until 8 p.m. on Second Saturday. Call 845-831-2808 or see darrylsny.com.

"Not everyone looks good in a specific trend. The important thing is consistency, as well as the taste level. It's about finding the right mix of 'a look' and quality, price, fit, fabric."



Artwork by Catherine Welshman on display at Darryl's

Photos by A. Rooney

Henry Klimowicz

Method for Proceeding: Sculpture installation

Sept 21–Nov 10, 2019 Opening Reception Sept 21, 5–7pm



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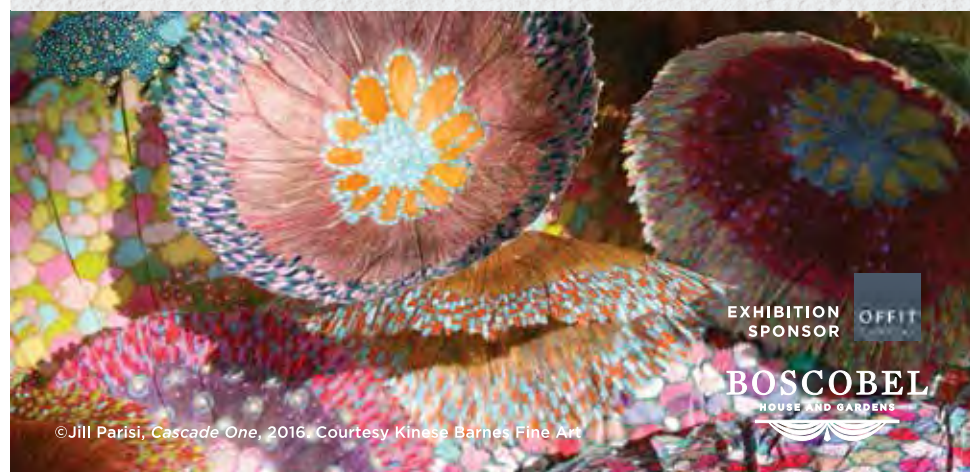
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HOUSE AND GARDENS

Family Trails

Give and Take

By Valerie LaRobardier

When genealogists hit what they call a “brick wall” on a family line, we often look for clues in unsourced family trees and message board queries that sometimes date back 20 years.

Desperate people do desperate things, and too often we are willing to accept the first answer that presents itself in an online search that matches, or closely matches, or somewhat closely matches, the names, locations and dates we have in mind.

But that can be dangerous. Although it takes longer and often leads to dead ends, research that has any value involves a thorough search and analysis. Knowing when to shift gears is also important. Too often, when no clear answer emerges, we continue the same aimless search, hoping something will pop up.

The better strategy is to research clues found in places such as message boards, or to assemble your own clues into a concise, clear post so you might connect with someone who has the missing piece of your puzzle.

You may be on the giving or receiving



The surname and family files at the Putnam History Museum may have clues to help break through your brick wall.

Photo by Michael Turton

end here: If you are the beneficiary of clues, share what you learn on the message board. After all, you would not have learned what you did without following someone else's trail markers.

As an example, let's work our way through a query posted by Thomas Lawson to an Ancestry.com board devoted to Putnam County puzzles:

One of my ancestors, John W. Davenport (born 1779), a great-great grandson of Capt. Thomas Davenport, married Mary

Snook. Their children are listed as niece and nephews in the will of a John or James Snouck from Fishkill. In another document John Snouck is listed as the son of a Matthew Snouck. Would that mean that John Snouck and Mary Snook are siblings and that Matthew is the father?

That seems like a reasonable conclusion. In a 1962 history of the family of Capt. Thomas Davenport, the Philipstown pioneer, we do find Mary Snook as John Davenport's wife, and details about each of their children. The book is available at archive.org. Searching through it for Snook names we learn that in another branch of the Davenport family, a John Snook married Sarah Davenport, who drowned about 1817 in the capsizing of a sloop in the Hudson River near Cold Spring.

John Snook remarried but had no children with either wife. His will does name nieces and nephews that match John Davenport and Mary Snook's children, leading us to conclude that John and Mary Snook are siblings, especially since their birth dates are 1781 and 1779, respectively.

As for Matthew Snook, one resource I cannot manage without is Frank Doherty's *Settlers of the Beekman Patent*, which is at 13 volumes (Abot through Swift) and counting. The patent covered part of Dutchess County so there is much information about

early families. The Adriance Library in Poughkeepsie has a set and the first eight volumes are at americanancestors.org.

A particularly useful feature is the list of “other and unplaced” individuals, which are records for people whom Doherty couldn't fit into a family. Although it may be discouraging to find your ancestor there, you may also find clues that lead to a breakthrough.

In this case we learn in the chapter on the Nelson family that Justus Nelson and his first wife had a daughter, Frances Nelson (born 1759), who married Matthew Snook, and Frances' half-brother Elisha Nelson was the husband of Frances Davenport, John W. Davenport's sister.

Among the other and unplaced Davenports, we learn that Mary Davenport was a cousin of Andrees Schnouck of Dutchess County, who wrote his will in 1784. This Mary could not be the wife of John Davenport, because she was 5 years old, but it reinforces the numerous crossings between the families.

Let's see what we can find about Andrees. The collection of Dutchess County probate records at familysearch.org is quite complete and I was able to locate a scan of his will by browsing through *Wills 1751-1796 Vol. AA & A*. He left legacies to his brother Jehonus and cousins Mary Devenport [sic] and Peter, John, James and Matthew Snouck. This cousin Matthew could be the one who married Frances Nelson, above.

I was not able to locate John Snook's will that mentions his Davenport nieces and nephews, but I did find the 1823 will of James Snouck of Fishkill that mentions a daughter named Mary. Alas, she is “the late wife of Peter Snouck.”

As usually happens, after an afternoon of digging, we are left with more questions than answers. But with any luck, they are *different* questions. Considering the many Philipstown cemetery and family references in these records, as well as the Nelson surname popping up repeatedly, I would suggest the next research trip be to the Putnam History Museum in Cold Spring to review its surname and family files.

LaRobardier is a professional genealogist and president of the Dutchess County Genealogical Society. Hit a brick wall? Email genealogy@highlandscurrent.org.



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An Oasis on Route 9

Text and Photos by Ross Corsair

In the often undistinguished, sometimes bleak, ramshackle architecture along Route 9 lies a surprising, wondrous oasis with plants and flowers probably found nowhere else in New York state or the entire Northeast, much less Philipstown, and a koi pond with lily pads populated by frogs and fish.

On weekends Sokhara Kim closes down her Nice & Neat dry cleaning shop and opens a Cambodian food stand. The expansive garden, filled with small creekside tables, supplies many of the vegetables used in her dishes. Her husband, Chakra Oeur, an artist and poet, is the garden's designer and caretaker, with many of his own stone or wood sculptures complementing the space.

One of his stone sculptures (long and narrow, with impact holes) represents the damage that bombing did to his native country during the Vietnam War. He and Sokhara came to the U.S. after fleeing the Khmer Rouge regime.

When families stop by, children delight in the setting, scampering around the narrow paths to check out the pond or to

swing in a low hammock.

Where else in the Northeast can you see a banana tree? To keep this and other flowers and plants alive outside a tropical rain forest takes diligence.

Chakra Oeur is just coming back from a brush with death. While he was undergoing routine surgery this spring at a New York City hospital, he says a crucial instrument was forgotten. His lungs filled with blood and he lapsed into a coma for several days and spent three months in the hospital.

Besides maintaining Nice & Neat, Sokhara spent long hours commuting to visit her bedridden husband.

After he returned home, he set out to bring the garden back from three months of neglect.

For those unsure what Cambodian food might be like, it has similarities to Vietnamese and Thai dishes. Among the items on the menu are spring rolls, dumplings, rice noodles with curry, and marinated grilled chicken or beef on a skewer or in a sandwich. The stand is open weekends at 3154 Route 9 until the weather becomes too cold, which, alas, is around the corner.

For more photos, see highlandscurrent.org.



Beacon Development

(from Page 1)

103-room hotel. The second, a 42-townhouse development, is proposed for a wooded parcel behind the Highland Meadows senior living facility.

Camp Beacon

Empire State Development, which is New York's economic development agency, in May chose Urban Green Food to redevelop the former women's prison, also known as Camp Beacon. A request for proposals, the second for the property, had been issued by the state in 2018. Urban Green Food is an offshoot of Urban Green Builders, a development company based in New York City.

On Monday (Sept. 9), Eric Anderson, the founder of Urban Green Builders, spoke to the Beacon City Council about his plans for the Beacon Bike Farm that he said could create hundreds of temporary construction and many full-time jobs.

The bike farm would include a hotel with courtyard, an indoor track-and-field venue and an arena for indoor cycling known as a velodrome, along with dozens of acres of farmland and bike trails.

"We're trying to build something beautiful and accessible, yet without pretension, that is welcoming to locals and tourists alike," Anderson said. "We want the destination to be a reflection of what already makes Beacon great, including its leading role as a gateway to the natural and artistic wonders of the Hudson Valley."

The track-and-field facility, he said, could attract major athletic events, bringing



The proposed townhomes would be built in a wooded area behind the Highlands Meadows senior housing development.

Photo by J. Simms

hundreds of people to Beacon. Twenty-four of the rooms in the hotel would be dorm-style, suitable for teams.

While the velodrome and trails would add components of the bike-friendly infrastructure that Beacon's comprehensive plan calls for, Paul White, an alternative transportation specialist who has promoted bicycling in New York City for more than a decade, told the council they would also make the city a

destination for the estimated 1 million regular cyclists in New York City, "virtually all" of whom "want a more bucolic, safe experience."

The former prison site could link, via a rail trail, with a Main Street hotel Anderson is building in Poughkeepsie and the Empire State Trail, a 750-mile network that will span the state when completed next year. There could also be a space for children to learn to ride.

"The opportunities to use this site — I don't think I've imagined them all yet," Anderson said.

There are 22 buildings on the site, and most will be rebuilt for uses such as a commercial kitchen and a day care facility, while the nonprofit Common Ground Farm plans to launch a farming incubator modeled after Vermont's Intervale Center, along with farm plots to be managed by public-school students.

"We see this as a terrific opportunity to create farm-to-school programming," said Sember Weinman, Common Ground's education director.

Beacon businesses, including the All You Knead bakery and One Nature landscapers, have agreed to be part of the project, as well, Anderson said.

Urban Green Builders must complete a study to analyze parking and traffic flow before it meets with the Beacon Planning Board. It also must finalize its contract with the state, and the City Council will need to rezone a portion of the property. (About a third of the parcel lies in the Town of Fishkill.) Anderson said he hopes to also open Tunnel Road — a single lane that runs under Interstate 84 and ends at Dutchess Stadium — to bikers and pedestrians.

"I'm all about trying to figure out how to get people out of their cars," he said. "If we're the wedge that allows Tunnel Road to finally be opened, that's a banner day for the City of Beacon and the cycling community."

Beacon Views

The Beacon Planning Board began its review on Tuesday (Sept. 10) of a townhouse project called Beacon Views on an 8.6-acre property that is the city's last parcel available for multi-family residential construction that is not in a mixed-use zone.

Because the City Council on Sept. 3 adopted a six-month commercial and residential building moratorium, projects such as Beacon Views can be reviewed but the board cannot take any action.

On Tuesday, Planning Board members bristled at numerous elements of the project's design.

Located near the Meadow Ridge developments and a recently approved 13-lot subdivision on Townsend Street, the project would have 42 units. Each of its nine buildings would include three-story, three-bedroom townhouses with street-facing garages. There would also be a recreational trail and 157 parking spaces (two spaces in each garage, a driveway space per unit and 13 visitor spots).

Like Meadow Ridge and Highland Meadows, the project would be located on property formerly owned by St. Francis Hospital. Per Beacon code, four of the townhouses will be sold at below-market rates.

The developer has commissioned traffic and school-impact studies, as well as a study that concluded the site doesn't have historical or cultural significance that would preclude building.

John Clarke, a city planning consultant, said the project's design — a private dead-end street more than 1,000 feet long with no sidewalks in front of the buildings — doesn't fit Beacon's traditional development standards, and emergency access — a 10-foot-wide lane through the Townsend Street development — would be insufficient.

Planning Board Chairman John Gunn expressed frustration with the design as well, calling it "very uninviting" and "a perfect example of what you call cookie-cutter."

"Beacon is a city," added board member Jill Reynolds. "There's no value" in creating what amounts to a gated community-type environment.

Project officials said they would consider the board's comments and update the plans.

Lane change

To address parking and traffic congestion on Main Street, Clarke has recommended the City Council adopt a uniform width for driving lanes — either 10 or 10.5 feet — and re-stripe and narrow street-side parking spaces to 7 to 9 feet.

He said studies have shown that 10-foot lanes force drivers to slow down while still providing enough space for buses and trucks, and narrower parking spaces would force drivers to park closer to the curb.

The city is scheduled to construct curb extensions, or bump-outs, on Main Street next year, said City Administrator Anthony Ruggiero, which would present an opportunity to re-stripe the parking lanes.

The council could also consider designating alternate routes — along Henry Street, for example — for bikes. "We have been looking at those," Ruggiero said. "Maybe there are other streets that are better than Main Street" for bicycles.

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Airbnb *(from Page 1)*

The board later scheduled a public meeting for Tuesday, Sept. 17, at the Cold Spring Firehouse, beginning at 7:30 p.m., to discuss the regulation of short-term rentals.

Contacted by *The Current*, Tracy Bunye said she and her husband had rented out their home for the first time, on Labor Day weekend, to acquaintances who were in town for a wedding. She said they advertised through Airbnb because it offers protections to homeowners and removed the ad when they returned. Although the couple received other booking requests in the meantime, they did not rent it again, she said.

She said they had not been contacted by the code enforcement officer or their neighbors. The complaint to the board was dated Sept. 3, the day after Labor Day.

Bunye said she understands the reservations people have about short-term rentals. "I'm glad the village is updating the code," she said, adding that anyone who offers their home through Airbnb needs to be sensitive to their neighbors' concerns.

Last year, the Beacon City Council grappled with the same issue before voting 4-3 to reject a proposed law to regulate short-term rentals. Because the city bans any use not expressly permitted in the law, the vote effectively outlawed short-term rentals. If adopted, the law would have required homeowners to comply with state building codes for hotels, such as having adequate fire exits.

Bills introduced last year in the state Senate and Assembly that died in committee would

have created what Airbnb calls "common-sense regulations," including requiring owners to post a diagram showing all exits and a list of emergency phone numbers; have insurance of at least \$250,000; have only one short-term unit unless the owners live at the same address; and register the unit every two years with the state.

At the Cold Spring Village Board meeting on Sept. 3, Merandy conceded the local code against tourist homes hasn't been enforced. He said that while few residents have complained, others no doubt have similar concerns and a discussion is underway among members of the Code Update Committee, which has scheduled a public hearing for Oct. 2 to hear continuing feedback on a proposed 500-page revision.

Deputy Mayor Marie Early, who is the board liaison to the committee, said a village survey conducted for the 2012 Comprehensive Plan indicated many residents support allowing short-term rentals due to the lack of hotels. She outlined the committee's proposed recommendations for "overnight accommodations," which would replace *tourist homes* in the code:

- An annual permit from the village, a fire inspection and proof of insurance would be required.
- One off-street parking space would be required for each guest room.
- Rentals could not exceed 30 days.
- No more than three guest sleeping rooms would be allowed.

- The owner would have to occupy the dwelling when guests are present.
- Separate cooking facilities for guests would not be permitted.

The proposed update would permit short-term rentals in areas zoned single-family residential (R-1), multiple-family residential areas at Springbrook and Forge Gate (R-3) and on Main Street and the area west of the railroad tracks (B-1). They would be prohibited at Chestnut Ridge and the Butterfield development.

Merandy questioned restricting the number of rooms that can be rented, suggesting instead that limiting the number of guests would be more effective.

"The problem seems to be places that advertise that you can have 10 or 12 people," he said. "Young people, three or four or more couples hang out, and it becomes noisy."

Requiring the owner to be present was also questioned. "Being supervised by the owner isn't workable," said Trustee Steve Voloto, who is an Airbnb host and said he would probably recuse himself from any vote. "It's the opposite of why you'd rent something when you go away."

When it was argued that some communities only require the owner to be nearby, Early described an incident in the village that she said illustrates why that approach doesn't always work. A group of "at least four couples," had started a fire in the backyard of the rental property and by 11 p.m. had become very loud, she said. For an hour, neighbors tried calling to complain, but the owner's cell-

phone was turned off. Being nearby, Early said, doesn't necessarily mean owners will be responsive. She also pointed out that residents are often reluctant to call the police if the rental property's owner is a neighbor.

Trustee Fran Murphy said noise isn't always the problem. "As residents become seniors they are not comfortable with strangers," in their neighborhood, she said. "In a residential area, people expect to know who their neighbors are."

Village economics also factored into the discussion. Trustee Lynn Miller commented that when owners can earn \$300 a night for short-term rentals rather than \$2,000 a month from long-term tenants, "it ultimately drives rents up across the entire village."

Early noted that an oversupply of overnight accommodations makes fewer properties available for long-term rental. "That's a concern," she said. "It can make the village as much a place for weekend people as it is a place to live."

The mayor agreed. "I don't want a village full of Airbnbs," he said. "Limit the numbers; we can definitely regulate it."

He did, however, point to a positive economic effect of overnight accommodations, commenting that bed-and-breakfast owners take excellent care of their properties in order to attract guests. "And they are not families with children, so there's less impact on our schools. We should consider that also."

When Murphy suggested that a referendum be held regarding short-term rentals, Merandy said he thought it was "a great idea."

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The HIGHLANDS

Current

7-Day Forecast for the Highlands

Saturday

74/62

Cloudy with a shower or t-storm in the afternoon

POP: 55%

S 6-12 mph

RealFeel 73/62

Sunday

82/61

Partly sunny and warmer

POP: 5%

W 4-8 mph

RealFeel 85/60

Monday

82/53

Partly sunny

POP: 25%

WNW 6-12 mph

RealFeel 84/54

Tuesday

73/51

Partly sunny and delightful

POP: 10%

N 6-12 mph

RealFeel 76/52

Wednesday

75/54

Mostly sunny

POP: 15%

W 4-8 mph

RealFeel 78/55

Thursday

83/66

Mostly sunny

POP: 0%

SSE 4-8 mph

RealFeel 84/65

Friday

81/65

Cloudy; rain and thunderstorms at night

POP: 25%

SSE 3-6 mph

RealFeel 81/60

Pollen

High

Moderate

Low

Absent

Absent

Grass

Weeds

Trees

Molds

Source: National Allergy Bureau

SUN & MOON

Sunrise Sat., 9/14 6:35 AM

Sunset Sat. night, 9/14 7:08 PM

Moonrise Sat., 9/14 7:46 PM

Moonset Sat., 9/14 6:45 AM

Full

Last

New

First

Sep 14

Sep 21

Sep 28

Oct 5

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- Cattle comments
- Dispatch
- Luau side dish
- Reed instrument
- Inlet
- Small
- Enthusiastic
- Eviscerate
- Soon
- Rook
- Potential syrup
- Roman 52
- Thanksgiving veggie
- Pass along
- Rice-like pasta
- Mahal
- Cannonball, maybe
- Color workers
- High-pitched bark
- A mere handful
- Mimic
- Bets
- Poetic feet
- Existed
- Tangelo trademark
- Do some firing
- Sandwich cookie
- Great Lake
- Londoner's letter
- Cut, as logs
- Tear to bits
- Type measures

DOWN

- Smartphone download

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- Marseilles monarch
- Huge
- Pretty much
- Japanese sash
- Leak slowly
- Prophets
- Resold for big profits
- Corporate symbol
- Shakespeare's river
- Safecracker
- Historic boy king
- Listener
- Lummox
- Ethereal
- Dine on
- Has permission
- Of natural dimensions
- State with certainty
- Some evergreens
- Speech
- Mandible
- Agent
- Hocked
- Church leader
- Petrol
- Twosomes
- City in India
- Ball of yarn
- Angry
- Triumph
- Buddhist sect
- Wood and Wynn

SUDOCURRENT

	4		9					
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8		6		1	7			9
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Answers for Sept. 6 Puzzles

L	I	Z		C	L	A	D		U	G	L	I
O	R	E		Y	E	T	I		R	O	A	R
D	A	B		C	A	M	E	L	B	A	C	K
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			M	O	C	S		E	N	A	C	T
W	O	L	F	P	A	C	K		E	U	R	O
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I	D	O	L		S	L	U	E		E	T	A
P	O	L	Y		T	I	E	R		D	E	W

7	3	1	6	8	4	5	9	2
5	8	6	9	7	2	4	3	1
2	4	9	5	3	1	7	6	8
1	7	8	2	5	3	6	4	9
9	2	4	1	6	7	3	8	5
6	5	3	8	4	9	1	2	7
3	1	5	4	2	8	9	7	6
8	9	7	3	1	6	2	5	4
4	6	2	7	9	5	8	1	3

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Answers will be published next week.
See highlandscurrent.org/puzzle for interactive versions.

SPORTS

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FALL SPORTS PREVIEW

Beacon Girls' Swimming



Serena Jabar, an eighth-grader who swims for the Beacon varsity, competes in a relay against Putnam Valley-Mahopac on Sept. 10 at the high school.

By Skip Pearlman

Last season's Beacon High School team posted a 6-5 record, but the Bulldogs lost significant talent to graduation.

This year the squad is off to a 2-0 start after defeating Woodlands, 100-68, last week and edging a combined Putnam Valley and Mahopac team on Tuesday (Sept. 10), 86-84.

The team is hoping for strong seasons from captains Natalie Negron and Dior Gillins, who are both seniors. Thandiwe Knox, a junior and sprint specialist, also returns.

"We're looking for them to be steady in practice and steady in races," said



Coach Larry Collins.

Eighth-grader Bella Haydt returns after sitting out last year due to an injury, and eighth-grader Serena Jabar and seventh-grader Saniyah Wiltshire will contribute, as well. "There's some real talent there," Collins said.

The coach said the team is in reset mode after losing eight swimmers to graduation.

"If we can [again] finish around .500, we'll be doing well," Collins said. "We want to be competitive, have a lot of team spirit, and enjoy what we're doing. We'll be rebuilding for a while, which is why the seventh- and eighth-graders and freshmen are so important."

FALL SPORTS PREVIEW

Haldane Girls' Tennis



The 2019 Haldane girls' tennis team

Photos by S. Pearlman

By Skip Pearlman

Simon Dudar, now in his 10th season as the coach of the Haldane team, says his 2019 squad is one of the deepest and most competitive he's had.

Haldane is coming off a 10-6 season but lost a top player, Olivia Olsen, to graduation. The Blue Devils return three solid singles players in Anna Brief, Natalie Sandick and Julie Geller. Mairead O'Hara, a returning freshman, and Caroline Nelson, an incoming freshman from Garrison, are the top doubles team, and seniors Bridget Goldberg and Cassie Laifer are in the second doubles spot. Freshman Amanda Johnson also returns to the team.

"We have 13 girls, and this is probably our deepest team," Dudar said. "The

players are making each other better."

O'Hara and Nelson are off to a 5-0 start. "We're hoping they can continue and make the conference tournament," Dudar said.

The coach said he also expects great things from his singles players. "We're hoping we can compete for a top spot in the league," he said. "It would be exciting to make the league tournament."

The Blue Devils began the season with three losses, falling to Croton and twice to Carmel but defeating Valhalla, 5-0, on Wednesday (Sept. 11).

"We have to stay consistent," Dudar said. "We have to stay confident. We have to try to keep the pace to our liking. Our players need to believe in themselves, and we'll see how far we can go."

VARSITY SCOREBOARD

Football

Rye Neck 45, Haldane 16
Beacon 18, Poughkeepsie 0
Santino Negron rushed for 3 TDs

Boys' Soccer

Rye Neck 6, Haldane 1
Poughkeepsie 4, Haldane 0
Byram Hills 1, Beacon 0
Beacon 0, Tappan Zee 0 (2OT)

Girls' Soccer

Haldane 2, Valhalla 1
Chloe Rowe, Jade Villella
Haldane 2, Irvington 0
Sara Ferriera, Jade Villella
Haldane 1, Briarcliff 1 (2OT)
Jade Villella
Pelham 5, Beacon 0
Rye 5, Beacon 0

Cross Country

Beacon at Washington Wizard Invite
Girls' 3-mile
36. Lauren Shanahan (24:43.10)
Boys' 3-mile
6. Zachary Cader (16:24.40)

Girls' Tennis

Croton 4, Haldane 1
Carmel 6, Haldane 1

Carmel 6, Haldane 1
Haldane 5, Valhalla 0
Beacon 5, Lakeland 2
Beacon 7, Lakeland 0
Hendrick Hudson 4, Beacon

Girls' Swimming

Beacon 100, Woodlands 68
Beacon 86, Putnam Valley-Mahopac 84

Volleyball

Haldane 3, Rye Neck 0
Haldane 3, Edgemont 0
Beacon 3, Carmel 0
Grace Affeldt (25 assists) Tessa Nilsen (11 kills), Neyleeane Ortiz Santiago (11 kills), Mia Scarchilli (14 digs)
Beacon 3, Riverside 0