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**Miss Polonia at Polish Hall**

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**Silverman at Sunset Serenade**

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Roksana Amid/Herald

John Macchione, a co-host of the general-interest podcast “Jay & Ralph’s House,” has worked in entertainment for 30 years.

## From a ‘dungeon,’ a podcast with a growing audience

By **ROKSANA AMID**

ramid@liherald.com

Every Friday from 5 to 7 p.m., the basement of a Glen Cove home comes alive with music, laughter and candid conversation. The room — jokingly referred to by the hosts of “Jay & Ralph’s House” as the “dungeon” — is where the podcast is broadcast live to listeners not just in the city, but across the globe.

The show is hosted by veteran DJ John Macchione and Ralph Comitino, president of the Glen Cove Civil Service Employees Association, in Macchione’s basement. The two met through SUNY Westbury’s radio station OWWR, but the duo decided to produce their own show in Glen Cove.

“We talk about everything,” Comitino said. “It’s either what’s happening in our lives or what’s happening in Glen Cove. We talk a lot about Glen Cove, but we also talk about big news stories, whatever comes to our mind.”

The program’s mix of local, national and international topics owes much to Macchione’s three-decade-long career on the freestyle music scene. “I’ve been DJing for over 30 years,” he said. “I DJ all over for freestyle music. I’ve been doing it with famous people like George Lamont, Cynthia, Johnny O, Coro, Judy Torres.”

Freestyle music, Macchione explained, is rooted in Latin hip-hop and improvisation.

CONTINUED ON PAGE 14

## G.C. touts first fiscal surplus in seven years

By **ROKSANA AMID**

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For the first time in seven years, Glen Cove has ended a fiscal year in the black, a milestone that city officials say is the product of disciplined spending, new revenue streams and a focus on long-term stability.

Although the 2024 Annual Financial Statement by PKF O’Connor Davies has not been made public, the city closed fiscal year 2024 in December with a general fund surplus of \$87,556, eliminating a deficit that stretched back to 2018. Controller Michael Piccirillo said the turnaround marks the first time since 2017, when Glen Cove sold its waterfront property to developer RXR, that the city has operated with a surplus.

“This is a very significant accomplishment and by no means an easy achievement,” Piccirillo wrote in an email to Mayor Pamela Panzenbeck and

the City Council last month, “especially considering the deficit was over \$5.3 million when I became City Controller back in 2020, and we managed to eliminate that deficit in only four years.”

Panzenbeck said the goal will now be to build reserves

similar to those of other municipalities. “This is the first step in fitness at our level where we’re able to have a surplus just through the regular operation of our city finances,” she said. “Other townships have major reserves in the millions of dollars. So this is our first step in building a reserve.”

Panzenbeck noted that in her four years in office, the city has raised taxes only once, a 1.98 percent increase in the 2025 budget.

Piccirillo said that Glen Cove’s improved fiscal picture also strengthens its credit profile. “Basic reserves help our credit file,” he said. “With Moody’s, that plays very well

CONTINUED ON PAGE 11



## NEWS BRIEFS

### District expands free meal program

The Glen Cove City School District has announced that all students enrolled in the district will be eligible to receive free breakfast and lunch for the 2025–2026 school year, regardless of household income. The district's decision comes as part of an amendment to its participation in the National School Lunch Program and the School Breakfast Program.

Under the new policy, every child attending a school or site within the district will have access to meals at no charge. This expansion aims to eliminate food insecurity among students and support families facing financial challenges, ensuring that no child is left hungry during the school day.

The district has also released updated income eligibility guidelines for families who may still qualify under the free or reduced-price meal scales for administrative purposes. For example, a family of four earning up to \$41,795 annually qualifies for free meals. A family of the same size earning up to \$59,478 annually would be eligible for reduced-price meals, though this year, no fees will be charged under the universal free meals policy.

The program is being coordinated through the office of Theresa Kahan, the Assistant Superintendent for Business. Kahan can be reached at tkah-

an@glencoveschools.org for more information.

In compliance with federal civil rights law and U.S. Department of Agriculture (USDA) guidelines, the district has emphasized that it does not discriminate based on race, color, national origin, sex (including gender identity and sexual orientation), age, or disability. Individuals who believe they have experienced discrimination under this program are encouraged to file a formal complaint through the USDA's Office of the Assistant Secretary for Civil Rights.

Complaints can be submitted by mail to the USDA in Washington, D.C., by fax at (202) 690-7442, or by email at [program.intake@usda.gov](mailto:program.intake@usda.gov). Forms and additional information are available at <https://www.usda.gov/sites/default/files/documents/USDA-OASCR%20Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf>.

The district encourages all families to take advantage of the free meal service to ensure students are well-nourished and ready to succeed in school. Additional resources and language support are available for families with disabilities or those who require materials in languages other than English.

—Roksana Amid

### Flahive to lead EAC fundraising

EAC Network, a not-for-profit social and human service agency that Empowers, Assists, and Cares for over 79,000 New Yorkers in need, has appointed Emma Flahive as its new Director of Development. The organization operates more than 100 programs spanning from the East End of Long Island to Rockland County and all five New York City boroughs, offering services that keep families together, restore dignity, and build stronger, healthier communities.

With a proven track record in non-profit fundraising, Flahive will elevate EAC Network's development strategy and help expand its impact across Long Island and New York City. Her appointment signals a bold new chapter for EAC Network's fundraising efforts. Described as a dynamic and modern fundraising leader, she brings a rare blend of operational rigor, strategic vision, and deep storytelling instinct to the role — qualities the agency says are precisely what's needed to grow and sustain a mission as expansive as EAC's.

"Emma is not just a development professional — she's a growth strategist," said Neela Mukherjee Lockel, President & CEO of EAC Network. "She understands how to marry data with relationships, technology with

humanity. Her energy, her instincts, and her command of what it takes to scale will help usher EAC into its next phase of impact."

A Long Island native and respected voice in the regional nonprofit sector, Flahive began her career as a development assistant and was quickly promoted through several roles, ultimately becoming Director of Development at her previous agency. In that role, she built innovative donor programs, strengthened major gift strategies, and helped lead capital initiatives. At EAC, she is already charting new territory, with plans to increase the agency's visibility in New York City and host its first signature fundraising event in the five boroughs.

Her appointment also reflects a broader shift in how EAC Network approaches philanthropy: as a growth engine, not a back office. Flahive's expertise in digital platforms, donor engagement tools, and performance metrics will be central to building a more robust, data-informed fundraising infrastructure.

"Emma brings a fresh perspective and a fearless approach," said John Durso and Geri Gregor, Co-Chairs of the EAC Network Board.

—Roksana Amid



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Courtesy Gaitley Stevenson Mathews

On Aug. 9 the community gathered to celebrate the announcement of this year's Miss Pelonia and the Grand Marshal.

# Polish National Home honors heritage

By ROKSANA AMID

ramid@liherald.com

For nearly a century, the Polish National Home of Glen Cove has been a cultural anchor for the city's Polish-American community. This October, it will once again take its place in New York City's Pulaski Day Parade, showcasing the pride, heritage, and traditions that have bound generations together.

Leading the contingent will be this year's Miss Polonia, Julia Jon, 23, a Glen Cove resident and Baruch College finance student. Jon graduated from Glen Cove High School and the Paderewski Polish School in Glen Head, where she deepened her connection to her family's heritage.

**JULIA JON**  
Miss Polonia

family's heritage.

"What it really means to me is just my nationality is not that popular," Jon said. "To be in a neighborhood that has a Polish heritage and a lot of Polish community is an honor to have your roots within the city you live in and have it recognized."

For Jon, the role is also about visibility. She noted that Glen Cove has thriving Italian and Hispanic communities, but Poland's smaller population makes it more important to celebrate and preserve its culture. "It is exciting to be known and put out there as a symbol of representing Poland," she said.

Joining her will be Edward Podsiadlo, this year's Grand Marshal. Born in Kraków, Poland, Podsiadlo immigrated



The Polish National Home has been a community staple for nearly 100 years.

to the United States in 1976, settling first in Greenpoint, Brooklyn, where he became president of Polonia Greenpoint for 14 years. He moved to Long Island in 1986 and has been a member of the Polish National Home of Long Island since 1982.

Former marshal Margaret Dochnal, who now serves as the organization's financial secretary, explained that the Miss Polonia selection process has changed over time. In earlier years, the title was awarded through a pageant, but in the past decade, the community shifted to a nomination system.

"All these Polish girls, they're all friends. They don't want to compete against each other," Dochnal said. "The committee now selects one young woman each year who has contributed

to the Polish community."

Miss Polonia's duties include attending the parade's fundraising banquet — now held in New Jersey — where honorees from Polish communities across the tri-state area gather in white dresses and sashes, and marching down Fifth Avenue on the first Sunday in October.

The Polish National Home has a long history in Glen Cove. On Aug. 31, 1922, 25 residents met to purchase the former St. Patrick's Church on Hendrick Avenue. With only \$615 raised in contributions, they sold 50 printed bricks from the old church at \$100 each to meet the \$6,000 price tag. Chartered on Nov. 21 of that year, the home became a haven for immigrants, helping them adjust to life in America, become citizens, and find community.



Miss Pelonia 2025 and Polish National Home President Bozena Kuzma look forward to this year's parade in Manhattan.

Today, the organization works closely with the Paderewski Polish School, offers scholarships, and hosts cultural celebrations.

"We want to keep traditions alive for younger generations," Dochnal said. "Some families pass them on well, some don't — so we help make sure they're not lost."

The Pulaski Day Parade will take place on Oct. 6, marching from 35th to 54th streets in Manhattan.





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**Second Marriage Planning**

In second marriage planning, a co-trustee is sometimes recommended on the death of the first spouse. While both spouses are living and competent they run their trust or trusts together. But when one spouse dies, what prevents the other spouse from diverting all of the assets to their own children? Nothing at all, if they alone are in charge. While most people are honorable, and many are certain their spouse would never do such a thing, strange things often happen later in life. A spouse may become forgetful, delusional or senile or may be influenced by other parties. Not only that, but the children of the deceased spouse tend to feel very insecure when they find out their stepparent is in charge of all of the couple's assets.

If you choose one of the deceased spouse's children to act as co-trustee with the surviving spouse there is a conflict that exists whereby the stepchild may be reluctant to spend assets for the surviving spouse, because whatever is spent on that spouse comes out of the child's inheritance. Then what if stepparent gets remarried? How will the stepchild trustee react to that event? What if it turns out the stepchild liked the stepparent when his parent was living, but not so much afterwards?

Here is where the lawyer as co-trustee may provide an ideal solution. When one parent dies, the lawyer steps in as co-trustee with the surviving spouse. The lawyer helps the stepparent to invest for their own benefit as well as making sure the principal grows to offset inflation, for the benefit of the deceased spouse's heirs. The stepparent in this case takes care of all their business privately with their lawyer. The trusts cannot be raided. These protections may also be extended for IRA and 401(k) money passing to the spouse through the use of the "IRA Contract". Surviving spouse agrees ahead of time that they will make an irrevocable designation of the deceased spouse's children as beneficiaries when the IRA is left to the surviving spouse, and further agrees that any withdrawals in excess of the required minimum distribution (RMD) may only be made on consent of the lawyer.

Second marriage planning offers numerous traps for the unwary.

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All that glitters...

**D**ear Great Book Guru,  
I'm sitting on my porch this evening looking out over my neighbor's beautiful garden (really...who needs a water view) finishing up a great book you recommended a few weeks ago - Robert Baird's "The Nimbus," but as always, I'm looking for my next read - a psychological mystery if possible.

*Lover of Porches*

Dear Lover of Porches,  
I have the perfect book for you - Megan Abbot's latest: "El Dorado Drive." The streets in mythical El Dorado were paved with gold and the residents of this Detroit suburb where the novel is set saw their golden lives destroyed when the American car industry crashed in the early 2000's.

Highly paid executives, lawyers, and engineers found their careers abruptly ended and their fortunes decimated. Families had to adjust to the new reality, and the women of El Dorado Drive join together to find a way out of this financial abyss...or so they think.

The story focuses on the Bishop sisters - Pam, Debra, and Harper - and their involvement with the Wheel - a play on the collapsing auto industry. But the Wheel is basically a pyramid scheme. The sisters and their friends pledge \$5000 each with a "gift" to be bestowed on a lucky woman each week. Of course, this works only as new members can be found.

Starting out as women supporting women during hard times, the plan quickly deteriorates into a "Lord of the Flies" scenario. As we learn the stories of these desperate women, our sympathy grows even though we know there are no streets of gold in their futures - highly recommended!

Would you like to ask the Great Book Guru for a book suggestion? Contact her at annmdipietro@gmail.com.



**ANN  
DIPIETRO**

**CRIME WATCH**

**ARRESTS**

- A 46-year-old Glen Cove man was arrested on Aug. 3 for criminal trespassing on Shore Road.
- A 31-year-old Glen Cove woman was arrested on Aug. 3 for criminal possession of a controlled substance on Shore Road.
- A 42-year-old Flushing woman was arrested on Aug. 6 for prostitution and unauthorized practice of a profession on Forest Avenue.
- A 29-year-old Glen Cove man was arrested on Aug. 7 for criminal contempt in Village Square.
- A 27-year-old Massapequa man was arrested on Aug. 8 for criminal possession of a controlled substance and criminal possession of a forged instrument on Glen Street.
- A 39-year-old Glen Cove man was arrested on Aug. 8 for endangering the welfare of a child, obstructing governmental administration, and harassment on Nassau Avenue.
- A 34-year-old Glen Head man was arrested on Aug. 9 for driving while intoxicated on Glen Cove Avenue.

People named in Crime Watch items as having been arrested and charged with violations or crimes are only suspected of committing those acts of which they are accused. They are all presumed to be innocent of those charges until and unless found guilty in a court of law.

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Incentives, grants, and rebates will vary with every project.



# HERALD SPORTS

## Nassau H.S. football kicks off Sept. 5

By TONY BELLISSIMO

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Kickoff for the Nassau high school football season is less than a month away.

On Aug. 18, all 53 public high school football programs in the county will begin preparations for the upcoming season, scheduled to open Friday, Sept. 5 with a handful of Conference IV games leading up to the first full slate the following week.

Aside from then eight-time defending Conference II champion Garden City moving to Conference III, which saw it dominate the competition on the way to another title, the biggest news last off-season was the decision to add an 11 a.m. kickoff slot. That'll continue in 2025 and possibly beyond, first-year Section VIII football coordinator Joe Martillotti said, as the county builds its varsity officials staff.

"We're definitely in better shape with officiating crews as we were last year," Martillotti said. "Some are doubling up with 11 a.m. and 3 p.m. games on Saturday. We don't have enough officials to play every game at 2 p.m. on Saturday, but there's also more and more teams playing Friday night which helps."

Some teams with multiple 11 a.m. starts this season include Clarke (four), Carey (three), Sewanhaka (three), South Side (three), Uniondale (three), Elmont (two), Valley Stream South (two) and Wantagh (two.)

Massapequa (Conference I), Carey (II), Garden City (III) and Wantagh (IV) won county titles last season, but the landscape has changed again with Rutgers Cup winner Garden City moving back to Conference II, Wantagh returning to Conference III where Carey also resides now.

Carey and Wantagh are seeded No. 1 and 2, respectively, but won't meet until Week 7 (Oct. 25) at the home of the Seahawks. Carey, which defeated Half Hollow Hills East for the Long Island Class II crown to cap an undefeated campaign, opens at home Sept. 13 against Valley Stream South.

Massapequa, which won the Rutgers Cup in 2023 and seeks a third straight county title, is ranked second behind Farmingdale this season. The Chiefs won an overtime thriller over the Dalers in the Conference I championship game last November. The teams will meet again in Week 6 at Farmingdale. Massapequa opens at home versus Freeport Sept. 13; the Dalers host Syosset the previous evening.

Third-ranked Long Beach is tasked with opening the season against Garden City in the Trojans' return to Conference II. Garden City has won a remarkable 54 consecutive games.

### 10 games to watch

**Sept. 12** Freeport at Massapequa

**Sept. 13** Garden City at Long Beach

**Sept. 19** Farmingdale at Oceanside

**Sept. 27** Carey at South Side

**Oct. 4** Plainedge at Lynbrook

**Oct. 11** Mepham at Garden City

**Oct. 18** Massapequa at Farmingdale

**Oct. 25** Wantagh at Carey

**Oct. 25** Freeport at Oceanside

**Oct. 31** Seaford at Plainedge

Conference IV runner-up Plainedge is ranked at the top this season and kicks off on the road at North Shore Sept. 6.

Teams choosing to play a full game scrimmage can do so once 10 practices are completed, making Aug. 29 the first potential date. Teams can conduct joint practices as soon as Aug. 23 and are permitted to play 7 on 7 and also run 10 plays (11 on 11) in full gear.

### Nine teams switch conferences

Along with Garden City, Carey and Wantagh, six additional teams switched conferences for 2025 based on enrollment figures. East Meadow and Valley Stream Central slid from Conference I to II, Sewanhaka from II to III, Bellmore-JFK from III to II, Valley Stream South from IV to III, and Lynbrook from III to IV. East Meadow and Kennedy meet Week 1 in Bellmore. Valley Stream Central opens at home against MacArthur, Sewanhaka hosts Floral Park, and Lynbrook hits the road to face Malverne.

### Few coaching changes

Last season saw new head coaches debut at Baldwin, East Meadow, Freeport, Mepham, Seaford and at the midway mark, Lawrence. Most of those squads enjoyed success and were part of the Nassau County playoffs.

This year there's new sideline bosses at North Shore and Manhasset. Dan Agovino left a legacy at North Shore with 23 years at the helm and led the Vikings to a pair of county championships and their first-ever L.I. title in recent seasons. Longtime assistant Bill Madigan takes over. At Manhasset, Mike Lewis takes over for legendary Jay Iaquinta.



Eric Dunetz/Herald photos

Chase Samelson is set to be Lynbrook's starting quarterback this fall.



Nick Carentz and Oceanside will take on Farmingdale Sept. 19.



# New service dog joins Special Victims Bureau

Samosa III will be busy at Nassau County district attorney's office, comforting victims of crime

By JOSEPH D'ALESSANDRO

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Samosa III, a Labrador-golden retriever mix nearing her second birthday, has become a key member of the Nassau County district attorney's office.

The easygoing puppy took part in Canine Companions' National Graduation Ceremony last Friday at the organization's Northeast Training Center in Medford. The group was one of the country's first service dog providers, and is celebrating its 50th year in operation. Samosa III will serve as a facility dog, bred and trained specifically to support people testifying in sensitive court cases.

She was one of 56 dogs who graduated from Canine Companions. On stage, her leash was officially handed off from Puppy Raiser Kelsey McGraw to Amber Kemperman, the assistant district attorney for the D.A.'s office's Special Victims Bureau.

"We're very excited to have Samosa in the Nassau D.A.'s office," Kemperman said. "We're excited to see her personality come through a little more, with how affectionate and playful she can be."

As a part of the D.A.'s team, Samosa will be involved in many cases, helping victims of crimes process their feelings while working with law enforcement. "Samosa will be coming to work with me every day," Kemperman explained. "She will be able to sit in on meetings and interviews with victims of domestic violence and child sexual abuse victims and provide comfort for them as they talk through the details of everything that they've gone through."

McGraw, a volunteer trainer, raised Samosa through a program offered at the University of Pitts-



Joseph D'Alessandro/Herald

Nassau County District Attorney Anne Donnelly, left, Assistant District Attorney Amber Kemperman and Puppy Raiser Kelsey McGraw celebrated Samosa III's graduation last Friday.

burgh. After she passed the leash to Kemperman at Friday's graduation, she welled up.

"It's kind of surreal to think about the past year of my life with her," McGraw said of her four-legged trainee. "When I look at her, I see a little three-and-a-half-month-old puppy, and now she's off to do really

great things. Being a part of this organization has just honestly changed my life, and I couldn't recommend it more.

"Samosa taught me as much as I taught her," McGraw continued. "I'm just so proud of her, and I couldn't picture a better match and better fit for her than to work with people who really need her."

District Attorney Anne Donnelly was a special guest speaker at the graduation. "These dogs will make an enormous difference in so many lives, especially my Special Victims Bureau," she told the crowd of people and canines. "I am grateful for our partnership with Canine Companions."

Donnelly praised Samosa as a dog with a gift for relaxation.

"She was paired with our Special Victims Bureau because of how easygoing she is," she explained. "Those qualities are desperately needed when it comes to helping victims of physical and sexual abuse feel a sense of calm."

The graduating class was made up of four-legged experts in over 40 areas, able to support people of all ages with special needs or disabilities, helping them live with a greater degree of independence. The dogs are provided to clients at no cost.

Beyond the graduates, the ceremony also celebrated a new chapter for two longtime staff members at Canine Companions' Medford center. Debra Dougherty is stepping down as executive director, and Ellen Torop, a mentor trainer of 36 years, is retiring.

"It was absolutely my dream job," Torop said. "It was a beautiful marriage of what fascinated me about dogs, and also having an opportunity to feel like I had an immediate impact on people's lives."



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# More ask, ‘Can we afford to live here?’

Breaking down Long Island’s housing affordability crisis, affecting both homeowners and renters

By JORDAN VALLONE, RENEE DeLORENZO  
& AINSLEY MARTINEZ

of Herald Community Newspapers

*First in a series about housing on Long Island.*

On Long Island, where the cost of living continues to climb, the term “affordable housing” is often misunderstood — or dangerously oversimplified.

According to the U.S. Department of Housing and Urban Development, housing is considered affordable if it costs no more than 30 percent of a household’s gross income. But even in Nassau and Suffolk counties, where the median household income hovers around \$125,000, many families find themselves priced out of both the rental and homeownership markets.

This series — “Priced Out: the Fight for Affordable Housing” — begins by laying the groundwork: breaking down terms like “affordable” and “low-income” housing, and clarifying how programs like Section 8 fit in. It also examines who is impacted — not only low-income residents, but also middle-class workers, retirees on fixed incomes, and young adults trying to remain in the communities where they grew up.

Through interviews with housing experts and advocates, and an analysis of Long Island housing data, this first installment provides context to help readers understand the scale and complexity of the crisis — and sets the stage for further installments in the weeks ahead.

## Understanding affordable housing, and how Long Island measures up

According to HUD, “affordable housing” means housing that is affordable for people with low to moderate incomes. The definition of “low income” is based on Area Median Income, or AMI, which varies by region and household size.

Affordable housing should cost no more than 30 percent of a household’s monthly income — whether that’s rent and utilities for renters, or mortgage and housing expenses for homeowners. Households spending more than that are considered “cost burdened,” with many forced to sacrifice other essentials like food, transportation and health care.

A 2024 report by State Comptroller Thomas DiNapoli found that nearly 3 million New York households spend more than 30 percent of their income on housing. One in five households experiences a “severe cost burden,” devoting more than half of their income to housing.

On Long Island, 36 percent of households fall into the cost-burdened category.

Programs like Section 8 — part of the public housing system administered by HUD — provide housing assistance for low-income residents. Eligibility varies by location, as does the availability of units.

On Long Island, some village or town-level housing authorities administer public housing and Section 8 programs, though inventory is usually small or senior-focused, according to information from the Long Island Center for Independent Living.

## What do experts have to say?

Hunter Gross, vice president of the Huntington Township Housing Coalition — which advocates for the Long Island Housing Coalition — said that Long Island’s housing crisis touches a wide range of residents.

“The affordable housing crisis on Long Island is affecting you unless you’re rich,” Gross said simply. “It’s affecting most people, regardless of ethnicity, skin color and profession.”

April Francis Taylor, acting president of ERASE



Courtesy Yolanda Robano-Gross

Long Island is grappling with an affordable-housing crisis. The high cost of homes and high rent for apartments make it nearly impossible for many people to find housing — an issue that has many causes. Above, the Smith at Freeport is an affordable-housing community, but experts contend that there is a need for many more.

Racism, said that the housing crisis disproportionately impacts minority communities due to extensive segregation in Long Island’s housing market. She added that there is often an implicit bias among residents about who affordable housing is designed to serve.

“It isn’t just about welfare,” Taylor said.

Many families — particularly in communities of color — have not had the economic opportunity to accumulate generational wealth, Taylor explained. That wealth is often passed down in the form of cash, investments or property.

Those who have never owned homes are still playing catch-up, she said. And the harder it is for them to purchase homes, the harder it becomes to improve their economic conditions. This reinforces the need for fair housing in achieving racial equity, a key mission of ERASE Racism.

“There’s generational things, there’s racial things — the economic piece of those is huge,” Taylor said.

One of the policies that helps address the issue, Gross explained, is inclusionary zoning, which sets aside a portion of apartment units at below market rates.

Currently, Long Island has income-restricted rental housing funded by low-income tax credits, as well as workforce housing, Section 8 housing and senior affordable housing developments. But, Gross said, there is not nearly enough of it.

Expanding the types of affordable housing on Long Island — while increasing access to what already exists — is essential to meeting the needs of all demographics, he said. That includes building more accessory dwelling units, higher-density housing, and senior housing options, so older residents can downsize and make room for younger families in the market.

“It’s a domino effect,” Gross said.

Without meaningful efforts to make Long Island

CONTINUED ON NEXT PAGE



Ainsley Martinez/Herald file

At the Langdon, an apartment building in Lynbrook with studios and one- and two-bedroom apartments, 20 of 201 units are designated “affordable,” for households earning up to 80 percent of the area median income.



# This crisis spares none ‘unless you’re rich’<sup>9</sup>

CONTINUED FROM PREVIOUS PAGE

more affordable, young professionals looking to start families are leaving, he added. The median home price continues to climb, making ownership less attainable. “There’s a mass exodus of young professionals because they can’t afford a home here,” Gross said. “We’re losing so many folks.”

When young people are driven out of communities, the National Low Income Housing Coalition states, it weakens local economies by shrinking the workforce and straining public services.

Expanding affordable housing, Gross said, would help lower housing prices across the board.

A 2024 study by Urban Wire, a blog by the Urban Institute, found that new housing construction in areas with less restrictive zoning laws resulted in lower prices — evidence of which was observed in Houston, Texas.

But that’s only part of the picture. On Long Island, Gross said, there are still many barriers to building affordable housing. Zoning laws, land-use policies and a lack of public assistance all need to be addressed comprehensively.

“The only way we can actually make a difference in this crisis is by changing our policy,” Gross said. “We can work with our town boards, but they have to be willing to accept the reality of the crisis that we’re in and agree we really need to start making changes.”

## What the data says: a Herald analysis of L.I. home prices

A Herald analysis of 1,052 homes currently listed on Redfin, a real estate brokerage website, across 27 municipalities in Nassau and Suffolk counties and surrounding areas reveals a regional housing market under pressure, with high prices and a shrinking pool of affordable homes.

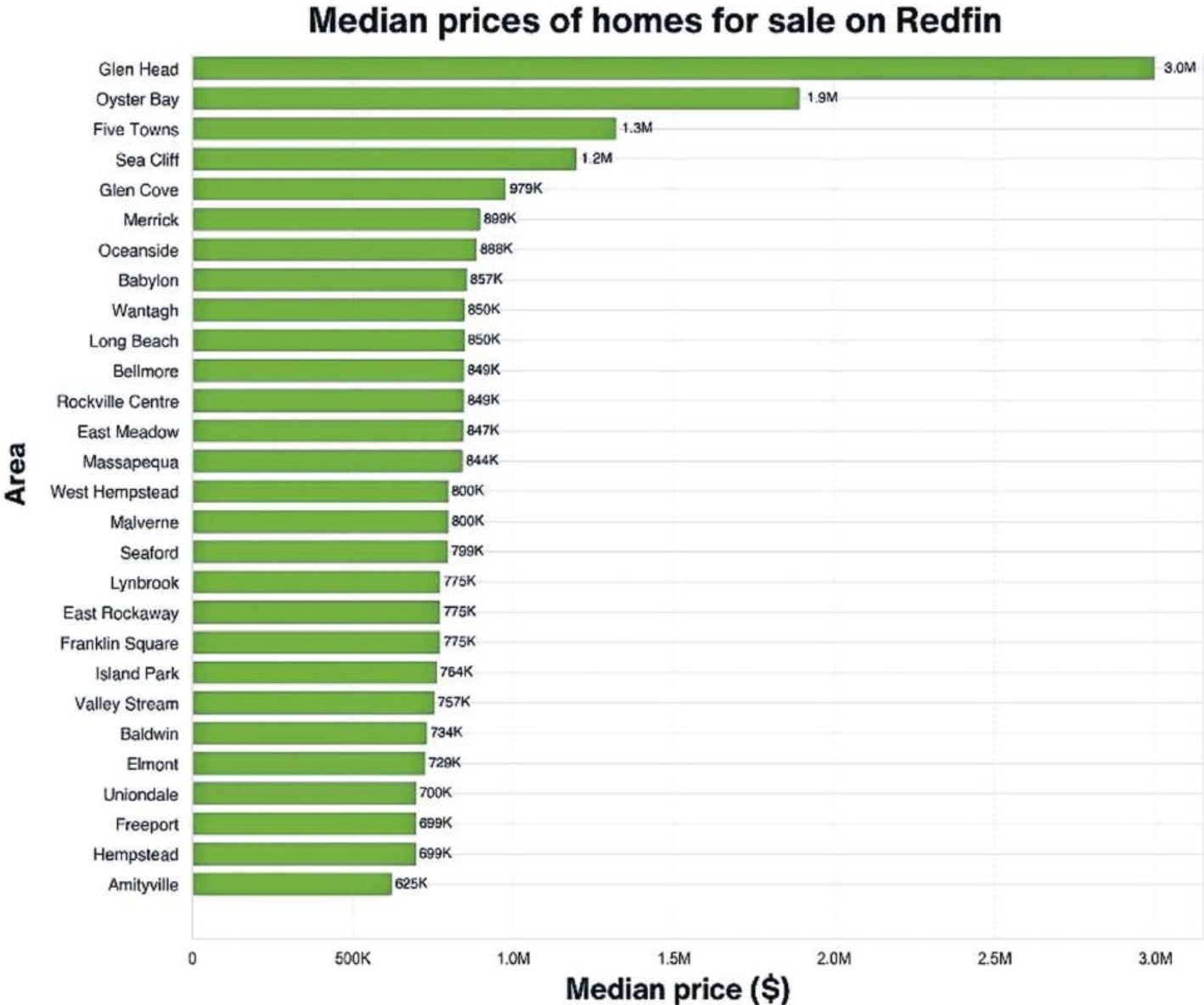
Across all listings, the median home price was \$809,500, roughly 9.5 times the median income, according to U.S. Census data. The homes averaged 2,161 square feet. Only 0.76 percent of the listings — just eight homes — were under \$255,000, and considered affordable under a standard affordability metric, with prices no more than three times the median household income of \$85,000.

Oyster Bay and Glen Head had the highest average list prices, more than \$3.4 million, with their average home sizes nearing 5,000 square feet. Homes in the top 5 percent of the market cost more than \$2.57 million, with several listings above \$10 million.

The most expensive home per square foot was a 320-square-foot bungalow in Freeport listed at an eye-popping \$2,343 per square foot, more than four times the regional average.

Other towns with high price-per-square-foot values included Sea Cliff and Oceanside, all indicating strong demand for smaller, high-end properties in desirable waterfront or coastal-adjacent locations.

A handful of communities — East Rockaway, Freeport, Lynbrook, Rockville Centre and Valley Stream — had



The chart above shows the median list prices of homes in 28 areas of Long Island, based on current data from Redfin.

Illustration by Ainsley Martinez



Herald file photo

**Zoning laws in local municipalities impact housing on Long Island. Throughout her term as governor, Kathy Hochul has tried to adjust laws to bolster housing here. She was met with criticism from area officials who campaigned to “Save Our Suburbs.”**

the only listings flagged as potentially affordable. Each had one or two homes priced below \$255,000.

Still, these were outliers. In most towns, even entry-level listings exceeded \$600,000. The average price per square foot across the region was \$510, but several areas exceeded \$600, making them among the most expensive for their size.

The gap between municipalities is stark. The average home in Oyster Bay costs nearly five times as much as the

average home in Freeport.

Despite the variety of housing stock, most homes shared certain characteristics: around four bedrooms, two to three bathrooms, and measuring between 1,700 and 2,400 square feet.

With prices elevated and affordability metrics strained, first-time buyers and middle-income families face daunting odds in securing homeownership on Long Island without substantial wealth or financing.

## Key terms, explained

- **Affordable housing:** Defined by the U.S. Department of Housing and Urban Development as housing that costs no more than 30 percent of a household’s gross monthly income, including rent or mortgage plus utilities.
- **Cost burdened:** A household that spends more than 30 percent of its income on housing. “Severely cost burdened” applies when more than 50 percent of income goes toward housing.
- **Section 8:** A federal housing program providing rental assistance to low-income households. It includes:
  - **Project-based subsidies** tied to specific buildings
  - **Housing Choice Vouchers:** portable subsidies tenants can use to pay rent





Photos courtesy Ronnie Epstein

Stephanie Sobel, Marsha Silverman and Lori Spielberg, members of the band Lovepeace, were part of the Village of Sea Cliff's Sunset Serenade.

## Silverman jams at Sunset Serenade in S.C.

Last Thursday, about 200 friends and neighbors gathered at Clifton Park in Sea Cliff for the Sunset Serenade. The two-hour outdoor concert featured LovePeace, a local band with Glen Cove City Councilwoman Marsha Silverman on drums. The event blended upbeat rock, feel-good rhythms, and messages of unity, creating a festival-like atmosphere where attendees danced, mingled, and enjoyed the late-summer night. Organizers and residents said the performance highlighted music's power to bring people together, with the park buzzing with applause, laughter, and community spirit as the sun set.

—Roksana Amid



Members of the band LovePeace are: Marsha Silverman, Frank Ferrara, Stephen Gronda, Stephanie Sobel Lori and Eddie Spielberg.



The event was a perfect opportunity for Sea Cliff and Glen Cove neighbors to meet one another.



Clifton Park in Sea Cliff saw a large crowd ready to dance the last few weeks of summer away.



There were big smiles throughout the park during the village's Sunset Serenade.



# Bus cameras are part of city revenue stream

CONTINUED FROM PAGE 1

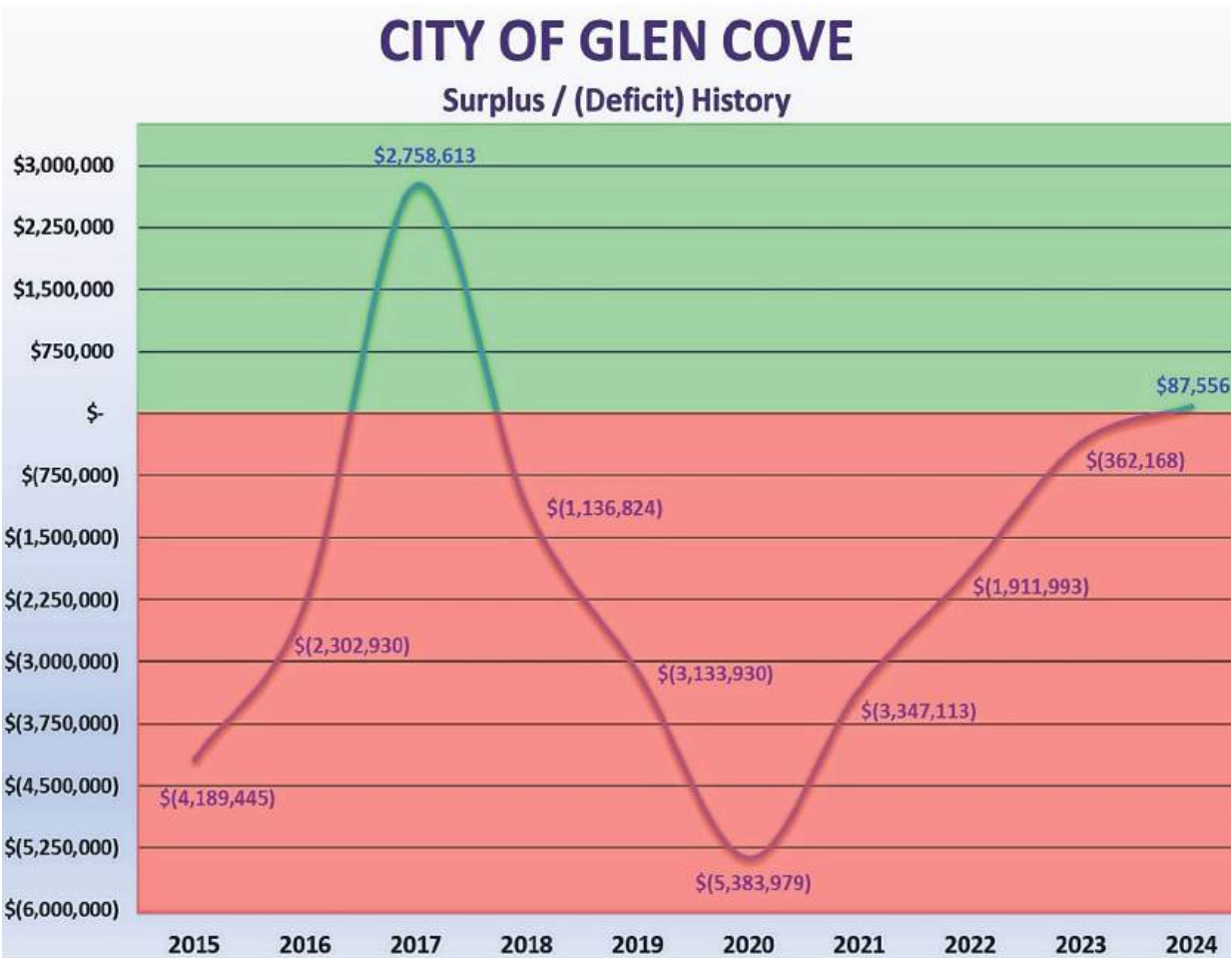
into their perspective of our financial condition. We're currently at Baa1, and the next level up would be an A status, and that will help to reduce our borrowing costs for when we issue debt. That's one way that would benefit taxpayers, in that there would be a lower cost to borrow."

The surplus is the result of years of annual operating surpluses, each driven by a combination of conservative budgeting, controlling expenses and the creation of new income sources.

One of the largest of the new revenue streams is the school bus camera program — introduced with the sponsorship of City Councilwoman Danielle Fugazy Scagliola and supported by the administration — which generates roughly \$725,000 a year. The city has also implemented a \$100,000 annual fee for its management of Pipelogix sewer lateral program for residents, collected previously overlooked reimbursements from cell carriers for electric usage, installed electric vehicle charging stations, and benefited from higher interest earnings in the current economy. "All these little things add up," Piccirillo said.

Piccirillo stressed the importance of continuing to grow the unassigned fund balance to provide a cushion against unexpected revenue shortfalls or expense spikes. "As we continue to build upon it, that will help cushion against future issues that the city may face," he said. "The intent is to stabilize taxes using this reserve. Whether that means not increasing taxes, and if the reserve is built up to a certain level, we would absolutely be able to decrease taxes."

In addition to eliminating the deficit, Glen Cove maintained the Baa1 credit rating it earned from Moody's last year — the city's highest in more than two decades.



Glen Cove's general fund balance swung from a \$5.38 million deficit in 2020 to a surplus of nearly \$88,000 in 2024, the city's first positive year-end balance since 2017.

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OBITUARIES

Eileen Duffy

Eileen Duffy, 82, of Lattingtown Harbor, died on Aug. 6. Beloved wife of James; loving mother of Elizabeth (Nigel) and David; dear sister of Robert (Cathie). Cherished daughter of the late Joseph and Rita Ponzini.

A graduate of Mary Lewis Academy and Marymount College, Duffy devoted over 30 years to teaching mathematics at Valley Stream South High School, later working in staff development and publishing a book on teaching mathematics. She served many years as president of the South High School Union through the New York State United

Teachers.

In retirement, she volunteered for more than a decade with the Greenville Baker Boys Club, earning induction into its Hall of Fame, and became a Master Gardener with the Locust Valley Garden Club. Visitation at Dodge-Thomas Funeral Home, Glen Cove, Thursday, Aug. 14, and Friday, Aug. 15, from 2-4 p.m. and 6-8 p.m. Funeral Mass at the Reformed Church of Locust Valley, Saturday, Aug. 16, at 11 a.m. In lieu of flowers, donations may be made to the Reformed Church of Locust Valley.

Olga Najovits

Olga Najovits, 71, of Glen Cove, died on July 30. Beloved wife of Peter; loving mother of Andrew (Sara); adored grand-

mother of Natalya, Olivia and Jacob. Service entrusted to Dodge-Thomas Funeral Home of Glen Cove.

Kathleen M. Kiaer

Kathleen M. Kiaer, 87, of Glen Cove, died on July 16, 2025 surrounded by her loving family. She was born in Manhattan, N.Y. to Kathleen Reilly and Joseph Leo O'Brien. The adored youngest of three children, Kitty grew up in Forest Hills, then Great Neck.

She is survived by her five children: Donald B. Kiaer, Kathleen K. Jansing (John), Joseph C. Kiaer (Susan), Kristina L. Benazzi (Robert), Andrew J. Kiaer,

step-daughter: Lynn K. Edwards, and seven grandsons: Joseph, William, Nicholas, Andrew, Robert, Charles, Alexander, a step granddaughter, Olivia and her brother Joseph O'Brien. She is predeceased by her husband Donald C. Kiaer, her grandson Christopher K. Shea, and her sister Marianne V. O'Connell. Arrangements entrusted to Dodge-Thomas Funeral Home, Glen Cove.

NEWS BRIEF

Honoring the Harlem Hellfighters' legacy

Richard Harris, Assistant Dean and Professor of Humanities at Webb Institute and co-chair of the Harlem Hellfighter Recognition Project, will present Men of Bronze: Bigotry, Bravery, and Jazz – The Harlem Hellfighters on Aug. 21, from 7 to 8 p.m. in the Community Room.

The program highlights the 369th Infantry Regiment, an African American unit whose soldiers fought during

World War I despite facing discrimination. Known for their battlefield heroics and musical contributions. In recognition of their service, the regiment will be awarded the Congressional Gold Medal in September. The medal will be permanently displayed at the Smithsonian Institution.

—Roksana Amid

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# Irish eyes were smilin' at Eisenhower Park

By JACK SCHWED

Intern

The sounds of bagpipes, fiddles and tap dancing filled the stage of Eisenhower Park's Harry Chapin Lakeside Theater on Aug. 4. Through traditional song and dance performances, the Irish American Society of Nassau, Suffolk and Queens celebrated Long Island's rich Irish heritage and culture for this year's annual Irish American Night.

John Doyle, president of the Irish American Society's local chapter, opened the event with a ceremony honoring standout members of the organization. This year's honorees were former president Brigid McNulty, Patrick Myers, Kit Smith and PJ Smith.

Master of ceremonies and radio host Tony Jackson introduced each of the night's performing acts, starting with Tommy Mulvihill and Sean Quinn who serenaded the crowd with the Irish and American national anthems.

The entertainment continued with the Inis Fada Gaelic Pipe Band — Inis Fada means Long Island in Irish — donning dark blue kilts and Glengarry bonnets as their powerful harmonies echoed throughout the park.

The Clann Agus Cairde Ceili Band then took the stage — Clann Agus Cairde translates to Family and Friends, and a Ceili is a traditional Irish social gathering that often involves dancing and playing Gaelic folk music. The group embodied the spirit of this tradition, with lively jigs that had the crowd moving around.

The dancing carried on as the Inis Fada Set Dancers got on stage, showcasing their vibrant group dances and encouraging audience members to join in.

This was followed by the Donny Golden School of Champion Irish Step Dancers, a group that has performed at many acclaimed venues, even appearing on television shows and documentaries. The school, regarded as one of the premier Irish dancing schools in the world, was founded by Donny Golden, one of the most renowned Irish dancers in the United States.

During an intermission, the Tommy Mulvihill Band returned to the stage, with Sean Quinn, fiddle in hand, paying homage to the extensive history of traditional Irish music.

As the night came to a close, the park roared with Irish spirit, as everyone sang and danced along to tunes from their homeland, highlighting the long-lasting legacy of Irish culture in America.



Tim Baker/Herald photos

The Tommy Mulvihill Band showcased the legacy of Irish tradition in America at Irish American Night on Aug. 4.



Sean Quinn performed traditional Irish jigs on the fiddle.



Claire Casey of the Inis Fada Set Dancers wowed the audience with her enthusiastic Irish dance.



Sheila Ring, of Whitestone, enjoyed celebrating Irish culture.



Charlie O'Connor and Ann Beck from Gerritsen Beach, Brooklyn donned green clothing to show off their Irish spirit.



Tony Jackson announced the night's entertainment at Harry Chapin Lakeside Theater.



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Roksana Amid/Herald

JMacchione, left, and Ralph Comitino are the hosts of "Jay & Ralph's House."

## Podcast is 'about our lives, our city and the world'

CONTINUED FROM PAGE 1

"Freestyling is basically just singing and making up your own lyrics with different beats," he said. "It's famous in Brazil and Colombia. I did a lot of work over there with my singers, and that's why it became so popular overseas."

The international appeal of freestyle has given the podcast a diverse audience. "Last week we had over 1,000 listeners," Macchione said. "We have Germany, we have Brazil, Colombia, the Philippines, Peru — a lot of listeners tuning in from there because you can listen to it on the internet."

The show can be accessed on Facebook Live or by downloading the Master J Radio app. It will soon have its own dedicated app. "It's going to be called Jay and Ralph's House," Macchione said, noting that he is working with Apple to publish it. "It's going to have our logo on the app. After that, we're going to let the word out that when you want to listen to us, you're going to have to download the app."

Macchione, who handles much of the technical side of the podcast, is a Glen Cove auxiliary police officer, volunteers with the city's EMS team and is a custodian for the Glen Cove School District — where Comitino's wife, Lisa, works in the high school cafeteria. The pair's deep community ties make the show's coverage of local events natural and authentic.

The content often blends pop culture, personal anecdotes and community news. On a recent episode, they discussed the deaths of wrestler Hulk Hogan and Puerto Rican-American Latin jazz musician Eddie Palmieri, along with local events like Swim Across America, National Night Out and city school district updates — all with a healthy dose of humor.

"We feed off of each other," Macchione said. "He'll bring up a conversation topic or I'll bring up a conversation topic and we interact with each other."

"We also get our audience involved," Comitino added. "We had a listener that John knew who was in construction,

and he called up to talk about why there was a delay on the schools. We interact with our audience, which is good."

Their approach is intentionally positive. "We try to do it the proper way," Comitino said. "We don't trash-talk. We don't put anybody down."

That philosophy appears to be resonating with listeners. "Somebody at 7-Eleven said to me, 'I like your podcast because you don't talk only about politics,'" Comitino recalled. "You name it, we talk about it. You're not bored with all politics talk; you're not bored with all sports talk. We just talk about everything — our lives, what life is all about. And we're a little crazy, too."

The hosts are planning to expand their presence beyond the "dungeon." "We were asked to do Downtown Sounds," Comitino said, referring to the Friday night concert series in Village Square hosted by the Business Improvement District. "We're going to broadcast live from there at some point."

For Comitino, the program is about more than entertainment — it's about community pride. "We're putting Glen Cove on the map," he said.

Comitino sees a broader message in their work. "We try to show people that if you put your mind to anything, you can do it," he said. "A lot of people say, you know, 'We're stuck in Glen Cove.' You're not, because if you want to start something up, you're able to do it."

Even with the expectations that come with a growing audience, both hosts emphasize the joy they get from simply sitting down and talking. "I really love this," Comitino said. "When John said, 'Let's do our own show,' we took off from there, and I'm happy. I love sitting here and just talking about everything."

Whether the conversation is about a local event, an international music icon or the quirks of Glen Cove traffic, "Jay & Ralph's House" offers something its listeners, near and far, can connect with. As Comitino put it, "We talk about what's happening in our lives, in our city, and in the world. That's what makes it fun."



# STEPPING OUT



"All hands ready!" Dr. Patti (Lisa Rudin) and her eager young paleontology assistants work together to solve this great dinosaur mystery. Photos courtesy LICM



Roar: Green dinosaur arms burst out, amazing Dr. Patti and actor Yashaun Harris.

## Unleash a dino Adventure

Jump in to solve a prehistoric 'mystery'

By Abbey Salvemini

Long Island Children's Museum goes prehistoric this summer, bringing dinosaurs to life both in the exhibit space and on stage! Budding paleontologists have been digging into the exhibit "Dinosaurs: Fossils Exposed," where they uncover ancient secrets through real fossils and life-size skeletal replicas.

That prehistoric excitement leaps to the stage in the form of the museum's latest original production. Newly installed theater co-directors Lisa Rudin and Austin Costello share visitors' dino-fever and welcome everyone to "Unbox A Saurus For Us!"

Using the exhibit as its starting point, everyone enjoys what Costello describes as "a chaotic, interactive half hour of dinosaur comedy."

For those who have yet to experience it, now's the time, as show will soon be extinct — it closes Aug. 27!

The escapades actually begin within the exhibit area itself, where Rudin and Costello discuss the production and educate families about the fossil display.

"We wanted to do something fun, lighthearted and really interactive. We decided to start the show in the exhibit. We do about 10-15 minutes where we talk to kids and tell them about the show. When they come in, they get to go through the process of "un-boxing our saurus." If they don't come to the exhibit, that's okay too, it's not like you have to have one to understand the other," Rudin explains.

The original storyline is based on the fictional eccentric Dr. Patricia Osiris, who works for the organization Dinorama. She's set to uncrate a huge dinosaur she "discovered" for the museum, but misplaced her keys to the crate. She then calls out for help get the creature out of the box, encouraging everyone to use their imaginations. Each audience essentially carries out the remainder of what unfolds on stage by becoming problem solvers to assist scatterbrained Dr. Patti.

"The children have the power in that the show will not continue if they don't play along," Costello adds.

It involves some creative improvisation, which gives each staging a special twist, depending upon the involvement of the audience.

"We do have a point in the show where we ask the kids to help us name the dinosaur. We also have a



- Aug. 20 and 27, 11 a.m. and 1 p.m.; Aug. 24, 11 a.m. and 1 p.m.
- \$5 with museum admission, \$4 members, \$10 theater only
- Tickets can be purchased at [licm.org/theater](http://licm.org/theater) or at the box office
- Museum Row, Garden City

"I like to bring a lot of joy to our audiences. They leave the show having had a lot of fun and the parents have had the joy and the pride in seeing their child participate. It's just a joyful, fun, happy experience," Rudin says.

And there's even more to look forward to — the museum is already planning a series of original stage productions inspired by its upcoming exhibits, bringing hands-on learning to life in new and exciting ways.

Also don't miss "Beezy County Fair: A Bee Tale," a delightful stage adaptation of Gay Thomas's heartwarming book, on Aug. 16. The story celebrates the power of working together toward a shared goal — all wrapped in a fun, fact-filled adventure buzzing with bee-related tidbits. The one-day-only performance is part of the museum's annual sweet summer celebration, Honey Hoopla.

Rudin and Costello bring an energetic mix of comedy and imagination with an educational component to their productions, which introduce young audiences to live theater. The duo cultivates a joyful and engaging environment that encourages curiosity, creativity and laughter — leaving children and adults with lasting memories.

"Who wants to help uncover a dinosaur?" Yashaun Harris rallies young "paleontologists" for hands-on dinosaur fun during a pre-performance introduction inside the Dinosaurs: Fossils Exposed exhibit.



### The Midtown Men

Former stars of the award-winning jukebox musical "Jersey Boys," reunited as The Midtown Men, are back with their '60s vibe at Eisenhower Park. During their time in the mega-hit, Tony Award winner Christian Hoff, Michael Longoria, Daniel Reichard and Tony nominee J. Robert Spencer shared the stage for over 1,000 performances. These Broadway veterans, with their powerhouse band, are realizing the dream they brought to life as the iconic Four Seasons. The Midtown Men is the next chapter for these accomplished entertainers, making them the first vocal group ever formed by the principal cast of a high-profile Broadway show. Not only have they continued to win over audiences of all ages in nearly 2,000 live shows, their self-titled debut album, "The Midtown Men: Sixties Hits" was met with critical acclaim and garnered five star album reviews across iTunes and was followed by their first radio single "All Alone On Christmas."

Saturday, Aug. 16, 7 p.m. Harry Chapin Lakeside Theatre, Eisenhower Park, East Meadow. Contact [nassaucountyny.gov](http://nassaucountyny.gov) for info and updates.



### Monster Truck madness

UBS Arena explodes with the raw power of epic machines at Hot Wheels Monster Trucks Live. "Kids" of all ages can watch their favorite Hot Wheels trucks come to life in Glow-N-Fire action. Everyone will enjoy the added fiery twist: pyrotechnic effects light up the arena. To make this show even more special, get ready an adrenaline-fueled birthday party as the original monster truck that started it all, Bigfoot, marks its 50th year of entertaining fans. Of course, there's so much more to grab your attention. Check out Mega Wrex, Tiger Shark, HW 5-Alarm, Bone Shaker, Gunkster, and the newest entry, Skelesaurus, the giant that unleashes his fossil fury. Fans can also witness a special appearance from a transforming robot, plus the high-flyers of the Hot Wheels Monster Trucks freestyle motocross team.

Saturday, Aug. 16, 12:30 p.m. and 7:30 p.m.; Sunday, Aug. 17, 2:30 p.m. UBS Arena, 2400 Hempstead Turnpike, Elmont. Tickets available at [hotwheelsmonstertruckslive.com](http://hotwheelsmonstertruckslive.com) or [ticketmaster.com](http://ticketmaster.com).



# YOUR NEIGHBORHOOD CALENDAR

**AUG 14** **On Exhibit**  
Nassau County Museum of Art's latest exhibition, "At Play," surveys artists' perennial fascination with entertainment in all forms. Framing this topic between the nineteenth century Belle Époque and today, the exhibit includes works by Pablo Picasso, Reginald Marsh, Everett Shinn, and Max Beckmann among many others. The works are gathered to represent a wide range of expressions, from entertainment-related activities to the fascinating personalities involved. It encompasses dance, music, theater, movies, circus, boating, and beach scenes, along with horseracing and various sports, both active and passive. Also featured are archival items from The Metropolitan Opera and the New York Philharmonic, including costumes by Marc Chagall for Die Zauberflöte, vintage fashion items by such designers as Alfred Shaheen, and iconic costumes from the Folies-Bergère in Paris. On view until Nov. 9.

- **Where:** 1 Museum Drive, Roslyn Harbor
- **Time:** Ongoing
- **Contact:** [nassaumuseum.org](http://nassaumuseum.org) or (516) 484-9337

**AUG 16** **Deep Roots Farmers Market**  
Shop fresh and local at the Deep Roots Farmers Market! Enjoy a vibrant selection of Long Island-grown produce, artisanal goods, fresh baked items, handmade crafts, and more. The market also features live music, family-friendly activities, and community vendors. Come support local farmers and makers, rain or shine!

- **Where:** 100 Garvies Point Road, Glen Cove
- **Time:** 9 a.m.-1 p.m.
- **Contact:** (516) 676-6666

**Great Nature Play Day**  
Families can enjoy a summer adventure like no other at Planting Fields' Nature Play Day Festival. Curiosity, creativity and the great outdoors come together! Perfect for kids of all ages and their families, this hands-on event invites young explorers to dive into nature through exciting activities, fun crafts, and endless fun in the sun. Components include outdoor exploration and eco-learning and nature-inspired crafts and creations. \$15 child, ages 3-12. Parents and guardians attend for free. Registration required.

- **Where:** 1395 Planting Fields Road, Oyster Bay
- **Time:** Session I, 10 a.m.-1 p.m.; Session II, 1-4 p.m.
- **Contact:** [plantingfields.org](http://plantingfields.org) or call (516) 922-9210



**AUG 23** **Frankie Valli & the Four Seasons: The Last Encores**

For over 60 years, Frankie Valli has captured the hearts and souls of fans worldwide with unforgettable hits such as "Sherry," "Walk Like a Man" and "Can't Take My Eyes Off You." Now Frankie makes his way back to New York on his farewell tour at Flagstar at Westbury Music Fair. It promises to be a poignant celebration of Valli's legendary career, showcasing his timeless music and incredible showmanship. The original Jersey boy himself, Frankie Valli is a true American legend. Now 91, Valli is the only original member still performing with the group, which has been entertaining fans for more than six decades. His incredible career with the Four Seasons, as well as his solo success, has spawned countless hit singles. With unforgettable tunes like "Sherry," "Walk Like a Man," "Big Girls Don't Cry," "Rag Doll," "December '63 – Oh What A Night," "Can't Take My Eyes Off You," and of course, "Grease." His songs have been omnipresent in other iconic movies such as "The Deer Hunter," "Dirty Dancing," "Mrs. Doubtfire," "Conspiracy Theory" and "The Wanderers." As many as 200 artists have done cover versions of Frankie's "Can't Take My Eyes Off You," from Nancy Wilson's jazz treatment to Lauryn Hill's hip-hop makeover. Frankie Valli and the Four Seasons have sold over 100 million records worldwide. They continue to tour throughout the U.S. and abroad to packed houses receiving nightly standing ovations from thrilled fans of multiple generations. Valli's long-lasting career led to the overwhelming success of the Broadway musical "Jersey Boys," which chronicles Frankie Valli and the Four Seasons incredible career and features all of their greatest hits. The 12th longest-running show on Broadway has been seen by over 30 million people.

- **Where:** 960 Brush Hollow Road, Westbury
- **Time:** 8 p.m.
- **Contact:** [livenation.com](http://livenation.com)

**National Honeybee Day at Sands Point Preserve**  
Celebrate this amazing insect at the preserve. Learn about the vital role honeybees play in our ecosystem and how we can help protect them, with activities for guests of all ages. Complete a flower scavenger hunt to win a small prize; create bee-related crafts to take home. Also learn about how native plants can help our pollinators with Rewild Long Island and the North Shore Audubon Society.

- **Where:** 127 Middle Neck Road, Sands Point
- **Time:** 10 a.m.-1 p.m.
- **Contact:** [sandspointpreserveconservancy.org](http://sandspointpreserveconservancy.org) or call (516) 571-7901

**AUG 17** **Summertime tunes**  
The Morgan Park Summer Music Festival continues with the Midtown Men, featuring former "Jersey Boys" cast members. Bring a blanket or lawn chair and enjoy breathtaking views of the harbor as you experience timeless melodies under the stars.

- **Where:** Morgan Memorial Park, Germaine Street and Landing Road
- **Time:** 7 p.m.

**AUG 19** **Pre-Council meets**  
Attend the City of Glen Cove's Pre-Council meeting to hear preliminary discussions.

- **Where:** Glen Cove City Hall, 9 Glen St.
- **Time:** 6:30 p.m.
- **Contact:** City Clerk's Office at (516) 676-2000

**Planning Board Meeting**  
The Glen Cove Planning Board convenes to review development proposals, zoning considerations, and other planning matters. The meeting is open to the public and encourages community participation.

- **Where:** Glen Cove City Hall, 9 Glen St.
- **Time:** 7:30 p.m.
- **Contact:** Glen Cove Planning Department at (516) 676-2000

**AUG 20** **Board of Education Meeting**  
The Glen Cove City School District Board of Education holds its regular meeting at Glen Cove High School. Residents are encouraged to attend and stay informed about district policies, programs, and initiatives.

- **Where:** 150 Dosoris Lane
- **Time:** 7:30 p.m.
- **Contact:** District Office at (516) 801-7001

**AUG 21** **Walking Club**  
Start your Thursdays with movement and fresh air! Join the Glen Cove Library Walking Club for a relaxed, at-your-own-pace walk. It's a great way to stay active, enjoy nature, and connect with others in the community. No registration required. Just bring your walking shoes and meet us outside the library.

- **Where:** 4 Glen Cove Ave.
- **Time:** 9:15 a.m.
- **Contact:** [glencovelibrary.org](http://glencovelibrary.org) or (516) 676-2004

**Zoning Board of Appeals Meeting**  
Glen Cove Zoning Board of Appeals holds its regularly scheduled meeting to review applications for variances and zoning-related matters. These meetings provide an opportunity for public comment and participation in zoning decisions that affect Glen Cove neighborhoods and development.

- **Where:** Glen Cove City Hall, 9 Glen St.
- **Time:** 7:30 p.m.

**DMV mobile outreach**  
A REAL ID, Enhanced ID, or passport is now required to fly domestically or enter secure federal facilities. DMV staff are on-site at Glen Cove Public Library to provide information and process most license transactions, including REAL ID and Enhanced ID applications.

- **Where:** 4 Glen Cove Ave.
- **Time:** Noon -4 p.m.
- **Contact:** [glencovelibrary.org](http://glencovelibrary.org) or (516) 676-2004

**SEP 6** **Mayor's Snapper Derby**  
City-sponsored event for Glen Cove resident children ages 6-16 features a fun and friendly fishing competition. Organized in partnership with local angling clubs, the Derby includes divisions for ages 6-10 and 11-16, with awards for top catches and the "Best Angler." Participants should bring their own rod and reel. While supplies last, registrants receive a derby t-shirt, hot dog and soda, and a raffle ticket for prize drawings at the end of the event.

- **Where:** Pribil Beach Fishing Pier, Glen Cove
- **Time:** 8:30 a.m.
- **Contact:** [glencovelibrary.org](http://glencovelibrary.org) or (516) 676-2004

**SEP 17** **Locust Valley Garden Club**  
The Locust Valley Garden Club will not be meeting at the Locust Valley Library on Aug. 20 as previously announced. All visitors and potential new members are welcome to the next meeting. Participate in "Tatakizome - Japanese Hammer Art," led by program chair Jane Benstock. Use garden blossoms to create beautiful small pieces of art at the hands-on session. Bring a hammer, all other materials are provided. The "themed" lunch is "Back-to-School-Lunchbox" plates, sides, snacks and desserts. All gardening lovers are welcome!

**Having an event?**  
Items on the Calendar page are listed free of charge. The Herald welcomes listings of upcoming events, community meetings and items of public interest. All submissions should include date, time and location of the event, cost, and a contact name and phone number. Submissions can be emailed to [kbloom@liherald.com](mailto:kbloom@liherald.com).





## WOMAN TRAILBLAZER

### A night with Eileen Collins

By **STACY DRIKS**

sdriks@liherald.com

The Herald sat down with retired astronaut Eileen Collins during her July 26 visit to the Cradle of Aviation museum's Spacewoman weekend. Collins, the first woman to pilot and command a NASA space shuttle, opened up about the determination that fueled her career, the fallout from the Columbia disaster and her message to a new generation with big dreams.

■ Q: What did your family tell you when you wanted to be a pilot and astronaut?

A: When I was younger, I did not tell my family I wanted to be a pilot because I didn't want them to tell me I couldn't do it. So I kept it a secret. They had no money to pay for flying lessons so I got my own job when I was

16 and saved more than \$1,000. I don't know what my parents would have said. They'd probably say, "you're crazy, you can't do that."

■ Q: How did the "Return to Flight" mission influence your role as a commander compared to your experience commanding in 1999?

A: We were five weeks to launch – from the Columbia accident – and our mission went out the window. We went through full accident investigation mode. My job as a shuttle commander went away and I needed to figure out what to do. But once we eventually get the shuttle back in space again how do we do that safely? It was very emotional. A very difficult time with decisions, a lot of conflict.

■ Q: Were you scared?

A: No I was not scared at all. I was never really scared. If I were scared I would have to quit. I wanted to be the commander of the next mission. My daughter was eight and I did everything I could to keep her from being scared. Families didn't trust NASA's shuttle program. That's my opinion. Somebody would tell you something else. But I was 100 percent confident. I said let's go come on! Let's get this thing off the ground!

■ Q: What was it like working on missions?

A: Well, I wouldn't say "Return to Flight" was a fun mission. Very few missions were fun at all. We try to show the fun parts when we talk to groups or kids because people want to see food floating and astronauts flipping around.

■ Q: What advice would you give to girls interested in STEM?

A: It's very simple. Do your homework, listen to your teacher and read books. Don't blow off school – I did that and let me tell you, I regret it. I didn't take math my senior year in high school and that was the dumbest decision. None of my friends were taking math, so



Tim Baker/Herald

Col. Eileen Collins the first woman astronaut to pilot and command a space shuttle visited Cradle of Aviation Museum on July 25 for a screening of her new documentary, "Spacewoman".

why should I?

■ Q: How did you become involved with the Cradle and the event's turnout?

A: The Museum holds a special place for me. I've been fortunate to return multiple times, and each visit reinforces the importance of preserving this history, particularly with

incredible artifacts like the actual Lunar Module on display, a powerful reminder of Long Island's role in our journey to the moon. The enthusiastic turnout for the 'Spacewoman' screening and Q&A was a testament to that enduring interest, and it's inspiring to see so many people connecting with these stories.

## Discover what's coming in the **HERALD**

SEPT.  
11

### High School Football Preview

Get ready for an action-packed season with the 2025 High School Football Preview — your ultimate guide to the upcoming year in local high school football. This special section highlights the teams, standout players, key matchups, and expert analysis of what to expect under the Friday night lights. Look for the Basketball Preview on Dec. 18.



OCT.  
16

### Higher Education

Higher education is more than just earning a degree—it's a gateway to personal growth, career success, and community development. This special supplement explores the transformative impact of colleges and universities on individuals and society, highlighting the latest trends, opportunities, and resources available to students and lifelong learners.



OCT.  
16

### Your Health Breast Cancer Awareness

Join the fight against breast cancer. Early detection saves lives. Together, we raise awareness, support survivors, and fund research for a brighter, healthier future.



OCT.  
23

### Great Homes

Great Homes showcases current listings, local realtors, and real estate services. Larger ads and targeted distribution make it the perfect way to grow your business.



To advertise in these outstanding supplements call 516-569-4000 x250 or email [rglickman@liherald.com](mailto:rglickman@liherald.com)

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### Entries Accepted

Enter from Monday, July 28, 2025 through Tuesday, August 26, 2025.

**HERALD**  
— COMMUNITY MEDIA —



1311607





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2x TEDx, Executive  
Performance Strategist



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BENNETT DEMAIO**  
Founder, Pretty Local,  
LI Beauty Scene



**MAE CAIME, RN**  
CEO, aMAEzing  
Midlife & Beyond



**CATHERINE  
CANADEO**  
CEO & Founder,  
Health and Wellness Corp



**LUIS FANDOS, MD,  
FAAAM, FABAPM**  
Founder & CEO, Alluring  
Age Anti-Aging and  
Wellness Center



**JOSEPHINE  
FITZPATRICK**  
Founder & President,  
Innovation Weightloss  
& Healthy Market



**STEPHEN T. GREENBERG,  
MD, FACS**  
Founder & Plastic  
Surgeon, Greenberg  
Cosmetic Surgery



**HELEN HSIEH,  
MD, FCACOG**  
Founder & Medical  
Director, Vibrance 360



**CONSTANCE  
KOROL**  
CEO, Meta 180



**MARIANNA  
MOONEY**  
Managing Partner,  
Prager Metis



**ANNE PETRARO**  
Founder and CEO,  
Mending Hearts  
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**JAMIE ROSEN,  
ESQ.**  
Partner, Meister  
Seiling & Fein



**DONNA  
STEFANS, ESQ.**  
Managing Partner  
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**VICTORIA  
SPAGNOLO, ESQ.**  
Associate Attorney  
NHG Law Group



**ROCHELLE  
VERRON, ESQ.**  
Founder & Managing  
Partner, Verron Law



**TIFPHANI  
WHITE-KING**  
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**LEGAL NOTICE**  
NOTICE OF SALE  
SUPREME COURT  
COUNTY OF NASSAU  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS  
INDENTURE TRUSTEE,  
FOR NEW CENTURY  
HOME EQUITY LOAN  
TRUST 2006-2, Plaintiff  
AGAINST MARIA  
VISCO AKA MARIA E.  
VISCO AKA MARIA  
QUINONES,  
LEONARDO QUINONES  
AKA LEONARDO D.  
QUINONES AKA LENNY  
QUINONES, ET AL.,  
Defendant(s) Pursuant  
to a Judgment of  
Foreclosure and Sale  
duly entered August  
14, 2024, I, the  
undersigned Referee  
will sell at public  
auction at the North  
Side steps of the  
Nassau County  
Supreme Court, 100  
Supreme Court Drive,  
Mineola, NY 11501 on  
August 27, 2025 at  
2:30 PM, premises  
known as 6 Norman  
Court, Glen Cove, NY  
11542. All that certain  
plot piece or parcel of  
land, with the buildings  
and improvements  
erected, situate, lying  
and being in the City of  
Glen Cove, County of  
Nassau and State of  
New York, Section: 30  
Block: 48 Lot: 43.  
Approximate amount  
of judgment  
\$1,256,812.05 plus  
interest and costs.  
Premises will be sold  
subject to provisions of  
filed Judgment Index  
#609051/2023. Mi  
chael Langer, Esq.,  
Referee Tromberg,  
Morris & Partners, PLLC  
39 Broadway, Suite  
1250 New York, NY  
10006 25-000648  
86298  
154703

**Place a notice by phone at  
516-569-4000 x232 or email:  
legalnotices@liherald.com**

**LEGAL NOTICE**  
SUPREME COURT OF  
THE STATE OF NEW  
YORK  
COUNTY OF NASSAU  
THE BANK OF NEW YORK  
MELLON, F/K/A THE  
BANK OF NEW YORK,  
AS SUCCESSOR IN  
INTEREST TO  
JPMORGAN CHASE  
BANK, AS  
TRUSTEE, NOT IN ITS  
INDIVIDUAL CAPACITY  
BUT SOLELY AS  
TRUSTEE FOR  
GREENPOINT  
MORTGAGE LOAN  
TRUST 2004-1  
MORTGAGE  
LOAN PASS-THROUGH  
CERTIFICATES, SERIES  
2004-1,  
-against-  
SHEILA A. ZEINETH, ET  
AL.  
NOTICE OF SALE

NOTICE IS HEREBY  
GIVEN pursuant to a  
Final Judgment of  
Foreclosure entered in  
the Office of the Clerk  
of the County of  
Nassau on May 27,  
2025, wherein THE  
BANK OF NEW YORK  
MELLON, F/K/A THE  
BANK OF NEW YORK,  
AS SUCCESSOR IN  
INTEREST TO  
JPMORGAN CHASE  
BANK, AS TRUSTEE,  
NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY  
AS TRUSTEE FOR  
GREENPOINT  
MORTGAGE LOAN  
TRUST 2004-1  
MORTGAGE LOAN  
PASS-THROUGH  
CERTIFICATES, SERIES  
2004-1 is the Plaintiff  
and SHEILA A.  
ZEINETH, ET AL., are  
the Defendants. I, the  
undersigned Referee,  
will sell at public RAIN  
OR SHINE at the  
NASSAU COUNTY  
SUPREME COURT, 100  
SUPREME COURT  
DRIVE, NORTH SIDE  
STEPS, MINEOLA, NY  
11501, on September  
9, 2025 at 2:00PM, the  
premises known as 24  
MAPLE AVENUE, GLEN  
COVE, NY 11542 and  
the following tax map  
identification 31-22-28.  
ALL THAT CERTAIN  
PLOT, PIECE OR  
PARCEL OF LAND,  
WITH THE BUILDINGS  
AND IMPROVEMENTS  
THEREON ERECTED,  
SITUATE, LYING AND  
BEING IN THE CITY OF  
GLEN COVE, COUNTY  
OF NASSAU AND  
STATE OF NEW YORK  
Premises will be sold  
subject to provisions of  
filed Judgment Index  
No.: 614113/2023;  
Fabiana Talarico, Esq.,  
as Referee; Robertson,  
Anschutz, Schneid,  
Crane & Partners, PLLC,  
900 Merchants  
Concourse, Suite 310,  
Westbury, New York  
11590, Attorneys for  
Plaintiff. All foreclosure  
sales will be conducted  
in accordance with  
Covid-19 guidelines  
including, but not  
limited to, social  
distancing and mask  
wearing. \*LOCATION  
OF SALE SUBJECT TO  
CHANGE DAY OF IN  
ACCORDANCE WITH  
COURT/CLERK  
DIRECTIVES.  
154915

**LEGAL NOTICE**  
NOTICE OF SALE  
SUPREME COURT.  
NASSAU COUNTY.  
LOAN FUNDER LLC,  
SERIES 36093, Pltf. vs.  
AMERICAN DREAM  
RENOVATION'S LLC,  
et al, Defts. Index  
#619325/23. Pursuant  
to judgment of  
foreclosure and sale  
entered July 22, 2025, I

will sell at public  
auction on the North  
Side steps of the  
Nassau Supreme Court,  
100 Supreme Court  
Drive, Mineola, NY on  
September 9, 2025 at  
2:00 p.m. premises k/a  
9 Capobianco Street,  
Glen Cove, NY a/k/a  
Section 21, Block 4, Lot  
30. Approximate  
amount of judgment is  
\$495,267.38 plus costs  
and interest. Sold  
subject to terms and  
conditions of filed  
judgment and terms of  
sale. BRIAN DAVIS,  
Referee. DEUTSCH &  
SCHNEIDER, LLP, Attys.  
for Pltf., 79-37 Myrtle  
Avenue, Glendale, NY  
11385. File No. LF-484  
- #102435  
154913

**LEGAL NOTICE**  
CITY OF GLEN COVE  
PLANNING BOARD  
PLEASE TAKE NOTICE  
that a PUBLIC  
HEARING will be held  
by the City of Glen  
Cove Planning Board  
on Tuesday, August 19,  
2025, at 7:30 p.m., at  
the Council Chambers,  
City Hall, 9 Glen Street,  
Glen Cove, New York  
11542, when all  
interested persons will  
be given an  
opportunity to express  
their views.  
The hearing will be on  
the application of T & D  
Towing Corp. for a  
special use permit and  
site plan approval to  
allow auto repairs and  
vehicular storage. The  
property is located at  
166 Sea Cliff Ave., Glen  
Cove, NY, in the Glen  
Cove B-2 Central  
Commercial District  
and designated on the  
Nassau County Land  
and Tax Map as  
Section 21, Block 258,  
Lot 46.  
The above application  
is on file at the city  
offices located at 9  
Glen Street, Glen Cove,  
NY where it may be  
seen during regular  
business hours of the  
usual business days  
until the time of the  
hearing.  
Dated:  
July 28, 2025  
ANDREW KAUFMAN  
Chairman  
GLEN COVE PLANNING  
BOARD  
151163

**To Place A Notice Call  
516-569-4000 x232**

**LEGAL NOTICE**  
CITY OF GLEN COVE -  
Notice is hereby given  
that the bid due date  
for Permanent Packed  
Tower Aeration  
Systems at Duck Pond  
Road Station, Bid Nos.  
2025-001, 2025-002,  
and 2025-003 has been  
changed from  
Thursday, August 14,  
2025 to Wednesday,  
September 3, 2025 at  
10:00 a.m. The  
question period is  
extended to Tuesday,  
August 19, 2025 at  
11:00 a.m. All other  
terms remain  
unchanged.  
155161

11542, when all  
interested persons will  
be given an  
opportunity to express  
their views.  
A hearing will be held  
on the application of  
the Estate of Mildred  
Feinberg seeking  
approval to subdivide a  
17.2-acre property  
located at 95 Piping  
Rock Road, Locust  
Valley, NY 11560,  
which lies within both  
the Village of  
Matinecock and the  
City of Glen Cove. The  
proposed subdivision  
would create two  
parcels: Parcel A, a  
675,245-square-foot lot  
containing the existing  
residence and  
structures, spanning  
both municipalities;  
and Parcel B, a  
74,139-square-foot  
vacant lot located  
entirely within the City  
of Glen Cove. The  
property is identified  
on the Nassau County  
Land and Tax Map as  
Section 23, Block H,  
Lots 12A and 12B, and  
is in Glen Cove's R-1  
One-Acre Residence  
District.  
The above application  
is on file at the city  
offices located at 9  
Glen Street, Glen Cove,  
NY where it may be  
seen during regular  
business hours of the  
usual business days  
until the time of the  
hearing.  
Dated:  
August 6, 2025  
ANDREW KAUFMAN  
Chairman  
GLEN COVE PLANNING  
BOARD  
151162

**PUBLIC AND  
LEGAL NOTICES...**  
**To place a  
notice here  
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or send an email to:  
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LEGAL NOTICES...**  
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**LEGAL NOTICE**  
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Tower Aeration  
Systems at Duck Pond  
Road Station, Bid Nos.  
2025-001, 2025-002,  
and 2025-003 has been  
changed from  
Thursday, August 14,  
2025 to Wednesday,  
September 3, 2025 at  
10:00 a.m. The  
question period is  
extended to Tuesday,  
August 19, 2025 at  
11:00 a.m. All other  
terms remain  
unchanged.  
155161



Courtesy Lora Cusamano

Longtime Glen Cove resident Lora Cusamano recently launched a new website dedicated to generating tourism in the city alongside its neighboring village Sea Cliff.

## New tourism website for Sea Cliff, Glen Cove

By LUKE FEENEY

lfeeney@liherald.com

Longtime Glen Cove resident Lora Cusamano recently launched a new website dedicated to generating tourism in the city alongside its neighboring village Sea Cliff.

She launched VisitGlenCoveandSeaCliff.com through her company, Cusumano Associates Inc., on July 30. Throughout her life Cusamano has been heavily involved in working and living in both areas. She said that her goal was to highlight the numerous events that Sea Cliff and Glen Cove have to offer and find a transition as she plans to retire from her real estate business, Lux House Hunters, which she opened 20 years ago.

"They're both very unique areas, and they're different," she said. "Having them both on there together, people can mix and match. Go to the farmers market in Glen Cove and then have lunch in Sea Cliff. So they'll see the different things for both of those towns."

Local events such as street fairs, concerts, and farmers' markets or activities hosted by local organizations can be put on the website for free. The site will also offer low-cost digital advertising and consulting services to local businesses, with plans ranging from \$35 a month to \$50 a month, according to Cusumano. Cusumano emphasized her belief in community involvement. The 57-year-

old is currently chair of the Glen Cove Beautification Commission. Her husband, Bruce Kennedy, is a former Sea Cliff mayor and the current village administrator. "I'm Glen Cover," she said. "And Bruce is the Sea Cliff guy."

Cusumano debuted the website on Wednesday, July 30, at a local business networking event held at the Mill Neck Manor House. She said that so far initial responses have been positive, with the website generating 1,400 visitors since launch.

"I have interacted with both of the municipalities," she said. "I think they are excited. Like several people have said to me, I can't believe that we never had anything like this before. I'm just really at the beginning of it."

The event was cosponsored alongside the Glen Cove Chamber of Commerce, Gold Coast Business Association, Oyster Bay-East Norwich Chamber, North Shore Hispanic Chamber of Commerce, Glen Cove Downtown Business Improvement District, and Roslyn Chamber of Commerce. Now, Cusumano's goals for the website are finding more events in the area to highlight and adding more articles on the website highlighting activities to do in both communities. In addition to connecting with more local businesses to showcase, she added that she hopes to attract people from New York City, Connecticut and Eastern Long Island to the area.. She encouraged more submissions as well.



# HERALD Market Place

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## OPINIONS

## This ain't Texas: We must end Hochul's partisan war

**W**hen voters passed a constitutional amendment in 2014 creating New York's Independent Redistricting Commission, the goal was clear: to take politics out of the process and put the people back in charge of drawing their political maps.

But Albany is at it again.

Democratic lawmakers are now pushing a constitutional amendment to allow mid-decade redistricting — not because the law requires it, and not because populations shifted, but because it might help them win. Their excuse? "Texas is doing it."



**JAKE  
BLUMENCRAZ**

That's not governance. That's retaliation. And it's dangerous.

Let's remember: In 2022, the Court of Appeals resoundingly struck down Albany Democrats' gerrymandered maps for violating the state Constitution. It was a clear rebuke. The voters had spoken in 2014, and the court reaffirmed their will.

And yet, despite already spending over \$20 million of taxpayer money on

lawyers, consultants and failed commissions, Albany Democrats want to try again. They want to build a permanent partisan escape hatch into the Constitution — so they can redraw maps whenever it suits them.

This time, they're declaring war. Literally. Gov. Kathy Hochul recently called for dismantling the IRC entirely, saying, "This is a war ... the gloves are off ... we're done playing nice." She even hosted Texas Democrats who fled their state to break a quorum over redistricting — then floated that New York should fight fire with fire.

This is not leadership. It's constitutional vandalism.

Let me be clear: I'm not a Texas Republican, and I'm certainly not a New York Democrat trying to hijack our electorate. I'm a Long Island assemblyman who believes voters should choose their political representation — not the other way around. I believe in decency, the rule of law, and the idea that these ends do not justify the means.

And if this amendment passes the Legislature, I will see them in court.

The IRC may be imperfect, but it was created by the people of New York with one goal in mind: stability. Fairness.

Integrity. Instead it became a \$10 million deadlocked commission whose maps were ignored. Lawmakers seized control, chaos ensued, and the courts had to clean up the mess.

Now Albany wants to enshrine that chaos into law.

Let's look at the price we've already paid: \$7 million in outside redistricting contracts; \$3 million in State Senate legal fees; \$1.5 million by the Assembly; and \$2.4 million in direct litigation costs. All funded by taxpayers. And what has this endless redistricting battle delivered? Confusion. Distrust. Broken promises. The only thing worse than politicians

choosing their voters is asking those voters to pay for it.

I won't stand idly by while our Constitution becomes a casualty of partisan warfare. And I won't let Hochul — or anyone else — rip it up just because they're losing the game.

What we need now is not another power grab. We need a peace deal — not between political parties, but between our elected officials and the people of New York. A ceasefire in the redistricting wars. A commitment to play by the rules we all agreed to.

Because if we don't, the consequences

will cascade: more lawsuits, more court-drawn maps, more public cynicism. And while Albany's political class obsesses over lines on a map, the real issues — our affordability, housing, immigration, mental health, insurance, and rampant fraud crises — go undressed.

This moment demands more than partisanship. It demands principle. If Albany Democrats push this amendment forward, they will betray the voters, break the public trust, and ignite another political firestorm. And I will meet them — with legislation, with public opposition and, if necessary, with litigation in both state and federal courts.

To my colleagues, I offer a final word of caution, and a plea: You don't defend democracy by undermining it. You don't restore public trust by rewriting rules to stay in power. You don't govern by declaring war on the very voters you serve.

Let's put the voters first. Let's honor the Constitution. Let's broker a peace deal — not to help one party win, but to help New Yorkers win, and heal. I stand ready to fight, but more important, I stand ready to lead.

If this becomes a war, I'll see you in court. But I'd rather see us return to decency, together.

*Jake Blumencranz represents the 15th Assembly District.*

## For Mets fans, this year was supposed to be different

**I**n early June, I was planning my October.

The Mets, whose record at the time was 41-24, led the National League East by  $3\frac{1}{2}$  games on June 7. They didn't just look like contenders — they looked like one of the best teams in baseball.



**JEFFREY  
BESSEN**

Their pitching rotation was sharp, leading the major leagues with an ERA of 2.4. Their bats were delivering timely hits. And for once, the bullpen didn't make me want to walk into traffic. It was, dare I say, fun to be a Mets fan.

But these are the Mets. Fun is fleeting. Hope is hazardous, and being a fan is not for the faint of heart. And now, two months later, I'm left wondering what happened to the team that had me believing.

Since that June date, the Mets had gone 22-31 as of Sunday night. That's not just a slump; that's a collapse. At press time, they trailed the Philadelphia

Phillies by  $5\frac{1}{2}$  games in the N.L. East and were once again staring down the possibility of a late-season scramble just to get into the postseason. Sound familiar? It should. Last year's agonizing, stress-filled play-in saga added to my existing gray hair.

And the worst part? It didn't have to be this way.

In the days before the July 31 trade deadline, the front office made moves — smart ones, even. Acquiring left-hander Gregory Soto and right-handers Tyler Rogers and Ryan Helsley — all three are relievers — and outfielder Cedric Mullins.

They added those arms and a little pop to the lineup, trying to patch what was clearly fraying. For a moment, it looked like the front office had figured it out: Invest in the stretch run, avoid the one-game elimination trap and push for an actual run in October.

But good decisions in the front office don't always translate into wins on the field. Injuries happened. Slumps happened. And maybe, just maybe, the pressure of being "the team to beat" got into

their heads.

Being a Mets fan means riding the emotional equivalent of the Cyclone at Coney Island — except instead of screaming with joy, you're mostly screaming at the bullpen. We've been here before: 2007, 2008, 2015's near-miracle, 2022's 101-win team that fizzled in the Wild Card Series. Even last year's appearance in the League Championship Series, just to lose to the Dodgers, felt like a cruel joke.

This year was supposed to be different. And for a while, it was. The early-season version of the Mets played like a complete team. Watching them was a reminder of why we stick with baseball — for the rhythms, the tension, the slow-burn drama of a team finding itself. It felt earned. It felt genuine.

Now? I watch games bracing for the bullpen to unravel in the seventh inning. I second-guess every swing with runners in scoring position. I wonder if we've already seen the best this team has to offer — and if we're about to spend another fall watching other fran-

chises play meaningful baseball while we stew in what-ifs.

There's still time. Two months remain, and the National League is crowded. If the Mets can rediscover what worked — if their arms stay healthy, if the lineup settles into a groove, if the new acquisitions mesh quickly — this team *can* still avoid the play-in.

They can still push deep. But those ifs are starting to feel heavier by the day.

Baseball is cruel that way. The highs don't last. The lows can seem to stretch forever. And sometimes the worst thing the sport can give you isn't heartbreak, it's hope.

The frustrations and stresses of being a Mets fan have no boundaries. Especially after a weekend series in which they lost three games to the Central Division-leading Milwaukee Brewers. A team with so much promise now must pick up the pieces, starting this week with a series against its annual nemesis, the Atlanta Braves. So I'll watch, and hope the turnaround starts there. Because I'm a Mets fan. And that is what we do.

*Jeff Bessen is the managing editor of Herald Community Media.*



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## OPINIONS

# Nonprofit grant program helps secure houses of worship

**A**s the representative of New York's 4th Congressional District, I am urging houses of worship across Nassau County's South Shore to apply for the fiscal



**LAURA A. GILLEN**

year 2025 Non-profit Security Grant Program. The NSGP is a critical tool that provides federal funding to houses of worship and other nonprofits for security enhancements, including physical security infrastructure, emergency alert systems and certain

contracted security personnel.

Earlier this month, I urged the acting administrator of the Federal Emergency Management Agency to issue NSGP

grant applications for fiscal year 2025 during a hearing of the House Transportation and Infrastructure Committee. I spoke directly with the acting administrator about how synagogues, churches and many other houses of worship and religious institutions across the South Shore rely on this critical funding to keep worshippers safe.

After months of delay, I am pleased that the administration has finally made these funds available for fiscal year 2025. My office has already begun working with houses of worship across the 4th District to prepare their applications, and I encourage all those interested in applying for this federal funding opportunity to reach out for more information on the application process.

Houses of worship and nonprofits

must apply for the NSGP through the state Division of Homeland Security and Emergency Services. More information on how to apply will be available from the division. In the meantime, I encourage houses of worship interested in applying to make use of the Getting Started Guide, available on the Division of Homeland Security and Emergency Services' website, to make sure you are prepared to apply.

I am committed to making sure that our religious institutions have the necessary resources to protect themselves so that every community can worship and practice religion free from fear. It is important to bring back more of our tax dollars from Washington to better protect our communities from terrorism and other threats. Securing this funding

to safeguard our institutions is particularly urgent as we face an increase in hate and extremism in New York and across the country.

As threats against houses of worship rise, the need for contracted security personnel has become a reality for many of our faith-based communities. I have also spoken with faith leaders in my district about the need to increase the ability of houses of worship to use NSGP funding for those personnel. While that funding supports physical security enhancements, there is a real need to help reimburse personnel costs.

The NSGP is a critical tool to help secure our houses of worship and other nonprofits. I will continue to work on this important issue, and look forward to helping these entities bring back federal dollars to keep our communities on Long Island safe.

*Laura Gillen represents the 4th Congressional District.*

**A**nd it's an urgent need as we face an increase in hate and extremism.

## LETTERS

tration start to take hold, we find secure borders, fair tariffs, lower fuel costs, multiple peace treaties, energy independence, and a renewed pride in the USA. The Democrats have tried to cheat, impeach (two times), bankrupt and imprison President Trump. I look forward to seeing the outrage and pearl clutching as the president presides over the country's 250th anniversary, the 25th anniversary of Sept. 11 and the Olympics in Los Angeles in 2028. Coming soon, the hammer is going to drop on everyone involved in the Russian collusion hoax, with multiple mug shots to follow.

**TOM O'CONNOR**  
*North Bellmore*

## Ryan will be missed at NUMC

To the Editor:

Under the leadership of Megan Ryan, the Nassau Health Care Corporation (NuHealth) experienced a revitalization that had been absent for over a decade. As CEO, Ryan brought back a clear mission and vision centered on patient care, operational integrity and long-term sustainability.

Her approach to restructuring the finance department significantly improved revenue through more efficient billing practices. In addition, Ryan expanded access to care by extending clinic hours to better serve our community. She led a successful fundraiser to acquire a

brand new, state-of-the-art Mammography Van, and construction is now underway for a first-time catheterization lab.

Ryan's leadership extended beyond the walls of the Nassau University Medical Center. When it was revealed that New York state owed NuHealth nearly \$1 billion in Medicaid funding, Ryan took action. She organized and financed a bus trip to Albany, where she and NuHealth employees lobbied lawmakers — having previously testified at budget hearings — demanding the funds NuHealth was rightfully owed. Her advocacy for NuHealth and its patients also included standing firm against the Nassau County Interim Finance Authority, which proposed downsizing. She fought to protect both the workforce and the quality of care for the community.

Ryan's previous efforts had ensured that NuHealth continued to deliver high-quality services to families, even in the face of political and financial pressures. Unfortunately, it appears that those efforts to stand up for NuHealth's interests drew political retaliation. The proposed state takeover of NuHealth by Gov. Kathy Hochul, with the help of NIFA's chairman, Richard Kessel, may be viewed as silencing a CEO who had simply been doing what was right for the people.

Ryan should be commended, not condemned, for her courage, advocacy, and dedication to the community and employees she served.

**VINCENT PINKNEY**  
*Baldwin*

## FRAMEWORK by Mallory Wilson



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